

Planning Statement

Incorporating

Design and Access Statement

May 2024

Full application for residential conversion scheme

Fronheulog (and Carisma), Ithon Road, Llandrindod Wells, Powys, LD1 6AS

1. Disclaimer

1.1 This Planning Statement has been prepared for the sole and exclusive use of the client(s) for whom it was commissioned, and for purposes in response to, and in support of, their particular circumstances, requirements and brief. It may not be relied upon by any other party, and may not be used for any purpose other than that for which it was intended. Except for being published on a website as a relevant background paper relating to a planning application or planning appeal, it cannot be reproduced or copied, in whole or in-part, nor made public by print, photocopy, microfilm or any other means, without the prior written consent of Alan Southerby Planning Ltd.

2. Summary

2.1 This Planning Statement, which also incorporates the mandatory Design and Access Statement (DAS), supports a full application for the conversion of an existing care home into 14 self-contained residential flats and the conversion of an existing detached former bungalow known as Carisma used as office accommodation back into residential use as a separate 2-bed dwelling. Also proposed is the provision of additional car parking spaces and other minor works. The property is known as Fronheulog in Ithon Road, Llandrindod Wells.

2.2 The statement(s) assesses the scheme against prevailing local and national planning policy, and explains the design and access principles and concepts that have been applied to the various aspects of the proposed development, concluding that the application should be supported in that it promotes the delivery of sustainable development.

3. Background

3.1 Attached at **Appendix 1** is a document supplied by the applicants, Adferiad, which explains their background and status as a charitable organisation providing help and support for people in need of affordable housing in order to achieve a better quality of life and the ability to contribute to society.

4. Site description

4.1 The site currently accommodates a vacant care home and its grounds, which has in the past been unable to continue to viably function and operate as a care home as it cannot feasibly be modified to meet current standards. It is understood that it had been on the market previously since 2017/2018.

4.2 The main building is an imposing two-storey detached property fronting onto Ithon Road and is within the designated Llandrindod Wells Conservation Area. The immediate area is characterised by a mixture of mainly residential properties in a uniform style that respects the Victorian heritage of the town.

4.3 Other than the Conservation Area, the site is largely unaffected by constraints, there being no additional designated heritage assets close-by, nor public rights-of-way. In addition, save for the fact that a small portion of the site is identified¹ as experiencing occasional minor surface water accumulations, it is some way distant from any identified flood risk zone. Furthermore, whilst the site lies within the River Wye Special Area of Conservation (SAC) catchment where strict controls exist over any increased phosphates levels, the proposed scheme will continue to utilise a mains drainage solution.

4.4 Further relevant detail is included in the DAS section of the statement below.

5. Proposed development

5.1 The application is made in full and proposes the conversion of the main property to enable it to be used as 14 individual self-contained one-bedroomed and studio flats, 7 on each of its two floors. Externally, no changes are proposed to the appearance of the building, including to the roof and roof void, other than a new ground floor personnel door in the east elevation. No external changes are proposed to the existing building to the rear to bring it back into residential use as a separate 2-bed dwelling.

5.2 Some changes are proposed within the grounds to enable additional parking spaces to be provided to allow for 1 space per flat plus 2 for the proposed bungalow. A single point of access is proposed.

5.3 Overall, a sympathetic conversion scheme is proposed, the design, layout, scale and density of which, whilst making the most efficient use of the space available, would reflect and respect the character of existing development in this part of the town, and the wider context of the site.

5.4 Further detail is included below in the DAS section of the statement.

6. Legal context

6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 says that if regard is to be had to the development plan for the purposes of making any determination under the Planning Acts, which it must do by virtue of Section 70(2) of the Town and Country Planning Act 1990, the determination must be made in accordance with the plan unless material considerations indicate otherwise. Section 38(5) of the Planning and Compulsory Purchase Act 2004 states that if, to any extent, a policy contained in a development plan for an area conflicts with another policy in the

¹ NRW FMfP

development plan, the conflict must be resolved in favour of the policy which is contained in the last document to be adopted, approved or published (as the case may be).

