

Cyngor Sir CEREDIGION County Council

Russell Hughes-Pickering

Swyddog Arweiniol Corfforaethol : Economi ac Adfywio
Corporate Lead Officer : Economy and Regeneration

Neuadd Cyngor Ceredigion, Penmorfa, Aberaeron. SA46 OPA
www.ceredigion.gov.uk



Mr Huw Davies
Morgan & Flynn Architectural Services
Tan Y Dderwen
Llanrhystud
Ceredigion
SY23 5ED

Dyddiad / Date 15-05-2024
Gofynnwch am /
Please ask for Sian Holder
Linell uniongyrchol /
Direct Line 01545 572574
Fy nghyf / My ref Q240067
Ebost / Email Sian.Holder@ceredigion.gov.uk

Dear Mr Davies

Town and Country Planning Act 1990

Re: Pre-Application Advice: Felinfach Playing Fields, Felinfach, SA48 8AE

Thank you for your pre-application form received on the 18-04-2024. The pre-application submitted is for the proposal to improve the existing Felinfach Playing Fields, by levelling the existing pitch and installing a bypass drainage system beneath to improve the overall playability condition of the pitch to conform to performance quality standards.

No relevant planning history.

Relevant National Planning Policy

- Future Wales: the national plan 2040
- Planning Policy Wales (edition 12, February 2024)
- Technical Advice Note (TAN) 16: sport, recreation and open space (2009)

Relevant Development Plan Policies

On the 25th April 2013 the Council resolved to formally adopt the 'Ceredigion Local Development Plan' (LDP).

The following development plan policies will be considered during the assessment of your proposal:

- S01 Sustainable Growth
- S03 Development in Rural Service Centres (RSCs)
- LU22 Community Provision
- DM06 High Quality Design and Placemaking
- DM13 Sustainable Drainage Systems
- DM14 Nature Conservation and Ecological Connectivity
- DM15 Local Biodiversity Conservation
- DM17 General Landscape
- DM18 Special Landscape Areas
- DM20 Protection of Trees, Hedgerows and Woodlands
- DM22 General Environmental Protection and Enhancement

Initial Assessment of Proposal

Firstly, I advise that full planning permission will be required for the proposed development, as it includes engineering works on and under the land comprising site levelling and installation of a drainage system, and thus constitutes development under S55 of the Town and Country Planning Act 1990.

The Feasibility Report submitted as part of the application states that the total field area is approximately 12,500 square metres (1.25ha). Article 2 of the Town and Country and Planning (Development Management Procedure) (Wales) Order 2012 defines major development as, amongst other, '*development carried out on a site having an area of 1 hectare or more*'. As a result, the proposed development would constitute 'major development' and is therefore subject to the pre-application

consultation process, and a pre-application consultation report must be submitted as part of a planning application. Please note this is a separate requirement to the pre-application enquiry service.

Principle of Development

National Planning Policy recognises the importance that recreational spaces, including sport fields, have on our health, well-being, and amenity, and for the social, environmental, cultural and economic life of Wales. It goes on to state that community facilities contribute to a sense of place which is important to the health, well-being and amenity of local communities and their existence is often a key element in creating viable and sustainable places.

In terms of local planning policies, the application site lies within the settlement boundary of Felinfach which is identified as a Rural Service Centre (RSC) within the LDP. Policy S01 directs the majority of growth to the Service Centres as they represent the most sustainable locations for development. Policy S03 permits development within RSC which will support the RSC's function in line with the Settlement Group Statement (SGS). The SGS makes reference to the sports pitch in terms of providing a recreation, leisure and community facility within the RSC. Policy LU22 seeks to sustain and enhance community provision.

The proposal seeks to improve the existing playing fields for the Football Club by improving the overall playability condition of the pitch and to conform to performance quality standards. The proposal will therefore contribute positively to the RSC's function by providing improved community facility, and as such the principle of development is acceptable.

Visual Impact

LDP Policy DM06 requires development to be of a high-quality design that contributes positively to the context of its location. LDP Policy DM17 requires development to not have a significant adverse effect on the general landscape. The application site lies within the Aeron Valley Special Landscape Area (SLA) and therefore Policy DM18 also applies which seeks to protect the special qualities of the SLA.

The proposed development, once completed, is likely to have minimal adverse visual impact on the surrounding area, and thus complies with the policies referred to above.

