



The Old Railway Line Garden Centre

Planning Statement

Pleydell Smithyman Limited
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The Old Railway Line Garden Centre
Planning Statement

Prepared by Pleydell Smithyman Limited on behalf of The Old Railway Line Garden Centre

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1.0 Introduction

This document accompanies the planning application submitted by Pleydell Smithyman Limited on behalf of our clients for proposed works at The Old Railway Line Garden Centre, Three Cocks, Brecon.

The proposed works comprise:

- Removal of existing temporary structures and covered walkways.
- Replacement with a new open sided canopy.
- Replacement with a partly enclosed extension to an existing open sided canopy.
- Part enclosure of an existing open sided canopy.
- Alterations and extensions to the existing garden centre entrance.

Background

The Old Railway Line Garden Centre was established by [REDACTED] 1990 on the site of the old Brecon to Hereford Branch of the Midland Railway. [REDACTED] the 1960's and ran a small piggery from the site. In 1990 [REDACTED] started selling home grown bedding plants from a small greenhouse next to the entrance and started to increase trade by attending local markets including Builth and Brecon.

As demand increased a small plant area and polytunnels were established, which was the beginning of the current garden centre. Over the years, further production and retail polytunnels were added, a coffee shop opened in 2001 and new retail buildings were developed between 2009 and 2012.

The garden centre has continually grown since it was first established and has now become one of the UK's premier, independent, destination garden centres. In 2023, and for the previous eight years, the site was awarded the title of 'Best Destination Garden Centre in Wales & West' by the Garden Centre Association. In 2018 and 2021 it was also awarded the title of 'Best Garden Centre in the UK'. It brings a significant number of visitors to the area annually, encouraging inward investment.

The Old Railway Line Garden Centre is very much a family business [REDACTED] new business ideas and a fresh approach but also results in a need for the business to be of a level where it can financially support additional family members and a wider team.

The site today includes a variety of enclosed buildings, canopies and polytunnels, outdoor sales area and car parking. The business offers a range of products including top-quality plants, garden sundries and tools, garden furniture, pet and aquatic products along with a small range of gift and homeware products. The site includes several catering outlets, the Railway Restaurant, offering breakfasts, lunches, snacks and drinks, the Tea Room which provides a slightly different offering and the Railway Express, a quick service kiosk situated along the frontage. Plants are still very much at the heart of the business.

The site is performing well and is an important part of the local community. However, in the current economic climate, where real time incomes are falling and consumers are being more cautious about parting with their money, the garden centre needs to improve and update in order to retain existing customers and the high quality offer in order to sustain existing and create additional employment opportunities on the site.

1.0 Introduction

Pleydell Smithyman (specialist consultants to the garden centre industry) have worked with The Old Railway Garden Centre to formulate this proposal which aims to ensure the continued success of this long established local business.

The Need for the Development

Like most industries, the garden centre market are seeing the effects of real time incomes falling, low consumer confidence and reduced spending. An October 2022 HTA survey revealed that whilst 39% of respondents stated that their spending on the garden/outdoor space would stay the same, 25% stated that it would decrease. Businesses are therefore operating in more difficult conditions and have to try harder to encourage more conscious customers to spend with them.

Looking specifically at the horticultural industry, one of the biggest challenges is the vagaries of the British weather. The UK is seeing greater rainfall during the garden centre peak trading period of March-June than thirty years ago and the HTA report that the Met Office have predicted that by 2070, compared to 1990, winters will be up to 30% wetter. Therefore one of the main drivers behind the proposals is the need to try to 'weatherproof' the business for the benefit of both customers and the business, in reducing stock wastage from adverse weather.

Horticultural businesses are traditionally 'fair weather' and trade is very dependent upon good weather. During the winter months and periods of bad weather customer footfall decreases as customers are understandably reluctant to visit the outdoor areas during bad weather. In order to combat this horticultural businesses have started to provide an increased amount of covered space including larger enclosed shop areas and covered canopies to promote and encourage access to all areas of their site. This is the main motivation behind extending and replacing the covered areas on the site with the aim of reducing the seasonality of the business, and encourage customers all year round and in all weathers.

