

Design and Access Statement

Outline: Residential development for up to 22 dwellings, formation of vehicular access, and all associated works

Prepared for: Mrs G Davies

Land to East of Groes-lwyd
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1.0 Introduction

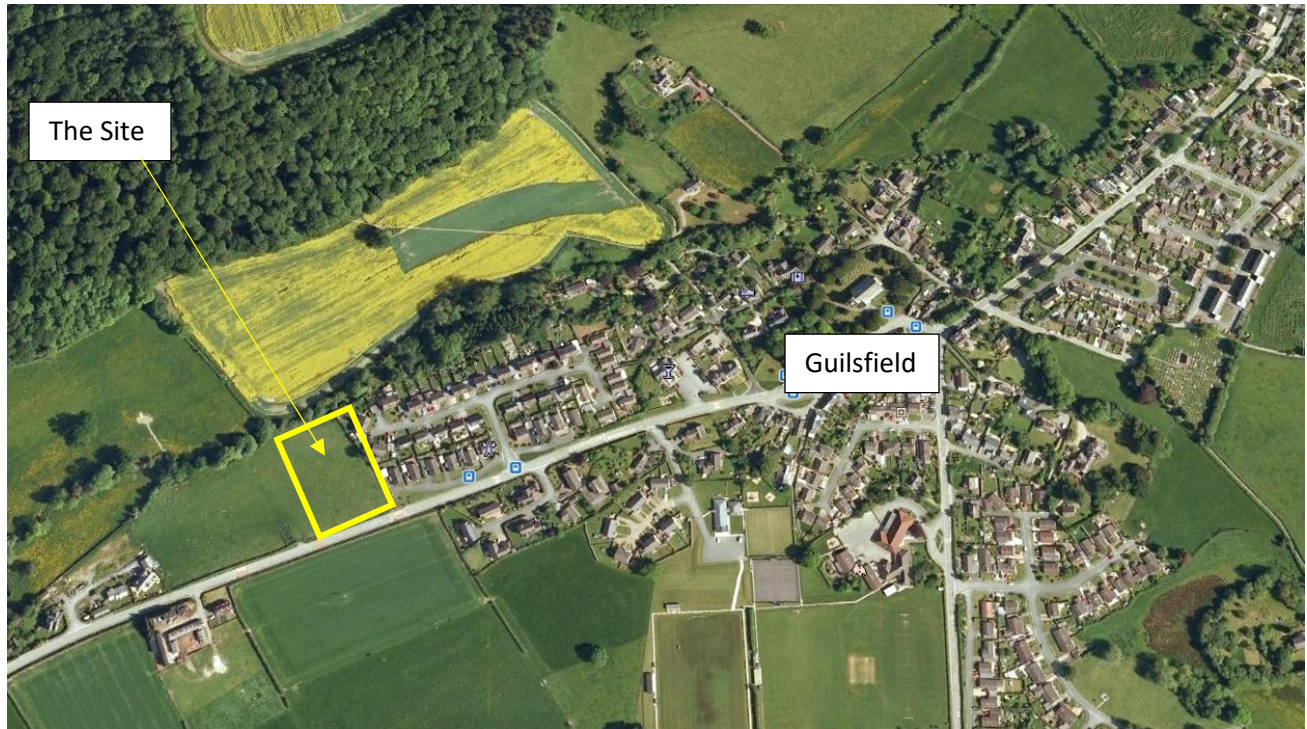
This design and access statement outlines the planning issues relating to the proposed outline application for a residential development of up to 22 dwellings on land to East of Groes-lwyd, Guilsfield and is submitted as part of the application. The information included within this statement is intended to assist the Planning Officer in making their decision.

The proposed development site is a greenfield site within the settlement of Guilsfield and is an allocated site within Powys' Local Development Plan (LDP).

Guilsfield is a sustainable village and identified in the Powys LDP as a Large Village where housing growth will be accommodated in proportion to the settlements size, facilities and capacity to accommodate growth.

