

PLANNING STATEMENT

Land off Kilvert View, Clyro

September 2019



Summary

Proposal:

Full planning application for residential development and associated works

Location:

Land off Kilvert View, Clyro, Powys, HR3 5NQ

Date:

September 2019

Project Reference:

19.147

Client:

Powys County Council (Housing Services)

Product of:

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

Prepared by:

Dylan Green | Senior Planner

Approved by:

Barrie Davies | Director

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Contents

Section 1	
Introduction	4
Section 2	
Site Description and Context	6
Section 3	
Pre-Application Discussions	8
Section 4	
Proposals	9
Section 5	
Accompanying Documents	10
Section 6	
Appraisal	24
Section 7	
Conclusion	29

Introduction

- 1.1 This planning statement accompanies a full planning application for the redevelopment of the existing playing fields off Kilvert View in Clyro to accommodate 13 no. residential dwellings and associated works, on behalf of Powys County Council (Housing Services).
- 1.2 The development will comprise of a 100% affordable scheme provided through the combined use of detached, semi-detached houses and bungalows as well as walk-up apartments. The development will meet the standards set by Building Regulations Approved Document Part L1A, Conservation of Fuel and Power in New Dwelling (2014). These standards include a minimum level for regulated carbon emissions defined by the Target Emission Rate (TER).
- 1.3 The planning application comprises the following set of drawings, prepared by George + Tomos Penseiri:

Table 1: Application Drawings	
Drawing name	Drawing reference
Site Location Plan	
Site Layout Plan	SK08C
Plots 1 - 2 (1B-2P Flats) Floor Plan and Elevation	SK10
Plots 3 - 6 (2B-4P House) Floor Plan and Elevation	SK10
Plots 7 - 9 (1B-2P Bungalows) Floor Plan and Elevation	SK10
Plot 10 (4B-7P House) Floor Plan and Elevation	SK10
Plot 11 (4B-7P House) Floor Plan and Elevation	SK10
Perspective Images	-

- 1.3 In addition, the application is accompanied by the following supporting documents:

Table 2: Application Documents	
Document Title	Prepared by
Application Forms	Asbri Planning

Planning Statement	Asbri Planning
Design and Access Statement	Asbri Planning
Energy Statement	Hydrock
Geo-Environmental and Geo-Technical Assessment Report	Arcadis
Heritage Statement	EDP
Phase One Ecological Survey Report	Ecological Services
Arboricultural Report including Tree Survey Data and Tree Constraints Plan	ArbTS
Drainage Strategy	Powys County Council

- 1.4 The purpose of this Planning Statement is to provide additional and complementary information to the planning submission. It provides a description of the application site at Section 2 and describes the pre-application discussions at Section 3. Section 4 outlines the proposed development whilst the supporting information is discussed at Section 5. Section 6, sets out the planning policy context and Section 7 provides an appraisal of the development. The document then concludes under Section 8 with a justification of why planning permission should be granted.

Site Description

General Location

- 2.1 The site comprises a largely rectangular shaped parcel of land, located within the village of Clyro and centred on the following grid coordinates: E: 321424, N: 243744. The A438 which extends through the centre of the village runs parallel to the site's eastern boundary.

The Site

- 2.2 The site measures approximately 0.36 hectares in extent and features a playing field with goal posts as well as an equipped area of play in the eastern corner.
- 2.3 Mature trees and hedgerows comprise the site's northern, western and southern boundary, whilst the rear curtilage of dwellings within Castle Estate and the aforementioned area of play form the majority of the eastern boundary. Furthermore, the site is largely comprised of maintained grassland as well as a mature tree located centrally within the site.
- 2.4 A review of Natural Resources Wales' Development Advice Map reveals that the site lies within Flood Zone A, as such, is considered to be at little or no risk of fluvial or tidal/coastal flooding.

Access

- 2.5 The site can be accessed via two entry points, along its western and eastern boundaries. From the west, along the A438, access can be achieved via an agricultural gate for vehicles or a wooden gate provided access for pedestrians. From the east, there is no access into the site off Kilvert View for vehicles, however pedestrian access is not restricted.
- 2.6 Although not designated as a Public Right of Way it appears that a footpath has naturally formed across the site providing a connection with Kilvert View to the east and the A438 to west. This is a desire line, connecting Kilvert View, to the wider settlement.

