



JMS PLANNING & DEVELOPMENT

PLANNING STATEMENT IN SUPPORT OF AN
APPLICATION

BY

DYFFRYN TEIFI DEVELOPMENTS LTD

FOR THE REDEVELOPMENT OF THE SITE TO
INCLUDE RESIDENTIAL UNITS, OFFICES AND
ASSOCIATED WORKS

AT

FORMER YSGOL DYFFRYN TEIFI SCHOOL
OFF LLYN Y FRAN ROAD AND HEOL Y GILFACH
LLANDYSUL
CEREDIGION
SA44 4HP

June 2024

Project: Former Ysgol Dyffryn Teifi School, Llandysul, Ceredigion
Client: Dyffryn Teifi Developments Ltd
Date: June 2024

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SECTION 1: INTRODUCTION

- 1.1 This Planning, Design and Access Statement has been prepared on behalf of Dyffryn Teifi Developments Ltd and is submitted in support of an application for the redevelopment of part of the former Ysgol Dyffryn Teifi School and playing fields into a mix of new residential dwellings, the conversion of existing buildings into apartments and offices and the provision of associated works including new estate roads, improved pedestrian linkages and public open space. The current use of the site is a D1 use and the proposed uses will be a mix of C3 (Dwelling-houses), B1 (Office) and D2 (Gymnasiums).

- 1.2 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 Llandysul, 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 Llandysul forms part of the Southern border of the county, bound by the River Teifi to the South, which separates Ceredigion from the neighbouring county of Carmarthenshire. Between the two counties, there is a mutual benefit with residence of each county having some dependence on the larger towns of either county, for example, the residence of Llandysul may look towards Carmarthen (located some 15 miles to the South) for employment opportunities or travel further afield and the residents of Pontwelly, (the nearest settlement of Carmarthenshire) utilises the services of Llandysul for their day to day needs.
- 2.3 The application site specifically, is located at the former Ysgol Gyfun Dyffryn Teifi site which closed in 2016 and was later sold to the applicants. The site comprises of numerous former teaching blocks, car parking areas, and Multi Use Games Areas (MUGA). Some of the former teaching blocks already benefit from planning permission for the change of use from D1 (non-residential institutions) to B1/B2 (Business/Industrial) uses, most notably, Delineate, an AI marketing business. The whole of the site is considered to accord with the definition of 'brownfield/previously developed land' as outlined within Planning Policy Wales (PPW).
- 2.4 The site in total, measures approximately 9 acres, with the topography of the land sloping down from North to South, a change in gradient of approximately 26 meters from the highest and lowest points of the site. The Western aspect of the site accommodates the existing MUGA and a

larger space of open land. The Eastern aspect of the site houses the existing buildings and most of the existing access arrangements, derived off Heol Llyn Y Fran, which forms the Eastern boundary to the site. Access is also gained off Heol y Gilfach.

- 2.5 The South of the application site is bound by Heol Y Gilfach, a county class 'C' road, with a mature trees and hedgerows. The South of the site also accommodates Llandysul Leisure Centre, Calon Tysul, however this building is not within the ownership of the applicant and does not form part of the application, although, the applicants, who are both local to the area wish for the leisure centre to benefit from the proposal. Nevertheless the car park used by the leisure centre is within the ownership of the applicants.
- 2.6 In the wider area, the surrounding character of the site is mainly attributed to agricultural land owing to the intensive farming context of rural Wales, with residential properties predominantly located in a linear fashion along the main roads and connecting highways.
- 2.7 Llandysul Town Centre (as defined within the LDP proposals map) is located approximately 500 meters to the East, which is accessible by active methods of travel such as bicycle and foot, with a pedestrian pavement spanning the majority of the distance from the application site to the town centre. Llandysul benefits a multitude of uses, services and community facilities, from retail, commercial, residential, non-residential accommodation, leisure facilities and sui generis class uses. Thus, proving its importance locally and regionally.
- 2.8 The application site falls within Zone A 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 does not fall within flood zone 2 or 3, therefore considered to be at very little risk to flooding from rivers or sea. In light of the above, no Flood Consequence Assessment (FCA) is required.

2.9 For the avoidance of doubt, the application site does not fall within statutory designated areas such as SSSI, SPA, or SAC's, or the Llandysul Conservation Area. In addition, there are no nearby listed building properties that will be negatively impacted. Finally, the application site is not contained within the non-statutory Special Landscape Area (SLA), although the Teifi Valley SLA is within close proximity.

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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 are several pieces of planning history relating to the site which are outlined in the table below in chronological order.

Application No.	Proposal	Decision
770557	Mobile classroom	Temporary permission 27/07/1977
790429	Temporary siting of mobile classroom	Approved Subject to Conditions 07/10/1979
830051	New craft block (reorganization of sec education Llandysul/area)	
881096	Erection of mobile store	No Objection
921180	Extension to boiler room	Approved Subject to Conditions 28/10/1992
931399	Outline Planning Permission - Sports Centre	Approved Subject to Conditions 22/06/1994
970606	Outline Planning Permission - Renewal of outline planning permission for sports centre	Approved Subject to Conditions 21/07/1997
A000733	Outline Planning Permission - Renewal of outline planning permission 970606 - erection of a sport centre	Approved Subject to Conditions 17/09/2000
A010006	Erection of a Leisure Centre	Approved Subject to Conditions 27/02/2001
A010656	Temporary Siting of a classroom	Temporary permission 25/07/2001
A030202	Floodlighting and 3metre high mesh fence to new all-weather multi use games area	Approved Subject to Conditions 01/04/2003
A041075	Temporary siting of mobile classroom	Temporary Permission 29/09/2004

