



# JMS PLANNING & DEVELOPMENT

PLANNING STATEMENT IN SUPPORT OF AN  
APPLICATION

BY

ABERYSTWYTH TOWN FOOTBALL CLUB

REDEVELOPMENT OF FOOTBALL GROUND,  
RESIDENTIAL DEVELOPMENT AND ASSOCIATED  
WORKS

AT

ABERYSTWYTH TOWN FOOTBALL CLUB,  
PARK AVENUE STADIUM,  
ABERYSTWYTH,  
CEREDIGION,  
SY23 1PG

November 2024

Project: Redevelopment of Football Ground, Residential Development &  
Associated Works  
Client: Aberystwyth Town Football Club  
Date: November 2024

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# SECTION 1: INTRODUCTION

- 1.1 This Planning, Design and Access Statement has been prepared on behalf of Aberystwyth Town Football Club (ATFC) and is submitted in support of an application for the redevelopment of part of the existing football ground, known as Park Avenue Stadium. The proposal includes full planning permission for the creation of a new clubhouse, turnstile, changing rooms, and improvements to the existing seated and standing terraces which will include new roof canopies and all associated works. In addition, the proposal seeks outline planning permission for residential development at the site via apartment accommodation, similar in scale and nature to the adjacent flatted accommodation – land, previously owned by the football club.
- 1.2 Aberystwyth Town Football Club is proudly one of the oldest football clubs in Wales, whereby the club was founded some 140 years ago in 1884. The club is one of the founding members of what is now known as the ‘Cymru Premier’, of which it is only one of two teams to have never been relegated since its inception in 1992.
- 1.3 The men’s senior team is loyally supported by local community and has seen an increase in attendance over the past couple of years, reaching nearly 6,000 spectators over the year for the men’s team alone. A number of Cymru Premier matches are broadcast live from the ground each season on S4C and streamed online to a worldwide audience. The Football Association of Wales recently confirmed a new structure and strategy to the league with the aim of boosting its commercial profile, competitiveness, and fan interest both nationally and internationally. As a Premier European Division, clubs are provided the opportunity to qualify for UEFA competitions and compete across the Continent, whereby it is imperative that facilities and infrastructure across the country are developed to meet UEFA Licensing requirements. Should Aberystwyth Town qualify – or host other clubs’ European matches as has occurred in recent years – the redevelopment of the facilities at Park

Avenue will enable Ceredigion to continue to host continental sporting events.

- 1.4 Notwithstanding the above, Aberystwyth Town Football Club is often called 'home' by a number of other teams in the region which rely on the club's facilities and all-weather pitch for the provision of training sessions and matches. The club's own structure includes a number of boys' and girls' youth teams, women's and men's senior teams, and disability team who all rely on these facilities.
- 1.5 The football club also extends its facilities to the local community, its surrounding teams and has hosted a number of external matches, such as a Schoolboy International match between Wales and Australia, annual Varsity matches between Aberystwyth University and Bangor University, and FAW semi final matches, to name a few.
- 1.6 Off the field the Football Club has developed into a vibrant hub and have recently created a Charitable Foundation, a CIO registered with the Charity Commission as a driver for more community-based activity – known as Aberystwyth Town Football Club Foundation.
- 1.7 The club promotes the Welsh language with bilingual services for the website and social media applications. The club has a good presence online with approximately 24,000 followers across 3 channels, such as Instagram, X and Facebook, equating to a reach of circa 6 million views per year over the platforms.
- 1.8 The above is a brief introduction to the Club, and its wider role and significance it provides to the town and the surrounding community.
- 1.9 This Planning Report should be read alongside the application drawings which have been submitted and accompanying reports. This Planning Report sets out a description of the application proposal, an overview of relevant planning policy and consideration of the relevant planning issues. Accordingly, Section 2 provides an overview of the site and

surrounding area, Section 3 provides an overview of the planning history. Details of the application proposal are set at Section 4, whilst an overview of pertinent planning policy is provided at Section 5. The relevant planning issues are set out at Section 6 and the conclusions provided at Section 7.

## SECTION 2: SITE AND SURROUNDING AREA

- 2.1 The application site is located entirely within the settlement boundary of Aberystwyth, which is designated as one of the 'main 6 towns' of Ceredigion, as described within the Local Development Plan and defined as Urban Service Centres (USC). These six towns, are deemed the focus of LDP strategy owing to their diverse range of services and facilities playing a strategic role for the county.
- 2.2 The settlement of Aberystwyth is the largest town in Ceredigion, and one of the largest towns of the Mid Wales Region, with an estimated population of 71,300 in 2022 (Source: Office for National Statistics). Aberystwyth is considered one of the most sustainable locations within Ceredigion and plays a strategic regional role owing to the presence of large-scale services and facilities, such as the University, Bronglais Hospital, National Library of Wales, to name a few.
- 2.3 The town also has a pivotal function of employment within the area, thus providing numerous jobs from employers such as Ceredigion County Council, National Resources Wales and Welsh Government, amongst a wide array of smaller businesses.
- 2.4 Owing to its seaside location, Aberystwyth is a popular holiday destination, which aids the tourism and leisure industries, and provides significant economic benefits to the area.
- 2.5 Aberystwyth is considered the main hub for transport in the County, with public transport links offering services via bus and train, allowing a more sustainable means of access to wider areas such as North Wales (via Dovey Junction to Pwllheli), and a direct service to Shrewsbury, which offers more services to cities and towns across Wales.
- 2.6 The application site falls within the mixed use allocated site, reference M0303, whereby the settlement group statement of the LDP notes that



the redevelopment of the community provision and residential development may be acceptable.

- 2.7 The site in total measures approximately 1.3 hectares (3.2 acres), which includes the existing football pitch, clubhouse and changing facilities, gantry, seating and standing facilities, car parking areas and the existing residential units to the South/South-East of the site.
- 2.8 In the surrounding area there is a wide variety of uses. To the North, Maesyrafon Car Park offers excellent parking facilities, and beyond that are residential dwellings of Greenfield Street. To the East, Ystwyth Retail Park offers a range of shops and further parking. The West of the site is bound by a foot and cycle path which runs alongside the Afon Rheidol. The South of the site is bound by a partly private road which serves the Police Station and Army Reserve Centre.
- 2.9 The application site falls within Zone C1 of the Development Advice Maps (DAM) as contained in Technical Advice Note (TAN) 15: Development and Flood Risk (2004) and the latest mapping available, Flood Map for Planning (FMfP), highlights the application site is located within Flood Zone 3, however, the site does fall within the TAN15 Defended Zone. The application includes a Flood Consequence Assessment which should be read in conjunction with this statement.
- 2.10 For the avoidance of doubt, the application site does not fall within statutory designated areas such as SSSI, SPA, SAC's (although would be considered hydrologically connected), nor the Aberystwyth Conservation Area. In addition, there are no nearby listed building properties that will be negatively impacted.

## SECTION 3: PLANNING HISTORY

- 3.1 A planning history search has been undertaken for the site using Ceredigion County Council's online planning portal.
- 3.2 There is extensive planning history relating to the site that are outlined in the table below in chronological order.

