

# PLANNING STATEMENT

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## **Land to the west of Maes yr Esgob, Llanrhaeadr-Ym- Mochnant**

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December 2023



## Summary

**Proposal:**

Proposed residential development and associated works

**Location:**

Land to the west of Maes yr Esgob, Llanrheadr-Ym-Mochnant, Powys.

**Date:**

December 2023

**Project Reference:**

23.213

**Client:**

Powys County Council Housing Services

**Product of:**

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## Introduction

- 1.1 This Planning Statement has been prepared by Asbri Planning Ltd on behalf of Powys County Council in relation to the proposed full planning application for the development of 18 dwellings and associated works on land west of Maes-Yr-Esgob, Llanrhaeadr-Ym-Mochnant,
- 1.2 The application site is located to the east of Maes Yr Esgob, north of the B4580, and comprises an irregular shaped vacant field parcel measuring approximately 0.7 Ha in size, which slopes steeply towards the north-west corner. The site is centred on grid coordinates X: 312724, Y: 325959.
- 1.3 This proposal seeks to deliver much needed affordable homes on a vacant, allocated site, located within the defined settlement boundary and with opportunities to link to the existing highway network.
- 1.4 The planning application comprises the following set of drawings:

<b>Drawing name (with reference)</b>	<b>Prepared By</b>
Pre-Application Advice Forms	Asbri Planning Ltd
Planning Letter	Asbri Planning Ltd
Topographical Survey LYM13272-A0	Battlefield Land Surveys Ltd
23011-POW-ZZ-XX-DR-A-0101-Site Location Plan-P01	PCC Property Design Services
23011-POW-ZZ-XX-DR-A-0100-Site Plan-P05	PCC Property Design Services
23011-POW-ZZ-00-DR-A-0300-1B2P Bungalow Layout-P01	PCC Property Design Services
23011-POW-ZZ-XX-DR-A-0301-1B2P Bungalow Elevations-P01	PCC Property Design Services
23011-POW-ZZ-XX-DR-A-0308-1B2PB Bungalow GA Section-P01	PCC Property Design Services
23011-POW-ZZ-00-DR-A-0302-1B2P Layouts-P01	PCC Property Design Services
23011-POW-ZZ-XX-DR-A-0303-1B2P Elevations-P01	PCC Property Design Services
23011-POW-ZZ-XX-DR-A-0309-1B2P GA Section-P01	PCC Property Design Services
23011-POW-ZZ-00-DR-A-0304-2B4P Layouts-P01	PCC Property Design Services

23011-POW-ZZ-XX-DR-A-0305-2B4P Elevations-P01	PCC Property Design Services
23011-POW-ZZ-XX-DR-A-0310-DB2P GA Section-P01	PCC Property Design Services
23011-POW-ZZ-00-DR-A-0306-3B5P Layouts-P01	PCC Property Design Services
23011-POW-ZZ-XX-DR-A-0307-3B5P Elevations-P01	PCC Property Design Services
23011-POW-ZZ-XX-DR-A-0311-3B5P GA Section-P01	PCC Property Design Services
23011-POW-ZZ-XX-DR-A-0102 – Architectural Context Photograph Study	PCC Property Design Services
2467_CIV_PL_01 Highways and Civil General Arrangement	PCC Property Design Services
2467_CIV_PL_02 Long Section	PCC Property Design Services
2467_CIV_PL_03 Long Section (2)	PCC Property Design Services
2467_CIV_PL_04 Swept Path	PCC Property Design Services
2467_CIV_PL_05_Cross Sections	PCC Property Design Services
Tree Constraints Plan	ArbTS

1.5 In addition, the following supporting documents are submitted.

<b>Document</b>	<b>Prepared by</b>
Planning application forms (1APP)	Asbri Planning
Application Covering Letter	Asbri Planning
Design and Access Statement	Asbri Planning
Planning Statement	Asbri Planning
PAC Report	Asbri Planning
Welsh Language Action Plan	Asbri Planning
Preliminary Ecological Appraisal	Churton Ecology
Tree Survey Report	ArbTS
Transport Statement	Acstro
Landscape Plan	Tir Collective
Green Infrastructure Statement	Tir Collective

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 application site is located to 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 0.7Ha 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 The application is accompanied by a topographical survey which confirms that the site steeply slopes towards its north westernmost corner. Towards the east, the site is largely level with the existing residential properties at Maes yr Esgob. To the north, the site is abutted by a field parcel with residential properties adjoining in all other directions.
- 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 TAN:15 flood maps for planning produced by NRW identifies the site is wholly located within Flood Zone A, as such, it is considered to be at little or no risk of fluvial or coastal/tidal flooding. The Flood Map for Planning shows a small extent of flood risk from Surface Water and Small Watercourses close to the proposed site entrance.

