



Design and Planning Associates
Limited

DESIGN & ACCESS STATEMENT

Residential Development Land At Elm Tree Farm
Llanymynech
Powys
SY22 6FD



March 2025

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1. Instructions and proposal

- 1.1** We are instructed by Dennis Edwards Homes Ltd. to prepare a Design and Access Statement to support a planning application for a Housing development at the above site.

2. Location/Description

2.1

The site is a tapering roughly rectangular shaped piece of land located in a sustainable position to the West of the village of Llanymynech

The site is a parcel of land which lies between the housing estate known as Parc Llwyfen, Elm Tree Park and Carreghofa Jubilee Recreation Ground. The land lies to the south of the B4398 which runs effectively parallel to the Shropshire Union Canal. Llanymynech is approximately 17 miles from Shrewsbury, 10 miles from Welshpool and 4 miles from Knockin. The site is within easy walking distance to the centre of Llanymynech and is situated on a bus route.

2.2

The Application site amounts to an area of 0.38 Ha (0.94 acres).

2.3

The development site is currently accessed directly off the B4398 via Parc Llwyfen Elm Tree Park estate road.

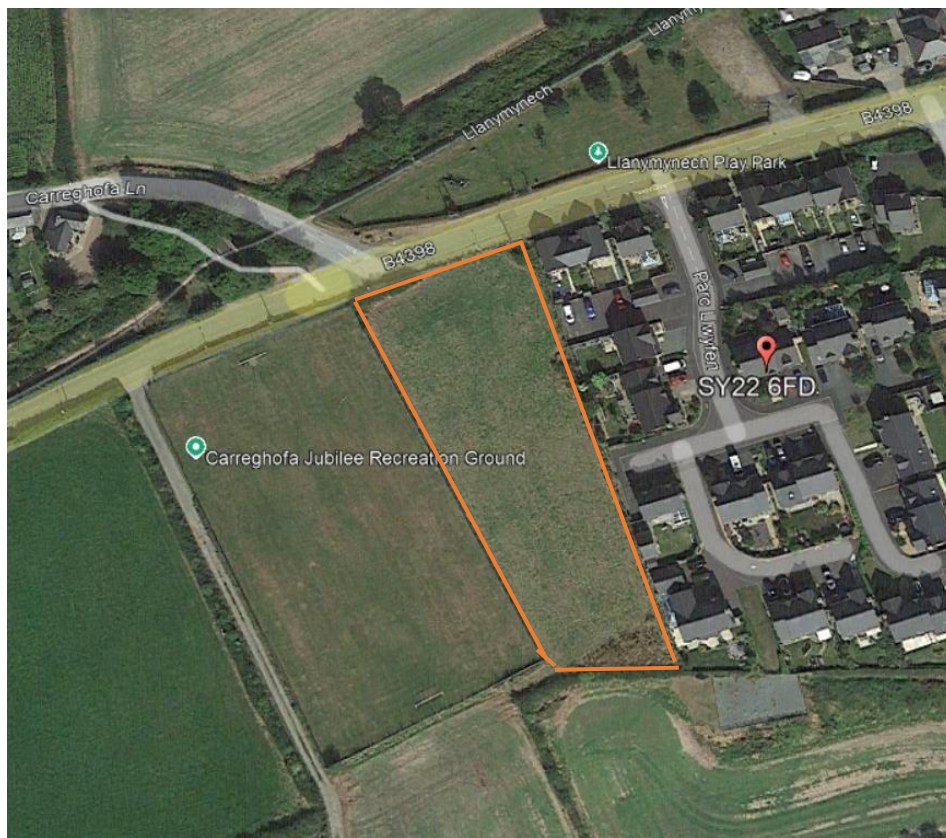


Figure 1. aerial view of site outlined in orange.