Residential Amenity

LDP Policy DM06 seeks to protect the amenity of nearby occupied from significant harm caused by new development. A formal planning application will be subject to consultation with members of the public and any representations received which raises material planning considerations will be considered as part of the determination of the application.

The proposed development, given its nature, is unlikely to have any adverse impact on the amenity of nearby occupiers.

Highways

The proposed development will not give rise to any highway related issues.

Ecology and Protected Sites

The site is not within or connected to any designated sites including Special Areas of Conservation and Sites of Special Scientific Interest, and there are no priority species or habitats on site. Therefore the proposal is unlikely to have any adverse impact on protected species and sites, and a survey is not required.

National and Local planning policies require all development to result in the provision of net biodiversity enhancement appropriate for the type and scale of the development. Please ensure to include and clearly mark the enhancement on the proposed plans in order to negate the need for this provision to be covered by condition.

Green Infrastructure Assessment

In October 2023, Chapter 6 of PPW was updated to clarify the role of planning in addressing the nature and climate emergencies with an emphasis on delivering net benefits for biodiversity as well as the provision of green infrastructure and improving the resilience of ecosystems. The revised Chapter has subsequently been incorporated into PPW edition 12, published in February 2024.

Paragraph 6.2.12 of PPW12 requires a Green Infrastructure Statement (GIS) to be submitted with all planning applications. PPW states GIS should be:

“Proportionate to the scale and nature of the development proposed and will describe how green infrastructure has been incorporated into the proposal. In the case of minor development this will be a short description and should not be an onerous requirement for applicants. The green infrastructure statement will be an effective way of demonstrating positive multi-functional outcomes which are appropriate to the site in question and must be used for demonstrating how the step-wise approach has been applied.”

The Green Infrastructure Statement will need to include the following information, as a minimum:

1. Description of existing green infrastructure on site
2. Description of surrounding green infrastructure
3. Description of how the step-wise approach has been applied
4. Long-term management plan
5. Details of net biodiversity enhancement

It is important that existing green infrastructure, such as trees, hedges etc. are protected, in line with PPW and LDP Policy DM20.

Surface Water

LDP Policy DM13 requires development to incorporate sustainable drainage systems to deal with surface water. Details of the bypass drainage system beneath the playing field will need to be submitted as part of the application.

As noted within the Feasibility Study, SuDS approval from the Council's Sustainable Drainage Approval Body (SAB) will also be required. This is because the construction area exceeds 100 sq.m. The SAB offer their own pre-application services therefore I would advise that you speak with them prior to submitting a formal planning application. Please refer to the Council website for further details.

General Environmental Protection and Enhancement

LDP Policy DM22 seeks to ensure that development does not negatively impact water, air and soil, nor have a significant adverse effect on natural processes and ecosystems, both on and off-site. It will be necessary to demonstrate as part of the planning application that the proposal complies with the requirements of Policy DM22, where applicable.

Conclusion

The proposal is to improve the overall playability condition of the playing fields at Felinfach to conform to performance quality standards. The proposal is therefore likely to be viewed favourably by the LPA, subject to the detailed matters set out above being acceptable, particularly in relation to demonstrating no adverse environmental impact, net biodiversity enhancement, and an acceptable sustainable drainage system.

Guidance on Submitting an application

Should you wish to proceed with a planning application, the items listed below will need to be submitted as part of an application:

- Full Planning Permission Application Form
- Location plan 1:2500, 1:1250 scale with land in ownership outlined in blue and development area outlined in red.
- Block plan 1:200 scale with land in ownership outlined in blue and development area outlined in red.
- Existing and Proposed Site Levels and Sections, to an identified scale
- Green Infrastructure Statement
- Pre-application Consultation Report
- Sustainable Drainage Details
- Requisite Fee

Please note that this is the informal opinion of an Officer, given on the basis of the information currently available to the Officer in relation to your query. The opinion is given on a without prejudice basis and is not binding upon the Council. All planning applications will be subject to formal determination based upon consideration of the merits of each application, current planning policy, legislation, relevant consultation responses and other material planning considerations.

For further information regarding planning policies please follow this link:<http://www.ceredigion.gov.uk/ldp>

Yours sincerely

Sian Holder

Arweinydd Tim Rheoli Datblygiad (De) / Development Management Team Leader (South)
Ar ran Economi ac Adfywio / On behalf of Economy and Regeneration