### **Access**

- 2.8 The site does not currently have any means of vehicular access; notwithstanding this, it 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 (west of the site) and the wider village.
- 2.10 The site sits in a highly sustainable position, close to a range of local services and facilities and well positioned in terms of access to sustainable transport modes such as local bus routes. The 76 Route bus service links Llanrhaeadr-Ym-Mochnant with nearby settlements, including Llanfyllin and Welshpool, while the 79/79A routes links the village with Oswestry.

### **Surrounding Context**

- 2.11 As previously indicated, the surrounding context is largely residential, with residential properties adjoining the west, south, and east of the site. The rural setting to the north of the site reflects the location of the site within a residential, rural setting in Llanrhaeadr-Ym-Mochnant.
- 2.12 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, cafes, pubs and restaurants.



## Planning Context

### **Planning History**

- 3.1 A review of Powys County Council's online planning register indicates that the site has no planning history which is available to view.

### **Pre-Application Enquiry with LPA**

- 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.

### **Pre-Application Consultation**

- 3.4 In accordance with Part 1A of 'The Town and Country Planning (Development Management Procedures) (Wales) (Amended) Order 2016" (DMPO 2016), all major developments are required to be subject of pre-application consultation, prior to the Planning Application being validated by the Local Planning Authority.
- 3.5 Accordingly, a Pre-Application Consultation will be held between the 12<sup>th</sup> of December 2023 to the 16<sup>th</sup> 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 an amended 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.

## Proposals

### **Amount, Scale and Layout**

- 4.1 The accompanying layout demonstrates a total of 18 homes can be accommodated within the site, with a green open space sited to the north west of the parcel. The development is to be served by an internal roadway, designed to adoptable standards, culminating in a turning head arrangement to the west of the site.
- 4.2 The proposed development comprises a mix of 1, 2 and 3 bed properties with the specific mix as follows;
- 10 no. 1 bed properties;
  - 6 no. 2 bed properties;
  - 2 no. 3 bed properties.
- 4.3 The layout shows the retention of the existing trees to the north of the site, within the submitted Tree Report, these are noted as a Category A Common Oak and a Category B Sycamore, respectively.
- 4.4 As the properties are to be affordable and their development dependent on Welsh Government grant funding, the homes will be designed to accord with Welsh Development Quality Requirements 2021 (WDQR 2021).
- 4.5 In line with the predominant character within Llanrhaeadr-ym-Mochnant, the homes are designed to rise no higher than two storeys with Plots 1-4 to be designed as bungalows to ensure a positive relationship with the adjacent properties, most of which are also bungalow properties. Each property is afforded its own private garden area and level access.
- 4.6 The properties are largely designed near the perimeter of the site, with access facilitated by Maes yr Esgob from the east of the site westward. The internal road is proposed to be adopted for the initial part, with two private roads established at the south and north-east of the site in order to facilitate access to some of the dwellings. This is proposed to establish a better layout for the site which is not over-dominant within an engineered landscape.
- 4.7 Due to the proximity of existing residential properties, suitable separation distances will be established throughout the site, this is especially pertinent to the east, south and west.
- 4.8 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 Large Village, of which Llanrhaeadr-Ym-Mochnant is one.
- 4.9 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 on the edge of 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.

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

- 4.10 The road extension of Maes yr Esgob has been designed to adoptable standards with a 5.5m carriageway and footways included on one or both sides of the internal access roads for its entire lengths. This will ensure an appropriate extension of the existing highway east of the site.
- 4.11 With reference to the provision of car parking spaces, the properties are afforded one space per bedroom, in line with CSS Wales Parking Standards 2008. Additional visitor parking spaces are provided for the one-bed properties as well as additional parking provision for existing bungalows to the south of the site that currently have no off-street parking. All parking for the proposed dwellings will be located along the front elevation and will be designed for electrical vehicle charging.

#### **Appearance**

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

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

- 4.13 Biodiversity enhancement opportunities have been incorporated into the detailed design of the development, in line with the objectives detailed within the Environment (Wales) Act which places a duty on Local Planning Authorities to conserve and enhance biodiversity.

