



Planning, Design and Access Statement

Proposal	Reserved Matters Planning Application
Site	1 Old Saw Mill Site Erwood Builth Wells Powys LD2 3PQ
Client	Mr & Mrs Davies
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Introduction

This access statement is submitted in support of a Reserved Matters Planning Application for the proposed residential development of 2 dwellings at 1 The Old Saw Mill Site, Erwood, Builth Wells, Powys

As the application seeks 'reserved matters planning approval', full design details regarding the development are provided. As such, this statement aims to provide details of the principles and concepts relating to 'inclusive design' upon which development proposals have been based to date, and which will be adhered to at subsequent stages in the schemes development.

The following documents have also been followed for technical guidance:

Technical Advice Note 1: Joint Housing Land Availability Studies

Technical Advice Note 12: 'Design'

Technical Advice Note 18: Transport

Powys Local Development Plan (LDP) 2011-2026 Adopted April 2018

Planning Policy Wales (PPW) Edition 10 2018

Planning Statement

The application is seeking reserved matters planning approval for the proposed residential development of 2 dwellings

The outline planning permission (P/2017/1487) was granted on the 7th March 2018 with all matters reserved bar access.

This statement outlines the site description, planning history, relevant planning policy context. It offers balanced planning consideration and evaluates the proposal against the identifies planning policy context.

The purpose of this report is to provide an appraisal of the issues relevant to the consideration of this development proposal, and to provide a considered opinion on the merits of the proposal.

Site Context

Location

The application site lies within the centre of the small village of Erwood, on Grid Reference SO 09885 42980 As shown by the approximate red outline on the plan below



Google Earth extract, showing redline outline of proposed residential development.

Site Features

The application site is a 0.11hec which is a vacant site which contains a mixture of paddock and areas of hardstanding.

The site slopes down from the road frontage to the rear of the site.

The land has predominately post and stock proof fence on the boundaries with sporadic trees. The eastern boundary has been planted with new tree / hedgerows, which are establishing themselves.

To the north there are several mature trees together with self-seeded hedgerow type growth. This includes an oak tree of significant importance, of which is to be retained by the proposal.

Access

Access to the site is currently obtained of the U0072 to the north of the site. The site currently has an agricultural field gate located to the centre of the site. The site is located within the 30mph zone.

In terms of public transport, there is limited available within the vicinity, however within adjoining villages and towns further amenities are available.

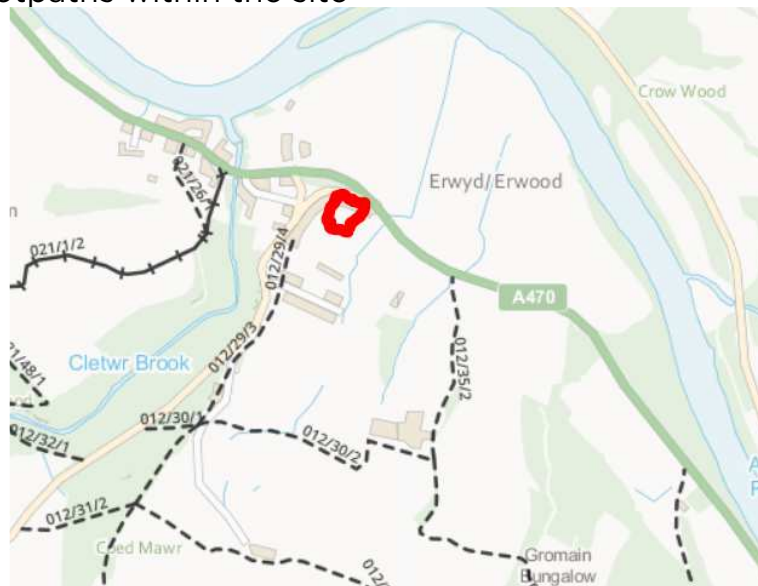
Flooding

According to TAN 15 development Advice maps, there are no records of historic flooding on the site and the site is in Zone A ; considered to be at little or no risk of flooding.