Throughout the industry, garden centres are raising their standards to maintain their place in the market and this results in higher levels of investment but also higher levels of customer expectations. Customer expectations of plant and horticultural retailers have changed dramatically over recent years. Whereas previously customers would accept simple standards, much improved facilities of extremely high standards are setting the pace and plant and garden centres are expected to be clean, bright and professionally run from a high quality retail environment that customers can enjoy all year round. Today's customer not only expects a quality retail environment they also expect, as a result of precedent from the larger centres, a wide range of products and services.

The site is competing with garden centre chains such as Dobbies (the largest garden centre chain in the UK), DIY stores such as B&Q, Wickes and Homebase and supermarkets such as Asda, Aldi and Lidl who have a horticultural offering, which has put additional pressure on horticultural businesses to succeed. Over recent years, many historically independent sites have been bought by groups who have bigger budgets and economies of scale and it is difficult for smaller single site operators to compete. However with the ever increasing number of chain stores in the horticultural industry it is those that offer a point of difference and retain individuality who have the potential to stand out. Therefore the proposed works aim to build on the site's special features to create a unique attraction, rather than trying to compete directly with the chains. However there are certain standards set by the bigger operators which the proposed new development will have to meet. Our clients therefore need to invest in the site in order to retain their existing customers and provide a modern garden centre offer in order to compete with their

1.0 Introduction

competitors.

The garden centre customer profile has generally been an older and retired clientele and with a trend towards an ageing population, this is likely to continue, with older consumers having higher levels of home ownership and being the highest spenders in the gardening market. However research suggests that after the age of 70 customers are tending to spend less on garden retail (HTA Garden Market Analysis Report 2017). Garden centres are also competing with leisure, travel, sport and hospitality attractions for the 'grey pound.' Garden centres therefore need to attract a younger customer base who expect more modern facilities, in order to secure the future success of their sites.

In summary, the site needs to be able to improve and develop in order for the business to be sustained and to maintain and increase employment opportunities on the site. Without significant investment it is highly likely that customers will choose to shop elsewhere, resulting in a threat to the continuation of the business. The wider industry is also facing challenges with labour supply issues, costs rising across the majority of areas of doing business impacting upon profit margins and the rising cost of finance for businesses.

It is within this context that our clients, with specialist advice from Pleydell Smithyman, have carried out a careful review and evaluation of their existing business and now seek to establish an appropriate plan for the long term future of the site.

The proposed works are described in more detail within this document.

Planning History

There are a number of historical planning applications relating to the site. The following are considered to be most relevant to the current application:-

- B/0095/7536 - Proposed new polytunnel.
- B/0093/6885 - Change of use of adjoining land to nursery sales area and car park.
- B/0093/6886 - Erection of a growing tunnel (retrospective).
- B/02/0370 - New storage shed.
- B/00/0026 - Change of use of part of field to open sales area and car park to serve existing nursery.
- P/2009/0439 - Erection of new building to replace defective polytunnels.
- P/2010/0432 - Change of use of field to provide car parking facilities for further 30 vehicles with entrance to future retail development plus additional disabled parking in existing car park.
- P/2011/0277 - Proposed extension to retail and restaurant facilities and installation of a new package treatment plant.
- P/2011/1019 - Phase Two: Improvements to the retail store by removing the existing poly covered/ timber stores and replacing with a sustainable building and provide further car parking facilities.
- P/2012/0170 - Erection of two new Fordingbridge Specialists poly canopy, over timber frame construction to match the existing.
- P/2017/0915 - Stage 1; Removal of existing polytunnel and replace with new retail store; Removal of existing retail buildings and replace with packing and processing centre, storage and events hall; New entrance off the A438 to new parking facilities.
- 18/0945/NMA - Application for a non-material amendment to planning permission P/2017/0915 in relation to the parking bays.

2.0 Site Location

The site is located along the A438. It is situated approximately 11 miles to the north east of Brecon and 5 miles to the south west of Hay-on-Wye.

The total site area comprises 0.26 hectares.

There are no public rights of way crossing through the site.