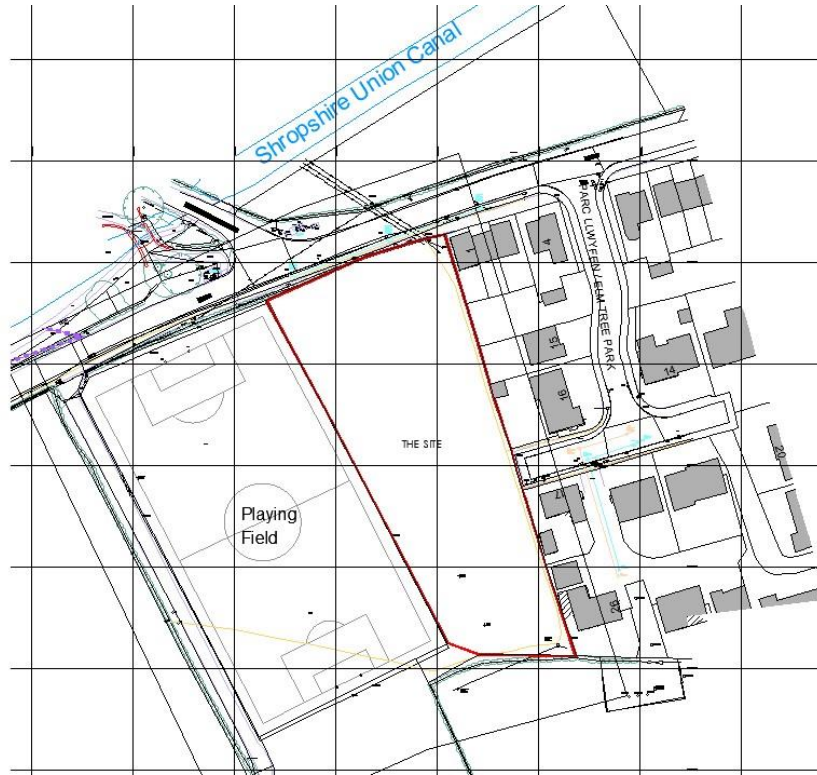


Figure 2. Location plan of site (not to scale)

3. Introduction

3.1 The design aspect of this statement has followed the advice, which is contained in the Guidance Document published by C.A.B.E. "Design and Access Statements".

3.2 The design process explains the physical characteristics including

- a) Assessment
- b) Involvement
- c) Evaluation
- d) Design

3.3 There are six headings of analysis which the guide recommends to be covered under 'Design' and two under 'Access'

4. Design

4.1 **Use:** What the buildings and spaces will be used for

4.2 **Amount:** How much would be built on site

4.3 Layout:

How the buildings and public and private spaces will be arranged on the site, and the relationship between them and the buildings and spaces around the site

4.4 Scale:

How big the buildings and spaces would be (their height, width and length)

4.5 Landscaping:

How open spaces will be treated to enhance and protect the character of the place

4.6 Appearance:

What the building and spaces look like, for example building materials and architectural details

5. Access

5.1 Vehicular and transport links:

Why the access points and routes have been chosen, and how the site responds to road layout and public transport provision

- 5.2 **Inclusive access** How everyone can get to and move through the place on equal terms regardless of age, disability, ethnicity or social grouping

4 Design

4.1 Use

- 4.1.1 The proposed site has been planned around an existing vehicular/ pedestrian estate road which serves Parc Llwyfen, Elm Tree Park small housing estate. The existing access road is proposed to be extended as a cul-de-sac in to the site and a layout of detached, semi detached and terrace housing is proposed, equating to 11 No. new houses which would be in keeping with the type of housing of Parc Llwyfen, Elm Tree Park.



The above Google street view shows the site frontage to the B4398 and the housing estate at Parc Llwyfen Elm Tree Park.



View of the site looking directly from the B4398. Please note the housing estate to the left and the fencing of the Carreghofa Jubilee Recreation Ground on the right.