Public Rights of Way

There are no footpaths within the site



Surroundings

The site is situated within a semi built up area, with residential properties to two aspects, Erwood Common to the north and agricultural land to the south east.

Context Analysis

Movement

The settlement of Erwood already benefits from the close proximity to the neighbouring settlement of Builth Wells allowing connections to further destinations.

The proposed private road is to be 3.6m wide. The site is accessed off the U0072 within Erwood within a 30mph zone. The U0072 provides a slip road on and off the A470, with the principle route from Llyswen towards Crickadarn.

Suitable parking facilities have been provided with the proposed dwellings curtilage based on highways technical specification, with a minimum of 1 per bedroom provided (excluding any garage space)(up to a maximum of 3) Vehicular access and parking areas to each of the units is shown on the accompanying plans.

Access

The site has reasonable road links to the neighbouring town of Builth Wells (North West) with limited local public transport is relatively poor in the area, however there are regular public transport routes located within the towns/villages which provide access onto national coach, rail and road networks.

The site contains an existing agricultural vehicuale access to the centre of the site, with former accesses also present where the buildings were located to the northern edge of the site.

Access was approved with under the original outline application, with further details clarified on the detailed plans submitted. This includes a clear 2.4m bandwidth across the frontage, together with any hedge planted a further 1.0m back.

The existing hedgerows are to be translocated where possible behind the visibility line, or new hedgerows planted where this is not practical. These shall be 1m behind the visibility splay.

Parking is within the curtilage of the plots and vehicles can manoeuvre to enter and exit in a forward gear. The car parking areas to the dwellings will be a level or shallow gradient hard surface suitable for wheelchair use giving access to all external doorways which will have a level threshold and entrance doors will be 800mm clear width. Internally the properties will be constructed in accordance with part M of the Building Regulations.

Community Safety

The development site is located to the edge of the village. The site adjoins existing residential dwellings and agricultural land

The orientation of the dwellings within the site is such that it would allow for natural surveillance of the site accesses and car parking areas without compromising the need for privacy of the adjacent properties. Final detailing of the dwelling at building regulation stage has the opportunity to incorporate 'secured by design' regarding door and window locks.

Character

Landscape design

The development site has post and wire fences or hedges to the boundaries. The site contains a number of mature trees and self seeding saplings.

The entire hedgerow and trees to the road frontage are required to be removed to comply with the original outline approval. As a result new pedunculate oak trees are proposed to replace the lost species.

Within the development site additional native hedgerows are proposed both sides to the boundaries enclosing the development, together with new tree planting.

Scale

The scale of the development is in keeping with its surroundings, as the design of the dwellings, in terms of footprint is compatible with and indeed similar to the dwellings within the village.

This then follows on with the previously established theme and therefore in keeping with the character of the existing properties in the surrounding area.

Due to the spacing, orientation and size of the dwelling there is no impact on privacy, sunlight, microclimate nor existing neighbouring properties. Due to the location of the development there is no impact on public space as the current site is an agricultural field on the outskirts of the village

Amount

The proposal is for 2 dwelling. The number of plots to the area of land is as set out at outline application stage.

Layout of the development

The proposed layout of the scheme involves the careful siting of the units so as not to prejudice the privacy or amenity of other dwellings and existing surrounding dwellings. The dwellings are situated in a way that minimises the overlooking from habitable room windows and the amenity areas of neighbouring properties. It is also sited sufficiently far from the boundaries of the site to ensure that the residential amenities of the occupiers of the existing

properties are protected. It is considered that there is no unsatisfactory impact in terms of the dwellings being overbearing or over shadowing residential gardens. The dwelling is sited within a generous plot with more than adequate parking and amenity area for each property.

The layout of the scheme has been considered in respect of the edge of village setting, and the proximity of the neighbouring properties. This has resulted in a scheme which does not overlook any of the surrounding dwellings and provides a pleasant appearance to the area.

Consideration has been given to the existing dwellings beyond the boundaries of the site. The layout of the site has been amended as a result of this to minimise the impact of the dwellings on these units.

Appearance

The design and layout of the proposed units on the site represents a design which is in keeping with the character of the existing properties in and around the surrounding area and which contribute to the visual amenities of the site and with the context of its surroundings.

