



Planning Statement

Application by: Mr J Edwards
Site Address: UDP Housing Allocation B4 HA1,
Talgarth Road, Bronllys, Brecon,
Powys, LD3 0HN
Proposal: Residential development of land with
10 dwellings (Outline)

Hereford

1 Fine Street
Peterchurch
Herefordshire
HR2 0SN

Tel: 01981 550550

Kidderminster

4 Lion Street
Kidderminster
Worcestershire
DY10 1PT

Tel: 01562 67640

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1. Introduction

- 1.1. This statement has been prepared by Bernard Eacock Limited on behalf Mr James Edwards and provides a detailed appraisal of national and local planning policy considerations identifying the prevailing material planning considerations applicable to the determination of an outline planning application for the erection of 10 dwellings on land to the south west of Arundel, Church Street, Bronllys, Powys – Powys County Council Unitary Development Plan (UDP) Housing Allocation (B4 HA1).

2. Site Description

- 2.1. The site comprises a 0.6 hectare (1.48 acre) parcel of land fronting onto Church Road. The site is relatively flat in nature with a gradual fall to the south. The northern boundary comprises a native species hedgerow, beyond which are two dwellings – Arundel and Garthmadwrn.
- 2.2. The eastern boundary fronts onto Church Road and comprises a native species hedgerow with grass verge measuring approximately 2.5 metres between the roadside edge and the site boundary (hedgerow).
- 2.3. The southern boundary is irregular in shape and is again defined by native hedges. The western boundary, again native hedgerow, fronts onto open agricultural land. A right of way lies beyond this boundary but it will be unaffected by the proposed development.
- 2.4. The site is presently down to pasture but does not form part of a larger agricultural holding. To this end, the land has been 'let out' on an informal basis to local farmers.

3. The proposed development

- 3.1. The application seeks the erection of up to 10 dwellings broadly following the configuration shown on the illustrative layout plan submitted with the application. The proposed layout shows the creation of a new site access off Church Road to serve units 1 – 5, with units 6 – 10 provided with vehicular access directly off

Church Road. In addition, pedestrian linkages to the northern and southern ends of the site will provide connectivity to the existing footway located on the opposite side of Church Road which leads to the village centre.

- 3.2. It is envisaged that the proposed housing will comprise two-storey dwellings of the following tenure:

4 x 3 bedroom two-storey dwellings

6 x 4 bedroom two storey dwellings

- 3.3. The scheme will also seek to maintain, as far as practicable, all pre-existing native hedgerow boundaries.
- 3.4. Subject to the approval of outline planning permission, a Reserved Matters application will be forthcoming providing final housing numbers/tenure together with detailed design/layout proposals.

4. Planning Policy

National Context

- 4.1. *Planning Policy Wales (PPW) (7th Edition) (July 2014)* sets out the land use planning policies of the Welsh Assembly Government. The document is supplemented by a series of Technical Advice Notes (TANs) which provide subject specific advice and guidance.
- 4.2. The overarching requirement of the Welsh Assembly Government's planning strategy is to ensure all development is sustainable – this means ensuring development makes the best use of resources, maintains the environment, sustains the economy and creates a sustainable society.
- 4.3. To this end, the planning system provides for a presumption in favour of sustainable development to ensure that social, economic and environmental issues are balanced and integrated at the same time.
- 4.4. Within rural areas (Chapter 4), Planning Policy Wales seeks to restrict growth to settlements which are considered to be 'sustainable' in that there is reasonable access to transportation linkages, goods, services, employment and education.

- 4.5. Chapter 9 (Housing) provides detailed advice and guidance with respect to housing provision and layout. However, Planning Policy Wales contains an overarching requirement for all local planning authorities to identify sufficient housing land allocations within their development plan documents. To this end, Bronllys has been identified as suitable settlement for housing growth whereas the site the subject of this application has been allocated for residential development purposes.

Technical Advice Notes

- 4.6. As outlined in paragraph 4.1 above, Technical Advice Notes (TANs) provide subject specific detail on development issues. Given the fact that the application site is identified and allocated for residential development within the Powys Unitary Development Plan, the principle of residential development on this land is established. To this end, the following TANs are considered relevant to the determination of this application, namely:
- TAN 5: *Nature Conservation and Planning* (2009)
 - TAN 6: *Planning for Sustainable Rural Communities* (2010)
 - TAN 12: *Design* (2014)

Local Context

- 4.7. The adopted Development Plan for the area is the Powys Unitary Development Plan (UDP) 2001 – 2016 (March 2010).
- 4.8. The UDP was prepared having regard to the advice and guidance contained within the 2002 version of Planning Policy Wales. However, to this end, the UDP must be read in the context of the more up-to-date advice and guidance contained within Planning Policy Wales (7th Edition) and the updated TANs where applicable.