## Planning Policy Context

### Introduction

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

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

5.2 In addition to the Development Plan, the Planning Application has been informed by policy and guidance set out in the following:

- Planning Policy Wales Edition 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);
- Powys County Council Supplementary Planning Guidance (SPG)

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

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

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

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

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

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

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



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

5.6 The National Development Framework: Future Wales – the National Plan 2040 was published on 24th February 2021. ‘Future Wales’ sets out the Welsh Government’s strategy for addressing key national priorities through the planning system, including sustaining and developing a vibrant economy; achieving decarbonisation and climate-resilience; developing strong ecosystems; and improving the health and well-being of our communities.

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

*A Wales where people live:*

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

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

*"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.*

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

### Housing

- 5.9 It is stated at Page 73 of Future Wales that “the planning system has a long-established role in the delivery of affordable housing. We are committed to ensuring that new housing meets the needs of all members of society especially those unable to afford to buy on the open market. Echoing the strategic placemaking principles in policy 2, sustainable places are inclusive and welcoming to all; they do not exclude sections of the community or create ghettos of the affluent and the poor”
- 5.10 Policy 7 is of key relevance in regard to the delivery of affordable housing, which states the following:

#### *“Policy 7 – Delivering Affordable Homes*

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

### Placemaking

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

### Biodiversity and Green Infrastructure

- 5.12 It is identified at Page 76 that the strategic focus of Future Wales on urban growth requires “an increased emphasis on biodiversity enhancement (net benefit) in order to ensure that growth is sustainable” (page 76).
- 5.13 In addition, the associated importance of green infrastructure is highlighted: “As the population of Wales becomes increasingly urban, the opportunity to optimise well-being benefits from green infrastructure will be greatest in and around these areas. Innovative use of nature-based solutions and integrating green infrastructure in and around urban areas can help restore natural features and processes into cities and landscapes. Providing locally accessible, high quality green spaces and corridors helps to maintain and enhance the strategic functioning of our natural resources and ecological networks and address physical and mental well-being” (page 78).

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

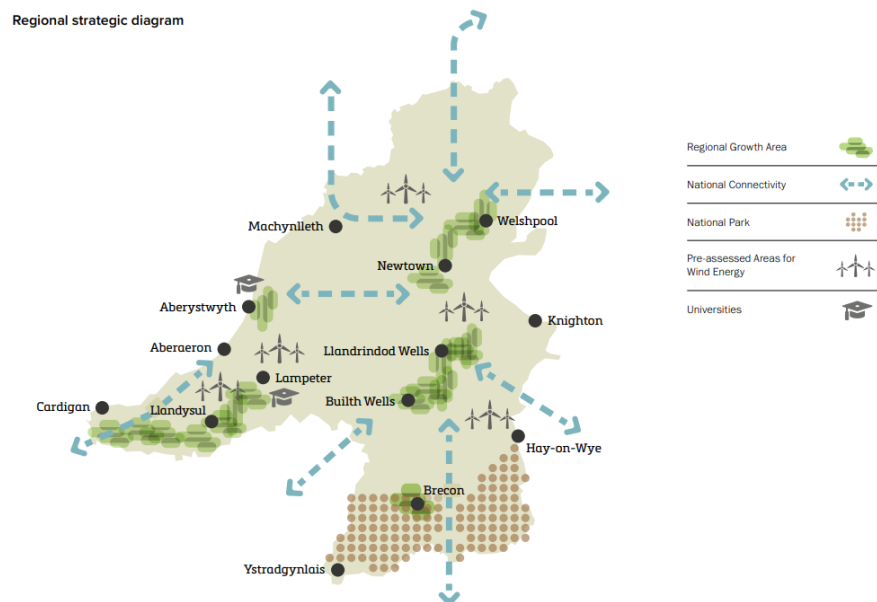
*Policy 9 – Resilient Ecological Networks and Green Infrastructure To ensure the enhancement of biodiversity, the resilience of ecosystems and the provision of green infrastructure, the Welsh Government will work with key partners to:*