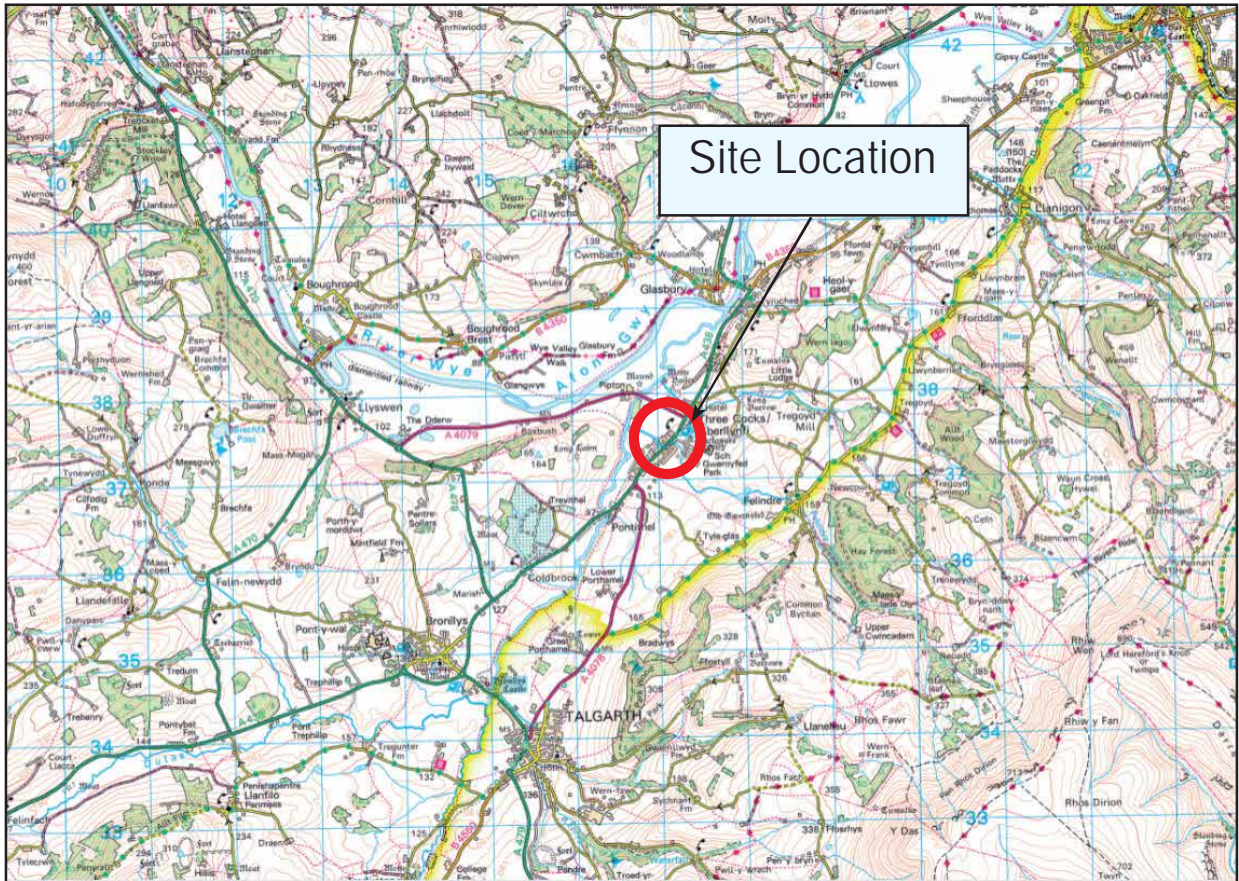


Fig.1 Location plan

3.0 Aerial View of the Site

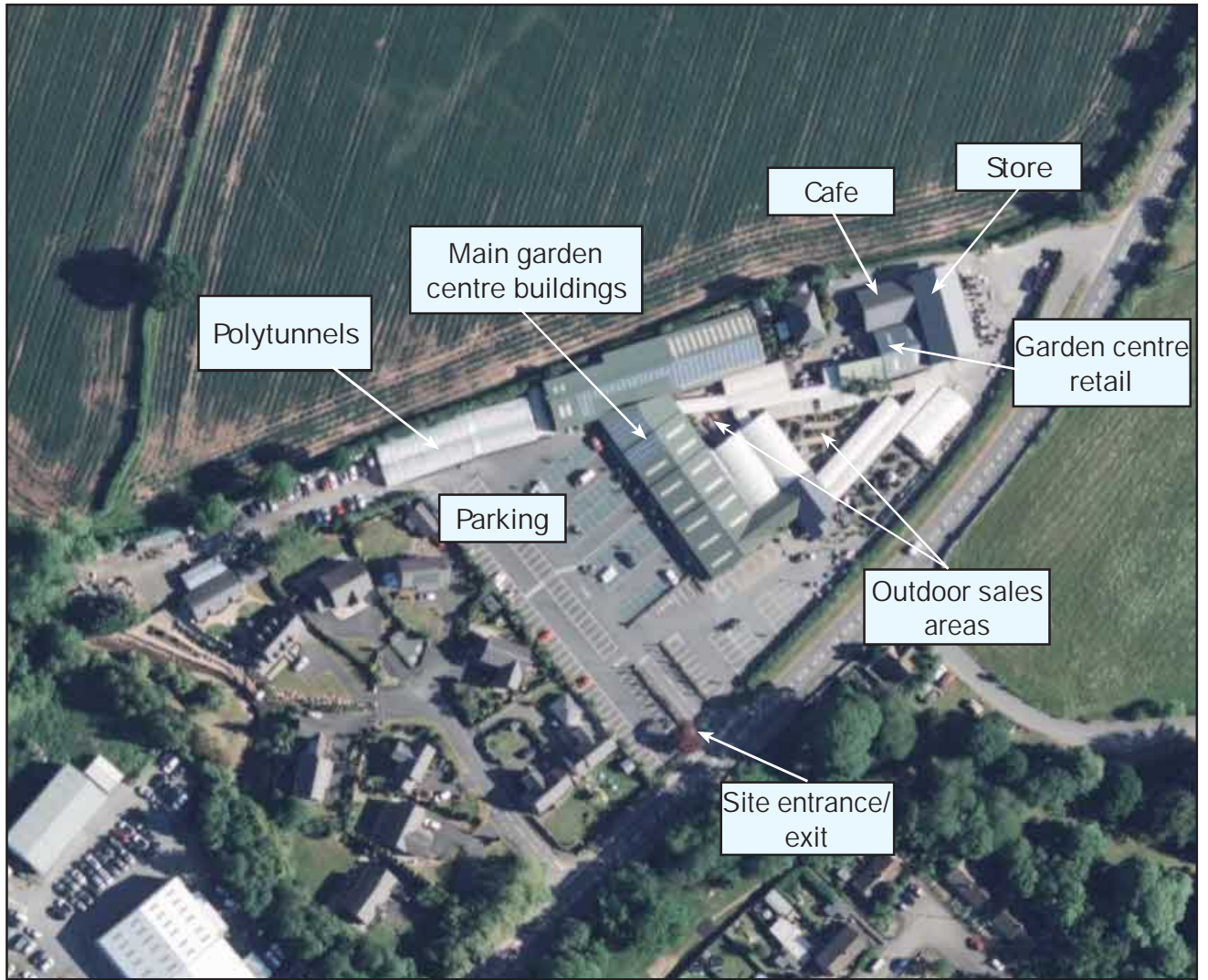


Fig. 2. Aerial view of the site

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Use & Amount

Firstly, it is proposed to remove the existing temporary garden centre shop building located along the south eastern boundary of the site. This comprises 547m². The structure has existed on the site for a number of years and was only ever intended to be a temporary solution to assist during the Covid pandemic and enable a one way system to be introduced on the site. It was only ever intended to be a temporary solution but has been retained on site longer than originally planned.

It being a temporary structure with no internal flooring does not accord with the high standard of the other garden centre buildings. During Covid such standards were acceptable but as trading conditions are returning to normality, they need to be removed and replaced.



Fig. 3. Existing temporary garden centre shop to be removed.

In addition, various existing timber framed covered walkways which have reached the end of their useful life will be removed, comprising 546m².

It is proposed to replace the structures with a new open sided canopy which will create no floorspace but the roof area will comprise 1385m². The space beneath the new canopy will continue to be used for garden centre retailing as at present.

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Fig. 4 Existing covered walkways to be removed.

Secondly, it is proposed to extend and alter the existing open sided canopy situated to the centre of the site, to provide an increase in covered areas to help weatherproof the site. The western most span of the existing canopy will be walled in to provide an extension to the existing enclosed retail area. The eastern most span will remain open sided on the eastern elevation.