Application No.	Proposal	Decision
790706	8 Floodlights	Approved Subject to Conditions 17/07/1979
800074	Proposed extension to the existing clubhouse, new store, cellar and changing room	Approved Subject to Conditions 18/03/1980
801158	Club extension	Approved Subject to Conditions 13/11/1980.
810076	All weather (tarmacadam) floodlit training area 120'x90'	Approved Subject to Conditions 31/03/1981
860269	Open market (every Monday) on summer months. Alt Monday winter months	Temporary Permission 19/05/1986
860845	Shower & Changing room	Approved Subject to Conditions 17/09/1986
920387	Retention of a caravan for use as a snack bar on match day	Temporary permission 09/05/1992
940563	Replace existing floodlights	Approved Subject to Conditions 04/07/1994
990482	Erection of spectator stand	Approved Subject to Conditions 20/06/1999
990709	Erection of a single storey building for occasional use as television/radio studio for broadcasting purposes	Approved Subject to Conditions 08/09/1999
A021278AV	(Advertisement Consent) Display of Sign	Consent Granted 31/01/2003
A080730	New access to provide pedestrian and emergency vehicular access	Approved Subject to Conditions 21/08/2008

A130630	Variation of Condition No.1 (Planning Permission A080730) to extend time for commencement by 5 years	Approved Subject to Conditions 30/09/2013
A140905	Erection of a mix of social rented and intermediate rented apartments as follows: 12 x 1 bedrooomed apartments 18 x 2 bedrooomed apartments 3 x 2 bedrooomed apartments for wheelchair user	Approved Subject to Conditions 06/10/2015
A150079	(Outline) Demolition of existing and erection of a 500 seater stand to replace existing, lounge/bar facilities, youth club facilities, new changing/football/gym facilities and 24 additional apartments (in addition to the 33 already approved by way of application A140905) with parking, including undercroft parking, and communal facilities.	Approved Subject to Conditions 18/07/2016
A150110	Upgrade the existing grass pitch to 3G synthetic turf	Approved Subject to Conditions 08/12/2015
A160675	Discharge condition 3 of planning permission A140905 - Prior to the commencement of any site works a Construction Traffic Management Plan (CTMP) shall be submitted and approved in writing by the Local Planning Authority.	Approved 13/01/2017
A160676	Discharge condition 4 of planning permission A140905 prior to the commencement of any site works details of the highway improvement shall be agreed in writing with the Local Planning Authority. The highway improvement works shall have been completed to the satisfaction of the Local Planning Authority prior to occupation.	Approved 22/09/2016

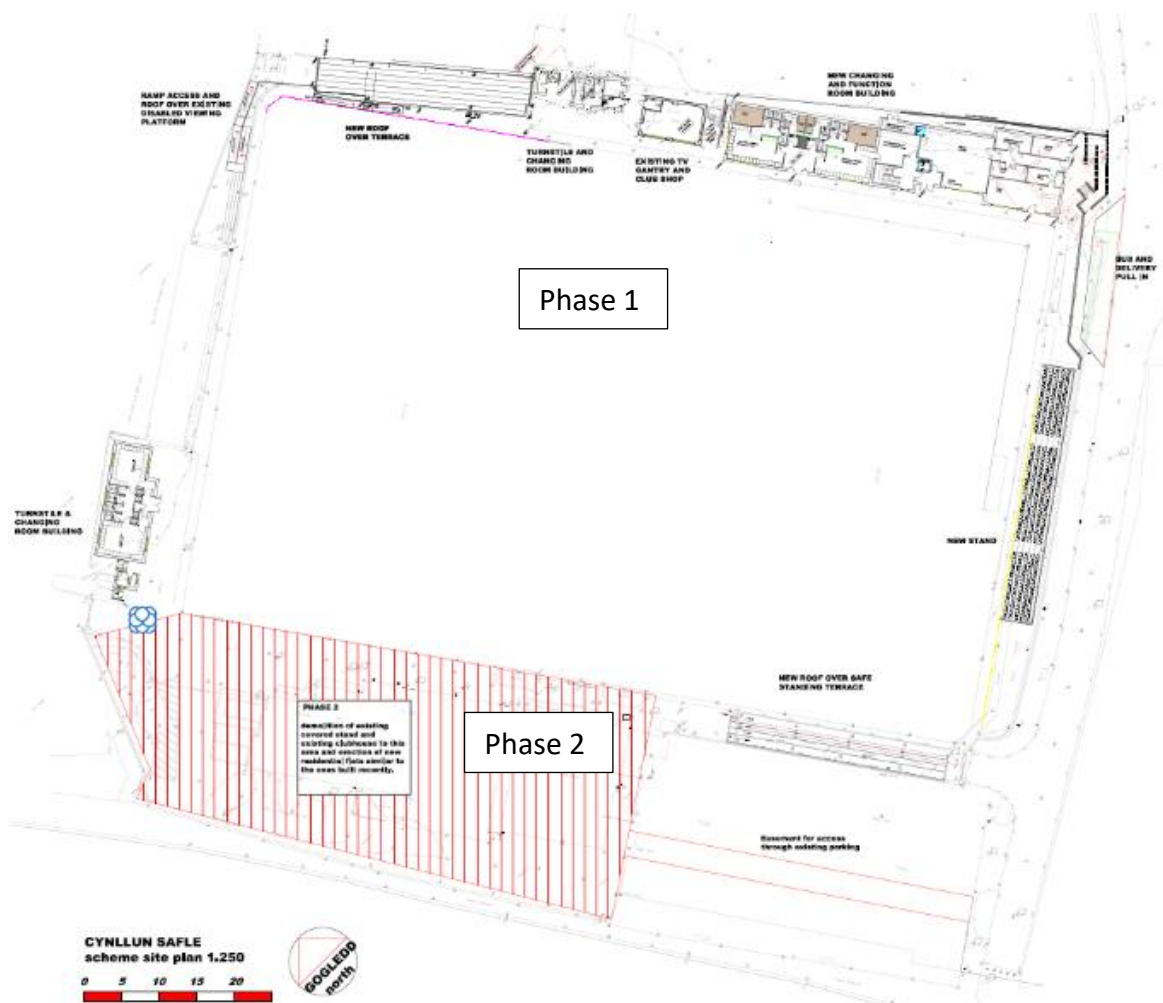
A160677	Discharge condition 5 of planning permission A140905 prior to the commencement of any site works a traffic management scheme to safeguard conflict between pedestrians, cyclists and vehicular traffic shall be submitted and approved in writing by the Local Planning Authority. The location, length and type of barrier/guard rail to be installed shall be agreed in writing with the Local Authority, prior to installation.	Approved 22/09/2016
A160678	Discharge condition 11 of planning permission A140905 prior to the commencement of development full details, and samples when requested, of all the external materials to be used on the proposed flats shall be submitted to and approved, in writing, by the Local Planning Authority.	Approved 22/09/2016
A160679	Discharge condition 12 of planning permission A140905 prior to the commencement of development full details of the proposed method of dealing with surface water from the site, including details of how the proposed surface water system will be maintained, shall be submitted to and approved, in writing by the Local Planning Authority.	Approved 22/09/2016
A160680	Discharge condition 15 of planning permission A140905 Construction Method Statement	Approved 22/09/2016
A170251	Minor amendment (changes to approved plans) to planning permission A140905 (Erection of a mix of social rented and	Approved 12/04/2017