A040991	Siting of temporary mobile classroom	Approved Subject to Conditions 12/09/2004
A050133	Erection of 4 classrooms and associated works	Approved Subject to Conditions 10/03/2005
A050345	Siting of a classroom and associated works	Approved Subject to Conditions 19/05/2005
A050376	Erection of a single storey building as training workshop	Approved Subject to Conditions 18/05/2005
A060670	Siting of mobile classroom	Approved Subject to Conditions 01/10/2006
A070541	Replacement of existing single storey modular classroom block with a two-storey modular construction classroom and laboratory block	Approved Subject to Conditions 20/06/2007
A110369	Provide 2no. demountable buildings to be used as teaching classrooms, to replace existing on site as planning consent has lapsed	Approved Subject to Conditions 29/08/2011
A190926	Residential development of 12 dwellings	Withdrawn 11/05/2020
A200460	Development of 12 dwellings on former school field with new road access	Refused 27/01/2023
A220900	Change of use from D1 to B2	Approved Subject to Conditions 03/03/2023
A230151	Discharge of condition 5 of planning permission A220900 - plant, machinery, chimneys, ducting, filters and extraction vents	Condition Fully Discharged 26/03/2023
A230167	Discharge of condition 6 of planning permission A220900 - Lighting	Condition Fully Discharged 26/03/2023
A230168	Discharge of condition 7 of planning permission A220900 - proposed on-site car and cycle parking, servicing, loading, unloading and turning area	Condition Fully Discharged 26/03/2023

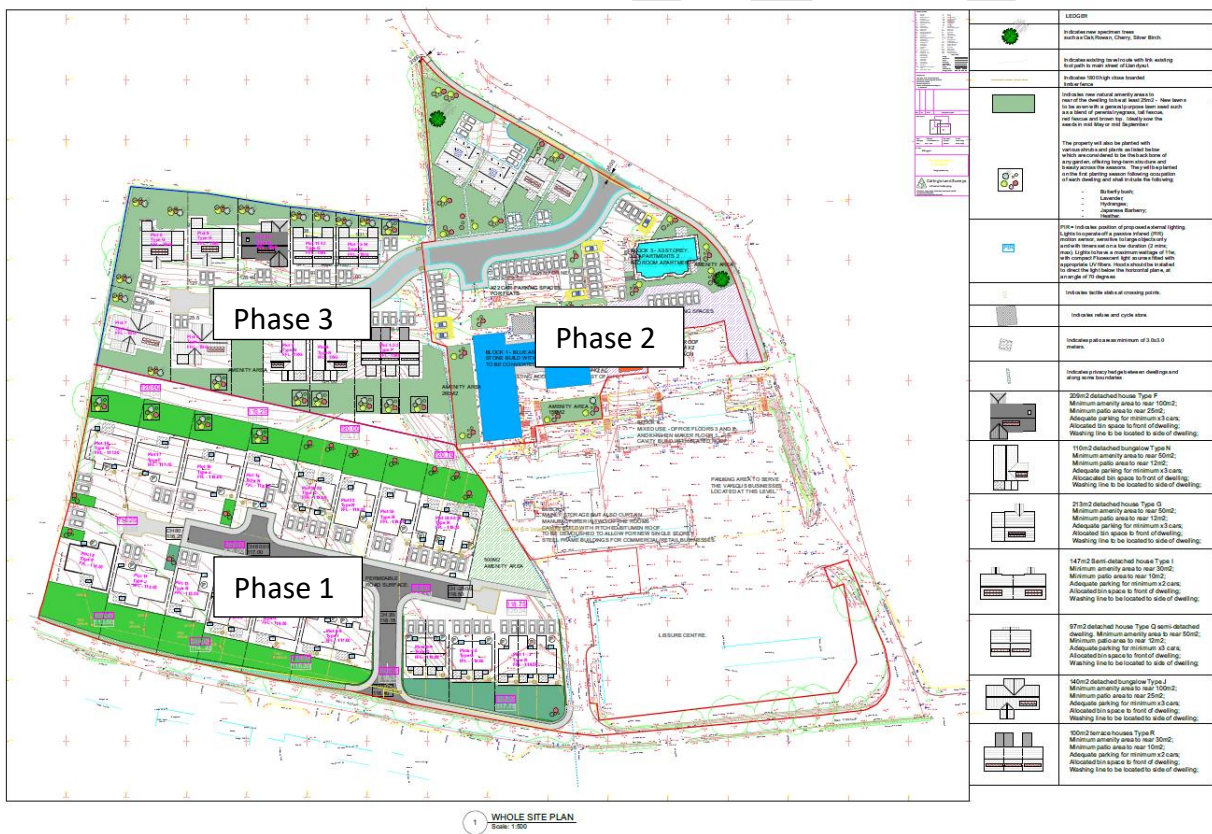
A230768	Advertisement Consent. Display of signage to East gable end and North facing.	Approved Subject to Conditions 03/01/2024
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SECTION 4: THE PROPOSAL

Introduction

- 4.1 The proposed re-development of the former Ysgol Dyffryn Teifi School site has been split into three separate 'Phases' or areas for the purposes of this PAC, and these will be submitted as three stand-alone planning applications (in no specific order). Nevertheless for the purposes of the Pre-Application Consultation the whole scheme should be considered.
- 4.2 The masterplan below shows the three separate application which are discussed in turn in the following paragraphs.