The existing canopy will be extended to the north. The canopy extension will comprise a roof area of 289m². Of this, the western span (165m²) will be fully enclosed and the eastern span (124m²) will be open sided to match the proposed alterations to the existing canopy.

The space underneath the new canopy and within the walled in areas will continue to be used for the retailing of garden centre products. Overall retail area will not be increased as a result of the proposals as they will take place on existing retail areas. Currently, some of the products sold underneath the canopy are more suited to being sold within an enclosed shop environment so the proposed improvements will help to address this.

The enclosed canopy areas will enable a review of the layout of the existing main shop to provide increased circulation space for visitors, which will be particularly beneficial for those in wheelchairs and with pushchairs. It will enable a more comfortable and spacious retail layout to be provided with space for inspirational customer displays to be introduced.

Thirdly, it is proposed to create a new entrance into the garden centre buildings. Currently access is provided into the main entrance lobby and into the temporary building that is proposed to be removed. A new defined entrance will improve legibility on the site.

In order to accommodate the new entrance the existing front entrance lobby canopy comprising 19m² will be removed. The new proposed entrance/exit will comprise 153m² plus a small canopy of 35m². A first floor will be added within the new entrance/exit extension and within the existing building

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comprising 306m². This will be used for staff offices and meeting rooms.



Fig. 5. Existing entrance lobby to be removed.

Taking the total proposed ground floor building area of 1,862m² in the context of 1,112m² of building removals, leads to an increase of only 750m² of building area on the site, the vast majority of which will be open sided structures.

Layout

The existing garden centre area contains a variety of buildings including enclosed retail areas, open sided canopies and polytunnels and hard surfaced areas comprising a car park, outdoor sales area and service yard.

The replacement open sided canopy will sit parallel to the main road, towards the south eastern boundary of the site, and will sit over existing retail area currently occupied by the existing temporary structures and part of the covered walkways which are to be removed. It will be bounded to the north by existing garden centre buildings and to the south west by the existing and extended entrance building. The north eastern end will be enclosed with a new fence and gates to prevent unauthorised access to the service yard.

The extended and partly walled in canopy will cover over part of the existing outdoor retail area located towards the centre of the site. It will infill a gap between the existing buildings and will adjoin the existing canopy on the north western elevation and the existing garden centre buildings on their southern and eastern elevations. This will require the removal of existing covered walkways.

The new entrance/exit extension will sit towards the south of the site, adjoining the existing garden centre buildings on the south east elevation. The existing front entrance lobby will be removed in order

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to facilitate the development. The new structure will be bounded to the north west by the existing garden centre buildings and to the north east by the proposed new open sided canopy.

Currently, entrance into the garden centre is provided via the temporary garden centre shop which does not present a positive first impression for visitors and does not reflect the high standards elsewhere on the site. The new entrance/exit extension will sit slightly further forwards to improve visibility of the entrance from the car park to the west of the buildings.

The existing 'Railway Express' kiosk is proposed to be relocated closer to the new entrance to the garden centre.

All of the proposed structures will sit on existing hardstanding, comprising previously developed land.

Scale

The proposed new canopy adjacent to the road will measure approximately 28m along the south west elevation by 60m along the south east elevation. The new canopy broadly occupies the area of the existing structures to be removed from this location. It will be to a maximum ridge height of 5.7m which is well below the height of the existing garden centre buildings.

The proposed canopy extension will measure approximately 11.3m along the north east elevation by 19.8m along the south east elevation. It will be to an eaves height of 3.4m and ridge height of 5.7m at the lowest ground level, to match the existing canopy.

The proposed new entrance will measure 20m along the south west elevation by 11.4m along the south east elevation. It will be to a maximum eaves height of 3m and maximum ridge height of 7.1m to match the existing buildings on the site. The scale of the new entrance has been designed to provide a focal point to improve legibility on the site.

Appearance

The proposed new canopy adjacent to the road will be constructed from a timber frame with a curved polythene roof, including roof vents. It will be enclosed on the north eastern end with a new fence and gates.

The proposed open sided canopy extension will be constructed from the same materials as the existing canopy, comprising a timber frame with a curved polythene roof. Such structures are commonly found on garden centre sites, reflecting their horticultural roots.

