

Supporting Statement

Full Application

Residential Development, 2 dwellings and associated works at
Land adjacent Preswylfa,
Penparc,
Cardigan,
Ceredigion.

For
T.I Davies and Son
5 Maes Y Dderwen,
Cardigan,
Ceredigion,
SA431PE.

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1 **General Description**

The proposed development would involve the erection of 2 residential units in the form of detached single storey dwellings. The site consists of part of a small residential development.

2 **Application**

- 2.1 The statement has been prepared by Llyr Evans BSc, MSc, MRTPI, (Director) Llyr Evans Planning Ltd. appointed by T I Davies and Son. The statement is based on information supplied by the applicant, and the other consultants. Please Note: All stated dimensions and distances are approximates and based on the best information available. Please refer to the submission plans for detailed information.

3 **Applicant**

- 3.1 T.I Davies and Son, 5 Maes y Dderwen, Cardigan, Ceredigion. SA431PE.

4 **The Proposal**

- 4.1 The aim of the development is to provide functional and attractive dwellings in a sustainable location. The development would complement the existing mix of dwellings within the estate and seek to provide a further phase of residential development.
- 4.2 There are currently 9 dwellings on site in varying degrees of construction, 4 are largely complete. Three are designated as affordable units.
- 4.3 The development would continue the estate type development back towards the public highway to the east.
- 4.4 The site is currently used for storage of building materials and spoil associated with the development of the existing site.

5 **Site History**

- 5.1 A041189- Full application for 9 dwellings- Conditionally Approved.
- 5.2 A161147- Amendment to design and house types relating to A041189- Conditionally Approved.

6 **Consultation and Collaboration**

- 6.1 Trevor Hopkins Associates have been responsible for preparing the historic plans for the remainder of the site and the plans accompanying this application.

8 **Policy Considerations**

8.1 **National Planning Policy**

- Planning Policy Wales (Edition 9, 2016).
- Technical Advice Note (TAN) 1: Joint Housing Land Availability Studies (2015).
- Technical Advice Note (TAN) 2: Planning and Affordable Housing (2006).
- Technical Advice Note (TAN) 5: Nature Conservation and Planning (2009).
- Technical Advice Note (TAN) 12: Design (2016).
- Technical Advice Note (TAN) 18: Transport (2007).

8.2 Local Development Plan for Ceredigion (LDP), adopted by Ceredigion County Council 28 April 2013.

- Policy S01: Sustainable Growth
 - Policy S04: Development in 'Linked Settlements and Other Locations'
 - Policy S05: Affordable Housing
 - Policy LU02: Requirements Regarding All Residential Developments
 - Policy LU05: Securing the Delivery of Housing Development
 - Policy LU06: Housing Density
 - Policy LU24: Provision of New Open Space
 - Policy DM03: Sustainable Travel
 - Policy DM06: High Quality Design and Placemaking
 - Policy DM09: Design and Movement
 - Policy DM10: Design and Landscaping
 - Policy DM11: Designing for Climate Change
 - Policy DM13: Sustainable Urban Drainage Systems
 - Policy DM15: Local Biodiversity Conservation
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- Ceredigion Local Development Plan SPG- Built Environment and Design (January 2015)
 - Ceredigion Local Development Plan SPG- Ceredigion County Council Parking Standards (January 2015)
 - Ceredigion Local Development Plan SPG- SPG- Affordable Homes (September 2014).
 - Ceredigion Local Development Plan SPG- Community and the Welsh Language (June 2015).
 - Ceredigion Local Development Plan SPG- Nature Conservation (January 2015).