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

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

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

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





### **Planning Policy Wales, Edition 11**

- 5.17 Planning Policy Wales (PPW) Edition 11 was published on 24th February 2021. The primary objective of PPW is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being of Wales, as required by the Planning (Wales) Act 2015, the Well-being of Future Generations (Wales) Act 2015.
- 5.18 Sustainable Development is defined at Page 7 of PPW as follows: *"the process of improving the economic, social, environmental and cultural well-being of Wales by taking action, in accordance with the sustainable development principle, aimed at achieving the well-being goals"*.
- 5.19 Paragraph 1.18 sets out that *"Legislation secures a presumption in favour of sustainable development in accordance with the development plan unless material considerations indicate otherwise to ensure that social, economic, cultural and environmental issues are balanced and integrated"*
- 5.20 Section 3 – Strategic and Spatial Choices, states that *'effective strategic placemaking requires early collective consideration of placemaking issues at the outset, in the formulation of a development plan, or when developing specific proposals. The policy issues should not be considered in isolation from one another. Section 5 – Productive and Enterprising Places covers the economic components of placemaking which promote the economic, social, environmental and cultural well-being by providing well-connected employment and sustainable economic development. These places are designed and sited to promote healthy lifestyles and tackle climate change.*
- 5.21 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"*.
- 5.22 Paragraph 2.3 of PPW states that *"The planning system should create sustainable places which are attractive, sociable, accessible, active, secure, welcoming, healthy and friendly. Development proposals should create the conditions to bring people together, making them want to live, work and play in areas with a sense of place and well-being, creating prosperity for all"*.
- 5.23 PPW states that previously developed ('brownfield') land should be used in preference, where possible, over greenfield land. In settlements, such land should generally be considered suitable for appropriate development where its re-use will promote sustainability principles and any constraints can be overcome.

- 5.24 The importance of good design in development proposals is highlighted in Paragraph 3.3 of PPW, which states:

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

- 5.25 It is set out at Paragraph 4.2.1 that *“New housing development in both urban and rural areas should incorporate a mix of market and affordable house types, tenures and sizes to cater for the range of identified housing needs and contribute to the development of sustainable and cohesive communities”*

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

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

#### **Technical Advice Notes**

- 5.27 The following Technical Advice Notes (TANS) are of relevance to the proposed development.
- 5.28 *TAN2 ‘Planning and Affordable Housing’* provides advice on how the planning system, and local planning authorities, can adopt an affordable housing target within a local development plan that shapes local development policy and growth aims, based on the needs identified within needs assessments carried out.
- 5.29 *TAN5 Nature Conservation and Planning* (2009) provides advice about how the land use planning system should contribute to protecting and enhancing biodiversity and geological conservation. It seeks to demonstrate how local planning authorities, developers and key stakeholders in conservation can work together to deliver more sustainable development that does not result in losses from the natural heritage but instead takes every opportunity to enhance it.
- 5.30 *TAN12 Design* (2016) provides advice on how ‘promoting sustainability through good design’ and ‘planning for sustainable building’ may be facilitated through the planning system.

5.31 *TAN 18 'Transport' (2007)* offers national guidance on transportation related planning policies, and advises that it should be read in conjunction with Manual for Streets. It advocates the integration of land use planning and transport in order to promote resource and travel efficient settlement patterns, ensuring that development is located in areas of good accessibility, and managing parking provision."

### **Local Level**

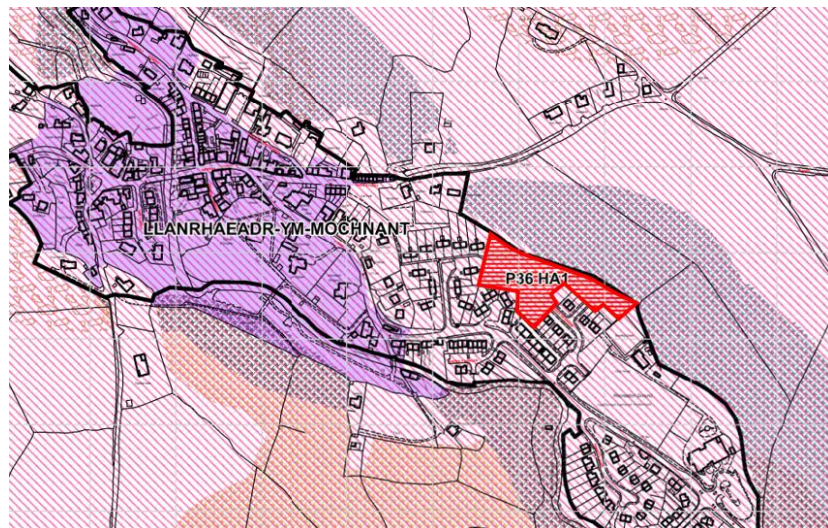
#### **Powys Local Development Plan 2011-2026**

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

5.33 As shown below, The Powys County Council Local Development Plan Proposals Map indicates that the site is included within the defined settlement boundary for Llanrhaeadr-Ym-Mochnant, The site is allocated for residential development (allocation HA1) and is located within a Registered Historic Landscape.