Surroundings

- 2.7 In regard to immediate surroundings, the A438 lies beyond the site's western boundary whilst residential dwellings lie beyond the site's eastern, northern and southern boundaries. The residential dwellings within close proximity to the site feature a mix of render, brick and stone facades as well as are engineered to two storeys along Kilvert View and Buttercup Meadow as well as single storey bungalows in Castle Estate.

2.8 The site lies within the Middle Wye Registered Historic Landscape and is situated within close proximity to Clyro Castle which is designated as a Scheduled Ancient Monument (Ref: RD066) and the medieval core of the village. Furthermore, a number of listed buildings lie within close proximity to the site which largely surround the Church of Saint Michael and All Angels approximately 130m northeast of the site. The Church itself is designated as a Grade II* Listed Building (CADW Ref: 15196).

Planning History

2.9 A review of Powys County Council's online search register confirms that there is no recent planning history of particular relevance associated with this site.

Pre-Application Discussions

Pre-Application Enquiry

- 3.1 A pre-application enquiry was submitted by Asbri Planning on behalf of Powys County Council on the 17th July 2019. The pre-app enquiry was accompanied by a layout plan which demonstrated how the site could be sympathetically developed to accommodate 13 no. residential dwellings along with the supporting documents referred to below. The pre-application enquiry was registered under ref no. 19/0105/PRE and a subsequent site meeting was arranged with the case officer.
- 3.2 Although the formal pre-application response has yet to be issued, the general principle of development was agreed to be acceptable, providing all other development management policies could be satisfactorily addressed.

Statutory 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 to pre-application consultation, prior to the Planning Application being validated by the Local Planning Authority.
- 3.5 Accordingly, a Pre-Application Consultation is to be held between the 11th September and the 9th October 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 the comments received will be provided within the PAC Report (to be prepared for submission) and any alterations to the scheme, as a result of this consultation, is to be included within the Design and Access Statement.

Public Engagement

- 3.6 In addition to the above, a voluntary public engagement event is being held on the 23rd September 2019 from 2:00pm-7:00pm at Clyro Village Hall. The event will allow local councillors and residents to come along to view plans and documents associated with the proposed development, meet with the development team to discuss the scheme and complete a response form. The feedback received during and after this event will be redacted and included within the Pre-Application Consultation Report.

Proposals

- 4.1 The application seeks permission for the construction of 13 no. residential dwellings and associated works, the mix of which is as follows:
- 4 no. one bedroom walk-up flats
 - 4 no. two bedroom houses
 - 3 no. one bedroom bungalows
 - 2 no. four bedroom house
- 4.2 The development will comprise of a 100% affordable scheme provided through the combined use of walk-up flats, detached, semi-detached houses and bungalows.
- 4.3 The proposed footprints of each property have been carefully designed so as to ensure they can be easily adapted to incorporate logical extensions to meet changing housing demands. For example, unit 7 & 9 which currently stand as one-bedroom properties could easily accommodate a second bedroom, as per the format of unit 8. This makes the scheme adaptable to changing housing needs and futureproofs this development from a housing provision standpoint.
- 4.4 Furthermore, the proposal incorporates innovative design solutions, including the development of seven Passivhaus standard units (plots 1-4 and 11) and six Zero Carbon units (plots 5-10). These plots have been carefully considered in order to ensure the development will meet the standards set by Building Regulations Approved Document Part L1A, Conservation of Fuel and Power in New Dwelling (2014).
- 4.5 The layout proposed resents a continuation and a logical extension to the existing residential context at Kilvert View and Castle Estate. The layout is largely shaped by the highway access route into the site. Properties front the internal access, creating a strong sense of place and key frontage whilst ensuring that the central parking areas are overlooked.
- 4.6 The access road for most of its length has been designed to accord with the authority's adoptable highway standards, including a 5m width and 1.8m footpaths, each side, along its length. The adoptable highway terminates and a shared surface is proposed to serve units 10 & 11 located on the sites western border.
- 4.7 In terms of car parking, a total of 31 spaces are proposed, 5 of which are designed for disables use. The council's parking provision required the provision of 1 space per bedroom to a maximum of 3 spaces. The proposed schedule of accommodation (6 x 1 bed; 5 x 2 bed; 2 x 4 bed)

required the provision of 22 spaces. The proposals therefore represent an over provision of 9 spaces when considered in light of parking standards. This is to ensure maximum flexibility in terms of future occupants and to cater for the possibility of increasing bedroom numbers to cater for the defined needs. Provisions will also be made for electrical vehicle charging points.