Google view of the proposed point of access to the site from the end of the road at Parc Llwyfen Elm Tree Park estate. Note the site beyond the fence and the Carreghofa Jubilee Recreation Ground in the far distance.

4.2 Amount

- 4.2.1 The site will provide 10 new marketable houses and 1 affordable house.
0.1 house required as affordable will be provided as a contribution fund as part of a S106 agreement.
- 4.2.2 House types proposed are terraced, semi detached and detached houses, all with garaging and or off road parking provided for all dwellings.
- 4.2.3 The house types range in floor area and are scheduled below.

SCHEDULE OF ACCOMMODATION


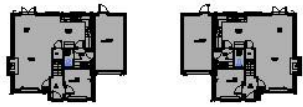
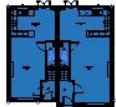
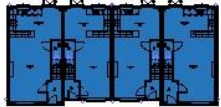

HOUSETYPE D (SUTTON) 	4 Bedroom, 7 Person Detached House TOTAL INTERNAL FLOOR AREA 128.50 (1,361sqft) not including porch 1.6sqm (17.21sqft) porch 3 No TOTAL	Plot Nos. 1,2,5
HOUSETYPE B2 (TWYFORD) 	3 Bedroom, 5 Person Detached House TOTAL INTERNAL FLOOR AREA 111sqm (1195 sqft) 15.50 sqm (167sqft) Garage 2 No TOTAL (with garage)	Plot Nos. 3 & 4
HOUSETYPE C3 & C4 (SEMI DETACHED) 	2 & 3 Bedroom, 4 & 5 Person Semi-detached House TOTAL INTERNAL FLOOR AREA C3 = 79sqm (850sqft) C4 = 93sqm (1001sqft) 1 No TOTAL	Plot Nos. 6 & 7
HOUSETYPE C3 & C4 (TERRACED) 	2 & 3 Bedroom, 4 & 5 Person Semi-detached House TOTAL INTERNAL FLOOR AREA C3 = 79sqm (850sqft) C4 = 93sqm (1001sqft) 1 No TOTAL	Plot Nos. 8,9,10,11
GARAGES 	Single Garage TOTAL INTERNAL FLOOR AREA 22.1sq. m. (237.8 sq. ft.) 3 No TOTAL	Plot Nos. 1,2,5

Figure 3- Schedule of Housing

4.3 Layout

- 4.3.1 The site layout shown over page indicates the new Estate road layout accessed via the estate road of Parc Llwyfen Elm Tree Park.
- 4.3.2 The proposed housing has been carefully designed to minimise any impact on the existing housing estate and follows a similar layout to provide a seamless addition.



Figure 4- Site Layout Plan- NTS

4.3.3 Further details in relation to the proposed estate road, Highways alterations, drainage etc is provided within this application by Woodsyde developments Ltd

4.4 Scale

4.4.1 The proposed new dwellings are principally two storey housing therefore, fitting in well with other housing in the immediate area.

4.5 Landscape

- 4.5.1 Proposed landscaping is to be carried out throughout the site as indicated on plan and scheduled below. Trees and shrubs selected from the following species are proposed. Species selected are to be agreed with Powys County Council.

SUGGESTED TREE PLANTING

Proposed tree planting (half standard trees properly staked and mulched in and maintained for one growing season)

A Ilex Aquifolium (holly)	12-14cm girth
B Betula Pendula (silver birch)	12-14cm girth
C Prunus Avium (cherry)	12-14cm girth
D Sorbus Aucuparia (rowan)	12-14cm girth
E Hazel (Corylus Avellana)	12-14cm girth
F Bird Cherry (Prunus Padus)	12-14cm girth
G Crab Apple (Malus Sylvestris)	12-14cm girth
H Hazel (Corylus Avellana)	12-14cm girth
J Hawthorn (Crataegus Monogyna)	12-14cm girth

Proposed Tree planting shown thus



SUGGESTED HEDGE PLANTING



Hedges for compensation and enhancement

Viburnum Opulus (Guelder Rose)