Phase 1 – Proposed New Residential Dwellings to South of Playing Field

- 4.3 The proposal seeks the construction of 26 residential units with a new access provided to the South of the site, affording suitable means of entry/exit off the county class 'C' road (C1030 from the junction of the U5272), known as Heol Y Gilfach. A new estate road will be constructed to an adoptable standard to serve the majority of the dwellings.
- 4.4 The properties will comprise of a good mix of unit types and sizes, including affordable dwellings. In total, there are 7 property types proposed, including 4-bedroom detached, 2-bedroom bungalow, 3-bedroom bungalow, 3-bedroom semi-detached, and 2-bedroom terrace types, with sizing of floor areas to the properties ranging from 97 sqm to 213 sqm.
- 4.5 Each of the dwellings will benefit from private rear gardens and patio areas with a number of units benefiting from front gardens too. Each of the dwellings will be provided with car parking spaces along with visitor car parking allocation.
- 4.6 The proposal includes the creation of an open space area to enhance the social cohesion of the site, aid mental and physical well-being and promote green infrastructure and biodiversity.
- 4.7 The proposal also seeks the benefit of a road widening scheme and extended footpaths to and from the site along Heol y Gilfach. The proposed site plan shows how these changes will be achieved.

Phase 2 - Conversion of Block 1, Block 2 and New Residential Dwellings

- 4.8 The proposal hereby identified as 'Phase 2' seeks full planning consent for residential and commercial development. The proposed site plan demonstrates that the application is applying for the following and details of each are provided below:

- 'Block 1': Conversion of existing building into 11 x apartments (mixture of 1 and 2 bedrooms) and 6 offices with the retention of the gym;
- 'Block 3': Conversion of an existing building into 6 x 2-bedroom apartments;
- Erection of 4 detached dwellings to the Northern area of the site;
- New access and estate road;
- Car parking;
- Amenity and open space; and
- All other ancillary works.

4.9 It is proposed to convert an existing building ('Block 1') into eleven apartments along with the eastern part of the building to be converted into 6 offices. The apartments are to consist of 6 x 1-bedroom apartments on the ground floor and 5 x 2-bedroom apartments on the first floor. There is an existing gym on the ground floor which is to be retained. 22 parking spaces are proposed to service the residential units with a further 7 parking spaces for the offices. A communal outdoor amenity space is proposed to the western and southern area of Block 1 providing a total of 415sqm.

4.10 To the east of the site, 'Block 3' is to be converted into 6 x 2-bedroom apartments. This building, known locally as 'Ty'r Ysgol' is a three-storey building with residential apartments proposed on all three floors. Amenity and patio areas are proposed around the building along with 12 car parking spaces.

4.11 Along the northern boundary of the site, it is proposed to erect 4 x detached dwellings. The two dwellings nearest the proposed access are to have 3-bedrooms along with the two nearest the Northern boundary of the site proposed to be 4-bedroom dwellings. Due to the topography of the site sloping to the south, the dwellings will be two-storey to the front elevation and three-storey to the rear elevation. Access to two will be gained via the highway with a further two gaining access from the proposed estate road.

- 4.12 A new estate road is proposed off Llyn Y Fran Road to the northern boundary of the site which is to serve all units (other than two dwellings). It is to be built to adoptable standards with a width of 5.5m and 2m pavement either side along with adequate visibility splays and turning head.
- 4.13 Public Right of Way (PROW) 67/75 is a footpath which runs directly to the West of this phase and runs through the whole site. The PROW will be retained despite the proposed estate road being built over it which may require a dropped kerb crossing at this point. However, the PROW will also be utilized as a link between the phasing on the whole development site.

Phase 3 – Full Planning Application for Proposed New Residential Dwellings

- 4.14 'Phase 3' seeks consent for full planning permission with the consideration of access to the Northern area of the former school playing field for residential units. The indicative layout plan demonstrates scope for a development comprising up to 14 units to include an area of amenity space and an estate road to service part of the site and an unadopted road to service the end 5 plots.
- 4.15 The site will be accessed via a new proposed estate road gained off Llyn y Fran Road to the Eastern side of the development site, it will form a cohesive design with all dwellings fronting onto the road with their gardens to the rear. The proposed residential development to the South of the playing field (Phase 1) will be similar in layout and provide the same design of dwellings.
- 4.16 The topography of the former playing field presents a challenge for the developers with a difference of 18m in gradient from the bottom of the field which fronts Heol y Gilfach and the top of the field. This means that there may be requirement for cut and fill throughout the Northern area of the site. The impact of the northern development on the dwellings

proposed on the southern element of the site is also a material consideration. The position of bungalows and the amenity area to the Southern side of the estate road has been incorporated to take account of the potential impact of overlooking and overbearing on the properties below.

- 4.17 A communal naturally equipped amenity space is proposed within this layout plan positioned between Plot 3 and Plot 4/5, directly accessed from the hammer head.
- 4.18 The developers will seek to retain the vegetation along the perimeter of the site which consists of mature hedgerow and trees.



Phase 3 Area Outlined as Existing

- 4.19 Public Right of Way 67/75 is a Footpath which runs directly to the East of this phase and runs through the whole site. It starts at the bridge at the bottom of Llandysul which crosses the Teifi into Carmarthenshire and extends North exiting at Llyn y Fran Road opposite the entrance into The Beeches. The PROW will be retained.

4.20 The housing types include a mix of dwelling houses and bungalows, detached and semi-detached properties including open market properties and affordable housing.

4.21 The proposed upper and lower limits are as follows:

- Height: 5m – 8m
- Width: 6m – 19m
- Depth: 8m – 15m

4.22 The site area of the land contained within Phase 3 amounts to circa 0.75ha of developable area

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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 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, the principles are also

applicable to smaller settlements and should be applied to reflect the local context.

- 5.4 Future Wales notes that thriving, resilient and sustainable rural 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 It could be argued that the principles of Future Wales do not easily fit into the nature of the built form in Ceredigion as it is a rural County with heavy reliance on private modes of transport as there is minimal public transport provision. However, this proposed development is within the Urban Service Centre of Llandysul providing facilities and services such as a shops, school, employment opportunities, parks and play area, within walking distance of the site.
- 5.6 The settlement is served by frequent bus services.
- 5.7 There are a mix of uses located within close proximity of each other in Llandysul and this is a brownfield site which closed in 2016 as a replacement school was built for 3-19 year olds on the outskirts of Llandysul. The site has remained largely vacant since it was sold to the current owners in 2021, however there are a couple of units which are used for offices and business units on the rest of the site which does not form part of this application site. The strategic placemaking principles are reflected and this is a sustainable location within the development limits of Llandysul as defined by the LDP settlement boundary it also

provides excellent green infrastructure linkages within the vicinity as required by Future Wales.