2.0 Site Description

The application site provides an opportunity for a development of up to 22 dwellings on land to east of Groes-lwyd, Guilsfield which is an allocated housing site within the LDP.



Guilsfield benefits from a range of services and facilities including a Primary School, Community Centre, shop, place of worship and Public Houses. Public transport links are available within walking distance of the development. It is also well placed in the North East of Powys off the A490 (Churchstoke to Llanfyllin) Road in close proximity, and with good transport links, to Welshpool (3.1 miles), Oswestry (12.8 miles) and Shrewsbury (20.2 miles).

3.0 The Planning Application Proposal

The planning application is submitted in outline form for up to 22 dwellings on a greenfield site which has been allocated within Powys' LDP. The development will also include associated car spaces, garages and amenity areas. A new access has been designed to an adoptable standard with the required adoptable sized turning heads. The proposal includes a new residential access off the B4392 highway which has a width of at least 5.5m and visibility splay of 2.4m by 43m to the East and 2.4 by 59m to the West. The proposed site plan shows the existing 30mph zone has been relocated to include the development and a new footpath which is linked to the existing.

4.0 Planning Policy Context

3.2 The LDP Strategy

Large Villages

Abercrave, Abermule, Arddleen, Berriew, Bettws Cedewain, Boughrood and Llyswen, Bronllys, Caersws, Carno, Castle Caereinion, Churchstoke, Clyro, Coelbren, Crewgreen, Crossgates, Forden and Kingswood, Four Crosses, Glasbury, **Guilsfield**, Howey, Kerry, Knucklas, Llanbrynmair, Llandinam, Llandrinio, Llanfechain, Llangurig, Llangynog, Llanrhaeadr-ym-Mochnant, Llansantffraid-ym-Mechain, Llansilin, Llanymynech, Llanyre, Meifod, Middletown, New Radnor, Newbridge on Wye, Penybontfawr, Pontrobert, Three Cocks, Trefeglwys, Tregynon, Trewern

3.2.16 Villages are an important part of Powys' community life with some 31% of the population living in large or small villages. Villages vary in size and function, but using the analysis of settlement household numbers and service provision it has been possible to distinguish a category of 'Large Villages'.

3.2.17 These are mostly smaller in population than towns and provide important local services to their own and surrounding communities but they do not possess the wide range of facilities and functions found in Towns.

3.2.18 Large Villages will accommodate housing growth (open market and affordable) in proportion to their size and facilities and according to their capacity to accommodate growth due to environmental and infrastructure capacity constraints. Economic development and the provision of local services is supported by policy and in some employment land will be allocated.

3.2.19 In order to control development and provide certainty, all Large Villages have an inset map with allocations and development boundaries identified.

Policy H1 – Housing Development Proposals

To ensure that housing development is appropriately located and suitable in scale and type to meet Strategic Policies SP1, SP3, SP5 and SP6, housing development proposals will only be permitted:

1. In Towns and Large Villages:

- i. On sites allocated for housing or on other suitable sites within the development boundary; or
- ii. On sites forming logical extensions outside development boundaries for affordable housing in accordance with Policy H6.

4.6.1 Policy H1 identifies suitable locations for new housing within the settlement hierarchy to support the delivery of a sustainable pattern of development. The type and scale of development permitted within each tier is commensurate to a settlement's place in the sustainable settlement hierarchy and controlled as follows:

Criterion 1.i) directs housing growth in Towns and Large Villages to allocated sites and to other suitable windfall sites within the settlement's development boundary. Open market housing development on these sites will be expected to contribute to Affordable Housing in accordance with Policy H5.

Criterion 1. ii) enables the development of affordable housing on exception sites beyond the development boundary.

Policy H2 – Housing Sites

The proposed development on land East of Groes-lwyd, Guilsfield is an allocated housing site under Policy H2 of the LDP for up to 22 dwellings.

Policy H3 – Housing Delivery

1. 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.
2. Proposals to develop parts of sites must not prejudice the development of the remainder of the site or seek to avoid planning obligations.
3. Proposals for large or mixed use developments or the development of certain sensitive sites may be required to be preceded by a development brief which has been prepared by the developer and agreed by the Council and which establishes how the site is to be developed in accordance with this policy.