- 4.8 As seen in the accompanying elevation plans the proposed units comprise a mixture of both single storey (bungalows) and 2 storey units. The proposals comprise a variety of roof styles, including saltbox and asymmetric gables roofs. These styles have been specifically incorporated to increase the roof mass of the proposed units to assist with the sites zero carbon proposal. Apertures have also been carefully selected to assist with the end goal of achieving Passivhaus standards and zero carbon design throughout the site. With regards to materials, the proposals take the form of timber cladding and render sub base, with the roof proposed in a Metal standing seam or slate.
- 4.9 Further details regarding the proposed design and layout are provided in the accompanying Design and Access Statement.

Accompanying Documents

- 5.1 The following section intends to provide a brief overview of the supporting documents which have been prepared to accompany the planning application for the proposed development.

Design and Access Statement

- 5.2 A Design and Access Statement (DAS) has been prepared by Asbri Planning to accompany the application. The DAS considers the context and characteristics of the site and appraises the development against the relevant design and access policies contained within the development plan.

Pre-Application Consultation Report

- 5.3 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 to pre-application consultation, prior to the planning application being validated by the Local Planning Authority. As such, this planning application is to be supported by a Pre-Application Consultation Report (PAC) which demonstrates how the application has complied with Section 61Z of the 1990 Act and responded to the Consultation received from any person consulted under Section 61Z (3) or (4) of the 1990 Act.

Heritage Assessment

- 5.4 The Heritage Assessment, prepared by EDP confirms that the site does not contain any designated 'historic assets', such as scheduled monuments, listed buildings, or historic parks and gardens, where there would be a presumption in favour of physical retention or preservation in situ. The assessment has considered effects on the significance of the Clyro Castle Scheduled Monument, the Grade II* listed Church of Saint Michael's and All Angels, and Clyro Conservation Area, through change within their setting in accordance with Cadw's Setting of Historic Assets in Wales (published on 31 May 2017). It has also considered the site's archaeological potential with reference to available historic environment data and the results of a geophysical survey.
- 5.5 The report confirms that residential development, as is proposed, would not be considered to have any effect on the setting of either the castle, the church or the conservation area, such that it might cause an adverse effect to the significance of these assets.
- 5.5 Regarding archaeology, a geophysical survey undertaken across Parcels A and B did not identify any archaeological remains, and it is

also evident that all three parcels have been subject to post-medieval and modern disturbance. As such, with reference to HER and NMRW data, it is considered that there is only a low potential for prehistoric or Roman period remains within the three parcels that make up the site, and a moderate-low potential for medieval period remains, either related to Clyro castle or the village. The assessment concurs with advice issued by CPAT, who identified a potential for unrecorded medieval remains and have requested that archaeological monitoring in the form of a watching brief take place, should development occur within this part of the site.

Extended Phase One Ecology Survey

5.9 The application is accompanied by a Phase One Ecological Survey prepared by Ecological Services. The report identifies that the majority of the plot is considered to be well maintained semi improved grassland with the sward being uniform and short. As such, it is considered that simple measures, such as below, could be achieved to enhance the biodiversity of the site:

- The provision of nesting bird opportunities within any building created as part of the development proposals.
- The provision of native wildflower planting or borders would be beneficial for local wildlife.
- All fencing around the site will be hedgehog friendly in design.
- Tree and or hedgerow planting where ever possible within the site design would also help reduce the amount of rainfall reaching drains, rivers and streams

5.11 As identified on the proposed development section, the vast majority of trees are to be retained and will also be supplemented by additional tree planting which will result in ecological benefit in accordance with Policy DM2 and the adopted SPG relating to Biodiversity and Geodiversity.