	intermediate rented apartments as follows: 12 x 1 bedroomed apartments 18 x 2 bedroomed apartments 3 x 2 bedroomed apartments for wheelchair user)	
A170511	Change of use of part of the clubhouse at Aberystwyth Town Football Club to temporary driving test centre for up to 10 years.	Temporary Permission 28/07/2017
A180051	Erection of mix of social rented and intermediate rented apartments	Approved 05/04/2018
A180432	Variation of condition 3 of planning permission A150079 - extend the time for the submission of reserved matters	Approved 14/06/2018.
A201052	Discharge of condition 8 (access, parking and turning) of planning permission A140905	Condition Fully Discharged 19/04/2021
A201053	Discharge of condition 17 (foul water and surface water) of planning permission A140905	Conditions Fully Discharged 29/01/2021
A201054	Discharge of condition 18 (surface water) of planning permission A140905	Conditions Fully Discharged 29/01/2021
A201055	Discharge of condition 19 (drainage) of planning permission A140905	Conditions Fully Discharged 29/01/2021
A210145	Discharge condition 14 of planning permission A140905 - Verification Report	Conditions Fully Discharged 23/03/2021
A220777	Proposed new changing rooms and associated works	Approved Subject to Conditions 10/04/2023

# SECTION 4: THE PROPOSAL

## Introduction

- 4.1 The proposed re-development of the existing football ground has been split into two separate 'phases' for the purpose of the Pre-Application Consultation (PAC), and it is likely that these phases will form two separate planning applications (in no specific order). Phase 1 consists of the redevelopment of the football stadium and Phase 2 relates to the residential aspect of the proposal. Notwithstanding this, for the purposes of the Pre-Application Consultation the whole scheme should be considered.
- 4.2 The masterplan below shows the two phases which are discussed in turn in the following paragraphs.



## Phase 1 – Proposed Redevelopment of Football Ground

- 4.3 The proposal seeks the construction of a new clubhouse and community facility, a 310-seater stand, replacement turnstiles and ticketing offices, roofs over existing seated and standing terraces, new primary and secondary changing room facilities, with improvements to accessibility throughout the site, including the re-construction of a dedicated disabled viewing platform.
- 4.4 The proposed clubhouse and community facility is located to the Eastern side of the football ground. The building measures approximately 40 meters in length, by 9.2 meters in width equating to an internal ground floor space of circa 363 square meters. The building is split over 3 floors, comprising of the ground floor that is attributed to the first team changing rooms, kitchen, services room, stores and club shop. The largest section is attributed to the requirements of the football club to meet licensing criteria set out by the Football Association of Wales, which outlines the minimum requirements for player and referee changing room provisions – both male and female.
- 4.5 To the first floor, a new clubhouse and bar, community and function room, meeting room, and WC accessed via a central staircase and lift.
- 4.6 The second floor is mainly attributed to an open-plan roof terrace and spectator area. There are 104 seats in addition to a disabled spectator area. The terrace offers a small rooftop bar, seating and WC facilities.
- 4.7 Externally, the clubhouse is said to be finished in an appropriate mix of brick, render and metal cladding. Much of the front elevation will comprise of toughened glass to safeguard from smashing and provide unparalleled views of the pitch.
- 4.8 The new stand to the South of the ground will reflect that at the opposite end of the ground, known as the Dias Stand. The new stand measures 34 meters by 4.3 meters with a maximum height of 5 meters under a

monopitch roof. The stand is finished in metal cladding with glazing to both elevations allowing visibility to spectators to the rear and side of the stand. The stand has a potential capacity of 310 seats.

- 4.9 To the North-East and South-West of the ground, new roof canopies over the existing seated and standing terraces are proposed. The roof canopies will be self-supporting and will not require any fixture or fitting to the building to the rear of the terrace. The monopitch roof extends some 29 meters in length and protrudes some 5.2 meters, covering the existing 5 rows of seating (North-East) and 4.2 meters above the 3 existing rows of the standing area (South-West).
- 4.10 Improved turnstile facilities are proposed at the site. Firstly, a new turnstile is proposed to the East of the site, adjacent to the existing gantry. This allows direct pedestrian access off Park Avenue, whereby a bus stop is located some 110 meters to the North. The main access currently used at the site is afforded via Maesyrafon Car Park with an improved ticketing office and turnstiles which will be incorporated within the scheme attached to a new secondary changing room facility. The facility measures 15.5 meters by 6.7 meters (max) with a maximum height of the flat roof measuring 2.85 meters. Solar panels are proposed atop the building to provide renewable energy generation.
- 4.11 The secondary changing room facility will significantly enhance the provisions at Park Avenue to allow for fully segregated use by male and female players / officials, as well as enabling the club to host multiple games or training sessions concurrently, whereby matches are held on half-pitch.

## **Phase 2 – Residential Development (Outline)**

- 4.12 The proposal hereby identified as ‘Phase 2’ seeks outline planning consent for residential development of flatted accommodation, which would be similar in nature to that of the existing residential units adjacent to the site.



- 4.13 The proposed indicative site plan demonstrates that the existing covered stand, clubhouse, and ancillary buildings, which are in a state of deterioration, are to be demolished and replaced with residential accommodation.
- 4.14 The site area of this part of the proposal measures approximately 0.18 hectares (0.45 acres) and will include undercroft car parking, open space and amenity area, refuse and recycling storage, and the residential units themselves.
- 4.15 Access to the site will be afforded via an extension to the existing road through the existing undercroft parking area of the adjacent residential accommodation – for which the club benefits from a formal right of way over the third-party land. In a similar manner to the existing accommodation, this development also proposes undercroft car parking for the residential units which will be constructed above.
- 4.16 The site is mostly level and mainly comprises of existing buildings and hard standing relating to the football club which is not considered to be of any ecological significance. A preliminary protected species assessment was undertaken by a qualified and competent professional which concluded that the proposed development is unlikely to have an ecological consequence on protected species.
- 4.17 New public open space is provided to the West of the site, which also includes the widening of the existing footpath along the Afon Rheidol. The open space and footpath will run the entire length of the Western boundary and will include native planting.
- 4.12 Given the outline stage, (some matters reserved) the number and design of proposed residential units is not for consideration. However, the proposal is likely to give rise to 1-bedroom and 2-bedroom units to a design reflecting that of the existing adjacent accommodation. The applicants are in correspondence with the Council's housing team to

provide an up-to-date report on the 'need' of each of the types of units proposed to determine the likely split of units.

- 4.13 The proposal aims to meet Policy SO5 of the Local Development Plan which seeks to negotiate a 20% affordable proportion on all housing development.
- 4.14 The massing, form and bulk of the units will likely replicate that of the existing residential accommodation adjacent and therefore produce a cohesive form of development which will complement that of the site and surrounding area. Similarly, the finishing materials will respect that of the local vernacular and surrounding area.

## SECTION 5: PLANNING POLICY

5.1 This Section sets out an overview of national planning policy and Development Plan policy relevant to the proposal. The development plan for Ceredigion consists of the Ceredigion Local Development Plan (LDP), no Strategic Development Plan (SDP) has been adopted for Mid Wales to date.