The parts of the existing and proposed canopies to be walled in will be enclosed on the north eastern elevation with a low brick plinth and grey metal cladding to the wall. The roofs of the enclosed parts of the canopies will also be replaced with a grey insulated metal cladding system in order to provide an energy efficient structure.

The proposed new entrance building will be constructed from timber cladding and brick to the walls and

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tiles to the roof, to match the existing garden centre buildings.

The new buildings have been designed utilising materials to match and/or complement the existing buildings, which have previously been deemed to be appropriate on the site. The proposed materials and colours blend well with the existing structures and reflect a rural and agricultural vernacular of visual warmth and soft texture. These works will improve the overall appearance of the site, particularly given their prominent position on the road frontage.



Fig. 6. Existing canopy materials that the canopy extension will match.

Landscaping

The site is well landscaped to the boundaries which will be retained as part of the works.

Access & Parking

The existing site access from the A438 will be retained as part of the proposed works.

Parking is situated to the south and west of the garden centre buildings, which will be retained as part of the proposed works. There are currently 174 parking spaces, including five disabled as well as two motorcycle spaces. Overspill parking is available to the north western corner of the site.

Existing parking will remain unchanged and is believed to be adequate to meet the demand from the proposed works as they will take place on existing retail areas, and are not intended to attract a significant number of additional visitors or intensify the use of the site.

Access for emergency vehicles will be maintained throughout the site, emergency assembly points clearly identified and key staff will be trained to assist in these circumstances. Access to the wider buildings will be

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provided in accordance with Building Regulations to ensure the needs of those with a disability are met.

Crime

The applicant is fully aware of the impact of crime, not only in business but also the wider community and takes a proactive approach to crime prevention.

The proposed buildings will be contained within the wider garden centre complex which incorporates its own security measures to the periphery which includes gates, fencing and planting.

5.0 Planning Matters for Consideration

Planning Policy Wales (PPW) was first published in 2018 and was most recently updated in 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.

PPW defines sustainable development as *“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.”*

Paragraph 1.18 establishes that there is a presumption in favour of sustainable development at the heart of PPW.

The Vision for the Powys Local Development Plan states that *“Powys will be a place of vibrant and resilient communities providing sustainable development and economic opportunities set in a healthy, safe environment, whilst celebrating, protecting, enhancing and sustainably managing its natural resources, native wildlife and habitats, heritage, outstanding landscapes and distinctive characteristics.”*

The existing garden centre area is located within the development boundary for the area, demonstrating that the site is considered to be in a sustainable location. The site comprises previously developed land, having been used as a garden centre for many years. The proposed works will contribute to the local economy by helping to improve a local business with great potential to provide increased services and experiences for the benefit of staff and members of the wider local community.

Economy

PPW paragraph 5.4.1 states that economic development is defined as *“the development of land and buildings for activities that generate sustainable long term prosperity, jobs and incomes. The planning system should ensure that the growth of output and employment in Wales as a whole is not constrained by a shortage of land for economic uses.”*

Paragraph 5.4.2 states that *“the Welsh Government seeks to maximise opportunities to strengthen the foundational economy, particularly the food, retail, tourism and care sectors which play such a prominent role throughout Wales; the planning system should be supportive of this aim.”*

Paragraph 5.6.1 states that *“the rural economy must develop a wide base if it is to be adaptable and resilient to the challenges it faces now and in the future. Events such as the climate emergency, the coronavirus pandemic and exiting the European Union all bring economic and societal uncertainty, and the ability to respond flexibly to these issues will be key to the future success of rural areas.”*

The Powys Local Development Plan Vision states that *“Powys’ rural areas will be a working countryside of sustainable communities supported by a thriving and diverse rural economy of small businesses.”*

Our clients have owned the site since 1990 and the business is a significant local employer, currently employing 42 people on a full time basis with an additional 55 employed part time. The proposal would allow the site to maintain its position within the local market and to maximise its potential as a local business. The more successful the business is the greater the economic benefits will be to the local area.

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The proposed works are expected to create an additional four full time and six part time positions available to people in the local area.

The applicant is committed to ensure that the site provides a significant range of locally sourced products, therefore local suppliers would therefore benefit from the ongoing success of the business, which would have a further positive impact on the local economy through increased employment opportunities and spending in the local area.

In addition, during the construction works, the proposed development will either create opportunities for local construction companies and workers, which will have a positive impact on the local economy, or if construction workers not local to the area are used, the local economy will benefit from these workers staying in the area, and spending during the construction period.