Policy H5 – Affordable Housing Contribution

Proposals for new housing development of five or more dwelling units or on sites of 0.25ha and above will be required to make contributions towards the provision of affordable housing.

The target contributions required to be made by development proposals will be based on the required contribution for the relevant sub-market area as set out below:

- i. Central Powys – 30% contribution.
- ii. Severn Valley – 20% contribution.

iii. North Powys - 10% contribution.

iv. South West Powys – 0% contribution.

Contributions shall be made in the form of on-site affordable housing provision. Alternative forms of contributions, including off-site provision or financial contributions in lieu of on-site provision, will only be considered where it can be demonstrated that on-site provision would not be appropriate.

The provision of affordable housing will be negotiated on a site-by-site basis taking into account the evidenced viability of the development.

Affordable housing provided under this policy will be controlled in accordance with Policy SP3.

Therefore, the proposed development at land east of Groes-lwyd will be required to make a 20% affordable housing contribution amounting to 4.4 dwellings, rounded up to 5 dwellings in total.

Policy DM13 – Design and Resources

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 indicative proposed plans show that the development has been designed to complement and/or enhance the character of the surrounding area in terms of siting, appearance, integration, scale, height and design detail by providing a mix of housing types, although design has been reserved within this application.
- The design of the development ensures that it will not have an unacceptable adverse impact on existing and established tourism assets and attractions.
- Although the plans are only indicative at this stage, the spacious plot sizes allows for adequate amenity land, together with appropriate landscaping and planting.
- As illustrated and detailed by the indicative proposed site plan the site contains an appropriate mix of development that responds to local need and is flexible in design. This ensures that the development is inclusive to all.
- The proposed site plan shows that the development has been designed and situated in order to minimise the impact on the transport network whilst ensuring that highway safety for all transport users is not detrimentally impacted upon. This includes the creation of an access off the B4392 which is designed in accordance with highway standards.
- The amenities enjoyed by the occupants or users of nearby or proposed properties shall not be unacceptably affected by levels of noise, dust, air pollution, litter or odour.
- Due to the close proximity of the site to the village of Guilsfield, all necessary utilities are readily available to connect to, providing adequate utility services for the development.

- As later mentioned within this statement, measures will be put in place to ensure sustainable and efficient use of resources.

5.0 The Scheme Concept

The scheme proposes a development of up to twenty two dwellings on a 0.879 ha site which will include associated car spaces, garages and amenity areas, together with an access road and new vehicular access.

The site has been allocated under Powys' LDP within Guilsfield's development boundary.

6.0 Assessment of The Proposed Scheme

The detail of the development scheme has been split into a number of components to enable a simple assessment of each part to be made.

6.1 Principle of Development

Guilsfield is defined within the Powys Local Development Plan 2011-2026 as a large village, and it is noted that the village is served by a range of community services and facilities including primary school, community centre and public house. It is also noted that the village is served by a bus route and is located approximately 3.1 miles from Welshpool, 12.8 mile from Oswestry and 20.2 miles from Shrewsbury.

6.2 Sustainable Development – Location

Planning Policy Wales identifies sustainability as a core element of policy noting at paragraph 2.1:

“The Assembly will promote sustainable development, that is, development that meets the needs of the present without comprising the ability of future generations to meet their own needs”.

The proposed development is considered to be located in a sustainable location with Guilsfield having access to a public house, school, garage and convenience store, community and leisure facilities, all easily accessible on foot using existing footpaths. Furthermore, the site has good

access to public transport within the settlement and its surroundings with the village being situated near to the A490.

It is considered that additional residential development in this location would accord with the provisions of Planning Policy Wales in so far as it is a sustainable location.