Euonymus Europaeus (Spindle)

Hawthorn

Hazel

Ilex Aquifolium (Holly)

Rhamnus Frangula (Alder buckthorn)

Cornus Sanguinea (Dogwood)

Rosa Canina (Dog rose)

Front and rear gardens grassed

Driveways tarmac

Private footpaths/amenity areas paved

4.6 Appearance

- 4.6.1 House types selected and proposed for this site would be in keeping and appropriate with recent housing of Parc Llwyfen Elm Tree Park. and its current housing stock and provide a good range of dwellings suitable for all.

5 Access

5.1 Vehicular Transport Links

- 5.1.1 The nearest railway station to the site is located at Gobowen which is approx. 9.5 miles from the site.
- 5.1.2 There is a regular bus service to surrounding towns and villages. The nearest bus stop is situated in front of the site along the B4398.
- 5.1.3 Other more long distance travel, such as airports, are located much further afield in major cities such as Birmingham, Liverpool and Manchester.

5.2 Inclusive Access

- 5.2.1 Toilet facilities (cloakroom) has been provided on the ground floor layouts of each house type
- 5.2.2 Level access is provided to all principal entrance doors of all house types.
- 5.2.3 The proposed scheme raises no issues with regards to ethnicity or social grouping.

6.0 Flood Risk/Surface Water Drainage

- 6.0.1 Enquiries were made with the Environment Agency regarding the likelihood of the site flooding. A copy of the Environment Agency flood map is appended to this statement below confirming that the site lies within a Flood zone 1 area (Low probability of Flood Risk)