- 5.8 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.
- 5.9 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 a change of use of an existing school and the development of the former playing fields, therefore regenerating and providing an economic boost to the facilities and services of Llandysul, in what is otherwise a largely vacant and underused site.
- 5.10 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 not a new development as such and is based within a designated Urban Service Centre where housing and employment 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 proposal provides a new pedestrian link towards Llandysul High Street along the South elevation of the Leisure Centre, in addition to the widening of the highway to 5.5m. In addition Volume 2A of the LDP states that this site is an important link between the Northern residential area of Llandysul and the High Street.
- 5.11 Alternative ways of dealing with cars that encourage a reduction in car use and an increase in active travel and use of public transport is promoted. Car parking spaces have been allocated and designed in a manner which enables their conversion to other uses over time. Disabled

car parking have been incorporated into the design as well as cycling bays. 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, even though the gradient to the High Street is steep.

- 5.12 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)

- 5.13 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.

- 5.14 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).

- 5.15 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).
- 5.16 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 11th 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
 - 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 Llandysul 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 in relation to Llandysul where it:

- a. Contributes to their overall sub-regional role as set out in the Settlement Group Statements; and
- b. Contributes to their regeneration strategies, where these exist;

and 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 new builds are of a modern design which reflect the local vernacular, whereby the conversions have sought to retain the key characteristics and features of the original school buildings.

5.23 This scheme is considered to produce a negligible impact on the landscape. The current site benefits from effective screening due to its abundant boundary vegetation, which will be maintained and even enhanced wherever possible. Consequently, there will be minimal discernible impact when observed from outside the site.

5.24 Regarding public rights of way (PROW), the public right of way which runs through the site has been retained in situ and will be used as an effective link between the various phases.

- 5.25 This site is classified as a windfall site as its not allocated within the plan. The LDP states that development here is acceptable for housing subject to the proposal being in line with other policies in the LDP.
- 5.26 Policy S05 relates to Affordable Housing, it has been agreed in discussions with the Local Planning Authority that the number of affordable housing required will be based on the sum of 20% of the overall number of proposed housing across the whole scheme. The applicants reserve the right to negotiate a reduction in affordable housing by submitting details to show lack of viability for the site.
- 5.27 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 provides 1, 2, 3 and 4 bed properties in the form of apartments, bungalows, terraced, semi-detached and detached units.
- 5.28 Policy LU06 relates to Housing Density and the settlement group statement in relation to windfall land within Llandysul agrees that the housing density for this Urban Service Centre should be around the 26 dwellings per ha.
- 5.29 Policy LU12 deems that providing B1 uses is acceptable in Urban Service Centres and that the re-use of redundant or underused buildings within the area should be considered. The office use within Phase 2 of this scheme uses part of Block 1 as office space. The B1 use is small scale as defined by paragraph 7.73 in that it is less than 1500 sq m.
- 5.30 Policy LU22 seeks to resist the change of use or loss of existing community provision, which includes schools, unless an alternative provision of at least equivalent local community value has been provided. In this case a new 3-19 year old school has been provided in Llandysul, therefore it is considered that the proposal complies with this policy.

- 5.31 Policy LU24 requires every development which provides more than 10 bedrooms to provide open space. In the case of this application public open space areas have been scattered across the site. It is considered that the proposed public open space is sufficient for the development along with additional communal green areas around Ty'r Ysgol (Block 3) and around the storage areas to the rear of Block 1. The POS will be in the form of naturally equipped communal open space.
- 5.32 In terms of Policy DM12 which relates to utility infrastructure, it has been confirmed that there is now capacity in the Waste Water Treatment Works to allow additional dwellings in Llandysul.
- 5.33 A scheme for SUDS will be submitted separately to the SAB body in line with Policy DM13. Water butts will be provided for each dwelling and soakaways will be utilised as much as possible on the site.
- 5.34 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 Ecological 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 and
- Ecology

Phase 1 – Proposed New Residential Dwellings to South of Former Playing Field

6.2 The application site is located within the settlement boundary of Llandysul, which is designated as an Urban Service Centre (USC), whereby LDP policy S02 states that development will be permitted which, in relation to Llandysul (and the other USC's, excluding Aberystwyth):

- 2a. Contributes to their overall sub-regional role as set out in the Settlement Group Statements; and
- 2b. Contributes to their regeneration strategies, where these exist and;

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 settlement group statements specifically addresses the general direction of future growth under paragraph 6.2.29, and notes that *'if the current schools campus/leisure centre area is not selected for redevelopment of education facilities, it would be the preferred site in Llandysul for future housing and possible future community uses.'* As we are aware, the education campus was closed in 2016 and was not allocated for future re-use as a school or any other means of education, therefore, residential development would be the preferred use of the LPA, given its proximity to the town centre of Llandysul and 'brownfield' status.
- 6.4 The latest housing figures (January 2024) for Llandysul highlights that over the plan period, 226 units were required in the service centre, of which 19 have been completed to date, with a further 78 units gaining outstanding consent, thus leaving a remainder of 129 units required. The settlement group status acknowledges a couple of constraints which may be affecting the delivery of potential housing within the area, including infrastructure, flooding, and a monopoly of land ownership. Nevertheless, this windfall site is genuinely deliverable and would aid with the overall strategy of the LDP, securing much needed housing in sustainable locations, such as this, therefore complying with criterion, 2a, 2b, of LDP policy SO2.
- 6.5 The proposal also proves accordance with criterion 3a of SO2, in that the whole of the application site is located within the defined settlement boundary. The land would be described as 'previously developed land' or 'brownfield' land, which is considered to be preferred strategy (over greenfield development) as supported by national and local policies, owing to its more sustainable use.