Geo-Technical and Geo-Environmental Studies

5.13 Arcadis Consulting (UK) Limited (Arcadis) have been instructed to undertake an intrusive ground investigation to accompany the application for residential development at the site. The purpose of this report is to interpret the ground investigation data and to assess the nature and extent of any contamination on the existing Site, in order to determine the potential risk to the Site.

5.14 No evidence of widespread significant contamination was identified, and specific remedial actions are not considered to be necessary, however the following generic measures should be undertaken in accordance with best practice to make the Site suitable for development:

Soil Samples - Samples recovered from made ground and natural superficial deposits did not show any elevations against their respective screening values for residential with plant uptake land use for either site location.

Ground Gas - Based on the calculated GSVs for the ground gas monitoring data, the Site is classified as CS1. The Contaminated Land Officer should be consulted to check they are in agreement with the conclusion for gas protection measures.

Radon - Basic radon protection measures will be required for new developments and liaison with Local Building Control.

- 5.15 The geotechnical assessment has also provided guidance for the proposed foundation and ground engineering solutions that are likely to be applicable.

Arboricultural Report

- 5.20 The accompanying Arboricultural Report, prepared by ArbTS, provides an assessment of the quality and constraints of the trees on and adjacent to the site. The survey was carried out by Steve Lucocq on the 25th June 2019.

- 5.21 In summary, a total of one tree (Category B), two tree groups (Category C) and two hedge groups (Category C) were surveyed and assessed. Accordingly, the site is considered to have potential to accommodate the proposed development, whilst also retaining the trees of value. The significant trees on or adjacent to this site should be given due consideration in the development design process and during construction works.

Energy Statement

- 5.21 Hydrock Consultants have been appointed by Powys County Council to provide M&E services in relation to the design and construction of the proposed residential development and how the sites complies with Part L1A (Wales) of the UK Building Regulations. Two energy strategies were developed based on the following principles (each dwelling was to follow either of these strategies):

- **Passivhaus** - This design was inspired by the stringent Passivhaus design concept, which was developed using passive design principles. The dwelling shall use the most of natural light and heat, while also maintaining internal heat effectively, through high efficiency building fabric.
- **Net Zero Carbon** - For this strategy, the designed building shall produce net-zero carbon during construction and also net zero carbon during annual operation. The operational zero carbon shall be

achieved through high efficiency building fabric and cutting edge, low-to-zero carbon technologies.

- 5.22 The SAP results contained within the Statement demonstrates compliance with Part L1A for the assumptions listed in Section 3 and for the design information at the current design stage. Further modelling is recommended at the subsequent design stages to ensure compliance is maintained.

Planning Policy Context

Introduction

- 6.1 The planning policy framework for the determination of this planning application is provided by national planning guidance, together with the Powys County Council Local Development Plan (2011-2026), which was adopted on the 17th April 2018.
- 6.2 National planning policy guidance is contained within the tenth edition of Planning Policy Wales (PPW), published by the Welsh Government in December 2018. PPW is supported by 21 topic-based Technical Advice Notes (TANs), a number of which are relevant to this application.

Planning Policy Wales

- 6.3 The primary objective of PPW is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being of Wales, as required by the Planning (Wales) Act 2015, the Well-being of Future Generations (Wales) Act 2015 and other key legislation. PPW and the National Development Framework (NDF) set out how the planning system at a national, regional and local level can assist in delivering these requirements through Strategic Development Plans (SDPs) and Local Development Plans (LDPs).
- 6.4 Sustainable development is defined as:

“Sustainable development” means 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.

