

Planning Statement

Incorporating

Design and Access Statement

And

Green Infrastructure Statement

Proposed Residential Development

Land at Ludlow Road, Knighton, Powys, LD7 1HJ

April 2025

1. Disclaimer

1.1 This 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 (or related) application or 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) and a Green Infrastructure Statement, supports a full application for the residential development of a green-field site in Ludlow Road, Knighton. 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 Outline planning permission was first granted for the residential development of the site on 16 March 2017 under ref. P/2009/0038, subject to a 'Section 106' planning agreement to secure the provision of affordable housing and a financial contribution towards the improvement of a local play area.

3.2 A renewal of that outline planning permission was granted on 16 August 2021 under ref. 19/1642/REM. The date by which detailed Reserved Matters should have been submitted has passed. However, rather than seek a further extension of time within which to submit them, a new full planning application has instead been formulated, on the basis that the constraints of the site effectively preclude development in the manner envisaged by the original outline planning permission(s). A pre-application enquiry was made in 2023 under ref. 23/0127/PRE.

4. Site description

4.1 The site is an open area of agricultural pastureland situated immediately north of the A4113 Ludlow Road on the eastern side of Knighton. The roadside frontage is delineated by a mixture of fence and hedging beyond which is housing on the opposite side of the road. The site is bounded by trees and hedging to the west and north with limited housing and more open land beyond, although the site extends somewhat beyond the field boundary to the west into an adjoining field. To the east is an open boundary shared with commercial premises. The character of the area is mixed.

4.2 The site itself is largely unaffected by any designated constraints, save for some surface water accumulations on the main road as shown on the Natural Resources Wales (NRW) Flood Map for Planning (FMfP). A Public Right of Way (PRoW) come close to the north-eastern corner of the site but would be unaffected. Further afield, to the west, is Bryn y Castell Scheduled Monument, meaning a degree of physical separation is required. No other known constraints can reasonably be said to influence development other than the steeply sloping nature of parts of the site which undoubtedly has an impact on how successfully it can be developed.

4.3 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 residential development of the site configured around a central estate road accessed directly from Ludlow Road. A total of 12 detached 2 and 3-storey dwellings are proposed together with two 3-storey blocks each containing 3 self-contained flats, giving a total of 18 separate residential units altogether. The intention is to provide all necessary infrastructure enabling each of the plots and blocks of flats to then be development on a self-build basis. In line with policy, 2 of the flats (equating to 10% on-site provision) will be provided as affordable housing.

5.2 Suitable private garden and amenity space is to be provided along with parking in line with standards. An open setting can also be achieved between the two distinct areas shown for development, north and south. At the site entrance, flanking properties will have active frontages to help benefit the public realm in this location.

5.3 Overall, a sympathetic 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 statutory 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) states that if a policy contained in a development plan conflicts with another, the conflict must be resolved in favour of the policy which is contained in the last document to be adopted.

6.2 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.

6.3 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.

6.4 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

6.5 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(5)' and '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 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 In terms of the LDP, there is a range of strategic, development management and topic based policies that apply. Strategic Policy SP1 (*Housing Growth*) refers to overall housing need in Powys and how land has been identified to meet this 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. 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 committed and allocated sites. Policy SP7 (*Safeguarding of Strategic Resources and Assets*) seeks no adverse impact on the County's assets, which include in this context the nearby Scheduled Monument and its setting.

7.4 As regards development management policies, Policy DM1 (*Planning Obligations*) states that obligations will be sought by agreement with applicants, where necessary, to ensure that, for example, new development provides for adequate infrastructure to serve the proposal, and that where on-site provision or mitigation is not appropriate, off-site provision may be sought instead, or a financial contribution towards it, taking economic viability into account. 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 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 In relation to topic based policies, Policy T1 (*Travel, Traffic and Transport Infrastructure*) seeks development proposals which incorporate measures to achieve, for example, the safe and efficient flow of traffic for all transport users and the opportunity to minimise demand for travel by private transport by encouraging sustainable forms of travel, including Active Travel journeys by walking and cycling. Policy H1 (*Housing Development Proposals*) seeks the most sustainable locations for residential schemes. It states that in order to meet the stated aims of strategic policies SP1, SP3, SP5 and SP6, housing development in Towns will be permitted on sites allocated for housing. Policy H2 (*Housing Sites*) includes the application site as a housing allocation (ref. P24 HA1) with an indicative dwelling number of 24 units. 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, unless lower densities can be justified by evidence of local circumstances or constraints. Being located within North Powys, Policy H5 (*Affordable Housing Contributions*) seeks a 10% contribution towards affordable housing provision on qualifying schemes.

Assessment against the LDP

7.6 Knighton is designated a Town in the LDP hierarchy, placing it at the top of the most sustainable locations for new residential development. The site itself is also allocated for residential development. As such, the scheme is demonstrably acceptable as a matter of principle, subject to compliance with all detailed aspects of policy.