PPW and local policy are supportive of economic development which creates additional employment opportunities and provides investment into existing businesses in the local area. The proposals are consistent with and supportive of a range of national and local economic strategies and objectives.

Social

PPW paragraph 4.3.41 recognises that local and rural shops have both an economic and social function. The existing garden centre acts as a forum for community interaction and promotes opportunities for meetings between members of the community who might not otherwise come into contact with each other.

The site has been an important part of the local community having been operated as a garden centre for many years. They take pride in actively supporting the local community in various ways including organising and participating in fundraising events for local and national charities including fun days, quiz and curry nights, and sponsored challenges. They also offer workshops, educational events, and hands-on activities for children to encourage their interest in gardening and provide advice, plants, and equipment to local school projects. The garden centre is also involved in Cultivation Street, a scheme to provide quality gardening advice and recommendations for community groups and schools.

The proposed works will enable these important works to continue and will provide an improved visitor experience for the local community.

Natural Environment & Ecology

PPW paragraph 6.44 requires that *“all reasonable steps must be taken to maintain and enhance biodiversity and promote the resilience of ecosystems and these should be balanced with the wider economic and social needs of business and local communities. Where adverse effects on the environment cannot be avoided or mitigated, it will be necessary to refuse planning permission.”*

Policy DM2 –The Natural Environment, requires that *“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.”* In addition, it states that proposals will only be permitted where they do not unacceptably adversely affect

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European and nationally protected sites and locally important site designations and habitats.

The site is not located within any nationally or locally designated sites. The closest designated site is the River Wye SSSI/SAC which is located approximately 400m to the north west of the site. There are no ponds or watercourses within the site.

The proposed works will all take place on areas of previously developed land which consist of existing hardstanding, and do not require the removal of any existing trees or hedges, therefore having no adverse impact on biodiversity on the site.

Historic Environment

PPW paragraph 6.17 states that it is important that the planning system looks to protect, conserve and enhance the significance of historic assets.

Local Development Plan Strategic Policy SP7 - Safeguarding of Strategic Resources and Assets, requires that development does not have an unacceptable adverse impact on natural, built and historic environment assets.

The site is not located within a Conservation Area, nor does it include any listed buildings or scheduled ancient monuments. There are two Grade II listed buildings opposite the site on the other side of the A438 at Gwernyfed High School. Old Gwernyfed & Gwernyfed Park, situated opposite the site is a registered historic park and garden. The site and a significantly wider area forms part of a historic landscape area.

The use of the site and the buildings present, are well established and the proposed development should be viewed in that regard. The proposed removal of the existing structures and their replacement and extension will not have an adverse impact on the significance of the Listed Buildings or historic landscape area. In fact, the works will provide a visual improvement on the current situation, improving the setting of the heritage assets.

Town Centre Use

PPW paragraph 4.3.18 states that the Welsh Government operates a 'town centres first' policy in relation to the location of new retail and commercial centre development.

It goes on to state that "if a suitable site or building to meet identified need is not available within a retail and commercial centre or centres, then consideration should be given to edge of centre sites and if no such sites are suitable or available, only then should out-of-centre sites in locations that are accessible by a choice of travel modes, including active travel and public transport, be considered."

Local Development Plan Policy R1 - New Retail Development, states that new development within edge of centre or out-of-centre locations will be expected to demonstrate that there is a need for the additional retail provision, that it can be satisfactorily located and that it will not have an unacceptable adverse impact on existing retail centres.

Notwithstanding the above, PPW paragraph 4.3.23 recognises that some types of retailers, such as those

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selling bulky goods and requiring large showrooms, may not be able to find suitable sites or buildings within existing retail and commercial centres. This is certainly the case for garden centre retailers as they require a significant amount of land to accommodate a single trading level that is capable of accommodating the size, number and nature of products on sale. In addition they require a combination of adequate indoor, covered open sided and outdoor display space which is almost never found in town centres. Given the bulky nature of their products, such businesses also lend themselves to car borne customers, thus requiring easily accessible on-site surface level car parking. In addition, the business model does not allow for the format or scale of the proposals to be easily altered to allow them to be capable of being accommodated in any available town or district centre location.