5.34 Llanrhaeadr-Ym-Mochnant is a defined Large Village within Settlement Hierarchy outlined under Policy SP5 of the Local Plan. It is also identified as a Welsh Speaking Stronghold under Policy DM12.

5.35 As such, the site is classified as vacant greenfield land that is allocated for residential development, where development is normally deemed to be acceptable subject to compliance with national and local planning policies.



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

<b>Policy Reference</b>	<b>Referring to</b>
<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>	
DM1	Planning Obligations
DM2	The Natural Environment
DM4	Landscape
DM6	Flood Prevention Measures and Land Drainage
DM7	Dark Skies and External Lighting
DM12	Development in Welsh Speaking Strongholds
DM13	Design and Resources
<b>Topic Based Policies</b>	
T1	Travel, Traffic and Transport Infrastructure
H1	Housing Development Proposals
H2	Housing Sites
H3	Housing Delivery
H4	Housing Density
H5	Affordable Housing Contributions

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

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

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

- 5.39 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.”*

5.40 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.

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

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

*i. Provide a suitable mix of housing types to meet the range of identified local housing needs.*

*ii. Be phased if appropriate to reflect the context of the development and mitigate its impact on the local community.*

5.42 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.

5.43 Policy H5 – Affordable Housing Contributions states:

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

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

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

*i. Central Powys – 30% contribution.*

*ii. Severn Valley – 20% contribution.*

*iii. North Powys - 10% contribution.*

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

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

5.44 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.

5.45 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**

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

- Affordable Housing SPG (Adopted October 2018)
- Residential Design SPG (Adopted January 2020)
- CSS Wales Parking Standards. (Adopted January 2016)

## Appraisal

### Overview

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

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

### Principle of Development

6.2 PPW states that planning applications must be determined in line with the adopted local development plan, unless material considerations indicate otherwise.

6.3 Due to the site's allocation for residential purposes (Ref: P36 HA1) within the current adopted LDP, it is considered that the principle of developing the site is firmly established. The site sits within the defined Settlement Boundary for Llanrhaeadr-ym-Mochnant which is identified within the LDP as a 'Large Village'. The site is, therefore, well positioned in terms of proximity to a range of local services and facilities. Whilst the allocation is for 19 no. properties, the proposed development proposes 18 no. homes; this is considered to be a reasonable number of homes due to the need to accommodate on site open space, sustainable drainage infrastructure etc. and given the site's irregular shape and the engineering associated with ensuring level access can be achieved to each property. It also reflects the wider residential density within Llanrhaeadr-ym-Mochnant.

6.4 On the matter of affordable housing, Policy H5 confirms that the overall affordable housing requirement for this site would be a 10% provision. In the case if 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.

6.5 On this basis, the application is considered to comply with national and local policies and the delivery of the site would provide an appropriate form of development which would comply with policies SP6, H1 and H3 of the adopted Local Development Plan.

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

- 6.6 As established, the site is located within the defined settlement boundary for Llanrhaeadr-Ym-Mochnant, within an established residential area. As such, the proposed residential development is considered appropriate in this setting and the resulting use of the site would conform to its surrounding uses.
- 6.7 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 semi-detached and detached properties, consisting of two storey houses and bungalows.
- 6.8 The number of properties proposed to be delivered is close to the Local Development Plan allocation for the site (18 dwellings instead of the 19 allocated). It is acknowledged that the allocations are based on a desk based assessment on density which applies County-wide. As detailed within this planning statement, there are difficulties in achieving the site's allocation of 19 dwellings given the topography of the site and its developable area, in addition to securing the required green infrastructure and landscaping features as per national and local planning policy. On this basis, the density of the proposed development is considered to be acceptable.
- 6.9 The proposal accommodates a range of properties, varying from one-bed walk-up flats to 2 and 3-bed properties as well as the inclusion of 1-bed bungalows. The development, therefore, satisfies the policy requirement to ensure a range of properties are delivered which will reflect the housing need in the area. Accordingly, the Common Housing Register for Llanrhaeadr-Ym-Mochnant shows that of the Households registered with the village as first preferred choice, a total of 11 require 1-beds, 15 require 2-beds and 2 require 3-beds. This development, therefore, delivers homes where there is a need (there is also a wider need where households registered with Llanrhaeadr-Ym-Mochnant as second or subsequent preferred choice).
- 6.10 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.

