



# Planning Application Supporting Statement (including Design & Access)

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Full Planning Application for a residential  
development of 8 Affordable Dwellings

Land south of Llanidloes Road, Newtown, Powys

December 2021



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## **PROJECT**

Residential development of 8 affordable dwellings on land to the south of Llanidloes Road, Newtown, Powys

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## 1. Introduction

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- 1.1 This document provides supporting information in respect of a planning application that seeks full planning consent for a residential development of 8 affordable dwellings on land to the south of Llanidloes Road, Newtown.
- 1.2 The information contained in this document is supplementary to that provided on the completed planning application forms and is to be regarded as forming part of the application. The information contained in this statement is intended to assist the Planning Authority in determination of the proposals.

### Background to the Development

- 1.3 The application site is part of the site that benefits from planning consent for the erection of up to 60 dwellings, as follows:
- P/2016/0796: Outline planning permission for erection of up to 60 dwellings and construction of vehicular access; and
  - 20/1581/RES: Reserved matters following the approval of P/2016/0796
- However, the detailed site layout (approved as part of the reserved matters) identifies the site subject of this application as an area of vacant land that lies between the proposed housing to its west and an area of public open space to the east.
- 1.4 In addition, land on the opposite side of Llanidloes Road benefits from planning consent for the erection of up to 30 dwellings, as follows:
- P/2016/0797: Outline planning permission for erection of up to 30 dwellings and construction of vehicular access; and
  - 20/1393/RES: Reserved matters following the approval of P/2016/0797
- The planning consent for these 30 dwellings includes a condition (condition 7 of P/2016/0797) that requires that, prior to the commencement of development, a scheme for the provision of affordable housing must be submitted to and approved in writing by the local planning authority, and that the affordable housing shall be not less than 20% of housing units/bed spaces (i.e. not less than 6 dwellings).
- 1.5 This application, in conjunction with a separate application to discharge condition 6 of P/2016/0797), seeks to locate the affordable housing requirement for P/2016/0797 on this application site. This proposal is considered to give rise to a number of significant benefits, including:
- provision of a greater number of affordable houses than that required by planning consent P/2016/0797;

- making best use of an otherwise vacant parcel of land; and
- enabling better management of the affordable housing proposed under this application by locating this housing adjacent to the affordable housing to be delivered on site P/2016/0796.

## 2. The Site and Proposed Development

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### Introduction

2.1 This section explains the nature of the application site and its immediate environment. It also sets the context for demonstrating that a commercial development is suitable in this location.