### National Planning Policy

#### Future Wales – The National Plan 2040

5.2 Policy 2 of Future Wales sets out a series of strategic placemaking principles to shape growth and regeneration in urban areas. Said placemaking principles are:

- Creating a rich mix of uses
- Providing a variety of housing types and tenures
- Building places at a walkable scale, with homes, local facilities and public transport within walking distance of each other
- Increasing population density, with development built at urban densities that can support public transport and local facilities
- Establishing a permeable network of streets, with a hierarchy that informs the nature of development
- Promoting a plot-based approach to development, which provides opportunities for the development of small plots, including for custom and self-builders
- Integrating green infrastructure, informed by the planning authority's Green Infrastructure Assessment

5.3 This policy is primarily focused on shaping growth and regeneration within National and Regional Growth Areas, whereby Aberystwyth is noted as the largest town of the Mid Wales region and recognised for its significant role and function to the immediate and surrounding area.

- 5.4 Future Wales notes that thriving, resilient and sustainable settlements are characterised by a rich mix of housing, employment, services and infrastructure located in the right places to meet the needs and future aspirations of the population. Moreover, PPW sets out that a broad balance between housing, community facilities, services and employment opportunities in both urban and rural areas should be promoted to minimise the need for long distance commuting. In accordance with the supporting text of Policy 4 of Future Wales, different uses should be situated in close proximity to each other, reflecting the strategic placemaking principles, to help create vibrant active places where people can walk and cycle and are less reliant on cars.
- 5.5 Future Wales acknowledges that there is a high degree of mobility between places, where people travel to access services, facilities and jobs outside of the place they live in Mid Wales, however, development within Aberystwyth is served by frequent public services such as buses and trains, and also benefit active travel routes and suitable means of travel by foot.
- 5.6 As noted previously, there is a diverse mix of uses located within close proximity of each other in Aberystwyth which promotes the sustainable principles in that people are able to live near their workplace and reduce the need for private travel. The strategic placemaking principles are reflected within the proposal and proves that this is a sustainable location, on a brownfield site within the settlement boundary of Aberystwyth.
- 5.7 Policy 9 of Future Wales sets out the overarching requirements in relation to ecological networks and green infrastructure. Action towards securing the maintenance and enhancement of biodiversity to provide a net benefit, the resilience of ecosystems, and green infrastructure assets must be demonstrated as part of the development proposal through innovative, nature-based approaches to site planning and the design of the built environment.

- 5.8 In line with Future Wales, development must be directed towards sustainable locations and designed to make it possible for people to make sustainable and healthy travel choices for their daily journeys. As highlighted, the proposal is located within walking distance of numerous shops which can easily meet the daily needs of residents.
- 5.9 The applicant is fully aware that to meet the requirements of Policy 12 that active travel must be an essential and integral component of all new development. This is a redevelopment of an existing site and is based within a designated Urban Service Centre where housing, employment and community facility development is accepted under the LDP. New developments should be integrated with active travel networks and, where appropriate, contribute towards their expansion and improvement. The development provides for the widening of a current pinch-point along the existing footpath parallel to the Afon Rheidol to enhance a crucial active travel link for the benefit of all users.
- 5.10 Encouraging a reduction in car use and an increase in active travel and use of public transport is promoted. In this scheme car parking has been provided in line with the requirements of the Supplementary Planning Guidance by Ceredigion on Car Parking Standards. With the town centre being within close proximity to the site there is ample walking opportunities with no need to rely on private modes of transport. However, it should be noted that disabled car parking should be incorporated into the design in addition to Electrical Vehicle (EV) car parking spaces and cycling bays.
- 5.11 In line with the Planning and Compulsory Purchase Act 2004, should a policy in Future Wales conflict with a policy in the Ceredigion LDP, then the conflict should be resolved in favour of the policy contained within Future Wales. This is due to Future Wales being the latest document to become part of the development plan.

## Planning Policy Wales (Edition 12) (2024)

5.12 Planning Policy Wales Edition 12 published in February 2024 sets out the vision for Wales as set out in the Well-Being of Future Generations Act;

- a more prosperous Wales;
- a resilient Wales which supports healthy, functioning ecosystems and recognises the limits of the global environment;
- a healthier Wales;
- a more equal Wales;
- a Wales of more cohesive communities;
- a Wales of vibrant culture, and a globally responsible Wales.

The document embeds the spirit of the Act by moving towards a low carbon, resilient society, of providing secure and well-paid jobs and of building well connected environments for everyone in Wales that improves lives, health and enhances well-being.

5.13 Planning Policy Wales (PPW) sets out the land use planning policies of the Welsh Government and is supplemented by a series of Technical Advice Notes (TANs), Welsh Government Circulars and policy clarification letters which together with the PPW provide the National Planning Policy Framework for Wales (paragraph 1.1).

5.14 The primary objective of PPW is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and culture wellbeing of Wales as required by the Planning (Wales) Act 2015, the Well-being of Future Generations (Wales) Act 2015 and other key legislation. A well-functioning planning system is fundamental for sustainable development and achieving sustainable places (paragraph 1.2).

5.15 PPW seeks to promote the right development in the right place, thus contributing to the overarching goal of sustainable development. Securing the correct development in the most sustainable locations, such

as Aberystwyth, will deliver effective means of development whereby proposals will create and sustain communities, facilitate accessible and healthy environment and grow the economy in a sustainable manner, in-line with key planning principles.

- 5.16 In response to the challenges laid down by the Global Biodiversity Framework agreed at COP15, a series of changes were made to Chapter 6, which came into effect on 11<sup>th</sup> October 2023. The main changes to policy can be summarised as follows:

*Green Infrastructure:* stronger emphasis on taking a proactive approach to green infrastructure covering cross boundary considerations, identifying key outputs of green infrastructure assessments, the submission of proportionate green infrastructure statements with planning applications and signposting Building with Nature standards.

*Net Benefit for Biodiversity and the Step-wise Approach:* further clarity is provided on securing net benefit for biodiversity through the application of the step-wise approach, including the acknowledgement of off-site compensation measures as a last resort, and, the need to consider enhancement and long-term management at each step. The use of the green infrastructure statement as a means of demonstrating the stepwise approach is made explicit. The importance of strategic collaboration to identify and capture larger scale opportunities for securing a net benefit for biodiversity is recognised.

*Protection for Sites of Special Scientific Interest:* strengthened approach to the protection of SSSIs, with increased clarity on the position for site management and exemptions for minor development necessary to maintain a 'living landscape'. Other development is considered unacceptable as a matter of principle. Exceptionally, a planned approach may be appropriate where necessary safeguards can be secured through a development plan.

*Trees and Woodlands*: closer alignment with the stepwise approach, along with promoting new planting as part of development based on securing the right tree in the right place.