6.2 Section 72(1) of the Planning (Listed Buildings and Conservation areas) Act 1990 sets out a general duty in terms of Conservation Areas in the exercise of planning functions, namely that special attention must be paid to the desirability of preserving or enhancing the character or appearance of the area.

6.3 The Planning (Wales) Act 2015 requires any statutory body carrying out a planning function to exercise those functions in accordance with the principles of sustainable development, as set out in the Well-being of Future Generations (Wales) Act 2015. The Act provides a definition of sustainable development, meaning 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.

6.4 Section 6 of the Environment (Wales) Act 2016, known as the 'Section 6 duty', requires public authorities to seek to maintain and enhance biodiversity in the exercise of their functions, including the planning function, and in so doing promote biodiversity and the resilience of ecosystems, so far as consistent with the proper exercise of those functions.

6.5 In terms of relevant secondary legislation, the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (as amended) requires a Design and Access Statement (DAS) to be submitted along with applications such as this. It states that a DAS must:

- (a) Explain the design principles and concepts that have been applied to the development;
- (b) Demonstrate the steps taken to appraise the context of the development and how the design of the development takes that context into account;
- (c) Explain the policy or approach adopted as to access, and how policies relating to access in the development plan have been taken into account; and
- (d) Explain how any specific issues which might affect access have been addressed

6.6 Relevant detail is included below in the DAS section of the statement.

7. Development plan

7.1 The statutory development plan for the purposes of 'Section 38(6)' above comprises two documents, namely:

- Future Wales, The National Plan 2040 (Future Wales), which was published by Welsh Government on 24 February 2021. It is now part of the development plan for all of Wales, meaning decisions on planning applications will need to accord with its policies, so far as material to the decision.
- The Powys Local Development Plan (LDP), which was adopted by Powys County Council on 17 April 2018. It came into effect as (now part of) the statutory development plan for the area on that date, setting out the policies and proposals for development in the County from 2011 to 2026.

7.2 Policy 1 of Future Wales (*Where Wales will grow*) sets out the Welsh Government's support for sustainable growth in all parts of Wales, stating that development and growth in towns and villages in rural areas should be of appropriate scale and support local aspirations and need. Policy 2 (*Shaping Urban Growth and Regeneration - Strategic Placemaking*) states that the growth and regeneration of towns should positively contribute towards building sustainable places that support active and

healthy lives, with urban neighbourhoods that are compact and walkable, organised around mixed-use centres and public transport, and integrated with green infrastructure.

7.3 Strategic Policy SP1 of the LDP (*Housing Growth*) refers to the positive contribution of housing on windfall sites in meeting the identified housing need. Policy SP3 (*Affordable Housing Target*) seeks the provision of affordable housing as part of the overall mix. Policy SP5 (*Settlement Hierarchy*) sets out the County's sustainable settlement hierarchy as: Towns, Large Villages, Small Villages, Rural Settlements and Open Countryside. Llandrindod Wells is designated as a Town, placing it at the top of the hierarchy. Policy SP6 (*Distribution of Growth across the Settlement Hierarchy*) seeks to direct a higher proportion of all new housing development to Towns, including through development on suitable sites within the development boundary, such as the application site. Policy SP7 (*Safeguarding of Strategic Resources and Assets*) seeks no adverse impact on the County's assets, which include in this context the Llandrindod Wells Conservation Area, and its setting.

7.4 Development Management Policy DM2 (*The Natural Environment*) requires proposals to demonstrate how they protect, positively manage and enhance biodiversity interests, including improving the resilience of biodiversity through the enhanced connectivity of habitats within and beyond sites. Policy DM3 (*Public Open Space*) states that the provision for new Open Space will be sought from all housing developments of 10 or more dwellings, the type and nature of which will be determined by the deficiencies identified in the Open Space Assessment for the locality and, depending on the individual circumstances, may be provided on or off site. Policy DM11 (*Protection of Existing Community Facilities and Services*) says that the loss of an existing community facility will only be permitted where it can be demonstrated that appropriate alternative provision is to be made available or the potential for continued use is no longer viable, and alternative solutions to support the long term use of the facility for the community have been adequately explored. Policy DM13 (*Design and Resources*) states that development proposals must be able to demonstrate a good quality design that has regard for the qualities and amenities of the surrounding area, local infrastructure and resources.