The dwellings materials are based around local natural stone, with part rendered walls, under a natural slate roof.

Environmental Sustainability

Landscape / Townscape Setting

The proposed dwellings coordinates with the existing land in that the existing contours are generally maintained to give a combined ridge profile across the site that is compatible with the topography.

Local Environment

Within the proposed development site there are several trees and hedges to be removed to allow access into the development site.

There are no hydrological features located on this site. The proposal has new hedgerows within the development then the wildlife habitat is not only retained but expanded. The new dwelling will provide the traditional overhanging barge / soffit detail which will provide potential roosts for House Martins and exposed eaves for potential Swallow roosts.

Sustainable Materials

The proposed dwellings will be designed and built to the current building regulations standards within Powys

Climate Resilience

The design of the dwellings with pitched roofs clad with a natural roofing material is a tried and trusted method of roofing. The site is not in an area of

flooding and rainwater harvesting retains a natural resource with the surplus discharging naturally into the ground and therefore not affecting natural watercourses. The timber joinery is a natural product and will be finished with a stain with UV repellent properties as will the glazing have Pilkington K glass to reflect UV radiation. Solar gain is reduced due to the orientation of the principal elevations and modest window sizes. Natural ventilation within the dwellings is provided by opening fanlights and casements.

Within the thought process of the design of this new development the following areas have been considered, Condensing Boilers and their controls, the insulation levels required, the introduction of low energy lighting, and the use of natural opposed to manufactured materials. By the introduction of these methods and materials this development is aiming to help with climate change and reduce the buildings impact on the surroundings.

Sustainable Building Standards

The use of nationally recognises robust details and quality assurance materials and construction standards together with the selective sourcing and use of materials will ensure a structure which is durable and have an extended serviceable life span. Planned maintenance of the external fabric will be essential.

Planning History

The relevant planning history for the 1 Old Saw Mill Site is illustrated below

Application Ref	Location	Proposal	Decision	Date
P/2017/1487	1 Old Saw Mill Site, Erwood, Bulth Wells	Outline: Construction of 2 (3 bed) detached houses with garages and all associated works (some matters reserved)	Approved	07/03/2018

Outline Planning permission was granted on 7TH March 2018 for the development of 2 dwellings.

The proposals in this application are virtually identical to the scheme that was given outline approval but contains more detailed information on design, siting etc. as detailed below. The conditions listed and reviewed below;

Condition	Relevant Information	Notes
1) Details of the appearance, landscaping, layout, and scale, (hereinafter called ""the reserved matters"") shall be submitted to and approved in writing by the local planning	N/A	

authority before any development begins and the development shall be carried out as approved.		
2) Any application for approval of the reserved matters shall be made to the local planning authority not later than three years from the date of this permission.	N/A	
3) The development shall begin either before the expiration of five years from the date of this permission or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.	N/A	
4) The development shall be carried out strictly in accordance with the plans stamped as approved on 07/03/2018 (drawing no's: DM/07/15/2/A, DM/07/15/1A).	Plans updated following further survey works	
5) No development shall commence until provision is made within the curtilage of the site for the parking of all construction vehicles together with a vehicle turning area. This parking and turning area shall be constructed to a depth of 0.35 metres in crusher run or sub-base and maintained free from obstruction at all times such that all vehicles serving the site shall park within the site and both enter and leave the site in a N/A forward gear for the duration of the construction of the development.		
6). No other development shall commence until clear visibility is provided above a height of 0.6 metres above carriageway level over the full frontage of the developed site to the U0072 county highway effective over a bandwidth of 2.4 metres measured from the edge of the adjoining carriageway. Nothing shall be planted, erected or allowed to grow on the area(s) of land so formed that would obstruct the visibility and the visibility shall be maintained free from obstruction for as long as the development hereby permitted remains in existence.	Plans updated follow additional survey works undertaken.	
7) Upon formation of the visibility splays as detailed above the centreline of any new or relocated hedge should be positioned not less than 1.0 metre to the rear of the visibility splay and retained in this position as long as the development remains in existence.	N/A	
8) Before any other development is commenced the area of the access to be used by vehicles is to be constructed to a minimum	N/A	