### The Site and its Environs

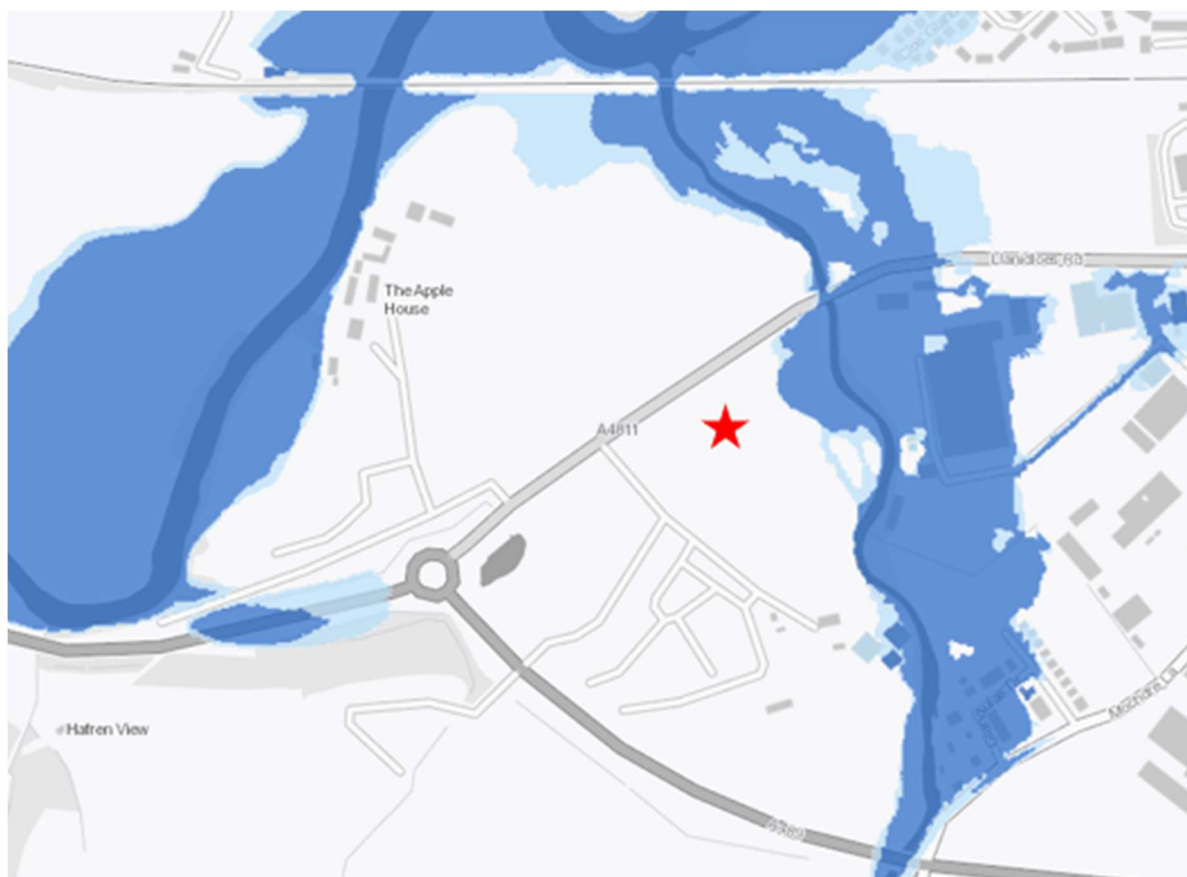
2.2 As previously detailed, the application site lies to the south of Llanidloes Road, on the eastern approach to Newtown. The site forms part of a larger site that benefits from planning consent for 60 dwellings (P/2016/0796) and opposite a site benefitting from planning consent for 30 dwellings (P/2016/0797), as identified on figure 1, below.



**Figure 1:** Google Maps Aerial Image with application site location identified

2.3 As is demonstrated by the aerial image at figure 1, the application site will be well enclosed by residential development. In addition, the site is relatively flat low-lying land. Development on the site will therefore be relatively inconspicuous in the wider landscape, viewed as part of the town and not considered an inappropriate incursion into open countryside.

- 2.4 The site is free from any development constraints, including flooding (as demonstrated by the extract of Natural Resources Wales' Development Advice Mapping, provided at figure 2). Whilst access to the application site can be achieved with ease from Llanidloes Road (utilising the same access as that approved for the adjoining residential development). Mains utilities are also available to serve the proposed development.



**Figure 2:** Extract of Natural Resources Wales Development Advice Mapping with application site identified

- 2.6 Given the above, the application site is considered to be an appropriate location for the proposed development with no unacceptable adverse impacts anticipated to arise as a result of its development.

### The Proposed Development

#### 2.7 *Design*

The proposed development on the application site is fully illustrated on the submitted drawings. These drawings identify that the development will comprise of 2no. 4 bedroom detached and 6no. 3 bedroom semi-detached dwellings.

2.7.1 The proposed dwellings benefit from the same designs as those approved under the reserved matters application for the adjoining site (ref. 20/1581/RES). In addition, the dwellings will also be constructed from the same palette of high-quality materials to provide a harmonious development that has regard to local building materials and contributes to a sense of place.