7.5 Topic Based Policy H1 (*Housing Development Proposals*) seeks the most sustainable locations for residential schemes. It states at Criterion 1 that in Towns and Large Villages - and in order to meet the aims of relevant strategic policies (SP1, SP3, SP5 and SP6 above) - housing development will be permitted on suitable sites within development boundaries, as in this case. Policy H3 (*Housing Delivery*) states that housing development proposals must be of an appropriate scale and shall provide a suitable mix of housing types to meet the range of identified local housing needs. Policy H4 (*Housing Density*) seeks the most sustainable and efficient use of land, meaning 27+ dwellings per hectare for Towns and Large Villages. Being within Central Powys, Policy H5 (*Affordable Housing Contributions*) seeks a 30% contribution towards affordable housing provision on schemes proposing five or more dwellings.

Assessment against the LDP

Principle

7.6 As a residential scheme utilising existing buildings in a sustainable town centre location, the proposals are demonstrably acceptable as a matter of principle, subject to compliance with all detailed aspects of policy.

Detailed considerations

Loss of community facility

7.7 It is understood that the premises closed as a care home in 2017, and that it has been marketed in the period since, as a going concern, with no firm interest shown. Due to viability concerns in making the necessary improvements to ensure on-going compliance with all applicable care home

standards (such as minimum room sizes and the requirements for all bedrooms to have ensuite facilities), it is considered unlikely that a care home facility as a single entity can be maintained.

7.8 The applicant wishes to convert the property instead into self-contained residential units allowing for independent living, which is both economically viable and a feasible alternative. The circumstances demonstrate that there is no realistic potential for continued use as a care home and that its loss is justified.

Design, character and appearance

7.9 The existing buildings and the site they occupy currently contributes to the character and appearance of the area. Both buildings, Fronheulog and Carisma, are respectfully designed to suit their setting. No change is proposed in terms of their external appearance (other than a new pedestrian door in Fronheulog). The scheme is considered to be well-designed and acceptable. Impact on the Conservation Area and its setting is neutral, which is acceptable in terms of statute, and policy. Density is appropriate for the setting, in line with policy.

Highway safety, accessibility, parking and transportation

7.10 The application is supported by a transport assessment. Vehicular access to the site would be via a single point of entry, with changes within the site to accommodate the required car parking provision. The site is also within an accessible 'active travel' distance of a wide range of town centre shops, services and other facilities, and public transport connections.

Open space

7.11 The existing garden area associated with the former bungalow, Carisma, is proposed to be retained for use by its residents. Consideration has also been given to the needs of the occupiers of flats within the main building, Fronheulog. Other than its immediate setting, limited space is available within the grounds of the former care home. These needs are best met, therefore, by existing public open space beyond the site. The Open Space Assessment 2018 produced for the LDP shows that Llandrindod Wells is well served for all types of open space - informal, play and outdoor sport - and that the site is well within the accessibility buffer for outdoor pitches. The site is additionally well placed for access to other outdoor sport facilities, and public parks and gardens. As such, there is no tangible deficiency that the scheme needs to address, nor is there any accessibility concerns having regard to the likely occupiers of the proposed flats, thereby demonstrating compliance with Policy DM3 of the LDP.

Affordable housing

7.12 Currently, the proposals represent a housing scheme with clear affordability elements; the units intending to be available at rent rates suitable for qualifying and eligible military veterans so that they can access the accommodation. Should circumstances change in the future, with units being available more generally on the open market, the applicant accepts that there would still be a need for 30% provision to be secured (in perpetuity) at this juncture, and is happy to discuss the best way in which this can be achieved in line with the Council Affordable Housing Supplementary Planning Guidance (see below).

Impacts on living conditions

7.13 The scheme has been designed to achieve an acceptable living environment for both existing and future occupiers. The main outlook from habitable living areas is as existing. As such, there will be no unacceptable adverse impact on existing neighbouring properties through either overlooking, loss of outlook, noise or disturbance.