### **Technical Advice Notes (TAN)**

- 5.17 The Technical Advice Notes (TANs) provide guidance on a range of specific topics. The pertinent TANs in relation to the application site are:
- TAN5 – Nature Conservation and Planning
  - TAN11 – Noise
  - TAN12 – Design
  - TAN 15 – Development and Flood Risk
  - TAN18 – Transport
  - TAN20 – The Welsh Language
  - TAN23 – Economic Development

### **Local Planning Policy**

- 5.18 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires Local Planning Authorities to determine planning applications in accordance with the Development Plan unless material considerations indicate otherwise.
- 5.19 The Development Plan comprises of Ceredigion Local Development Plan 2007-2022 and accompanying Supplementary Planning Guidance's.
- 5.20 Policy S01 – Sustainable Growth states that in terms of employment opportunities to provide for 4000 jobs across the County in a sustainable manner and there is the option of looking at sites that have not been allocated.
- 5.21 The application site falls within the settlement boundary for Aberystwyth an Urban Service Centre and within the defined Settlement Boundary, for the purposes of this application, the proposal is considered against



Policy S02 (Development in Urban Service Centres). The policy states that USCs provide the most sustainable locations where development will be permitted and in relation to Aberystwyth proposals will be supported where it:

- a. Contributes to the maintenance of its national significance and its role as a strategic centre for Mid Wales; and
- b. Supports current objectives and action plans relating to its Strategic Regeneration Status

and in relation to all USC's, is within the defined settlement boundary, accords with the provisions of the Settlement Group Statement and satisfies all other plan policies.

5.22 Policy DM06 relates to high quality design and Policy DM17 relates to the General Landscape with Policy DM10 requiring all developments to respect the landscape and protect the local and strategic views. These policies have been considered and adhered to in each of the phases proposed. There are different challenges facing each phase in that the designs need to have full regard to the site and surrounding area as not to have an impact on any of the existing buildings, or environmental constraints.

5.23 This scheme is considered to produce a limited impact on the landscape. The clubhouse will harmonise with the context of the site and be of a size and scale similar to that of the surrounding buildings. Furthermore, should a retail unit occupy the space to the West of the site (as was envisaged by the current landowner, Aldi), the clubhouse would be sufficiently screened from the highway (Park Avenue). The proposed residential unit would create a more appealing outlook to those utilising the footpath which runs along Western boundary.

5.24 The site is allocated as a mixed-use site (M0303) whereby residential development would be accepted, subject to a satisfactory FCA. However, the site is not depended upon to deliver the housing

requirement over the plan period (which has since time expired) and is therefore classified as a windfall site in accordance with the Settlement Group Statement.

- 5.25 Policy S05 relates to Affordable Housing, which seeks to negotiate a proportion of 20% affordable housing on all housing development. The applicants reserve the right to negotiate a reduction in affordable housing by submitting details to show lack of viability for the site.
- 5.26 Policy LU02 relates to the requirements regarding all residential development and that housing development will need to provide “a mix of dwelling types and sizes to help secure a balanced housings stock, in that local area.” The proposed development for the residential scheme will be submitted in outline and therefore specific detail of housing mix is not for consideration.
- 5.27 Policy LU06 relates to Housing Density and notes that density for a proposed housing development should be set out in accordance with the relevant settlement group statement; however, the settlement group statement for the allocated mixed-use highlights that given the flooding constraints at the site, the potential housing yield is unclear and therefore no unit density is proposed. Notwithstanding the above, LU06 outlines that where there is not set density, in areas which constitute ‘urban’ areas, the guide range density is set between 30 and 80 units per hectare. This is akin to the advised density set out within Future Wales which states that developments in urban areas should aim to have a density of at least 50 dwellings per hectare.
- 5.28 Policy LU22 seeks to resist the change of use or loss of existing community provision, with an aim to enhance such provisions. The policy will support community facilities if they are located within settlements, and consider multi-use uses. Where a community facility is being relocated, it should be demonstrated that the existing site is no longer suitable for that use.

- 5.29 Policy LU24 requires every development which provides more than 10 bedrooms to provide open space. The aim of Policy LU24 is to provide additional open space where appropriate as part of new developments. By doing so the health and wellbeing of communities will be enhanced and social cohesion will be encouraged.
- 5.30 A scheme for SUDS will be submitted separately to the SAB body in line with Policy DM13.
- 5.31 Finally in terms of ecology and protection of trees and hedgerows, a Green Infrastructure Statement has been prepared along with a landscaping plan which conforms with the requirements of Policy DM14, DM15 and Policy DM20 of the LDP. The application is accompanied by a Preliminary Protected Species Assessment undertaken by Wyndrush Wild.

## SECTION 6: PLANNING ISSUES

6.1 This Section of the supporting Planning Statement sets out an overview of the general planning issues for each phase which are considered relevant in the determination of the applications. Accordingly, the following general planning matters are considered below:

- The principle of the development;
- Affordable Housing;
- Design and Visual Impact;
- Amenity;
- Public Open Space;
- Housing Density;
- Access;
- Car Parking;
- Utilities
- Ecology and
- Flooding

### Phase 1 – Proposed Redevelopment of Football Ground

6.2 The application site is located within the settlement boundary of Aberystwyth, which is designated as an Urban Service Centre (USC), whereby LDP policy SO2 states that development will be permitted which, in relation to Aberystwyth:

- 1a. Contributes to the maintenance of its national significance and its role as a strategic centre for Mid Wales and;
- 1b. Supports current objectives and action plans relating to its Strategic Regeneration Status;

In relation to all USCs:

- 3a. Is within the defined settlement boundary, accords with the provisions of the Settlement Group Statement and satisfies all other Plan policies.

- 6.3 The proposal is deemed to assist the regeneration of the brownfield site which is allocated for mixed uses within the Aberystwyth settlement boundary. The proposal would see significant investment made to Aberystwyth Town Football Club to offer unrivalled local and regional community provisions for individuals of all ages and abilities – from boys and girls youth football, to men and women’s senior football, and both disabled and walking football provisions.
- 6.4 Both the men’s and women’s senior teams play in the highest tiers of Welsh Domestic Football – and are the only clubs in Ceredigion to do so. The club benefits from the support of the local population and surrounding area, thus proving its regional role, which contributes to well-being of the community in a social and economic manner.
- 6.5 The existing main stand and changing rooms are in a state of deterioration and require significant investment if required to serve the club for years in the future. Hence, modern and fit-for-purpose facilities are proposed to revitalise the site which will enhance the provision of the community facility, encourage the uptake of sports, and in-turn promote the health and well-being of a wide-range of social groups in the local and regional area. The development also promotes equality and inclusivity for both male and female players and officials, who will benefit from segregated and modern changing facilities, in accordance with the requirements of the Football Association of Wales.
- 6.6 The settlement group statement highlights that any redevelopment will need to suitably relocate or incorporate the existing uses and specifically notes the football ground within the examples of existing uses. Not only does the proposal incorporate the football ground in the proposal, moreover, the scheme is considered to retain and enhance the existing use of the football ground.
- 6.7 LDP policy LU22 states that the plan will help sustain and enhance community provision by:

Supporting the development of new sustainable community provision, provided that:

- i. They are located within or adjoining a settlement;
- ii. The planning application demonstrates that the feasibility of multi-use has been considered;
- iii. No suitable facility exists nearby which could appropriately accommodate the proposed use; and
- iv. where the proposal is for a facility being relocated, it can be demonstrated that the existing site is no longer suitable for that use.

6.8 The proposal does see the relocation of the existing clubhouse to the Eastern side of the ground, however, this is to allow more efficient use of the land, have better accessibility throughout the ground and to have a better layout for the surrounding uses of the site. The proposal is deemed to accord with all other criterion of LU22 too.

6.9 Albeit that the proposal would not strictly constitute retail development LDP policies LU18 & LU19 have been considered given that some of the ancillary uses of the club would have alternative uses. For example, the club operates a shop for selling merchandise in addition to the sale of food and drink during matchdays.