7.7 In relation to design, character and appearance, the delegated officer report into previous application ref. 19/1642/REM states that "*Given the size of the development site and proximity to existing properties, it is considered that the application site is capable of accommodating residential dwellings without unacceptably adversely affecting the character and appearance of the area or amenities enjoyed by occupants of neighbouring properties.*" This remains the case.

7.8 The report also notes that “...development of the site has been guided largely by the irregular, narrow shape of the development site, as well as its topography, which slopes relatively steeply to the east, as well as from south to north. Furthermore, it is noted that upon determining the original consent (P/2009/0038), prolonged negotiations took place with Cadw with regards to the impact that the development of the site would have on the scheduled ancient monument known as Bryn-y-Castell, which is situated to the east of the site. Cadw noted that, in the interest of preserving the setting of the ancient monument, specifically the views from the monument and its sense of space, stating that high-density housing in this location should be managed appropriately.”

7.9 There can be little doubt that the site is heavily constrained by its topography and outline. Indeed, the report into the previous application concludes that “...once an access and internal highway have been accommodated within the site, as well as an acceptable buffering distance from the scheduled ancient monument and an area of designated amenity space have been provided, the net developable area within the site is significantly diminished. The configuration of the site, is relatively narrow in parts, restricting the number of dwellings which the development site can realistically yield, particularly once the development of the access road has been provided.”

7.10 The net impact of having undertaken considerable efforts to design a deliverable scheme within the context of these clear constraints has resulted in the proposals now shown on the submitted plans and drawings. Two distinct areas for development have emerged – one north, one south – with the narrower central portion of the site left undeveloped out of necessity, save for the internal estate road. It is considered that there is no reasonable alternative means by which to successfully develop the site. Whilst the approach has resulted in a density lower than that aspired to in terms of LDP Policy H4, it is evident that the policy allows for flexibility due to local circumstances. In fact, the number of dwellings proposed is considered generous in spite of the identified constraints. In addition, a mix of dwelling types and styles is proposed, which will also support the intended self-build approach.

7.11 The response to the pre-application enquiry states that “Whilst a reduced density is likely to be supported, the degree of reduction needs to be evidenced. Officers would not consider a proposal which caters for large, detached houses to be a justifiable reason for a reduced density. Schemes across Powys have sought to increase site density by providing a range of housing needs which also fit into the character of the area. These have included semi-detached style dwellings which contained apartments.” The applicant has taken this advice into account in the submitted layout which now includes two 3-storey blocks each containing 3 self-contained flats.

7.12 On this basis, it is submitted that the scheme is suitably justified in terms of density, in that it makes the most efficient use of the site possible whilst also respecting the character and context of its wider setting.

7.13 In terms of Highway safety, accessibility, parking and transportation, the pre-application response also refers to “...concerns around the achievable gradients within the site”, further emphasising the constraints involved. Notwithstanding, the application is considered compliant in all respects, with sufficient detail to show how the scheme can be achieved within standards. 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.

7.14 In relation to public open space, the scheme does not include any specific provision but instead will support existing provision elsewhere in the town by making a contribution towards its improvement, in line with how the matter was successfully dealt with in the previously approved applications. This can again be secured via a suitable ‘Section 106’ planning agreement.

7.15 All other matters such as ecology and biodiversity enhancement, impacts upon Bryn-y-Castell Scheduled Monument to the west, contaminated land and foul drainage are considered to be

satisfactorily dealt with in the detailed submissions. In relation to surface water, a separate application for SuDS¹ approval by SAB² will be made in due course.

7.16 Overall, 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 scheme maintains the solutions previously negotiated at the time of the earlier renewal application in order to ensure the least impact possible on the setting of the Bryn-y-Castell Scheduled Monument to the west.

¹ Sustainable Drainage System

² SuDS Approval Body

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 involve the residential development of a site currently in use as grazing farmland. Trees and hedges bound the site to the north, south and west, although as noted above, the hedge-line to the west forms an integral part of the developable site, with dwellings extending a little way further west into an adjoining field. Having said that, it is important to note that any loss of hedging in this location would only be minimal, utilising an existing opening in the hedge where presently livestock come and go. No other vegetation would be lost. Added to that, considerable new native tree and hedgerow planting is proposed.

8.6 On this basis, and having regard to the step-wise approach of PPW, the following points are noted:

- There are no on-site proposals either planned or required that could otherwise impact upon any known ecological habitats.
- As such, and whilst having been considered, this means that any necessary minimisation, mitigation and compensation is not required.
- Nonetheless, there is a need for biodiversity enhancement, and this is dealt with in the detailed plans and drawings, which can be secured by planning condition.

8.7 In terms of the above considerations, it has been demonstrated how there will be a net benefit to biodiversity stemming from the proposed development. As a result, the proposals meet the policies and principles of PPW.