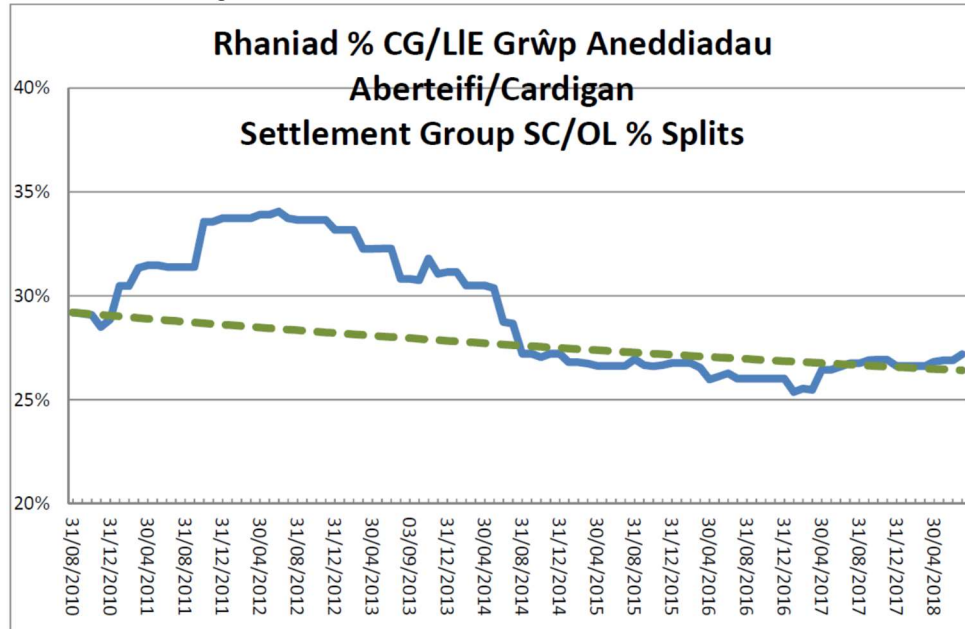
8.3 **Principle of Development**

8.4 Planning Policy Wales (PPW) (edition 9, 2016) forms the overarching national planning policy document for Wales and sets out the land use planning policies of the Welsh Government. It is supplemented by a suite of Technical Advice Notes (TANs). The main objective of PPW is to promote sustainable forms of development.

- 8.5 Section 4 deals with sustainable development and identifies the contribution planning can have to goals of the Well-being of Future Generations Act. Sustainable development is defined 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 4.1.5). Paragraph 4.3 identifies the Sustainable Development Principles. It identifies that the planning system should, amongst other things, *promote resource-efficient and climate change resilient settlement patterns that minimise land-take and urban sprawl* (para 4.4.3). The development would accord with this aim by developing adjoining an existing settlement in a sustainable location and within an existing partly developed enclosure.
- 8.6 Paragraph 4.7 identifies the sustainable settlement strategy. It states that *in rural areas the majority of new development should be located in those settlements which have relatively good accessibility by non-car modes* (para4.7.7). The sites proximity and connectivity to the centre of Penparc, bus routes and highway network ensures that the development of the site would accord with this objective and would be sustainable.
- 8.7 Section 9 deals with Housing and it identifies the need for Local Planning Authorities (LPA's) to consider housing provision in the context of viability and deliverability and for effective monitoring of relevant issues to ensure that there is an adequate and continuing supply of housing to meet the identified requirement throughout the plan period (Para 9.2.2). The development of the site would contribute to the objectives of PPW and the LDP, bringing forward deliverable and marketable housing in the short term.
- 8.8 The housing strategy for Ceredigion under the LDP identifies a hierarchy of settlements, consisting of Urban Service Centres, Rural Service Centres and smaller Linked Settlements. The site adjoins an existing partially developed residential site within the built form of the linked settlement of Penparc.
- 8.9 Policy S01 of the LDP identifies the strategy for the sustainable growth of residential development within Ceredigion. The proposal would contribute towards the sustainable growth of Penparc and to the objective of providing 6000 new dwellings within the county.
- 8.10 Policy S04 identifies 4 criteria with which residential development in Linked Settlements must accord. The criteria are assessed in turn below:
- 8.11 Criterion 1: The development would not result in the loss of services and facilities within Penparc.
- 8.12 Criterion 2:
- The development accords with paragraph 'a' of Policy S04, being located within the settlement and built form of Penparc.
 - The LDP Housing figures, 2018 03b July (Appendix 2, column b) identify 144 projected dwellings for the Linked Settlements of Cardigan and a

remaining capacity of 16 dwellings. The development therefore accords with criterion 2 b.

- Appendix 2 column a, identifies the proportionate rate of development of 74.5% for Cardigan and 25.5% for the Linked Settlements.



Ref: July 2018 LDP Graphs.

The rate of delivery would appear to be near the target percentage of units committed in the Other Locations compared to total committed in the Settlement Group. The minor excess is considered insignificant in the scheme of the strategy of the LDP particularly when considering that the delivery has been consistently under the target for the past years. As such, it is not considered that this issue alone would warrant withholding consent.

- The Linked Settlement Monitoring Report July 2018 (Appendix 5) identifies a 12% of 2007 housing stock figure of 27 and commitments of 25, leaving adequate capacity for 2 dwellings to reach the 12% increase. The proposal therefore accords with criterion 2d.