Affordable Housing

- 6.6 LDP policy S05 seeks to negotiate a proportion of 20% affordable housing on all housing development in accordance with the Local housing Needs Assessment. The applicants are committed to delivering the required number of affordable units on site, which, based on the number of units (26) would equate to 5.2 affordable units. Should there be a case that providing the full 20% proportion of affordable units on site would not be viable, this can be challenged via a viability assessment to negotiate the on site numbers.

Design and Visual Impact

- 6.7 The size and scale of the proposed dwellings are considered to be appropriate, and would be commensurate with similar properties along Heol Y Gilfach and Llyn Y Fran. A variety of different sized dwellings is proposed, ranging from 97sqm to 209sqm, thus providing a good mix of dwellings within the proposed site, allowing a vibrant and cohesive community. The array of sizing and types of dwellings will cater for targeted housing needs, in addition to providing suitable affordable homes.
- 6.8 7 house types in total are proposed, with detached, semi detached, terrace and bungalow type dwellings available. A key priority of the scheme is to ensure that the proposed dwellings are of high-standard, using high quality materials throughout. Each of the dwellings will be finished with smooth rendering, and accent stone walls, the roof finished with slates, and the fenestration comprising of UPVC. The choice of materials were carefully considered and chosen to complement the surrounding area and to ensure that the proposed dwelling will not seem out of character with nearby properties and buildings. The proposed use of stone as a feature within the dwellings is a nod to the former school whereby the stone was also used in the school construction. Thus respecting the application site and its former use, paying homage to the previous use and design. The LDP's main placemaking and design policy, DM06, 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.

- 6.9 The slope in topography has been duly examined and the scheme ensures that there would be no hindrance to the properties, accesses, safety or residence. Moreover, the topography, provides a backdrop to the dwellings, allowing the properties to be naturally screened and would harmonise seamlessly to the landforms, whilst allowing scenic views across the Teifi Valley. The proposal is unlikely to give rise to an adverse effect to the visual landscape and character of the area, and would likely be read in a similar context to that of its previous use and surrounding uses such as the existing leisure centre and the nearby dwellings. By nature of its construction, there would be a minor visual impact, but the translocation of hedgerows and landscaping would suitable mitigate any perceived impacts. Special consideration was also given to the SLA which, although does not incorporate the site, it is within close proximity to the development area. Nevertheless, the proposal is not considered to have a negative impact on the SLA and the proposed dwellings can be suitable accommodated without affecting the SLA.
- 6.10 The applicants are local professionals who live within close proximity to the development site and have a proven track record of designing and constructing dwellings within Llandysul and the wider area. Like much of their previous work, no expense will be spared when constructing these homes, ensuring that the development is of the highest standard.

Amenity

- 6.11 Private amenity space has been provided for each of the dwellings in the form of rear gardens which all have a minimum length of 10 meters. 4no units also benefit front gardens, adding valuable greenery to the front elevations of the site, as opposed to being hardstanding areas. Albeit that the front gardens of the properties are not for communal use, the whole street scene will benefit from these additions.

- 6.12 The layout and orientation of the dwellings has been specifically designed to minimise any overlooking or a loss of privacy to amenity areas of neighbouring properties. The '45 degree rule' has been used in line with the Ceredigion Built Environment SPG, ensuring that no impact on the amenity of neighbouring properties is experienced.
- 6.13 Communal amenity land is provided which has multiple benefits, including social, environmental and ecological. Further details are provided in the Public Open Space section.

Public Open Space

- 6.14 LDP policy LU24 highlights that development which occurs on windfall and non-allocated sites will be required to provide open space if the development results in the provision in total of more than 10 bedrooms. The application proposes 74 bedrooms across the 26 units and a large public open space area is sought to be constructed to the East of the site. The Ceredigion SPG has been considered and utilised to calculate the size and type of public open space required at the site to ensure the proposal is in accordance with policy. The application seeks to designate an 'Equipped Natural Play Space' that will benefit the residence and wider community and the environment. An area measuring approximately 480 square meters will be provided as part of the scheme. The open space area is considered to be suitably located at the centre of the whole development area, thus allowing ease of access to each of the dwellings and existing business units.

Housing Density

- 6.15 In total, the site area measures approximately 0.60 hectares, which includes the access, amenity space, and footpath towards the town centre, equating to circa 0.35 hectares of land which is not being considered for housing. LDP policy LU06 notes that density for a proposed housing development should, in service centres be in line with the density guide set out in the relevant settlement group statement in

relation to windfall land. The settlement group statement for Llandysul advises that outside allocated sites the housing density per hectare should equate to 26 units per hectare. The proposed site, sits well within these parameters being that the 26 units proposed are within a site area of 0.60 hectares, or 0.25 acres of developable land, which also accords with the aim of Future Wales densities of 50 units per hectare.

Access

- 6.16 Access to the site is derived from Heol Y Gilfach, a county class 'C' road, which is to the West of Llandysul town centre. The speed limit along the stretch of road which fronts the application site is 30 miles per hour. The access will be laid out in accordance with best practices, ensuring that the geometry and visibility of the access is sufficient and accords with local and National policy, specifically Technical Advice Note (TAN) 18.
- 6.17 An estate road, which will be designed for adoption, will allow access to each of the individual dwellings, and will incorporate a turning head for larger vehicles, such as refuse lorries.
- 6.18 Further details regarding the proposed highways are outlined within the accompanying Transport Statement,
- 6.19 The location of the development ensures good accessibility to services, employment, and recreation opportunities. The proposal is considered to be accessible to all, therefore, promoting an inclusive design allowing all walks of life to benefit from the site, whether the prospective purchasers, passersby or any other person using the site are impaired, elderly, young or disabled. Therefore, the proposal will allow equal opportunities for uses of the site to easily reach their desired destination.
- 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 500 meters to the East and benefits a pedestrian footway majority of the length of the road which leads to the town centre.