Technical Advice Notes (TANs)

TAN 2 - Planning and Affordable Housing (June 2006)

8.8 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)

8.9 TAN 5 provides advice and guidance in relation to ecological matters, which the scheme is considered to be compliant with.

TAN 11 - Noise (October 1997)

8.10 TAN 11 provides advice and guidance in relation to noise which the application submission complies with.

TAN 12 - Design (March 2016)

8.11 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 a respectful new residential development, meets these requirements and is compliant with TAN 12.

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

8.12 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)

8.13 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 24 - The Historic Environment (May 2017)

8.14 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 has already been considered and shown to be acceptable. The proposals are compliant with the advice and guidance contained within TAN 24.

Supplementary Planning Guidance (SPG)

Biodiversity and Geodiversity - October 2018

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

Affordable Housing - October 2018

8.16 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.

Planning Obligations - October 2018

8.17 The SPG confirms that new development often creates a need for additional infrastructure or improved community services and facilities, without which there could be a detrimental effect on local amenity and the quality of the environment. There is an expectation that developers will pay for, or contribute to, improvements to infrastructure that would not otherwise be needed, and the SPG has been prepared to explain how such obligations will be sought and secured. The applicant will work with the Council to ensure compliance with the SPG.

Residential Design - January 2020

8.18 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.

Town Character Appraisals

8.19 Accompanying the Residential Design SPG, this document explains how new development should respect the principal identified characteristics of Powys' towns. In relation to Knighton, and future development, it states that the town has a rich architectural heritage and that it is important that this is not eroded by future development, referring to detailed design features such as uniform materials and 2 to 3-storey building heights as being most appropriate.

Archaeology - July 2021

8.20 The SPG provides targeted advice in relation to Scheduled Monuments and other archaeological remains which the application complies with.

Historic Environment - July 2021

8.21 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, 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 development of an allocated site for housing in a sustainable town location. The layout and scale of the development maximises available amenity space, whilst also ensuring a positive outlook and opportunities for solar gain through orientation. External appearance has been kept deliberately close to the design parameters set out in guidance in order to create a sympathetic development that respects its setting.

9.3 The scheme has been designed to ensure a series of attractive and safe public and private spaces with an open and accessible public facing realm, securing natural surveillance by design through the residential development of the site 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 development boundary for Knighton and is an allocated site. Close by to the west is a Scheduled Monument which raises the sensitivity of the site. The character and appearance of existing neighbouring and nearby dwellings and other buildings is mixed. The design successfully respects the existing character of the locality by adding to that mix; this being the most appropriate design solution for the site and wider area, enabling a low level of intervention.

9.5 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

9.6 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 whilst respecting and responding to its 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 will also be visually unobtrusive and assimilated. There will likewise be no harm to the setting, character and appearance of the nearby designated Scheduled Monument.

9.7 Overall, the layout, scale and appearance of the proposed scheme will respect the character and appearance of its surroundings, maintaining the contribution the site 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

9.8 The site offers potential for additional landscaping, plus it is enclosed and contained by existing vegetation to be retained. As such, 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 context has been designed in order to ensure a development that is complementary to the setting of the area.

9.9 Overall, the development will be seen as a logical addition to development 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

9.10 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 modern building techniques and practices, plus it is a development in a sustainable town location. The new development could also incorporate renewable energy solutions, if practicable, and the use of energy and water efficient fittings, etc.

9.11 On this basis, the proposal represents an adaptive and flexible scheme that responds positively to social, economic and environmental factors. In addition, the 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 construction process will likewise be undertaken so as to minimise any such impacts. The new homes will also meet all applicable standards including any that are relevant under Part L of the Building Regulations.

Local environmental issues

9.12 Sustainable arrangements for both foul and surface water drainage will be utilised, representing the most appropriate 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

9.13 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

9.14 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

9.15 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 new residential development in a town location, within an accessible distance of a significant number of services and facilities, the opportunity to improve and promote sustainable means of travel 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

9.16 A safe and effective means of access is proposed.

Parking and turning

9.17 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.

9.18 The proposed arrangements 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. Acceptable provision is proposed for all new residents.] and visitors.

Accessibility, permeability and sustainability

9.19 Knighton is a town served by a network of local district and classified roads. The proposed scheme will have very little impact upon any major traffic movements. The site is within accessible

Active Travel distance of many local community and other services, employment opportunities and facilities, including a school, shops, business and community hospital. Knighton also has a station on the Heart of Wales railway line and other public transport options and connections.

Inclusive design

9.20 The proposals promote an inclusive form of development, both in terms of accessibility and the nature, extent and range 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 an existing site in a sustainable location can be successfully utilised to provide much needed new housing, whilst also respecting its character and that of its surroundings. The proposals are sympathetic, attractive and simply designed to suit the location and wider setting, and 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.

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.