Acting in accordance with the sustainable development principle means that a body must act in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs. ”

- 6.5 Under Section 2 – People and Places – Achieving Well Being Through Placemaking, 5 Key Planning Principles are highlighted, under the general heading of *Achieving the Right Development in the Right Place* which are:
1. *Growing our economy in a sustainable manner*
 2. *Making best use of resources*
 3. *Facilitating Accessible and Healthy Environments*
 4. *Creating and Sustaining Communities*
 5. *Maximising environmental protection and limiting environmental impact.*

- 6.6 Paragraph 2.21 states that planning authorities should ensure that economic, social, cultural and environmental benefits are given equal consideration in the decision making process, by following the 5 ways of working, to ensure that a balanced assessment is carried out and to implement the Well Being of Future Generations Act and the Sustainable Development Principle. There may be occasions where one type of benefit outweighs others, and in such cases robust evidence should be presented to support these decisions.
- 6.7 Paragraph 3.3 emphasises 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.
- 6.8 Paragraph 3.51 states that previously developed (also referred to as brownfield) land should, wherever possible, be used in preference to greenfield sites where it is suitable for development. 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.
- 6.9 Section 4 – Active and Social Places defines those places which promote our social, economic, environmental and cultural well-being by providing well-connected cohesive communities. Places which are active and social contribute to the seven goals of the Well-being of Future Generations Act.
- 6.10 This theme supports and enables the provision of a range of well-designed and located homes which are well connected to existing retail and commercial centres situated at the heart of our communities and job opportunities. It emphasises that when planning and managing future development planning authorities need to ensure that residents of existing and new communities have access to jobs and an appropriate range of community facilities.
- 6.11 Paragraph 4.19 states that the planning system has a key role to play in reducing the need to travel and supporting sustainable transport, by facilitating developments which:
- are sited in the right locations, where they can be easily accessed by sustainable modes of travel and without the need for a car;
 - are designed in a way which integrates them with existing land uses and neighbourhoods; and

- make it possible for all short journeys within and beyond the development to be easily made by walking and cycling.
- 6.12 Paragraph 4.2.15 states that planning authorities must ensure that sufficient land is genuinely available or will become available to provide a five-year supply of land for housing judged against the general objectives, scale and location of development required in the development plan. This means that sites must be free, or readily freed, from planning, physical and ownership constraints and be economically viable, in order to support the creation of sustainable communities.
- 6.13 Paragraph 4.2.29 advises that, where development plan policies make clear that an element of affordable housing or other developer contributions are required on specific sites, this will be a material consideration in determining relevant applications. Applicants for planning permission should therefore demonstrate and justify how they have arrived at a particular mix of housing, having regard to development plan policies.
- 6.14 Section 6 – Distinctive and Natural Places requires that development plan strategies, policies and development proposals should be formulated to look to the long-term protection and enhancement of the special characteristics and intrinsic qualities of places, be these of natural, historic or built environments, ensuring their longevity in the face of change.

Technical Advice Notes

- 6.15 PPW is supported by 21 Technical Advice Notes (TAN's) which provide more detailed guidance on a variety of issues. In respect of this application, the following TAN's are considered to be of relevance.

Technical Advice Note 1: Joint Housing Land Availability Studies (January 2015)

- 6.16 At paragraph 2.1, TAN 1 reiterates the requirement for each LPA to maintain a 5-year housing land supply. This states:

“The requirement to maintain a 5-year supply of readily developable housing land in each local planning authority across Wales remains a key planning policy requirement of the Welsh Government. The planning system, through the LDP process, must provide the land that is needed to allow for new home building and local planning authorities are required to ensure that sufficient land is genuinely available to provide a 5-year supply of land for housing.”

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

- 6.19 The TAN requires local planning authorities to include affordable housing targets in local development plans, indicating how they can be achieved and monitoring provision.

Technical Advice Note 12: Design

- 6.20 TAN 12 (March 2016) provides advice on design considerations and, in relation to housing design, it states that local planning policies and guidance should aim to:

- ***“create places with the needs of people in mind, which are distinctive and respect local character;***
- ***promote layouts and design features which encourage community safety and accessibility;***
- ***focus on the quality of the places and living environments for pedestrians rather than the movement and parking of vehicles;***
- ***avoid inflexible planning standards and encourage layouts which manage vehicle speeds through the geometry of the road and building;***
- ***promote environmental sustainability features, such as energy efficiency, in new housing and make clear specific commitments to carbon reductions and/or sustainable building standards;***
- ***secure the most efficient use of land including appropriate densities; and***
- ***consider and balance potential conflicts between these criteria.”***