#### 2.7.2 *Environmental Sustainability*

- **Efficient Use and Protection of Natural Resources**

The development site itself is free from development constraints. Buildings on the site will therefore be able to take advantage of passive solar heating and solar energy installations.

- **Landscaping & Biodiversity**

Native landscape planting will be included within the scheme to enhance the ecological value of the site and further assist in integrating the development into its landscape setting.

#### 2.7.3 *Movement*

The proposed development is on the outskirts of Newtown, the primary residential centre and focus of services and facilities in Powys. The site will be linked back to the settlement by footpath links constructed as part of the adjoining residential development to the west.

#### 2.7.4 *Community Safety*

The proposed development will enhance community safety in this location through an increase in natural surveillance in the area.

#### 2.8 ***Utilities and Drainage***

The site can be served by mains electricity, water and foul drainage. A sustainable drainage system will be developed for the disposal of surface water to meet Sustainable Drainage Approval Body (SAB) requirements.

#### 2.9 ***Access***

The site will benefit from (a previously approved) access onto Llanidloes Road, which benefits from good horizontal and vertical alignment in this location. This access is considered to be more than sufficient to serve the proposed development. The site is also of sufficient size to enable the provision of an appropriate number of parking spaces and manoeuvring space for vehicles throughout the site.



## 3. Planning Policy Context

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### National Planning Policy

3.1 National planning policy in Wales is provided in a number of documents, including, most significantly, Planning Policy Wales (PPW).

### 3.2 *Planning Policy Wales*

3.2.1 PPW Edition 11 was adopted in February 2021 and is the key national land use planning policy document for Wales. PPW sets out the Welsh Government's land use planning policies with the aim to translate the Government's commitment to sustainable development within the planning system. This is highlighted in the Introduction at paragraph 1.2, which details that 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", this should be considered during plan-making and decision-taking.

3.2.2 PPW provides a presumption in favour of sustainable development in accordance with the development plan unless material considerations indicate otherwise (paragraph 1.18). In this regard, it details that Local Planning Authorities should ensure that the social, economic, environmental and cultural benefits of a proposed development are considered in the decision-making process, recognising that, in doing so, there may be occasions when one benefit of a development proposal outweighs others. Key factors in the Local Planning Authority's assessment process include:

- **Economic Considerations**

Economic considerations include the contribution the proposed development makes to job creation, the growth and regeneration of the local area and the achievement of a more prosperous, low carbon, innovative and resource efficient Wales.

- **Social Considerations**

Social considerations include the contribution the proposed development makes to meeting society's needs (including housing), how people access employment and how they interact on a daily basis.

- **Cultural Considerations**

Cultural considerations can include how far the proposal supports the provision of jobs and economic activity and how the area's distinctive offer, including the Welsh language and landscape, is protected and promoted.

- **Environmental Considerations**

Environmental considerations include how important features of the natural and built environment are protected and enhanced, how environmental risks are prevented or appropriately managed and how efficient and most

appropriate use of materials is made (e.g. by maximising energy efficiency, the efficient use of land and sustainable movement).

- 3.2.3 Planning Policy Wales specifically identifies the useful contribution that housing on infill and windfall sites can make to the delivery of housing stating, in paragraph 4.2.23, that proposals for housing on such sites within settlements should be supported where they accord with national sustainable placemaking outcomes.

## Local Planning Policy

### 3.3 Powys Local Development Plan

- 3.3.1 Powys adopted its Local Development Plan (LDP) on the 17th April 2018. This document provides the local context in which planning applications should be assessed and determined. The LDP policies of most significant to the development proposal are as follows:

- **Strategic Policy SP1 – Housing Growth**  
This policy identifies that over the plan period 4,500 dwellings will be provided on a combination of sites, including both allocated sites and windfall sites that arise during the Plan period.
- **Strategic Policy SP3 - Affordable Housing Target**  
This policy identifies that over the plan period 952 affordable dwellings will be provided through setting site thresholds on housing development and on exception sites
- **Strategic Policy SP6 - Distribution of Growth across the Settlement Hierarchy**  
Identifies that ‘Towns’ will be the main focus for new development in Powys, including affordable housing on exception sites that form a logical extension to the settlement
- **Policy H1 - Housing Development Proposals**  
As with Policy SP6, this policy details that Towns are a focus for housing development on sites within the development boundary or on logical extensions outside of the development boundary for affordable housing
- **Policy H6 - Affordable Housing Exception Sites**  
Policy H6 details that exception sites in Towns must be solely for affordable housing and of a size, scale and tenure commensurate with the defined need and appropriate to the settlement tier. The supporting text to policy H6 further details that sites adjoining Towns are “likely to be suited to accommodating larger affordable housing schemes and therefore these sites are reserved for development by Registered Social Landlords, or equivalent organisations, or the Strategic Housing Authority. Single unit developments by individuals will not be acceptable in these locations”.

### **3.4 Supplementary Planning Guidance: Affordable Housing**

- 3.4.1 Powys has adopted a Supplementary Planning Guidance (SPG) note on Affordable Housing, which provides guidance on how the Council will implement the relevant policies of the Local Development Plan. This document has regard to the aspiration set nationally by Welsh Government to deliver 20,000 new affordable homes and locally Powys Council's corporate priority to deliver affordable housing.
- 3.4.2 The SPG provides specific guidance on the provision of affordable housing on exception sites. This guidance details that affordable housing on exception sites must meet a proven unmet local need, to be appropriate to the settlement tier and for the size, scale and tenure of the proposed affordable housing to be commensurate with the defined need.
- 3.4.3 In Towns and Large Villages, the SPG details that affordable housing is permissible on sites outside of development boundaries with the scale of such development dependent upon the size and characteristics of the existing built up area and the level of local affordable housing need. Significantly, in this regard, the SPG details that policy aims to accommodate larger types of affordable housing schemes (greater than 5 units) adjacent to Towns and Large Villages as these are the most sustainable locations for housing growth and that these sites are suitable for social or intermediate housing developments by RSL, SHA or equivalent affordable housing providers.

## 4. Planning Assessment

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4.1 The main planning issues concern the following:

- Principle of Development
- Sustainable Development

### Principle of Development

4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires local planning authorities to determine planning applications in accordance with the development plan, unless there are material circumstances which 'indicate otherwise'. The Development Plan in Powys consists of the adopted Local Development Plan (LDP).

4.2 The LDP has an ambitious target for the provision of affordable housing over the Development Plan period, as identified in Policy SP3. This target is to be met by the provision of affordable housing on housing sites within development boundaries of settlements and also on exception sites that form logical extensions outside of development boundaries.

4.3 The proposed development is the provision of affordable housing on an exception site in Newtown. Newtown is identified as being a 'Town' in the Plan's settlement hierarchy and therefore as a focus for housing development (Policies SP6 and H1) and where affordable housing exception sites should be suitable for accommodating larger affordable housing schemes (Policy H6).

4.4 LDP Policies H1 and H6, together with their supporting text, make clear that a proposal for a larger affordable housing scheme on a site that adjoins a 'Town' development boundary is, in principle, acceptable subject to:

- A. *The proposed development being of a size, scale and tenure commensurate with the defined need and appropriate to the settlement tier*

In terms of size and scale, the supporting text to policy H6 identifies that Towns are suitable locations for larger (greater than 5 units) affordable housing schemes and the development proposed in this application is commensurate with this level of provision. In addition, and significantly, the proposal is the relocation of 6 affordable units from the adjoining site that benefits from planning consent P/2016/0797 together with the provision of an additional 2 affordable housing units. The applicant is a Registered Social Landlord (involved in the adjoining site) who considers that the level of provision identified on the site is appropriate and in accordance with the identifiable local need for affordable housing. It is evident, therefore, that the size and scale of the proposed development is commensurate with defined need and appropriate to the settlement tier.