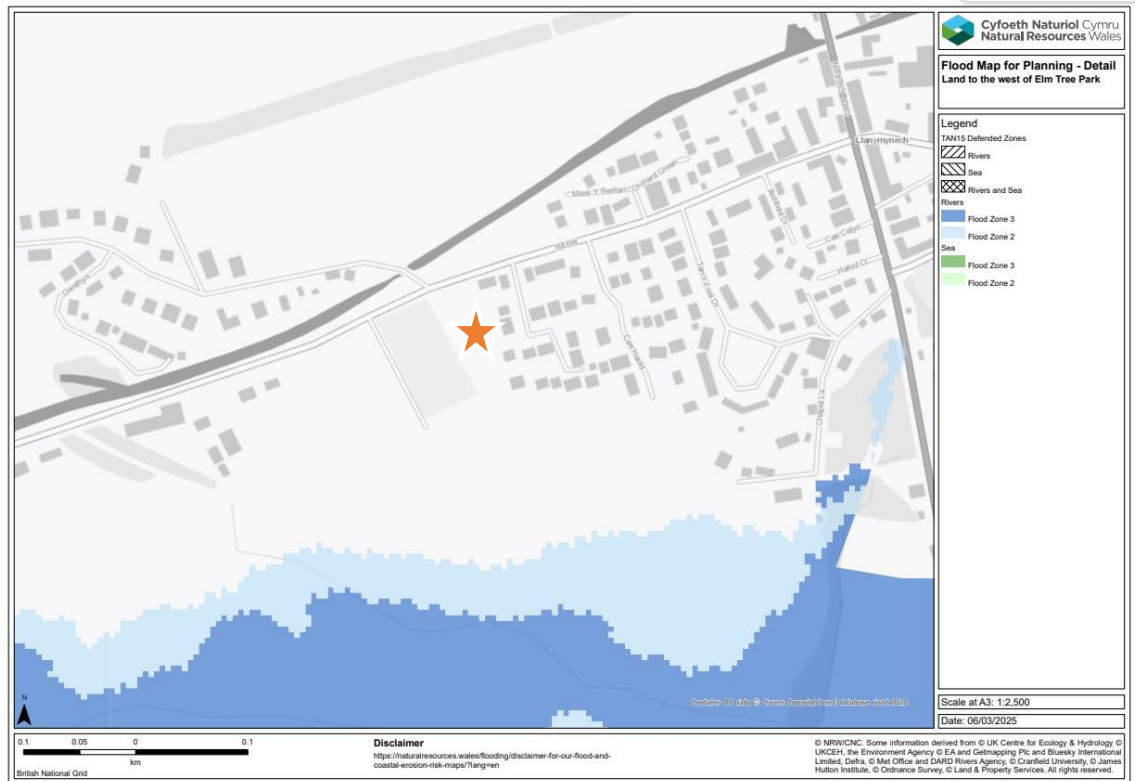


Figure 5 – Natural Resources Wales Flood Map. Site marked with orange star.

6.0.2 There will be no detrimental impact upon any future occupiers of the development through flood risk and the development of the site will not result in the loss of flood storage capacity. The development fulfils the flood risk criteria within the NPPF and Core Strategy Policy.

6.0.3 Storm water attenuation has been taken into account and is detailed within the details submitted from Woodsyde Developments Ltd.

7.0 Foul drainage.

7.0.1 New foul and surface water drainage has been provided by Woodsyde Developments Ltd as part of this application.

8.0 Planning Policy

8. The Development Plan

The relevant development plan is the Powys LDP, adopted in April 2018.

LDP Settlement Status

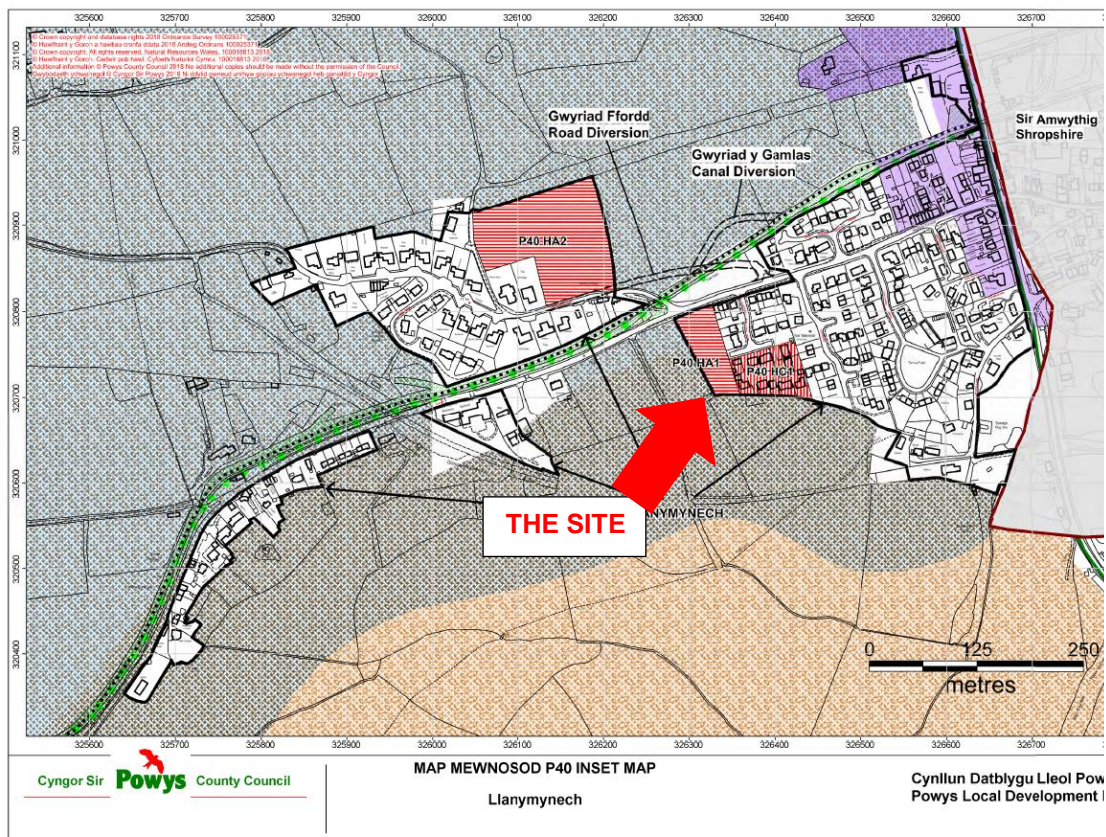
The adopted LDP settlement hierarchy defines Llanymynech as a 'Large Village'. LDP Policy H2 also identifies the application site (reference P40 HA1) as one of two sites in Llanymynech which are considered suitable for residential development. The relevant extract from the LDP, and the Inset Map for Llanymynech, are reproduced below :-