Technical Advice Note 18: Transport

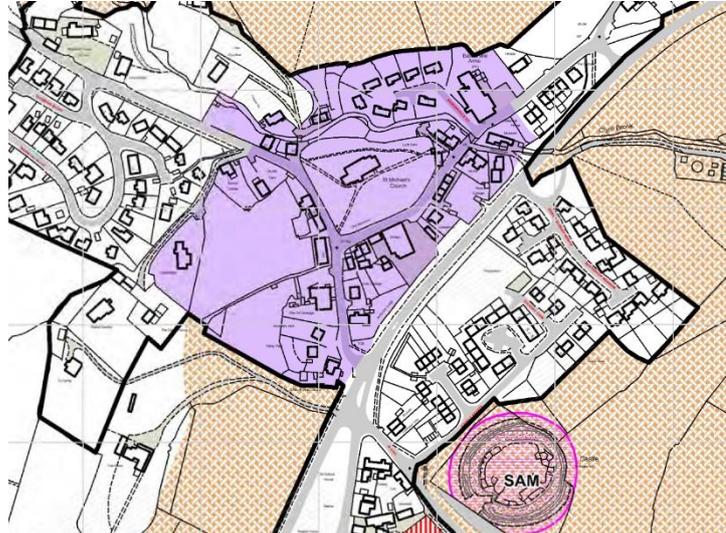
- 6.21 TAN 18 offers national guidance on transportation related planning policies and advises that it should be read in conjunction with *Manual for Streets*. It advocates:

- ***“The integration of land use planning and transport in order to promote resource and travel efficient settlement patterns;***
- ***Ensuring that development is located 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.”***

Development Plan Policy

- 6.22 The statutory ‘development plan’ for this site is currently provided by Powys County Council’s Local Development Plan which was adopted in April 2018. The site lies within the defined settlement boundary for

Clyro (see Proposals Map extract, below) where development is normally permitted, subject to compliance with all design management policies.



6.24 The following policies, contained within the LDP are considered to be of relevance to this application:

Policy Reference	Relating to
<i>Strategic policies</i>	
SP1	Housing Growth
SP3	Affordable Housing Target
SP5	Settlement Hierarchy
SP7	Safeguarding of Strategic Resources and Assets
SP6	Distribution of Growth across the Settlement Hierarchy
<i>Development Management Policies</i>	
DM1	Planning Obligations
DM2	The Natural Environment
DM3	Public Open Space
DM4	Landscape
DM6	Flood prevention measures and Land Drainage
DM7	Dark Skies and External Lighting
DM10	Contaminated and Unstable land
DM11	Protection of Existing Community Facilities and Services
DM13	Design and Resources
DM15	Waste Within Developments
<i>Topic Based Policies</i>	

T1	Transport Infrastructure
H1	Housing Development Proposals
H2	Housing Sites
H3	Housing Delivery
H4	Housing Density
H5	Affordable Housing Contributions
R1	New Retail Development

6.25 Those policies of direct relevance are summarised below.

SP1 – Housing Growth

6.26 Over the Plan period 2011-2026, the LDP seeks to maintain a 5-year supply of land for housing and provides land for 5,588 dwellings to meet the dwelling requirement of 4,500 additional dwellings.

SP3 – Affordable Housing Growth

6.27 Over the Plan period 2011-2026, the LDP will seek to provide 952 affordable dwellings through measures, including the setting thresholds and targets requiring housing development to contribute to affordable housing provision in accordance with Policy H5.

SP5 – Settlement Hierarchy

6.28 Clyro is identified as a village under this policy, at the top of the settlement hierarchy in Powys.

SP7 – Safeguarding of Strategic Resources and Assets

6.30 The policy states that in order to safeguard strategic resources and assets in the County (which include environmental, historic and recreational assets), development proposals must not have an unacceptable adverse impact on the resource or asset and its operation. These include historic environment designations, including:

- i. Registered Historic Landscapes;
- ii. Registered Historic Parks and Gardens;
- iii. Scheduled Ancient Monuments and other archaeological remains;
- iv. Listed Buildings and their curtilages; and
- v. Conservation Areas. and the setting of designations

DM3 – Public Open Space

6.31 This policy is of particular relevance as the development necessitates the removal of existing public open space. The policy states:

“Development proposals either partially or wholly located on existing Open Space will only be permitted where it can be demonstrated that:

1. There is an excess of such provision in the area; and
2. There is no longer a requirement for that type of open space in the area; and
3. The site would not be suitable to provide an alternative type of Open Space for which there is a shortfall; or
4. It can be demonstrated that alternative provision can be made available that is of enhanced or equivalent community benefit in terms of its size, characteristics, location and accessibility.