8.13 Criterion 3 is not relevant.

8.14 Criterion 4: The site is located within the substantive built form of Penparc, being located within a small estate of dwellings.

8.15 In light of the above and despite the slight conflict with criterion 2c, it is considered that the principle of the development is acceptable. Particularly when considering that the Authority has a housing land supply of 2.2 years, contrary to the 5 year supply, as required by Welsh Governments TAN 1 and PPW (2016) (Source Ceredigion JHLAS, 2018).

8.16 Policy S05 outlines the Affordable Housing Target for Ceredigion, as a proportion of 20% of units or where a whole affordable unit is not achieved, 10% of the Open

Market Value of the development. It is noted that plots 3, 4 and 5 of the existing site are designated as affordable units, the construction of which is well underway, which equates to a 33% on site contribution towards affordable housing. In light of this over provision, having regard to the 20% requirement of the policy, the developer is seeking that the existing provision is taken into consideration when assessing the affordable housing obligations of this development. If deemed acceptable, 3 affordable units from a total of 11 would equate to an onsite provision of 27% which remains above the target of 20%.

8.17 **General Considerations**

Policy DM.06 of the LDP contains general criteria against which all developments should be assessed.

8.18 **Character and Visual Amenity**

The proposal would see the development of 2 additional dwellings within an existing partially constructed estate of 9 dwellings. The site is bordered to the north by single storey properties and to the north west by two storey properties. The partially constructed single storey dwellings to the west of the site are similar in scale and design to those proposed. Furthermore, the development would be contained within the existing enclosure subject to the estate development. As such, it is considered that the development would relate satisfactorily to the character of the area.

8.19



Single storey dwellings opposite the site and along the public highway to the north east.

8.20 In terms of scale, single storey properties leading back to the public highway would relate well to the single storey dwellings to the north and north east and provide an appropriate transition to the 2 storey dwellings to the west. Building finishes would match the existing dwellings in the area, with a mix of render and brick walls, concrete tile roofs and uPVC windows.

8.21 It is therefore considered that the development would accord with criteria 1, 2, 3 and 10 of policy DM06 of the LDP.

8.22 Residential Amenity

The site is flanked to the north and east by residential development, to the south west by the adjoining Chapel and to the south by an agricultural field enclosure. The proposed residential use would be compatible with the existing characteristics of the site and surrounding uses.

8.23 The proposed dwellings would be single storey, which together with the internal configuration and suitable boundary treatments would avoid adverse impacts upon the amenity of future adjoining residents. Furthermore, the occupants of the proposed dwellings would be offered ample private amenity space, comparable to the other dwellings in the estate.

8.24 In light of the above, it is considered that the development would accord with criterion criteria 2, 5, 6 and 7 of policy DM06 of the LDP in relation to residential amenity.

8.25 Biodiversity

The plots are part of a larger residential development and are currently used to temporarily store excavated material, building materials and welfare facilities.

8.26 Given the characteristics of the site, it is considered that the development would accord with criterion 4 of policy DM06 and policy DM15 of the LDP.



8.27 Access and Highway Implications

The estate road has been designed to an adoptable standard and visibility sight lines of approximately 45metres in both directions have been incorporated into the scheme. The increase in traffic as a result of the dwellings would be comparatively low, nevertheless, it is considered that the estate road could safely accommodate the additional traffic movements. As such, it is considered that the development would accord with criterion 5 of policy DM06 and policy DM09 of the LDP.

8.28



View from the access looking north.

8.29



View from the access looking south.

8.30 **Other Considerations**

8.31 **Drainage**

Foul water would be connected to system currently under construction and there is no reason to believe that a drainage system within the site could not accommodate surface water flows.

8.32 There are no known issues of flooding in the area and the site is located outside any flood zone.

8.33 **Historic Environment**

The Chapel to the west of the site is subject to three historic records referring to a round barrow and the Chapel itself, logged on Archwilio. However, the proposed development would not appear to impact directly upon these features.

9 **Conclusion**

9.1 The proposal involves the development of two dwellings at the edge of Penparc and within a partly constructed residential estate. There appears to be headroom within the monitoring housing figures for 2 further dwellings and the minor deviation from the target ratio of development within the Urban Service Centre of Cardigan and other areas is considered minor and *de minimis*.

9.3 The proposal has considered the context of the site and impacts upon existing residents and the layout has been designed accordingly. Furthermore, impacts upon biodiversity as a result of the development are considered to be low.

9.3 In light of the above it is considered that the development complies with the objectives of the LDP and can be supported.

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