6.10 The proposed clubhouse will not merely be available to the football club but may be hired out to businesses for corporate events, birthdays, meetings, etc, much like many stadium venues. The goal of the applicants was to provide a community space accessible to everybody, not just those who are involved with the football club.

6.11 Policies LU18/19 relates to mainly retail uses, however, does incorporate redevelopment of commercial buildings or land. Again, the proposal is not considered to fall within either of these categories, but a pragmatic approach to the policy has been applied in the design phase.

6.12 LU18/19 allows the change of use to retail/commercial providing:

- a) The scale is in line with that envisaged under Policies S02- S04;

- b) Consideration has been given to the likely impact of the development on existing retail provision within the Service Centre, or nearest Service Centre if the proposal is located in a Linked Settlement or other settlement. The conclusion, and the basis for this conclusion, should be presented as part of the planning application;
- c) It would not cause a material oversupply of convenience, comparison or bulky goods in the relevant Service Centre or Linked Settlement. The conclusion, and the basis for this conclusion, should be presented as part of the planning application;
- d) A3 uses would not cause unacceptable disturbance to the occupiers of nearby properties or adversely affect amenity; and
- e) Unless located within a town centre boundary, proposals for units of more than 800m<sup>2</sup> gross floorspace are accompanied by a Retail Impact Assessment demonstrating how the policy requirements of National Guidance and the LDP have been met.
- f) accords with Policy SO1 if the proposal is in relation to an allocated site
- g) It does not have a significant negative individual or cumulative impact on the vitality and viability of the existing town centre.

6.13 The scale of the proposed clubhouse is considered acceptable, given that the application site is located in the largest town in the county and Mid Wales region, therefore, one would assume that this is where the larger scale development would take place. The scale of the proposal is also considered to be reflective of that of the site and surrounding area, for example, the adjacent units to the East of the site have large footprints such as 'Kwikfit' measuring over 800 square meters, the former bus depot site measuring approximately 1800 square meters and it is envisaged that the 'ALDI' site will give rise to a 3000 square meter retail unit, as outlined in the settlement statement. Therefore, the size and scale of the proposed clubhouse is deemed commensurate with the site and surroundings. Further detail on design is considered in the section below.

6.14 The clubhouse is unlikely to give rise to a negative impact to the existing retail provision within the Service Centre. Moreover, it is more likely that

the proposal would enhance the retail trade of nearby shops/restaurants/pubs as supporters/players would likely utilise the retail provision in the surrounding area prior to matches and training. For example, a local resident, who lives in Aberystwyth may choose to meet friends in a nearby pub before entering the ground, or on the way home, pick up snacks or dinner in a nearby shop. The proposal is considered to increase the likelihood of more organised and impulsive purchases throughout the nearby retail units, thus enhancing the vitality, vibrancy and viability of the surrounding area.

- 6.15 Given that the site has a long-established use as a football ground stretching over a 100-year period, the site is well-renowned as the football stadium of Aberystwyth. Residents in the area – namely relating to the residential units to the South-West of the site – are aware of the nature of the site. It is therefore considered that the amenity of the nearby properties, are unlikely to be affected by the proposal. It may be argued that the re-location of the main stand across the pitch would benefit the residential units by reducing the level of noise received given the increase in distance from the residential units. In addition, the existing standing terraces situated directly beneath the residential units will include a new roof terrace which will aid noise reduction. The noise, lighting, and outlook is not considered to be materially different to that which is currently experienced and therefore unlikely to have a detrimental effect to the amenity of the surrounding units of the site.

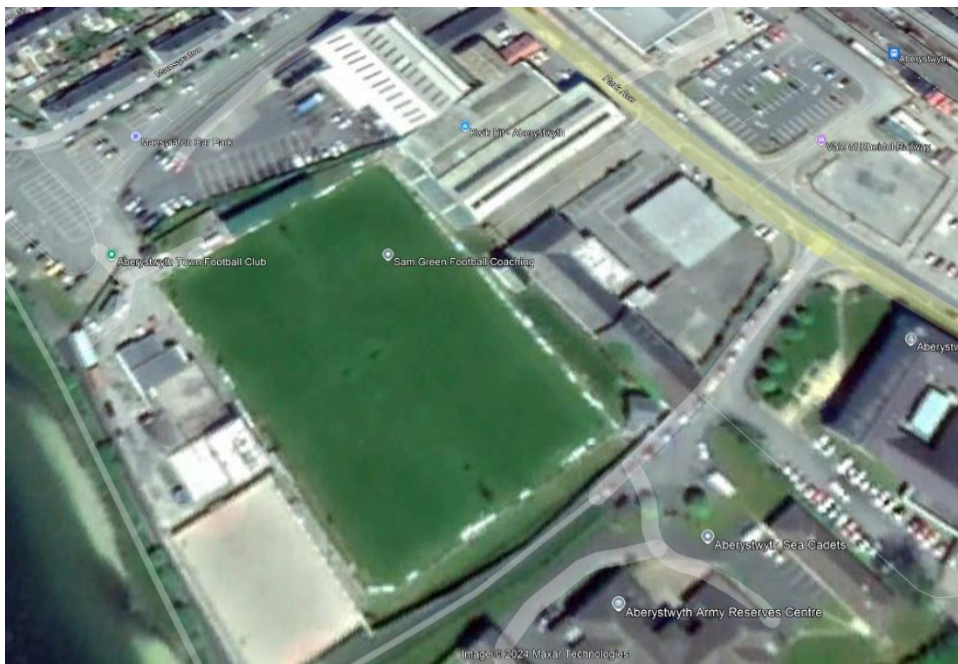
### **Design and Visual Impact**

- 6.16 The size and scale of the proposed clubhouse is considered to be appropriate and would be commensurate with similar sized units along Park Avenue and opposite the proposed site. Although the units vary in sizes, the buildings and units are typically large and tall, and the proposed clubhouse would conform to the existing heights of the buildings and units nearby.
- 6.8 The maximum height of the clubhouse measures approximately 11.1 meters, which includes the monopitch roof that covers two-thirds of the



building. One-third of the building, to the South-East is open to the elements and this is where the proposed rooftop bar will be located and measures circa 6.5 meters in height.

- 6.9 Historically, there have been units situated near this Eastern boundary, close to where the proposed clubhouse will be re-positioned. However, some of these units have been demolished or re-purposed. A number of extracts are provided below for reference.



*Extract 1 – Aerial image of site and surrounding area 2013 – note the buildings to the East of the site which have since been demolished. The area to the South-West outlines the former all-weather pitch, which has been replaced/redeveloped into the residential accommodation under the ownership of Barcud Housing Association. (Source: Google Earth)*



*Extract 2 – View of area looking West/North-West towards the site from Park Avenue. The roof of the existing gantry that remains today is visible to the centre of the image. For reference, the gantry measures approximately 9.2 meters in height. (Source: Google Streetview – 2014)*



*Extract 3 – Same location as Extract 2 above – note the gantry is more visible, as are the residential units of Barcud.*

- 6.10 The size and scale of the proposal is unlikely to give rise to adverse impacts to this periphery location of Aberystwyth, especially taking into account the surrounding area. The application site is located on a site which is allocated for buildings which are likely to be of a larger scale and therefore compatible with the adjoining buildings. The construction of the roof terraces, stands etc, including the clubhouse, are unlikely to cause a visual intrusion from the highway or streetscene. As such, the proposal is considered to comply with LDP policy DM17 and DMO6 with regards to size, scale and massing.
- 6.11 The finishing materials of the clubhouse will likely consist of a brick plinth to the lower section of the building, with either smooth render or composite cladding for the front elevations. The roof is to be finished with metal cladding, reflecting that of the surrounding area. The front elevation will be characterised by featuring a large volume of glazing to allow spectators to view the pitch, while creating a modern finish to the proposed building. The rear of the building and the roof, which would be visible from the highway will match that of the nearby B2/B8 buildings and harmonise with the more industrial-type buildings.
- 6.12 The LDP's main placemaking and design policy, DMO6, states that development should have full regard, and positively contribute to the context of its location and surrounding whilst reflecting a clear understanding of design principles, the local physical, social, economic and environmental context. We believe that the design of the scheme epitomises the aim of DMO6 and is fully compliant.