Biodiversity

7.14 The proposals show a range of existing planting features to be retained plus new planting, together with a range of biodiversity enhancement measures, as required by policy (see Green Infrastructure Statement below).

7.15 A mains foul drainage solution would be deployed as the most sustainable for the site in phosphates terms, there being a licence permitting phosphate-stripping at the Llandrindod Wells Waste Water Treatment Works.

Overall

7.16 A sympathetic and sustainable scheme is proposed, the design, layout, scale and density of which, whilst making the most efficient use of the space available, would reflect and respect the character and appearance of existing development within this part of the town, and the wider context of the site, thereby having an acceptable impact. It is also well-related and complementary to the area, offering an appropriate level of development in keeping with surrounding and adjoining land uses. Furthermore, the scheme will ensure the living conditions of future and present occupiers are maintained. As such, the proposals will safeguard and enhance the site and its surroundings, and the contribution it makes, meeting all relevant and applicable detailed policy criteria in the process.

7.17 On this bases, it has been demonstrated how the proposed scheme complies with the overall strategy and approach of both Future Wales and the LDP, and how it also complies in terms of the more detailed aspects of policy. The proposal is, therefore, in accordance with the statutory development plan, taken as a whole.

7.18 Further relevant detail is included below in the DAS section of the statement.

8. Other material considerations

Planning Policy Wales - Edition 12 - February 2024 (PPW)

8.1 National policy set out within PPW has the promotion of sustainable development at its heart. Its overriding objective is to deliver social, environmental, economic and cultural prosperity for the country, looking to the planning system to help achieve this. It states that the planning system provides for a presumption in favour of sustainable development to ensure such factors are balanced and integrated in decisions taken on planning applications. It also explains how this approach is supported through legislation and that planning authorities, as public bodies subject to the requirements of the Well-being of Future Generations (Wales) Act, must exercise these functions as part of carrying out sustainable development.

8.2 Specifically, PPW states that in contributing to the goals of the Well-being of Future Generations Act, planning proposals and decisions should ensure that all local communities, both urban and rural, have sufficient good quality housing for their needs, in safe neighbourhoods and promoting access to employment, shopping, education, health, community, leisure and sports facilities, and open and green space, maximising opportunities for community development and social welfare. PPW also says that planning authorities should follow a search sequence when considering sites for housing, starting with the re-use of previously developed and under-used land and buildings within settlements, such as the application site.

8.3 In addition, PPW confirms that Cadw's Conservation Principles sets out the basis for making informed decisions about any proposed change that has an impact on the historic environment, based on a full consideration of the significance of any historic asset and the impact of the proposal on that

significance. The greater the significance and/or impact then the greater the benefit needed to justify any harm. The proposed conversion scheme is sensitive and will ensure the long-term preservation of the building, with no change in its external appearance, and the contribution it makes to the Conservation Area, thereby preserving its essential characteristics, as required in both statute and policy.

8.4 PPW also explains the need for a net benefit for biodiversity and for green infrastructure statements (see below) to be submitted with all planning applications to demonstrate how this will be achieved, proportionate to the nature, scale and extent of development proposed. It also sets out a step-wise approach to show how any impacts on known ecological habitats has been avoided as a first step prior to considering any necessary minimisation, mitigation and compensation. The need for enhancement cuts across all of these.

Green Infrastructure Statement

8.5 The proposals essentially see the retention of existing buildings and site features, including planting, with limited external works, and no works affecting any roof voids. On this basis, there are no site proposals either planned or required that could otherwise impact upon any known ecological habitats, on-site. The plans show how the external works to the car parking area will result in the loss of some vegetation, however. As such, minimisation, mitigation and compensation have been considered, in line with PPW. The proposals set out the measures that are necessary in order to achieve this – new wildflower and tree planting is shown to compensate for the loss. A range of biodiversity enhancements is also proposed in the form of 3 nesting bird boxes.