Similarly, a footpath is available the length of Llyn Y Fran, which allows access to the recently built school of Ysgol Bro Teifi.

- 6.21 The site benefits from close proximity to numerous bus stops, including more informal bus stops for school children etc. There are two informal bus stops to the East of the site where children have historically been collected and taken to school. There are also numerous bus stops within the town centre, including, but not limited to Kings Street bus stop, which allows travel to regional centres such as Aberystwyth and Carmarthen via multiple bus services, for example the TIX and TIC service.

Car Parking

- 6.22 Each of the dwellings will have their own private car parking spaces, formally outside the dwelling with some units also benefiting from an as an integral garage as part of the dwelling. The application follows the car parking standards, as set out within the Ceredigion Car Parking Standards SPG. Given that the application site is located within an USC, a car parking space must be provided for each bedroom, up to a maximum of 3 car parking spaces. 5 visitor car parking spaces are also included.

Ecology

- 6.23 The application site is mainly comprises of the former MUGA, which comprises of a contained all weather sports pitch and a tennis court area. To the West of the sports pitches, the area is mainly attributed to improved grassland, semi-improved grassland and scrub land. The improved and semi-improved grassland are considered not to form part of the 'Lowland Meadows' Priority Habitat and is of minor significance. Similarly, the grassland is considered to be of little ecological significance. The scrub land does provide good nectar sources for insects and habitat for breeding birds, and the removal of this scrubland will be mitigated with the provision of new planting across the site.

6.24 The site is bound to the West by a hedgerow and young trees, all of which are to be retained as part of the application, and therefore would not be adversely affected. The site is also bound by a hedgerow to the South, which is to be translocated at the most South-East aspect to allow for the access, visibility splays and footpath. The proposal includes mitigation and enhancements to all existing hedgerows and trees and further information is provided within the Green Infrastructure Statement.

6.25 The site is considered to have little scope for the habitat of protected species. Where suitable habitats exist, surveys have been undertaken to confirm that there is no evidence of actual usage by protected species. The application is supported by a Preliminary Ecological Survey and Bat Survey.

Utilities

6.26 Foul sewage is proposed to be connected to the mains sewerage. The site lies within the catchment of the Afon Teifi Special Area of Conservation (SAC). However, as noted on Ceredigion County Council's website, since late Autumn 2023, NRW have been undertaking permit reviews of wastewater treatment works (WWTW's) with dry water flows over 20m³ situated within the Afon Teifi SAC catchment, for assessment and determination of new permitted target limits for Phosphorus to ensure compliance of treated effluent entering the river. The review for Llandysul has been completed and Llandysul has been issued with updated permit values for Phosphorous levels which shows capacity.

6.27 The application will be subject to SAB approval as the development would result in provision of new dwellings, 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.

6.28 The estate roads will be subject to S38 adoption which will also have their own surface water drainage system.

Summary

6.29 In conclusion, the proposed construction of 26 units, is considered to be supported in principle as outlined in LDP policy S02. 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 living, with benefits to residents mentally, physically and socially, benefits the environment and wider ecosystems, including biodiversity and will benefit the vibrancy, vitality and attractiveness of Llandysul as a whole.

6.30 In light of the above, we believe the scheme should be wholeheartedly supported by the LPA.

Phase 2 - Conversion of Block 1, Block 2 and New Residential Dwellings

Principle of Development

6.31 National and local policies all direct residential development towards sustainable settlements and development should be contained within existing settlement boundaries. Policy S01: Sustainable Growth of the adopted Local Development Plan (LDP) (adopted February 2013) states that approximately 6544 dwellings are required to be delivered in Ceredigion within the plan period. Of this figure, at least 51% are to be delivered within the Urban Service Centres (USC). Llandysul is considered a USC under the adopted LDP and therefore, is a primary

focus for development. Policy S02: Development in Urban Service Centres (USCs) requires that development within the USCs are within the settlement boundary.

6.32 The delivery of housing within Llandysul has come forward at a slow rate with only 19 dwellings of a total requirement of 226 having been delivered. There are also 78 outstanding consents which are older predominantly older permissions and unlikely to be delivered. However, this still allows capacity for the proposed units.

6.33 The proposed site is considered a windfall site and as the previous site of Dyffryn Teifi Comprehensive School is brownfield, Therefore, due to its siting within the settlement boundary and nature of a brownfield site, the principle is considered to comply with Policies S01 and S02 of the LDP. Policy S05 requires the provision of on-site affordable housing. In line with policy, 20% of the units are required to be affordable, with an additional financial contribution if the figures do not provide a whole unit.

Affordable Housing

6.34 Affordable housing is to be provided on site with the intention that the site be compliant with the requirements of Policy S05: Affordable Housing of the LDP in that 20% of the units are affordable housing. If there is a case to be made that providing the full 20% on-site provision is not viable, this can be challenged via a viability assessment to negotiate the on-site numbers.

6.35 Ceredigion County Council's Local Market Assessment (LHMA) published in 2020 estimates that the greatest need within the social rented sector for 1-bedroom properties. Whilst it is appreciated that the proposed development is not to be socially rented, by providing a mixture of dwellings and tenures including 6 x 1-bedroom apartments and a further 11 x 2-bedroom apartments, it is considered that properties of an affordable price will be available. An agreed number of the proposed apartments will be affordable dwellings in line with Policy

SO5 and therefore will be Discounted for Sale (DfS) or Intermediate Rent (IR).