Policy H2 – Housing Sites

Land is identified for residential development at the following locations:

a) Housing Allocations (HA) and Mixed Used Allocations (MUA):

Settlement	Site Ref	Site Location	No of Units	Housing Site Area (ha)
Llanymynech	P40 HA1	Land adj Parc Llwyfen	11	0.4
Llanymynech	P40 HA2	Land off Carreghofa Lane	20	1.6*



The principal of housing development on the site is therefore firmly established by the LDP.

LDP Policy H4 on density requires that development uses land sustainably and efficiently

Policy H4 - Housing Density

All housing development proposals should seek to make the most sustainable and efficient use of land. The density for any proposed housing development should be in accordance with the guide ranges below. Densities may be varied where justified by evidence of local circumstances or constraints.

	Units per ha.
Towns and Large Villages	27+
Small Villages	20-25
Rural settlements / single dwellings	10-15

The application site is 0.38 hectares. With 11 dwellings proposed, that represents a density of just under 29 per hectare, which is in accordance with the guide range for Large Villages in policy H4.

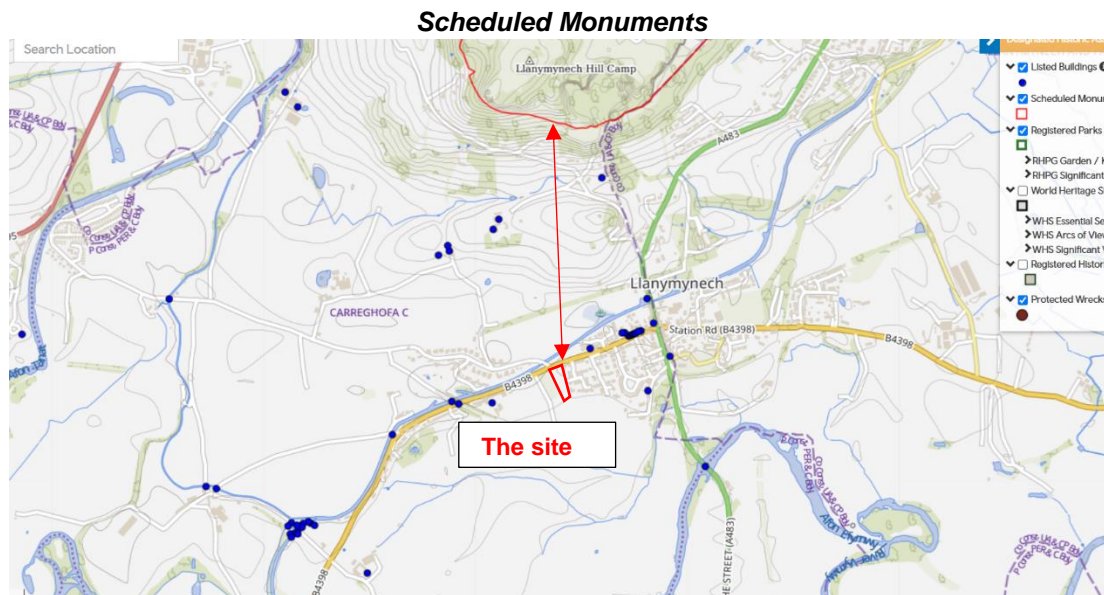
Sustainable Development

The primary objective of Planning Policy Wales (PPW) (Edition 12 February 2024) (Paragraph 12) 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, as required by the Planning (Wales) Act 2015, the Well-being of Future Generations (Wales) Act 2015 and other key legislation. This approach also fundamentally underpins the policies in the LDP.