Provision for new Open Space will, subject to viability, be sought from all housing developments of 10 or more dwellings. The type and nature of the provision will be determined by the deficiencies identified in the Open Space Assessment for the locality and, depending on the individual circumstances, may be provided on or off site.”

H3 – Housing Delivery

6.31 The policy requires that 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.

H4 – Housing Density

6.32 The Policy states that:

‘All housing development proposals should seek to make the most sustainable and efficient use of land. The density for any proposed housing development should be in accordance with the guide ranges below. Densities may be varied where justified by evidence of local circumstances or constraints.

In terms of Units per hectare the Policy specifies densities of

- a. **Towns and Large Villages 27+**
- b. Small Villages 20-25
- c. Rural settlements / single dwellings 10-15

DM13 – Design and Resources

6.33 It is stated that development proposals must be able to demonstrate a good quality design and shall have regard to the qualities and amenity of the surrounding area, local infrastructure and resources. The following criteria are included:

1. *Development has been designed to complement and/or enhance the character of the surrounding area in terms of siting, appearance, integration, scale, height, massing, and design detailing.*
2. *The development contributes towards the preservation of local distinctiveness and sense of place.*
3. *Any development within or affecting the setting and/or significant views into and out of a Conservation Area has been designed in accordance with any relevant adopted Conservation Area Character Appraisals and Conservation Area Management Plans, or any other relevant detailed assessment or guidance adopted by the Council.*
5. *The layout of development creates attractive, safe places, supporting community safety and crime prevention.*
6. *It contains an appropriate mix of development that responds to local need, includes a flexibility in design to allow changes in use of subsequent buildings and spaces as requirements and circumstances change.*
7. *It is inclusive to all, making full provision for people with disabilities.*
8. *It incorporates adequate amenity land, together with appropriate landscaping and planting.*

DM2 – The Natural Environment

- 6.34 Policy DM2 states that proposals shall demonstrate how they protect, positively manage and enhance biodiversity and geodiversity interests.

Supplementary Planning Guidance (SPG)

- 6.35 The following SPG documents are considered to be relevant in the consideration of this application:
- Affordable Housing SPG - Approved October 2018
 - Landscape SPG – Approved April 2019
 - Biodiversity and Geodiversity – Approved October 2018
 - Planning Obligations – October 2018
- 6.36 The Council, in its role as the Highways Authority, has adopted an SPG on Parking Standards, ‘*Car Parking Standards, 2017*’, which requires parking to be provided at a rate of 1 parking space per bedroom up to a maximum of 3 spaces per dwellings. Visitor parking should be allocated on a rate of one space per five dwellings.

Appraisal

Overview

7.1 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. The principle considerations are as follows:

- The principle of development in terms of land use planning policy and sustainable development;
- The impact of the development on the character and appearance of the surrounding area;
- The impact of the development on the historic environment;
- The impact of the development on biodiversity; and
- The acceptability of the development in terms of access and car parking.

Principle of Development

7.2 In regard to the location for new development, the LDP sets out a settlement hierarchy under Policy SP5 with 5 tiers of settlements; Towns, Large Villages, Small Villages, Rural Settlements and Open Countryside. Clyro is identified as a large village within the LDP, which is second in terms of hierarchical priority for development due to considerations such as size, levels of service, provision and the capacity and suitability of a settlement to accommodate sustainable growth. The development limits for Large Villages are set by designated Development Boundaries.