Design and Visual Impact

- 6.36 A key principle in the success of new developments can be the regeneration of brownfield or underused sites. The proposal will foster a sympathetic scheme within an existing community and provide housing and commercial units that meets the 21st century living standards for the end users.
- 6.37 External alterations are proposed to both blocks that are to be converted however, the main characters of both buildings are to be retained. These include the addition of balconies along with a flat roof walkway at first-floor level proposed to 'Block 1'. Alterations are also proposed to the fenestration to suit the change to residential.
- 6.38 External alterations to Block 3 include change to fenestration and a flat roof dormer extension to the front and rear elevations. The dormer extensions will allow for the upper floors to be developed into accommodation.
- 6.39 Full regard has been had to Policy DMO6 of the LDP during the design process to ensure that the buildings are altered to suit the proposed new uses whilst also retaining character of the existing buildings which previously were used for educational purposes in connection Dyffryn Teifi Comprehensive School. The external alterations proposed promote innovative design to allow for high quality residential and commercial units whilst also complementing the site and its surroundings.
- 6.40 The four dwellings proposed to the north of the site are of a scale and design that is in-keeping with the area. Dwellings of similar design and scale have recently been developed approximately 500m from the site and the proposed dwellings have been designed with a materials

palette which is sympathetic to that of the existing surrounding vernacular.

- 6.41 The proposed development will therefore be sympathetic to the surrounding residential context which comprises a mix of house types and varying materials. The proposed development will enhance the visual amenity of the currently underused site and largely vacant buildings.

Amenity

- 6.42 Private amenity space has been provided for each of the four dwellings along with shared, communal amenity areas for both blocks of apartments. These have been designed to cater for individuals who wish to live in an apartment with no ground maintenance. Therefore, the communal amenity space provides all residents of the apartments with green areas without the burden of maintenance responsibilities. Patio areas are also provided to allow residents to sit and socialise outdoors.
- 6.43 Policy DM06: High Quality Design and Placemaking requires all developments to have full regard and positively contribute to the context of its location and surroundings as well as having regard to local distinctiveness and cultural heritage in terms of form, design and material and to complements the site and its surroundings in terms of layout, respecting views into and out of the site, producing a cohesive form in relation to the scale height and proportion of existing built form. Proposals must not adversely affect local amenity in terms of visual impact, loss of light or privacy, disturbance and traffic movement. Evidently, the proposed designs improve and enhance the appearance and character of the site and area and the designs are sympathetic, whilst utilising and improving existing buildings along with high quality new dwellings. Therefore, the site is combining traditional form with modern day needs and performance. Additionally, the site has been designed to ensure that there is no unacceptable impact on the amenity of the occupiers of the site nor on the nearby residents.

Public Open Space and Landscaping

- 6.44 At present the site is brownfield land as a former secondary school campus. The site is largely tarmacked with a number of existing buildings and therefore any landscaping will improve the site and its visual appearance. A landscaping plan accompanies the planning application which shows the amenity areas and public open space proposed on site.
- 6.45 Policy DM06: High Quality Design and Placemaking states that developments should 'retain important natural features along with ensuring the use of good quality hard and soft landscaping and embracing opportunities to enhance biodiversity and ecological connectivity'. Policy DM10: Design and Landscaping requires all applications which will have an impact on the landscape to be supported by a landscaping scheme. There are no existing features on site to be retained therefore all landscaping will be new and provide biodiversity enhancements on site. The scheme will provide permeable hard surfaces for private car parking which will aid in the surface water run-off.
- 6.46 Policy LU24: Provision of New Open Space requires housing developments including on windfall sites to provide open space if the development results in the provision of more than 10 bedrooms. The amount of public open space required is determined on the number of bedrooms provided on site. A total of 42 bedrooms are proposed on site therefore, the amount of open space required on site is as follows:
- $(2.8/1000) \times 42 = 0.1176\text{ha}$ or 1176sqm

Approximately 950sqm is currently proposed however, these are to be naturally equipped areas. Additionally, a large proportion of the development is apartments and as paragraph 7.163 of the LDP notes, the LPA will look at the type of development being proposed as some

types require lower provision with occupants being less likely to be families.

Housing Density

6.47 Policy LU06 of the LDP relates to housing density and states that the density for a proposed housing development should, in service centres, be in line with the density guide as set out in the relevant Settlement Group Statement in relation to windfall land. Paragraph 6.2.15 of the Settlement Group Statements notes that the average density per hectare for housing over the allocated sites in Llandysul is 26 units per hectare. This average density of 26 units per hectare should provide a guide starting point for all windfall development sites in the settlement. The LPA consider the figure of 26 units per hectare a reasonable basis for calculating densities in Llandysul.

6.48 The site for Phase 2 in total is approximately 0.78ha with a total of 21 units proposed. Therefore, this provides a housing density of 26.92 units per hectare. This is based on the site area as a whole including the new estate road, landscaping and open space and parking areas and not just the developable land. Therefore, the development complies with Policy LU06 of the LDP and provides an acceptable level of housing density on site.

Access and Parking

6.49 The application is accompanied by a Transport Assessment which provides the details for the access, estate road and parking provision within the site. The assessment concludes that a new access is to be created off Llyn Y Fran Road with adequate visibility splays along with a new estate road built to adoptable standards at 5.5m wide with a 2m pavement either side. Parking is provided in line with the Ceredigion County Council Parking Standard Supplementary Planning Guidance (SPG) with the following spaces proposed:

- 34 parking spaces for the apartments

- 7 parking spaces for the offices
- Private parking for the dwellings consisting of 3 parking spaces for each dwelling

6.50 Policy DM03 and DM04 of the LDP advise and promote developments to be located so as to minimise the need to travel and encourages walking, cycling and the use of public transport. This has been achieved on site with vehicular and additional pedestrian accesses that would allow for easy access onto Llyn Y Fran Road. From here, pedestrians can easily access a number of key locations including the town centre and Bro Teifi School.