8.6 Overall, the proposals meet the policies and principles of PPW.

Technical Advice Notes (TANs)

TAN 2 - Planning and Affordable Housing (June 2006)

8.7 TAN 2 sets out information and guidance relating to the delivery of affordable housing which the application is compliant with.

TAN 5 - Nature Conservation and Planning (September 2009)

8.8 The TAN provides advice and guidance in relation to ecological matters, which the scheme is considered to be compliant with.

TAN 12 - Design (March 2016)

8.9 At paragraph 2.2, TAN 12 confirms that the Welsh Government is committed to achieving the delivery of good design, which is fit for purpose and delivers environmental sustainability, economic development and social inclusion, at every scale throughout Wales. At paragraph 5.11.3, it says that the design of the built form should reflect local context and distinctiveness. For the reasons outlined above, the scheme, in proposing the sensitive and sympathetic re-use of existing characterful buildings, meets these requirements and is compliant with TAN 12.

TAN 16 - Sport, Recreation and Open Space (January 2009)

8.10 TAN 16 includes advice relating to the protection and provision of public open space which the application is compliant with.

TAN 18 - Transport (March 2007)

8.11 TAN 18 seeks development that has an appropriate impact on the highway networks and transport users, which the scheme is considered to be compliant with.

TAN 20 - Planning and the Welsh Language (October 2017)

8.12 TAN 20 provides advice and guidance in relation to the impact that development can have on the Welsh Language, seeking impact assessments where 'major' windfall schemes are proposed, and where the LPA has defined the locality as linguistically sensitive. Llandrindod Wells has not been defined in this way.

TAN 24 - The Historic Environment (May 2017)

8.13 TAN 24 provides advice and guidance in relation to heritage. At paragraph 1.15, it says that heritage impact assessment is a structured process that enables the significance of a designated asset to be taken into account when considering proposals for change, and that it should be proportionate, both to the significance of the historic asset and to the degree of change proposed. The overall level of physical change in this case is minimal. As such, when considering the character and appearance of the Conservation Area as a whole, it can be seen how the proposals are compliant with the advice and guidance contained within TAN 24.

Supplementary Planning Guidance (SPG)

Biodiversity and Geodiversity - October 2018

8.14 The SPG provides advice and guidance in relation to ecological matters, which the scheme is considered to be compliant with.

Affordable Housing - October 2018

8.15 The SPG is concerned with the provision and delivery, and details, of affordable housing. As stated above, the applicant is willing to discuss the nature and extent of contribution in further detail in order to ensure compliance with the SPG.

Conservation Areas - January 2020

8.16 The SPG requires that where there is not a Conservation Area Character Appraisal in place for a particular Conservation Area, all planning applications will need to demonstrate that the character of the area has been assessed and how this assessment has been used to inform the design of the development. Fundamentally, and given the need for a proportionate approach, the minimal level of change involved with the proposed scheme means that the level of information contained within this Planning, Design and Access Statement provides all necessary evidence in this respect.

Residential Design - January 2020

8.17 One of the main aims of the SPG is to improve design standards and layouts, encourage a mix of residential properties and create responsive environments, which are outward looking and connect with the community. The SPG is also concerned with local distinctiveness and sense of place, seeking developments which contribute positively to the local area, preserving the distinctiveness of the town in which it is proposed. In terms of legibility, the proposed development is very well-related to existing development, thereby ensuring compliance with the SPG. In addition, any relevant prescriptive space and privacy standards are met.

8.18 The SPG provides further guidance relating to heritage assets, which the proposals are compliant with.

9. Design and Access Statement

Design - overall

9.1 Policy DM13 of the LDP sets out the essential design criteria for all development proposals to meet, requiring good quality design to be demonstrated having regard for the qualities and amenity of the surrounding area (including Conservation Areas), local infrastructure and resources. The following paragraphs explain the design principles and concepts that have been applied to the development and demonstrate the steps taken to appraise the context of the development and how the design of the development takes that context into account.