<p>of 410mm depth, comprising a minimum of 250mm of sub-base material, 100mm of bituminous macadam base course material and 60mm of bituminous macadam binder course material for a distance of 5.5 metres from the edge of the adjoining carriageway. Any use of alternative materials is to be agreed in writing by the Local Planning Authority prior to the access being constructed.</p>		
<p>9) Prior to the occupation of either dwelling, provision shall be made within the curtilage of the site for the parking of not less than 3 cars per dwelling together with a turning space such that all vehicles serving the site may both enter and leave the site in a forward gear. The parking and turning areas shall be retained for their designated use for as long as the development hereby permitted remains in existence.</p>	<p>N/A</p>	
<p>10. Prior to the occupation of either dwelling the area of the access to be used by vehicles is to be finished in a 40mm bituminous surface course for a distance of 5.5 metres from the edge of the adjoining carriageway. This area will be maintained to this standard for as long as the development remains in existence.</p>	<p>N/A</p>	
<p>11) No storm water drainage from the site shall be allowed to discharge onto the county highway.</p>	<p>Crossfall from access is naturally into site.</p>	
<p>12) Any vehicular entrance gates installed within the application site shall be set back at least 5.5 metres distant from the edge of the adjoining carriageway and shall be constructed so as to be incapable of opening towards the highway and shall be retained in this position and form of construction for as long as the dwelling/ development hereby permitted remains in existence.</p>	<p>N/A</p>	
<p>13) In the event that the presence of unsuspected contamination is encountered when carrying out the approved development immediate contact must be made with the local planning authority and works must cease in that area. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared, which is subject to the approval in writing of the local planning authority. Following completion of the remedial works</p>	<p>N/A</p>	

<p>identified in the approved remediation scheme, a verification report that demonstrates compliance with the agreed remediation objectives and criteria shall be produced, and is subject to the written approval of the local planning authority, prior to commencement of use of the development.</p>		
<p>14) There shall be no, direct or indirect, discharge of surface water to the public foul sewer.</p>	<p>N/A</p>	
<p>15) All works and ancillary operations which are audible at the site boundary shall be carried out only between the following hours: 0800 - 1800 hrs Monday to Friday 0800 - 1300 hrs Saturday At no time on Sunday and Bank Holidays Deliveries to and removal of plant, equipment, machinery and waste from the site must also only take place within the permitted hours detailed above.</p>	<p>N/A</p>	
<p>16) The development shall be carried out strictly in accordance with the recommendations in Section 8 of the Radnorshire Wildlife Services Report dated 16/06/2016 and Sections 4 of the Mid Wales Ecology Reports dated July and December 2017, the identified mitigation and compensation measures shall be adhered to and implemented in full.</p>	<p>N/A</p>	
<p>17) No external lighting shall be installed unless a detailed external lighting design scheme has been submitted to and approved in writing by the Local Planning Authority. The external lighting scheme shall avoid conflict with identified bat roost features and include measures to avoid impacts on nocturnal wildlife particularly. The development shall be carried out in accordance with the approved details.</p>	<p>N/A</p>	
<p>18) Prior to commencement of development a Tree and Hedgerow Protection Plan in accordance with BS:5837:2012 shall be submitted to the Local Planning Authority and implemented as approved and maintained thereafter.</p>	<p>Please see attached report</p>	
<p>19) Prior to the commencement of the development a Landscaping and Management Plan shall be submitted to and agreed with the Local Planning Authority and shall be implemented in the first planting season of the following occupation of the development. The Plan shall include the use of native species, details of the planting</p>	<p>Please see attached landscape and management plan.</p>	

specification - the species, sizes and planting densities - and a timetable for implementation and future management to ensure good establishment and long-term retention		
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Review of Relevant Planning Policy

The following local statutory adopted development plans are considered:

Powys Local Development Plan (LDP) 2011-2026 Adopted April 2018

SP1- Housing Growth

SP3- Affordable Housing Targets

SP5- Settlement Hierarchy

SP6- Distribution of Growth Across the Settlement Hierarchy

H1- Housing Development Proposals

Policy H2- Housing Sites

Policy H3- Housing Delivery

Policy H4- Housing Density

Policy H5 - Affordable Housing Contribution

DM 1-Planning Obligations

DM2- The Natural Environment

DM4- Landscapes

DM6- Flood Prevention Measures and Land Drainage

DM12-Development in Welsh Speaking Strongholds

DM13- Design and Resources

T1- Travel, Traffic and Transport Infrastructure

Technical Advice Note 1: Joint Housing Land Availability Studies

Technical Advice Note 12: 'Design'

Technical Advice Note 18: Transport

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Supplementary Planning Guidance (SPG) (2011-20126) 2018

Policy DM4 - Landscape

The policy has been designed to meet the criteria as set out within the document with

- The proposal is appropriate and sensitive in terms of integration, siting, scale and design. The proposal does not have an adverse effect on the characteristics and qualities of the Powys Landscape.
- The proposal will not have a significant impact on the landscape or visual amenity.

Policy DM13 -Design and Resources

Proposals should demonstrate a good quality of design, *the development should complement and/or enhance the character of the surrounding area in terms of siting, appearance, integration, scale, height, massing, and design detailing. The development contributes towards the preservation of local distinctiveness and sense of place. The layout of development creates attractive, safe places, supporting community safety and crime prevention. It incorporates adequate amenity land, together with appropriate landscaping and planting.*

The policy has been designed to meet the criteria as set out within the document with

- The development has been designed to complement the character of the surrounding area
- The layout creates an attractive, safe place with supports community safety and crime prevention
- The development is inclusive to all
- It incorporates adequate amenity land, together with appropriate landscaping and planting.
- The amenity enjoyed by occupants nearby will not be unacceptable affected by the proposal
- There is no unacceptable effect on the occupiers of neighbouring properties.

Planning Policy Wales 2018

The proposed development contributes to the social and economic sustainability of the area. Section 4.1.36 of PPW 2018 states: *Planning authorities must direct development to locations most accessible by public transport. They should ensure that development sites which are well served by public transport are used for travel intensive uses, such as housing, jobs, shopping, leisure and services, reallocating their use if necessary. In rural areas, planning authorities should designate local service centres, or clusters of settlements where a sustainable functional linkage can be demonstrated, as the preferred locations for new development.*

Tan 12 Design paragraph 2.2 states *The Welsh Government is strongly committed to achieving the delivery of good design in the built and natural environment which is fit for purpose and delivers environmental sustainability, economic development and social inclusion, at every scale throughout Wales.* TAN 12 paragraph 5.11.3 states: *The design of housing layouts and built form should reflect local context and distinctiveness, including topography and building fabric. Response to context should not be confined to architectural finishes. The important contribution that can be made to local character.*

Policy DM2 of the LDP (The Natural Environment): *Development proposals shall demonstrate how they protect, positively manage and enhance biodiversity and geodiversity interests including improving the resilience of biodiversity through the enhanced connectivity of habitats within, and beyond the site.* The proposed application does not affect any biodiversity interests.

Policy T1 of the LDP (Travel, Traffic, and Transport infrastructure) encourages: *Safe and efficient flow of traffic for all transport users, including more vulnerable users, and especially those making 'Active Travel' journeys by walking or cycling; Manage any impacts to the network and the local environment to acceptable levels and mitigate any adverse impacts; and, Minimise demand for travel by*

private transport and encourage, promote and improve sustainable forms of travel including Active Travel opportunities in all areas. The proposal includes for a safe link for pedestrians to move within the village, together with improving highway safety on the road with improved visibility.

Conclusion

Planning permission is determined in accordance with the development plan unless material considerations determine otherwise. The application is consistent with the principles and policies of the LDP.

The proposal is sustainable and would make a valuable contribution to the local economy. The proposal meets the principles and policies set out in the PPW and relevant TAN documents.

The design of the proposal would not adversely detract from the beautiful scenery and surrounding area. The proposal is modest and is inline with the original approved outline planning application.