## **Amenity**

- 6.13 The amenity of the neighbouring properties has been carefully considered and adjudged that the amenity of such properties will not be adversely affected. The re-location of the main stand and changing rooms will have a positive effect, given the likely reduction in noise, especially on matchdays when more people would be home in the existing residential accommodation to the South-West of the site.
- 6.14 The new stand and clubhouse will be situated approximately 80 meters from the existing residential units, as opposed to the 6-meter distance currently experienced. The distance between the proposed clubhouse and residential units is deemed to be placed a sufficient distance away to negate any issues of privacy, including overlooking, and far enough away to ensure that the proposed unit would be overbearing on the existing units.
- 6.15 The visual amenity currently experienced by the residential units is considered to be of good quality, whereby excellent views of the recently upgraded football pitch are seen, however, beyond this there is limited value as currently the Eastern boundary is boarded-up, and the area is overgrown. The Eastern aspect is derelict and an eye-sore, which would benefit from development to revitalise this area. The proposed clubhouse would screen this derelict area with a more modern, but sympathetic design, improving the general outlook of the area.

## **Access**

- 6.16 The main access to the site is derived from Maesyrafon car park, whereby the main ticketing office and turnstile are situated. This is convenient to travelling fans as they are able to park nearby to the ground.

- 6.17 A replacement turnstile is proposed to the East of the site, whereby the existing unit will be replaced with a new turnstile, ticket booth, and WC facilities.
- 6.18 Accessibility in and around the site is good and allows ease of manoeuvrability for all users, thus creating an inclusive environment which would not discriminate less-able bodied people. To the Northern corner of the ground, ramps are provided for wheelchair users to allow ease of movement to designated viewing areas.
- 6.19 Similarly, the clubhouse will include level thresholds at the door access and include an internal lift to provide access to the first and second floor to those who may be unable to use stairs.
- 6.20 The proposal, by virtue of its siting, will promote sustainable methods of access such as cycling, on foot, or by public transport. The town centre is less than 350 meters to the North and benefits a pedestrian footway through the length of the journey which leads to the town centre. Similarly, a footpath is available to the Trefechan area via the footbridge which allows access to a more residential area of the town.
- 6.21 The site benefits from being within close proximity to numerous bus stops and the train station. The Aberystwyth bus station is some 375 meters to the North as is the Aberystwyth Train Station. There are bus stops less than 100 meters from the ground which include frequent services.

### **Car Parking**

- 6.22 The site benefits from informal car parking within the ground. 12 no formal car parking spaces are to be provided within the site, which include electric vehicle charging spaces and a disabled space.
- 6.23 The site also benefits the siting of public car parking areas such as Maesyrafon Car Park, Tesco Car Park (which allows 3 hours of free parking), Ystwyth Retail Park Car Park and the park and ride parking area some 275 meters to the South-East. Although private car travel is

not encouraged, there is ample amount of space for car parking within the vicinity of the ground.

## **Ecology**

- 6.24 The application area mainly comprises of the football pitch, which is a synthetic 4G pitch and of no ecological significance. There is little to no vegetation or trees at the site. The immediate surrounding areas are attributed to the hardstanding and the existing buildings associated with the football club, for example, clubhouse, stands, and gantry. The existing buildings may have provided a habitat for priority species such as bats, however, the Priority Species Report undertaken concludes that the buildings were not suitable for bats and no evidence of bats were present at the site. The full Priority Species Report has been included as part of this PAC.
- 6.25 To the West of the site, the Afon Rheidol runs along the boundary of the site, however, it is considered that any works attributed to the redevelopment of the football club is unlikely to have an adverse effect on this priority habitat.

## **Utilities**

- 6.26 Foul sewage is proposed to be connected to the mains sewer as is the existing system. The applicant is aware that the public sewer is in close proximity and therefore a suitable means of connection.
- 6.27 Similarly, there is a water main within close proximity to the application site, and due care and attention should be given to any works within the buffer zone.
- 6.28 The application will be subject to SAB approval as the development would result in provision of new building in excess of 100 square meters, in line with new statutory legislation enacted by Welsh Government under the Flood and Water Management Act 2010. Surface water is proposed to be captured on site and dispose of via a sustainable

drainage system water such as a soakaway. A SAB application has not been submitted to date but will be submitted as part of the application.

## Summary

- 6.29 In conclusion, the proposed redevelopment of the football ground is supported in principle by according with LDP policy S02, in that the scheme is located within the settlement boundary of Aberystwyth and gives rise to a much-needed revitalisation of the football ground, which is considered to complement the strategic role and function of Aberystwyth. The application site is located on a mixed use allocated site whereby the principle of community purposes is supported. The proposal proves full accordancy with LDP policy LU22 in that the existing community provision is being retained and enhanced. The proposal has adopted a pragmatic approach in line with retail policies and the scheme is considered to increase the vitality, vibrancy and viability of the surrounding area.
- 6.30 The development has been carefully considered against all aspects of design as set out within the LDP, Future Wales, Planning Policy Wales, and Supplementary Planning Guidance, and conforms with the placemaking and design principles advised. The proposal promotes sustainable development, with benefits to prospective users of mental, physically and social well-being.
- 6.31 In light of the above, we believe the scheme should be wholeheartedly supported by the LPA.

## Phase 2 – Residential Development (Outline)

### Principle of Development

- 6.32 Aberystwyth is defined as an Urban Service Centre whereby the LDP notes that USC's are the primary focus for development in Ceredigion. The LDP acknowledge Aberystwyth's strategic regional role and notes that the area will provide the main concentration for housing and employment.
- 6.33 Policy S02 is generally supportive of development which contributes to the role that Aberystwyth plays regionally, and the proposal for housing is considered to support this.
- 6.34 The latest available figures (July 2024) outlines that the Aberystwyth Settlement Group was envisaged to require 2058 units under the development plan, with 1877 units coming forward in the service centre. 669 units have been completed, with an additional 322 outstanding consents, and a loss of 77 units due to conversions or demolitions, therefore a remaining balance of 1001 units required.
- 6.35 Given that the LDP is time expired and there remains a large number of units required, one would assume that there is a vast under-delivery of residential units within the service centre.
- 6.36 The site is allocated for mixed-uses (M0303) within the LDP and proposals map, whereby the settlement group statements highlight that residential development within the allocated site may be acceptable, subject to a Flood Consequence Assessment confirming suitability.
- 6.37 In light of the above, the principle of residential development is assumed to be accepted, in line with relevant LDP policies.