Design principles and concepts

9.2 In terms of detailed design principles and concepts, the proposed scheme brings forward the re-use of existing buildings in a sustainable town location. The layout and scale of the development maximises any available amenity space, whilst also ensuring a positive outlook and opportunities for solar gain through orientation. External appearance has been kept deliberately close to that which exists at present to ensure the least change and disruption possible, and to create a sympathetic development that respects its setting.

9.3 The scheme has been designed to ensure an attractive and safe private space(s) with an open and accessible public facing realm, securing natural surveillance by design through the residential use of existing buildings with clear and open aspects. In turn, this will aid crime prevention and social cohesion.

Appraisal of site context

9.4 The site is included within the designated Llandrindod Wells Conservation Area, and is recognised to be sensitive. The character and appearance of existing neighbouring and nearby dwellings and other buildings is generally uniform. The design successfully retains the existing character of both buildings and their settings; this being the most appropriate design solution for the site and wider area, enabling a low level of intervention. Within this context, it can be seen how the proposed scheme will maintain the existing mix of development locally, providing new development that responds positively to its location and setting.

Visual impact

9.5 As far as visual impact is concerned, careful consideration has been given to designing a scheme that makes the most efficient use of the site and existing buildings whilst respecting and responding to their sensitive setting, and whilst also ensuring the protection of amenities for future and adjoining occupiers. The development will ensure satisfactory levels of privacy and light and, in utilising existing buildings, will also be visually unobtrusive and assimilated. There will likewise be no harm to the setting, character and appearance of the designated Conservation Area.

9.6 Overall, the layout, scale and appearance of the proposed scheme will respect the character and appearance of its surroundings, maintaining the contribution the building makes in the locality. The development will not appear incongruous or out of keeping, nor will it undermine any existing

attractive views or vistas. As such, it will complement the existing built form in this location, providing a form of development that safeguards and enhances the site, its surroundings and wider context.

Landscape impact

9.7 Whilst the site offers limited potential for additional landscaping, the important point is that the existing landscape characteristics of the locality will be maintained. Overall, a scheme that is both purposeful and acceptable in its own right, whilst also respecting the character of existing development and its wider urban setting has been designed in order to ensure that the development is complementary to the mature setting of the area.

9.8 Overall, the development will be seen as a logical addition to accommodation in the area, which will sustain and enhance local character by promoting a legible form of development that is clear and understandable. This will promote a successful relationship between public and private space, and provide for a quality development with choice and variety.

Environmental sustainability

9.9 Policy DM13 also requires all development proposals to address the principles of sustainable design. The proposal seeks to achieve the most efficient use and protection of natural resources through the use of existing buildings in a town location. The new development could also incorporate renewable energy solutions, if practicable, and the use of energy and water efficient fittings, etc. On this basis, the proposal represents an adaptive and flexible scheme that responds positively to social, economic and environmental factors. In addition, the conversion scheme has been designed so as to maximise solar gain in terms of new living space. Together, these elements help reduce environmental impact and minimise demand for energy. The conversion and construction process will likewise be undertaken so as to minimise any such impacts. The units will also meet all applicable standards including any that are relevant under Part L of the Building Regulations.

Local environmental issues

9.10 Existing arrangements for both foul and surface water drainage will be utilised, representing the most sustainable solution for the site. No other local environmental issues or impacts are identified. The site is not within an area identified as being at risk of flooding.

Biodiversity

9.11 Policy DM2 of the LPD (*The Natural Environment*) seeks no adverse impact on ecology and biodiversity assets. No adverse impacts or effects are anticipated. As such, the proposed development will not unduly adversely affect any ecological or biodiversity interest. Appropriate compensatory planting and biodiversity enhancements have also been successfully incorporated.

Access - overall

9.12 The application is supported by a transport assessment. The proposals will achieve and promote sustainable means of travel by providing safe and clear connections within a sustainable settlement location, in close proximity to existing roads, footpaths, shops, services and other facilities, offering residents the opportunity to utilise safe, convenient and attractive connections. No discernible, unacceptable or undue increase in traffic is anticipated from the new development, which is unlikely to have any adverse impact in terms of highway safety.