7.3 Spatial Policy (SP6 – Distribution of Growth across the Settlement Hierarchy), identifies that a significant proportion (25%) of new housing development will be directed to Large Villages such as Clyro. This will be achieved through the development of allocated sites as well as suitable sites within the development boundary. Policy SP6 confirms that affordable housing will be permitted on exception sites forming logical extensions to the settlement. The site lies within the settlement boundary of Clyro and would form a logical extension to the built environment of the village; and as such a 100% affordable housing scheme should be supported, subject to compliance with all pertinent policies.

7.4 The pertinent policy for consideration is Policy DM3 which seeks to protect Public Open Spaces. There is a presumption against preventing the development of POS unless the 3 enlisted 'and' criteria can be satisfied, or alternatively the 4th 'or' criterion can be satisfied.

- 7.5 In regard to criterion 4, an application has recently been submitted to Powys County Council (Ref: 19/0970/FUL) for a proposed area of Public Open Space, to the south of Castle Estate. The existing Open Space designation, comprises of a 0.04ha LEAP playground, a 0.06ha small turf football pitch, and a 0.26ha amenity greenspace, amounting to 0.36 of Open Space whereas the proposed designation measures 0.43 hectares in extent.
- 7.6 A new play area will be established in the north of the proposed area of Open Space comprising upper and lower terraces. The site is located adjacent to Clyro Castle, as such, a proposed 'Castle' play structure comprising a contour slide on a terraced earth mount with timber retaining walls and steps will occupy the lower terrace, whilst the upper terrace will be occupied by benches.
- 7.7 A stone dust path will extend from the bottom of the site in the south up to the northwest corner where a 'lookout point' and terrace will be provided in order to capture views over Clyro and the surrounding area. In addition, a mown grass path will extend from the central stone dust path toward to the site's eastern boundary.
- 7.8 It is therefore considered that the above provision proposed to replace the existing designation is of higher quality as it reflects the historical significance of Clyro and is larger than the Open Space at Kilvert View, therefore will result in enhanced community benefit, consequently, criterion 4 of Policy DM3 is considered to be satisfied.
- 7.19 In light of the above, the principle of developing land at Kilvert View to accommodate 13no. dwellings is firmly established.

Impact on the Character and Appearance of the Surrounding Area

- 7.20 The proposed development is not at a stage in its development where a detailed design has been finalised. Notwithstanding it is considered that an attractive scheme can be delivered. Whilst the site layout is indicative, it is considered there is scope to retain the boundary hedgerows and provide significant landscaping throughout the scheme to increase the development's visual amenity.

Historic Environment

- 7.21 As aforementioned, the site lies within the Middle Wye Registered Historic Landscape and is situated within close proximity to Clyro Castle which is designated as a Scheduled Ancient Monument (Ref: RD066) and the medieval core of the village. Furthermore, a number of listed buildings lie within close proximity to the site which largely surround the Church of Saint Michael and All Angels approximately 130m northeast of the site. The Church itself is designated as a Grade

II* Listed Building (CADW Ref: 15196). It is therefore acknowledged that any planning application will be required to be accompanied by a watching brief and heritage impact assessment.

Biodiversity

- 7.22 It is acknowledged that the site has potential to possess ecological value given the hedgerows and trees which occupy the site's boundaries, consequently any future planning application will be accompanied by a Phase One Ecological Survey.

Access and Car Parking

- 7.23 As aforementioned, access to the development is proposed to be achieved off Kilvert View. Whilst the proposed plan is indicative, parking areas are shown to the front of the dwellings, it is considered that parking will be achieved in accordance with the Authority's adopted standards. Moreover, it is proposed that pedestrian provision will be provided connecting the site with the A438 to reflect the existing informal footpath which currently bisects the site.

Conclusion

- 8.1 Asbri Planning Ltd is acting on behalf of Powys County Council (Housing Services) in respect of the full planning application for residential development and associated works on land off Kilvert View, Clyro.
- 8.2 This Planning Statement demonstrates that the principle of development on the site is established as the site is located within the defined settlement boundary for Clyro.
- 8.3 The development will comprise of a 100% affordable scheme provided through the combined use of walk-up flats, detached and semi-detached houses and bungalows.
- 8.4 It is for these reasons that Powys County Council is respectfully requested to grant planning permission for the development, as proposed.