The application proposals are considered to be sustainable development, on the following grounds :-

- The site is allocated for housing development and is within the development boundary of the village;
- It forms a rounding-off of an area of land which has been identified as suitable for development for many years, with the first phase of development having already taken place;
- It is appropriate in scale in terms of the settlement hierarchy;
- The application site is within safe walking distance of the very good range of facilities and services in the settlement. The following services and facilities are available in the village :-
 - Primary School (very close to the site)
 - Nursery Provision
 - Pre-School Provision
 - 3 Public Houses
 - 2 Places of Worship
 - Playing Field (immediately adjoining the site)
 - Play Area (opposite the site)
 - Garage / Vehicle Repairs
 - Takeaway Food Establishments
 - Daily return Bus services to Oswestry and Welshpool
- The proposals will also help to sustain rural communities and retain people in their local communities by allowing the development of one 'affordable' dwelling and six smaller 'lower-cost' open market homes, to meet local housing needs.

The nearest Scheduled Monument is at Llanymynech Hill, around ¾ kilometre from the application site, as shown on the plan below. It will be unaffected by the proposed development.



Ecology & Biodiversity

A Preliminary Ecological Appraisal and a Green Infrastructure Statement have been prepared by Ben Jones Ecology. They conclude as follows :-

- The site comprises a disused field situated between a football field to the west and a housing development to the east. It appears infrequently managed and at the time of survey had a relatively long sward. No species of principal importance were seen during the site walkover in 2024, and no evidence of protected species was found on the site or within the boundaries.
- There are no ponds within 250m that would require consideration. The Montgomery Canal SSSI and SAC is ~30m north of site across the road. The highest risk of damage or contamination to the canal comes during the site clearance and construction stages of development, which can be mitigated for with a strict working method statement. Once complete there is unlikely to be any significant risk from the new housing.
- The LPA also requested an impact assessment on the Tanat and Vyrnwy Bat Sites SAC which is ~8km from site. As there is no potential for bats to roost on site at baseline, the populations utilising the SAC are unlikely to be found on site. The field is of very low foraging value, especially when compared to the canal to the north. The impacts on foraging and commuting bats in the area will be minimised by following an appropriate lighting scheme and providing roost potential in the new houses.
- Access into site will continue from a road within the housing estate to the east, passing through a fence line. No removal of hedge or trees will be required for this.
- It is recommended that the biodiversity value of the site will be enhanced post-construction with the inclusion of bat and bird boxes in the new houses.

The landscaping will also be improved by planting new native species hedgerows and trees where possible in and around site.

- There are no other ecological constraints to the development as currently proposed.