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

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



6.12 No significant amenity impacts are considered to arise with regard to privacy, overlooking, or overshadowing on any property within the site's vicinity. The development offers no significant amenity impact, in terms of privacy, overlooking, overbearing or overshadowing on any property within the vicinity. As such, the scheme will have an acceptable relationship on the neighbouring residential context.

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

#### **Impact on Trees and Ecology**

6.14 The Preliminary Ecological Appraisal (PEA) submitted as part of this planning application. It concludes that the development will not have a significant effect on the biodiversity opportunities providing that the below recommendations have been incorporated into the development. This includes:

- *Existing hedgerows, trees and shrubs must be retained wherever possible. Where hedgerows, trees and/or shrubs are to be removed (currently none are) increased numbers of native species must be planted elsewhere to offset the loss and to enhance the biodiversity value of the site (see enhancement chapter for woody species planting list).*
- *If any external lighting is proposed, then a lighting plan may be requested as a condition of planning consent.*
- *It would be advisable to regularly cut or graze the field in the lead-up to the development. This will ensure that no protected or priority species can take up residence in the field during the lead-in period (e.g. Hedgehogs and Grass Snakes).*
- *One potential enhancement could be the creation of a wildflower buffer strip along the north boundary hedgerow. The steep bank to the north-west could also be seeded and this would provide potential habitat suitable for species recorded in the 1km surround such as Grass Snake and Hedgehog.*
- *Another potential enhancement would be the creation of new (native) hedgerows along any of the site boundaries that are currently open. Gaps in existing hedgerows could also be planted up with native woody species. Scattered native trees and shrubs can also be planted around the site to attenuate transmitted light and to provide habitat corridors, food sources, foraging areas and nesting habitats suitable for Hedgehogs, bats, reptiles and birds.*
- *All planting must be carried out within the recognised planting season (November to March) and plants must be of local origin/provenance.*
- *Plot boundaries should be hedged or, if fencing is necessary, there must be enough space for species such as Hedgehog to move freely under these. - Schwegler (woodcrete) 1FR bat tubes (or similar) could be integrated into the wall masonry on south, west and east facing building elevations (on peripheral buildings to the north or east).*

- *Schwegler 9A House Martin nesting cups, Schwegler 1SP House Sparrow nesting terraces and other nest boxes suitable for species such as Starling and Swift*

- 6.15 As identified within the PEA, it is acknowledged that the proposals for the development of the site will likely result in the loss of sections of boundary hedgerows and scattered trees, in order to accommodate the required infrastructure required for the proposed housing development. However, the submitted landscape plan demonstrates that new native planting within the site would provide an attractive layout with green infrastructure provisions tied in, to enhance biodiversity opportunities and to provide a well-designed scheme that provides an attractive environment for residents to live in and enjoy.
- 6.16 The design of the external lighting proposed, including street lighting and security lighting, has been formulated to minimise impacts to wildlife within the site's vicinity.
- 6.17 The mitigation and enhancement measures for biodiversity and landscape proposed have been considered in line with the measures detailed within the Environment (Wales) Act 2016, including the provision of bat/bird boxes, a landscaping scheme, inclusion of wildlife friendly features along the site boundary and the identification of an appropriate landscape planting regime. 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.

#### **Impact on Highways**

- 6.18 In terms of access, a Transport Statement has been commissioned which shows that 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.
- 6.19 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 as well as provision for existing bungalows to the south of the site that currently have no off-street parking. 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 traffic, with a total of 33 parking spaces proposed for residents and visitors.

## Conclusion

- 7.1 This Planning Statement has been prepared on behalf of Powys County Council Housing Services in relation to the proposed full planning application for the development of 18 dwellings on land west of Maes yr Esgob, in Llanrhaeadr-Ym-Mochnant, Powys.
- 7.2 The proposed development presents an opportunity for Powys County Council to deliver much needed affordable housing provision in a sustainable location within a defined Large Village. The proposed development will result in the delivery of a mix of housing tenure in a highly sought after area where there is a significant housing need whilst being in keeping with the residential context.
- 7.3 The site is located within the settlement boundary within the defined settlement boundary for Llanrhaeadr-Ym-Mochnant, as per the Powys County Council 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.
- 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 Policy SP1 'Housing Growth', SP6 'Distribution of Growth across the Settlement Boundary', T1 'Travel, Traffic and Transport Infrastructure', H1 'Housing Development Proposals', H2 'Housing Sites', H3 'Housing Delivery', and H4 'Housing Density', in addition to national planning policy, and is acceptable in regard to principle and detailed design matters.