6.4 Sustainable Development – The Development

The following sustainability issues have been considered:

- The existing site is an agricultural field used for grazing, and with the proposed development located immediately adjacent to existing residential properties, it will ensure the landscape setting is not unacceptably altered. A good level of landscaping will be provided at reserved matters stage to ensure the integration of the development within the landscape.
- The site is a field which is constantly grazed by livestock and therefore it is considered that the site has no important biodiversity, and therefore the proposed development will have no unacceptable impact on biodiversity or the local environment.
- TAN15 specifies the policy guidance on flood risk and management. The residential development has been proposed outside any area that is at a risk of flooding. In terms of foul treatment disposal, it is envisaged that it will be dealt with by mains sewer, directing into the existing mains sewage infrastructure.
- Surface water drainage will be dealt with by a SUDS or soakaway system, of which specific detail will be given at reserved matters stage.
- The proposed dwellings will be insulated (roof, walls and floors) according to the most recent building regulation standards in order to reduce heat loss in winter and excess solar gains in summer (300 mm of cross layered loft insulation, 100mm of cavity wall insulation and 100mm of insulation under the concrete ground floor slab),
- Glazing will be sealed double glazing with a 16mm air space and 'low E glazing' to reduce heat loss.
- Wherever possible materials will be sourced and produced locally and will come from a source that can be renewed without harm to the environment. High quality reclaimed materials can save resources and may also provide a better match with the surrounding development,
- The scheme will avoid the use of tropical hardwood and look for timber which is certified as coming from sustainable sources,
- The site is serviced by mains water, electricity and drainage.
- Foul water drainage will be pumped to the existing public sewer system.

- The development of this land will contribute to the aim of sustainability through the productive use of this vacant and previously developed land.

The above points will ensure that the development is 'sustainable' in terms of its building design and the supply and use of energy in accordance with the Council's LDP Policy.

6.5 Design of the Development

Good design and layout from a new development can help to achieve the objectives of making the best use of land and improving the quality and attractiveness of residential areas. Good design, local distinctiveness and the integration of the development into the existing built environment will ensure that there will be a positive impact upon the character and appearance of the locality.

Whilst the application is only in outline form, the design of the development is planned to blend in with the existing character of the surrounding rural area.

The style of the surrounding properties consists of a mixture of two storey, detached and semi-detached properties. The scale of the proposed properties is not considered to be out of character with the locality. Indicative plans of the proposal have been submitted with this application, aiming to reflect the local style and character of surrounding properties within the immediate area.

6.6 Use

The principal use of the site is to provide domestic dwelling residences.

6.7 Amount

The application site area comprises of up to twenty two dwellings to include four affordable dwellings, with garages, amenity areas, car parking and an access road.

The total area of the development site equates to 0.879 hectares.

6.8 Layout

The site layout is indicative and has been designed to accommodate up to twenty two dwellings, as the definitive layout of the development will be submitted as a reserved matters application,

if the outline application is successful. The indicative site plan illustrates that the proposal is for a low to medium density scheme of 22 dwellings to include 5 affordable dwellings. Each of the dwellings have been allocated with the correct amount of car parking spaces to serve each, and the dwellings have been located to achieve the correct separation distances between each other, and the adjoining existing dwellings, and to provide ample garden areas.

The proposed dwellings have been located to sit adequately within the site contours and around a main access road onto the site. The new houses are accessed via 6 shared driveways from the central adoptable access road as shown by the proposed site plan.

The proposed dwellings have been orientated so that the rear gardens face south east to south west as much as possible to benefit from all day sun.

6.9 Scale

The overall size and planned scale of the proposed dwellings will be designed to reflect sizes and proportions of existing dwellings within the surrounding rural area. Although this is an outline application we can provide indicative widths, lengths and upper and lower limits.

The proposed dwelling in terms of height and mass is consistent with the existing surrounding buildings. The combination of sympathetic building height, mass and good separation together with good landscaping ensure a neighbourly development.