## **Affordable Housing**

6.38 Policy S05 seeks to negotiate a proportion of 20% affordable housing on all housing development. Given the application is in outline, the specific number of residential units are not for consideration. The developer is aware of the affordable housing contribution required and is agreeable to entering a Section 106 Agreement for this purpose.

## **Housing Density, Delivery and Mix**

6.39 Policy LU02 of the LDP notes that housing development will be required to provide a mix of dwelling types and sizes to provide a balanced housing stock in the local area. The applicants have consulted the data provided by Ceredigion County Council with regards to the 'housing need' of the area, with the Local Housing Market Assessment outlining that there is the greatest need for 1-bedroom dwellings. The precise detail of the housing mix will be determined at a Reserved Matters stage.

6.40 As highlighted previously, given the under-delivery of housing units within the service centre, there should be a large focus on the realistic delivery of units within Aberystwyth. LDP policy LU05 notes that the Local Planning Authority may seek a stage release of units, however, in this situation, the proposal is likely to come forward in one application and not require multiple phases.

6.41 Policy LU06 of the LDP requires housing development to be in line with the density guide stated in the Settlement Group Statement for allocated sites. The settlement group statement highlights that given the nature of the site and its constraints, the unit densities for housing have not been outlined. As no density has been set within the allocated site, the local character will likely determine the density. In urban areas the guide density is set to approximately 30-80 units per hectare. Given the relatively small site area and the likelihood of the project being brought forward as a block of apartments, the proposal will likely accord with the density requirement set out in the LDP.



## **Design and Visual Impact**

- 6.42 No indicative plans have been provided for the proposal, however, the applicants have been advised, that in-line with the settlement group statement the proposed site should be designed in a manner that reflects the main architectural style of Aberystwyth and the surrounding area.
- 6.43 The design will likely be inspired by the existing residential accommodation near the application site and reflect a similar scale and design, which would ensure a design which has taken into account local context and character and in turn, produce a site which complements the site as a whole.
- 6.44 The proposed residential unit will replace a deteriorating football spectator stand and clubhouse with a modern building which will harmonise with the existing unit.
- 6.45 The proposed design will accord with the Council's placemaking and design policies, namely that of DMO6 & DM17.

## **Amenity**

- 6.46 Residential amenity will be carefully considered, as it was under application A140905 (existing residential units) and A150079, an outline application for a similar project to this.
- 6.47 The key amenity issues will likely be attributed to noise and light pollution. However, this is partly mitigated by re-positioning the main spectator stands to the opposite side of the pitch some 80 meters away from application site, whereby the sound of supporters would not be reduced given the larger distance between the units.
- 6.48 It may be argued that any perceived amenity issues already exist at the site, given that the football club has been running for over 100 years and there are existing residential units on site. Therefore, it is determined that there is no change to the nature of the site, other than the number of

residential units. Any prospective buyers/occupiers will be aware of the existing and longstanding use of the site.

- 6.49 With regards to the amenity between the existing residential units and the proposed residential units, the noise level from the proposed development is likely to be negligible. It is acknowledged that there are a limited number of windows in the North side elevation of the existing residential units, with the 3 largest windows relating to the stairwell of the property. Any proposed design would need to acknowledge and account for these windows to ensure that there was no adverse effect on the amenity of these properties, in accordance with Criterion 7 of LDP policy DM06.

### **Public Open Space**

- 6.50 Under Policy LU24 the amount of public open space is determined on the number of dwellings/bedrooms being provided. The indicative layout plan has allowed space for an area to be used as public open space which can be used as a naturally equipped play area.
- 6.51 The indicative site plan also highlights the widening of the existing foot/cycle path to the Eastern boundary, which will give rise to a more legible space and a safer means of passage for users.

### **Access**

- 6.52 The vehicular access proposed is derived from the existing access which is utilised by the residential units to the South of the site. Access is provided off Park Avenue, and then to a private way, through the undercroft parking area of the existing units to the proposed site, which will have a similar design. The club benefits from a legal right of way over the third-party land for this purpose.
- 6.53 Pedestrian access will be provided to both the North and South of the site.

6.54 Accessibility to and from the site are easily reached via public transport and active travel methods. A number of bus stops are positioned along park avenue, with the main bus depot/station situated less than 350 meters

### **Car Parking**

6.55 Car Parking will be provided as an undercroft parking area to the proposed building. The indicative site plan identifies 28 designated car parking spaces which will be in line with Ceredigion's Car Parking SPG to provide at least 0.5 car parking spaces per unit on site.

### **Utilities**

6.56 Foul sewage is proposed to be connected to the mains sewerage. Surface water disposal will be submitted to SAB approval.

### **Flooding**

6.57 The application site falls within Zone C1 of the Development Advice Maps (DAM) as contained in Technical Advice Note (TAN) 15: Development and Flood Risk (2004) and the latest mapping available, Flood Map for Planning (FMfP), highlights the application site is located within Flood Zone 3 and a TAN15 Defended Zone.

6.58 The proposal would represent 'highly vulnerable' development, in that the proposal comprises of residential development. In-line with TAN15, a Flood Consequence Assessment (FCA) has been produced and conclude that the proposal generally complies with the requirements of TAN15. However, the proposal would be susceptible to flooding from future tidal and fluvial events if no upgrades are proposed to the existing flood defence systems.

6.59 Like much of Aberystwyth, which is located within the Zone C1, if there are no future upgrades to the flood defence system, the town would be

vulnerable to flooding and would likely derail any future development within the town.

- 6.60 The scheme provides mitigation to the proposal in that the ground floor of the site will be attributed to a car parking area, with the residential accommodation only beginning from the first floor.
- 6.61 This report should be read in conjunction with the FCA provided which provides a more in-depth analysis with regards to potential flooding.

### **Summary**

- 6.62 Phase 2 of the proposal is an outline planning application for residential accommodation which will replace the existing main spectator stand and clubhouse. The principle of residential development within Aberystwyth is supported within local and national policy. Owing to its outline nature, the precise design of the scheme is not for consideration, however, it is likely that the proposal will be of a similar character to that of the existing residential accommodation on site. The applicant is aware of the flooding constraint at the site and has instructed a detailed FCA which concludes a positive outlook on the proposal which meets the main criteria of TAN15.

## SECTION 7: CONCLUSIONS

- 7.1 The submitted application seeks planning permission for 2 separate phases of development, both relating to the regeneration and redevelopment of the exiting football ground. The principle of both phases relating to the redevelopment of football ground and residential development is supported by local and national policy.
- 7.2 The proposed development aligns with the relevant Local Development Plan and National Planning Policy in that it provides much needed revitalisation of the allocated site and provides housing within the Urban Service Centre which has not delivered its allocation and that has seen limited growth over the past 20 years compared to what was envisaged.
- 7.3 The proposal will generate a much-improved community provision and provide a range of public benefits from an environmental, social, mental and physical well-being manner, promoting successful planning principles of sustainable development.
- 7.4 The proposal sees a significant economic investment to the area, which will contribute to a number new and retained jobs throughout the town, whilst supplementing existing business and trade within Aberystwyth.
- 7.5 Based on the above it is requested that planning permission is forthcoming for this proposal.