In terms of tenure, as the proposal is an affordable housing scheme to be provided by a Registered Social Landlord (Housing Association), it meets all policy requirements.

*B. The site being considered a logical extension to the settlement*

As previously detailed, the application site forms part of a larger site that benefits from planning consent for 60 dwellings (P/2016/0796) and, as demonstrated by the aerial image at figure 1, will be well enclosed by this, and adjoining, residential development. It is evident, therefore that the proposed development will lie within the built form of the settlement and therefore accords with this aspect of local policy.

- 4.5 From the above, it is contended that local planning policies support the principle of the proposed development.

### **Sustainable Development**

- 4.6 As previously detailed, paragraph 1.18 of PPW identifies that legislation secures a presumption in favour of sustainable development.

- 4.7 There are different dimensions to “sustainable” development: economic, social, cultural and environmental and it is considered that this development will contribute to all of these, as set out below:

- *Economic*

The proposal will provide local employment during the construction phase and benefits the local economy through the use of local suppliers and services.

The provision of dwellings will also accommodate additional residents in the community, within walking and cycling distance of the services and facilities provided in Newtown. Residents will therefore support local businesses and services within the settlement.

- *Social*

The development will make a contribution to Powys’ housing requirements including, most significantly, the stock of affordable housing. Such provision will provide people with an appropriate level of residential accommodation to meet their needs and will therefore positively affect their health, well-being, quality of life and opportunities open to them. In enabling local people to meet their housing needs within the area, the proposals will also ensure that occupants continue to live within, and contribute to the vitality of, their local community.

- *Cultural*

As previously detailed, cultural considerations include the provision of jobs and economic activity and how the Welsh language and landscape, is protected and promoted.

The proposed development therefore provides cultural benefits through the creation of jobs during the construction phase of the scheme and will enable occupants of the proposed dwellings to support local community services and facilities and play an active role in community life. Whilst Newtown is not identified as a Welsh Language stronghold in the Local Development Plan,

it is significant that the proposed dwellings will enable local people to remain within their community.

The proposal is not considered to result in any unacceptable adverse landscape impact as the proposed development will lie within the built form of the adjoining residential development and therefore the settlement.

- *Environmental*

The site is a vacant area of land on an existing housing site that is unaffected by any environmental constraints. No unacceptable adverse environmental impacts are therefore likely to arise as a result of the proposed development. However, the development of this land provides an opportunity to secure biodiversity enhancements such as the provision of native tree / shrub planting and bird/bat boxes.

- 4.8 It is evident from the above information that the proposed development constitutes a sustainable form of development and should be considered and determined in the context of Planning Policy Wales' 'presumption in favour of sustainable development'.

## 5. Conclusion

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- 5.1 In summary, this statement is submitted in support of a full planning application for a development of 8 affordable dwellings on land south of Llanidloes Road, Newtown.
- 5.2 The proposal seeks the relocation of the required provision of 6 affordable dwellings from the site benefitting from planning consent P/2016/0797 onto this application site. In addition, a further two affordable dwellings will be provided. This proposal is therefore considered to give rise to a number of significant benefits, including:
- provision of a greater number of affordable houses;
  - making best use of an otherwise vacant parcel of land; and
  - enabling better management of the affordable housing by locating the affordable dwellings proposed in this application adjacent to the affordable housing to be delivered on site P/2016/0796.
- 5.3 No unacceptable adverse impacts have been identified as arising from the proposed development and it is considered that the provision of affordable housing to meet local needs on the site complies with both national and local planning policy. The proposal also directly accords with the different dimensions to sustainable development: economic, social, cultural and environmental, and should therefore be considered in the context of the presumption in favour of sustainable development provided in Planning Policy Wales.
- 5.4 In view of the above, we believe that the application should be supported as the development accords with the aims and objectives of both adopted planning policies and Planning Policy Wales, including its presumption in favour of sustainable development.