The dimensions of properties will range, depending on the type and how many bedrooms provided. For all the types below (3A, 3B, 3C, 4A, 4B, 4C, 4D, 4E and 2A), the length of the properties will vary between 8m to 15m and the width ranging from 6m to 12m. The ridge heights will vary between 4.5m to 8.5m. The length of the garage will vary between 5m to 8m and width ranging from 3m to 5m. The ridge height will vary between 4m to 6m.

Please see below overall floor areas of each of the proposed house types as follows:

3A - 3no House Type 1 – 3 bed, semi-detached House – 780sqft

3B - 2no House Type 2 – 3 bed, semi-detached House – 960sqft

3C - 2no House Type 3 – 3 bed, Detached House – 960sqft

4A - 2no House Type 4 – 4 bed, Detached House – 1,070sqft

4B - 1no House Type 5 – 4 bed, Detached House – 1,215sqft

4C - 1no House Type 6 – 4 bed, Detached House – 1,350sqft

4D - 5no House Type 7 – 4 bed, Detached House – 1,350sqft

4E - 1no House Type 8 – 4 bed, Detached House – 1,500sqft

2A- 5no House Type 9 – Affordable, two bed, semi-detached – 715sqft

6.10 External Appearance

Although appearance is reserved, the proposed dwellings will be designed to respect and reflect the local style and character of the surrounding properties within the immediate area.

6.11 Siting

The siting of the proposed dwellings has been carefully designed so that the main frontage facade can be viewed as you approach the site from the road. Within the site each dwelling has a good-sized amenity area and comfortably accommodates up to twenty two dwellings.

6.12 Access

A new access is proposed from the B4392 county highway together with an adoptable access road to serve the proposed dwellings. It is deemed that the necessary highway conditions are achievable as demonstrated on the proposed site plan.

6.13 Movement to, from and within the development

A new vehicular and pedestrian access to the site is proposed from the B4392 road. Existing vehicle movement and parking will be unaffected by the development proposal. The 30mph zone has been extended with the introduction of a new 30mph road sign, red tarmac area and new road markings.

The site will provide linkages with existing pedestrian and cycle networks by incorporating footpaths as shown on the included site plan complying with relevant policies.

The internal layout will be constructed to adoptable standards in line with Powys County Council's highway requirements and is reserved for further consideration at reserved matters. The new internal access road has been designed to include adoptable sized turning heads. Each of the dwellings have been allocated with the correct amount of car parking spaces to serve each dwelling, and the arrangement of the car park spaces do not exceed more than two in a row.

7.0 Flood Risk – Flood Consequence Assessment

The site is located outside the Environment Agency's Indicative Flood Plan area which shows the 0.1% annual probability of extreme flood. The development fulfils the criteria: The Sequential Test and Exception Test of TAN15, and there will be no detrimental impact upon the development through flood risk and no loss of flood storage capacity.

8.0 Context

8.1 Economic Context

The proposed scheme will inevitably boost the local economy, in not only providing additional housing to the settlement, but also providing work during the construction to local businesses and labourers.

8.2 Social Context

Socially, the development will provide more children for the village's primary school. Smaller schools within Powys are currently struggling to remain open and this development will assist in ensuring these primary schools remain necessary and open. The development also introduces a varied house type, which would cater for all family sizes and which would provide a well-balanced demographic within the site.

8.3 Physical context

The physical context of the site, as existing, is an agricultural field, and with existing residential properties located immediately adjacent to the boundary of the site, the proposed development will be seen as a natural extension to the residential build development of Guilsfield.

9.0 Conclusion

The proposed development is for the erection of up to 22 dwellings including 5 affordable dwellings, located within Guilsfield within an adopted site.

Whilst an indicative layout and design has been provided, these matters are all to be considered through the process of a reserved matters application. The indicative details provided illustrate that the type and scale of development proposed on site can be achieved without having any unacceptable adverse impacts on amenity, environment or highway safety.

The scheme will have a significant positive impact on the existing services of the village, in providing properties for local people which will inevitably help to sustain the existing services within the village of Guilsfield.

In light of all the information provided to you, along with the relevant planning policy context that is currently in place, we consider that the proposed scheme should be viewed positively and recommended for approval.