Movement and accessibility

9.13 Policy T1 of the LDP (*Travel, Traffic and Transport Infrastructure*) seeks the 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. It also requires any impacts to the network and the local environment to be managed and mitigated. In addition, it seeks to minimise the demand for travel by private transport and encourages the promotion and improvement of sustainable forms of travel including active travel opportunities in all developments. As a town centre redevelopment, within easy walking distance of a significant number of services and facilities, the opportunity to improve and promote accessibility and to reduce reliance on the private car has clearly and demonstrably been taken. The proposed development also takes full account of the needs of all transport users, including those with disabilities and mobility impairment.

Vehicular access

9.14 The use of a single point of access is proposed, maintaining a suitable situation.

Parking and turning

9.15 Policy DM13 states in terms of highway considerations that development needs to be designed and located to minimise the impacts on the transport network - journey times, resilience and efficient operation - whilst ensuring that highway safety for all transport users is not detrimentally impacted upon. It states further that development proposals should meet all highway access requirements, (for all transport users), vehicular parking standards and demonstrate that the strategic and local highway network can absorb the traffic impacts of the development without adversely affecting the safe and efficient flow of traffic on the network or that traffic impacts can be managed to acceptable levels to reduce and mitigate any adverse impacts from the development. Parking provision should be provided at the optimum level to support these policy aspirations.

9.16 The proposed arrangements, which build on the existing situation, are considered to be appropriate for the site and surroundings. The parking aspects of the proposal have been considered in the context of LDP Policy DM13, the updated CSS Wales parking standards 2014 and the Active Travel (Wales) Act 2013. 100% provision is proposed for residents. Additional car parking and that for visitors can be achieved at nearby locations, on-street and in public car parks.

Accessibility, permeability and sustainability

9.17 Llandrindod Wells is a town served by a network of trunk, local district and classified roads. The proposed scheme will have very little impact upon any major traffic movements. The site is within walking distance of many local community and other services, employment opportunities and facilities, including schools, shops, business and surgeries. Llandrindod Wells bus interchange and railway station are also available nearby for regular services between towns and other destinations.

Inclusive design

9.18 The proposals promote an inclusive form of development, both in terms of accessibility and the nature and extent of accommodation proposed. The site offers opportunities for safe level access to meet the needs of residents and visitors. In addition, the proposals will comply with all applicable standards including any that are relevant under Part M of the Building Regulations. Furthermore, the scheme provides for ease of access for emergency vehicles and offers clear connections for all transport users including pedestrians and cyclists, thereby meeting the requirements of policy.

10. Conclusions

10.1 The planning acts say that applications must be determined in accordance with the development plan unless material considerations indicate otherwise. The legal starting point, therefore, is both Future Wales and the LDP, which together comprise the statutory development plan.

10.2 The proposed scheme is a good example of how existing buildings in a sustainable, town location can be successfully utilised to provide much needed new housing, whilst also respecting their character and that of their surroundings. The proposals are sympathetic, and attractively and simply designed to suit the location and wider setting. Furthermore, no harm has been identified. As such, the application accords with both the strategic and more detailed aspects of development plan policy.

10.3 The proposals are likewise considered to be compliant with the Council's SPG and Welsh Government policy, guidance and advice, and all other relevant material considerations, including the statutory requirement for there to be no harm to the character and appearance of conservation areas.

10.4 Overall, the proposals have been shown to represent a form of development that is environmentally, socially, economically and culturally sustainable, with no known constraints to delivery. PPW introduces a presumption in favour of such development. Whilst ultimately a matter for the planning authority, a decision to approve the application taken on the strength of the relevant arguments and weighing any competing and/or conflicting issues in the balance would be appropriate, in that it would represent a well-informed position reflecting a sound understanding of all relevant factors. Section 38(6) of the Planning and Compulsory Purchase Act allows for such a decision to be made.

10.5 Finally, there is a willingness to meet all essential requirements so that the Council can fully assess the suitability and sustainability of the proposed development. If further information is required, the applicant would welcome the opportunity to provide any additional clarification or evidence necessary, and would also be happy to discuss any appropriate conditions and/or planning obligations with the Council in order for the application to go forward with a positive recommendation.