- 4.9. Notwithstanding the above, the UDP shares many of the long standing broad planning principles and remains the currently adopted Development Plan against which planning applications must be assessed¹.
- 4.10. Part 1 of the UDP outlines the 'strategic vision' which will guide development and decision making within the County. This strategic vision is then translated into more detailed subject matter based policies contained within Part 2 of the plan.
- 4.11. The Part 2 policies considered relevant to the determination of this application are:

UDP SP1 – Social, Community and Cultural Sustainability
UDP SP2 – Strategic Settlement Hierarchy
UDP SP3 – Natural, Historic and Built Heritage
UDP SP5 – Housing Developments
UDP SP6 – Development and Transport
POLICY GP1 – Development Control
POLICY GP2 – Planning Obligations
POLICY GP3 – Design and Energy Conservation
POLICY GP4 – Highway and Parking Requirements
POLICY HP1 – Shire Housing Allocations
POLICY HP4 – Settlement Development Boundaries and Capacities
POLICY HP5 – Residential Developments
POLICY HP7 – Affordable Housing within Settlements
POLICY HP14 – Sustainable Housing
POLICY T6 – Walking and Cycling
POLICY DC1 – Access by Disabled Persons
POLICY DC3 – External Lighting
POLICY DC10 – Mains Sewage Treatment

- 4.12. In addition to the policies outlined above, the following Supplementary Planning Guidance (SPG) documents are also considered relevant:

Residential Design Guide (2004)

¹ As required by section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004.

- 4.13. The Residential Design Guide provides detailed advice and guidance on how to successfully achieve high standards of design appropriate to the locality. This advice has been taken into consideration as part of the design process leading up to the submission of this application.

Pre-application advice

- 4.14. In October 2013 a pre-application advice enquiry was made to the local planning authority. A formative response was received in April 2014. Within the respect the authority accepted that, having regard to the allocation within the Unitary Development Plan, residential development of this site was acceptable in principle.
- 4.15. The response did however draw attention to comments received from the Highway Authority with respect to the proposed location a new vehicular access to the southern end of the site. The Highway Authority expressed a preference for a centrally located access point. However, the Planning Officer noted the logic of the position shown and suggested that this particular issue should be dealt with in any accompanying Design and Access Statement.
- 4.16. Comments were also made with respect to the suggested housing layout and more particularly, with respect to the potential impact dwellings in the northern part of the site would/could impact the amenities of neighbouring dwellings (Arundel & Garthmadwrn).
- 4.17. Having received these comments, a design review was undertaken and the decision made to relocate the proposed vehicular access to a northern position in order to provide a buffer between the proposed built development and neighbouring dwellings. Such a reconfiguration also allowed for a small landscape buffer to be provided which increased separation between existing and proposed dwellings.
- 4.18. The need to provide between 30 and 35% affordable housing on site was also expressed. However, specific details as to the size and tenure of the required affordable housing provision were not provided. Similarly, a request for 'developer contributions' was not made. As such, it is assumed further

negotiations/discussions on these matters will take place during the consideration of this planning application.

5. Conclusion

- 5.1. The principle of residential development on this site is established by the allocation contained within the Powys Unitary Development Plan. To this end, as the Unitary Development Plan has been the subject of public examination and adoption by the Welsh Assembly Government, the spatial planning requirements set out in Planning Policy Wales are therefore satisfied.
- 5.2. The proposed indicative layout has been prepared having regard to Technical Advice Note 12: Design, the design considerations outlined within the adopted Residential Design Guide and the considered opinions set out in the pre-application advice response. To this end, it is considered that the proposed development, as shown on the illustrative layout plan accompanying the application, is compliant with national and local policy and takes on board site specific commentary of the Officers of the local authority.
- 5.3. It is, however, accepted that this application seeks outline planning permission only and that more detailed design consideration will be formulated and submitted for consideration as part of a Reserved Matters planning application. In this respect, should any particular or specific issues be raised during the consideration of this application, such matters can and will be taken on board during the detailed design stage.
- 5.4. The application is also accompanied by an Extended Phase 1 Ecological Survey which confirms that the site is species poor. However, the Ecological Survey Report does acknowledge that the boundary hedgerows do hold some potential for protected species to be present. In this regard, these comments can and will be taken into consideration as part of the Reserved Matters application and recommendations with respect to the timing of construction word a duly noted.
- 5.5. Having regard to the above, it is considered that the proposed development makes the best use of residential development land in accordance with wider planning principles whilst also acknowledging and protecting the environment and the amenity of neighbouring dwellings and land uses. Furthermore, the proposed

development takes on board the guiding principles contained within the adopted Residential Design Guide and accordingly, should be supported by the local planning authority.