The Green Infrastructure Statement concludes :-

- Step 1 is to avoid the impacts entirely which cannot be satisfied whilst still building the proposed dwellings. The habitats on site are of low ecological and connective value, but will still be lost by the proposal.
- Step 2 is then to minimise which cannot be achieved whilst ensuring the development is financially viable. Constructing fewer houses will result in more green space, but is likely to impact the viability of the development. There is an opportunity here to enhance the green areas and site boundaries beyond that present at baseline. For instance, the western boundary is currently just a metal fence surrounding the adjacent playing field. This could be planted up to create a line of connectivity between the north and south which is not currently present on site.
- The Montgomery Canal is a short distance north of site and is an important connective feature. Impacts on this site will be minimised by following the method statements outlined in the PEA report: protecting the watercourse from contamination during site clearance and construction, and then from light spill post-development. As the northern end of site facing the canal will be rear gardens, it is unlikely that any lights of sufficient power to illuminate the canal even at this distance will be installed. It is clear, therefore, that potential impacts on the canal have been minimised.
- Step 3 aims to mitigate and restore any habitats that are to be unavoidably lost. The loss of a relatively small footprint of low value grassland is of no significant consequence to local wildlife on anything larger than a site level. and the connective infrastructure around the site will not be hampered by the works. No fragmentation of habitats of higher value in the wider landscape will be caused by the works.
- Step 4 is then to compensate on site. Whilst the site is of limited connective value in itself at present, there are no definitive connecting features such as intact hedgerows connecting lands to the north and south. There is opportunity as outlined in Step 2 to plant new hedgerows around the site boundaries which will, once grown, provide a good ecological link between the lands north and south of site.
- The new buildings, whilst not natural in terms of habitats, do invariably offer habitat for several species from bats to nesting birds. The gardens for the properties cannot be secured for long term management, but the majority of new homeowners will retain a vegetated garden with a variety of vegetation types and heights, creating a mosaic of habitat which is likely to be of value for several species in the area.

- It is clear from the information above that the Step-Wise Approach has been followed satisfactorily throughout the design iterations for the development as proposed, and no negative impact on any green infrastructure is expected.

Public Open Space

LDP policy DM3 requires that provision for new open space will be sought from developments over 10 or more dwellings. The type and nature of the provision will be determined by deficiencies identified in the Open Space Assessment for the locality. There is an existing play area across the road from the site, and a playing field adjoining it. The Applicant will engage with Powys County Council regarding open space provision.

Contamination

A Ground Investigation of the site has been carried out by Sladen Associates. This concludes :-

5.2.4.1 SOIL CONTAMINATION WITH RESPECT TO SITE USERS

No special precautions are considered necessary with respect to protection of site users.

5.2.4.2 GROUND GAS

No special precautions are considered warranted with respect to ground biogas. The site is in a radon-affected area and provision of basic radon exclusion measures is recommended for residential structures.

5.2.4.3 PLANTS

No special precautions are considered necessary with respect to plants.

5.2.4.4 WIDER ENVIRONMENT

No special precautions are considered necessary with respect to controlled waters.

5.2.4.5 CONSTRUCTION WORKS

Care should be taken to prevent generation and inhalation of dust during construction but it is not considered that any but standard precautions would be required to protect construction workers.

5.2.4.6 BURIED CONCRETE

It is considered that the site may be classified as exhibiting Class DS1/AC1 conditions as per BRE Special Digest 1.

Development within the wider Landscape

LDP policy DM4 requires that proposals for new development must not, individually or cumulatively, have an unacceptable adverse effect, on the valued characteristics and qualities of the Powys landscape. However, this site is within the development boundary of LLanymynech, and allocated for housing development, and thus a landscape assessment is not required.

External Lighting

Careful consideration will need to be given to any external lighting design provided through the proposed development, and measures will need to be identified to minimise impacts to nocturnal wildlife commuting and foraging in the local area. Further details of any external lighting proposed will be provided as part of the application, to avoid the potential need for a pre-commencement planning condition.

Affordable Housing

The site is within the North Powys sub-market area, where development would be expected to have an affordable housing ratio of 10%. A development of 11 units would equate to 1.1 affordable units. The Applicant proposes to deliver 1 unit of affordable housing on site, with an off-site financial payment for the remaining 0.1 unit.

Affordable housing would come with an occupancy condition to ensure that the benefits of affordable housing are enjoyed by generations to come.

Overall Conclusion

On the basis of the above evidence, it is considered that the application proposals are compliant with the development plan.

9.0

The design has been carefully considered to accommodate Planning policy whilst taking into account other influences such as peripheral buildings and infrastructure. The layout and appearance of the proposed is sympathetic and in keeping to the surrounding housing.

The development will contribute to the supply of open market and affordable housing on a site within the development boundary and built form of Llanymynech