In addition, the proposal is for improvements and upgrading at an existing garden centre business on the site and there is therefore no more logical a setting for the works.

PPW states that a Retail Impact Assessment will be required to support all planning applications for retail development over 2,500m² within edge of centre or out of centre locations. The proposed works will take place on existing outdoor retail areas and will not increase retail area on the site, therefore a Retail Impact Assessment is not required.

Transport & Parking

PPW paragraph 4.1.10 states that *“The planning system has a key role to play in reducing the need to travel, particularly by private car, and supporting sustainable transport.”* In addition, paragraph 4.1.11 states that *“Development proposals must seek to maximise accessibility by walking, cycling and public transport, by prioritising the provision of appropriate on-site infrastructure.”*

Local Development Plan Policy T1 –Travel, Traffic and Transport Infrastructure requires that development proposals should incorporate the safe and efficient flow of traffic for all users, manage any impacts to the network and the local environment and mitigate any adverse impacts and minimise demand for travel by private transport and encourage, promote and improve sustainable forms of travel.

The existing site access from the A438 will be retained as part of the proposed works. The existing 174 parking spaces on the site will remain unchanged and are believed to be adequate to meet the demand from the proposed works as they will take place on existing retail areas, therefore not attracting a significant number of additional visitors or intensifying the use of the site.

The site is accessible by a number of sustainable methods of travel. There is a bus stop located immediately along the south eastern site boundary with another stop approximately 180m to the south west at Three Cocks. The site can be accessed on foot from residential areas to the north east and south. Cycle parking for eight bicycles is already provided to encourage visitors to travel by sustainable means of transport.

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Design

PPW paragraph 3.3 states that *“Good design is fundamental to creating sustainable places where people want to live, work and socialise.”*

Local Development Plan Policy DM13 –Design and Resources, requires that *“Development proposals must be able to demonstrate a good quality design and shall have regard to the qualities and amenity of the surrounding area, local infrastructure and resources.”*

The proposed structures have been designed to reflect the form, massing and materials of the existing buildings on the site and the semi rural location of the site. The use of soft, muted materials such as brick and tile will present a farmstead/agricultural type appearance with glazing providing points of interest. They will provide a much improved visual appearance better in keeping with the existing structures on the site and the locality.

The proposed development will be of a sustainable construction utilising sustainable materials which are capable of being recycled at the end of their lifetime, where possible. Water conservation and waste minimisation procedures will be adopted within the toilets.

Flooding & Drainage

PPW paragraph 6.6.27 requires that *“Planning authorities should be aware of the risk of surface water flooding, usually caused by heavy rainfall, and ensure developments are designed and planned to minimise potential impacts. Development should not cause additional run-off, which can be achieved by controlling surface water as near to the source as possible by the use of SuDS.”*

Local Development Plan Policy DM5 –Development and Flood Risk, requires that development is located away from tidal or fluvial flood plains and must not increase flood risk elsewhere.

There are no watercourses within or adjacent to the site. National Resources Wales Flood Map for Planning identifies that the site is located within Flood Zone A. This means that the site is considered to be at little or no risk of fluvial or coastal/tidal flooding. A Flood Consequence Assessment is not required to support planning applications within Zone A.

The proposed works will all take place on areas of existing hardstanding, therefore surface water runoff will not be increased as a result of the proposals.

Surface water will continue to be dealt with via soakaways and storage tanks for re-use in irrigation.

6.0 Summary

- This document accompanies the planning application submitted by Pleydell Smithyman Limited on behalf of our clients The Old Railway Line Garden Centre, for works at their site at Three Cocks, Brecon.
- The proposed development is for the removal, replacement of and extensions to existing buildings at the existing garden centre site.
- The site is a well established part of the local community having been operated by our clients for many years and the proposed development will assist in the continued success of this important local business, securing the existing employment opportunities on the site and providing a further ten job opportunities in the local area.
- The proposed new and replacement structures have been carefully designed to ensure that they reflect the location of the site and the existing buildings, and will provide an overall visual improvement to the site.
- The proposed works have been designed following a careful review of the existing business and have been informed by external factors such as the weather, competition and increasing customer expectations.
- The proposals are in accordance with adopted development plan policies and PPW which seeks to encourage Local Planning Authorities to promote a strong economy and support sustainable economic development.