Housing Mix

6.51 The site has been designed to incorporate a mix of dwelling sizes and types and does not segregate any person or tenure. The layout and scheme are designed to be inclusive to all with a mixture of dwellings ranging from 1-bedroom apartments within the converted building to 4-bedroom detached dwellings. It is considered that the housing types and sizes proposed promote choice and assist in meeting community needs. A suitable mix of tenures is also proposed with affordable housing included within the scheme.

Ecology

6.52 An Ecological assessment has been undertaken on the site which has concluded that the proposed development does not present a significant risk to habitats in the area. Biodiversity enhancements are proposed within the site. It is therefore considered that policies DM14 and DM15 of the LDP is complied with as biodiversity is maintained and enhanced on site.

6.53 In January 2021 Natural Resources Wales (NRW) published the results of its Compliance Assessment of Welsh River Special Areas of Conservation against Phosphorus Targets. The environmental targets these rivers should meet to be in favourable condition are detailed as

conservation objectives in site Core Management Plans. Public bodies in Wales have a statutory duty to achieve these targets and protect the river SACs through regulation of activities for which they are responsible.

- 6.54 The site lies within the catchment of the Afon Teifi Special Area of Conservation (SAC). However, as noted on Ceredigion County Council's website, since late Autumn 2023, NRW have been undertaking permit reviews of wastewater treatment works (WWTW's) with dry water flows over 20m³ situated within the Afon Teifi SAC catchment, for assessment and determination of new permitted target limits for Phosphorus to ensure compliance of treated effluent entering the river. The review for Llandysul has been completed and Llandysul has been issued with updated permit values for Phosphorous levels which shows capacity.

Land Drainage and Flood Risk

- 6.55 The site is considered to be in Flood Zone A as shown on NRW's Development Advice Map and Flood Zone 1 as shown on the Flood Map for planning which is the most up to date and best available information in respect of flooding. SuDS approval will be required, and it is considered that surface water disposal could be appropriately managed by way of the SuDS approval process. Consequently, the proposed development is not considered to increase the risk of flooding.

Utilities

- 6.56 Foul sewage is proposed to be connected to the mains sewerage. Surface water disposal will be subject to SAB approval. The estate road will be subject to S38 adoption which will also have their own surface water drainage system.

Summary

- 6.57 Phase 2 seeks full planning permission for the redevelopment of the site for the conversion of buildings into 17 apartments and 6 offices along with the erection of 4 dwellings. The development is considered to comply with National Planning Policies and the Local Development Plan Policies.

Phase 3 – Proposed New Residential Dwellings to North of Former Playing Field

Principle of Development

- 6.58 Llandysul is defined as an Urban Service Centre and the settlement group statement for this USC states that:

“The use of the land at the current school sites, which constitute ‘mid-Llandysul’ should...ensure enjoyment of the benefits of proximity to the High Street or should complement the journey from elevated sites to the High Street with reason to take this direction of travel.”

- 6.59 Policy S02 accepts the development of windfall sites within the settlement boundary for housing. The delivery of housing within Llandysul has been slow with only 19 dwellings of a total requirement of 226 having been delivered. There are however 78 outstanding consents, the majority of these are old permissions with no prospect of being delivered in the near future.

Affordable Housing

- 6.60 Policy S05 requires the provision of on site affordable housing, the figure of 20% of the on site numbers is required in line with Policy, with a financial contribution also if the numbers do not provide a rounding off. The commitment to provide affordable dwellings will be tied to a S106

agreement. If there is a case to be made that providing the full 20% on site provision is not viable, this can be challenged via a viability assessment to negotiate the on-site numbers.

Design and Visual Impact

6.61 Phase 3 is largely similar to Phase 1 in terms of its design and dwelling types with a mix of bungalows, semi-detached and detached properties incorporated within the scheme. The applicant is fully aware of the need to provide a design which reflects the surrounding built form and which respects the landscape. All roof pitches throughout the site will be kept to 35 degrees to provide an uniform appearance and which does not provide adequate space to convert the attic space. However the site is a sloping site therefore any development of this site will result in a change to the appearance of the landscape, but this will be minimal with open countryside retained beyond the site to the North and West and the existing parameter vegetation also retained.

6.62 The proposed materials are render to walls, synthetic slate to roof, UPVC windows and doors and a brick plinth, some properties also have timber cladding features.

Amenity

6.63 In line with Policy DM06 and the Design SPG each property will have a minimum garden depth of 10m. The properties will therefore have ample private amenity space along with access to public open spaces which will be dotted around the whole site. A specific public open space area will be provided on this site.

6.64 Similarly to the Design and Visual Impact, to assess any impact on existing amenity is difficult on an outline planning application. Nevertheless the indicative layout plan demonstrates that there is sufficient separation distances achievable between rear elevations.

Public Open Space

6.65 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.

Housing Density

6.66 Policy LU06 of the Local Development Plan requires housing development to be in line with the density guide stated in the Settlement Group Statement in relation to windfall sites. For Llandysul this is set at 26 dwellings per ha. The size of the site within Phase 3 amounts to 0.75ha resulting in a requirement of 20 dwellings on this parcel of land. Due to the estate road and amenity area required which are undevelopable areas and potentially a requirements for SUDS, the site will be significantly reduced from this site, and therefore the number of dwellings on the site based on 26 dwellings per ha would be around this reduced size, circa 0.62ha and as such to meet the density requirements approximately 14 dwellings would need to be provided on this site to be policy compliant. Due to the topography of the site and the visual impact of it, being sloping land on higher ground the number of dwellings has been reduced.

Access

6.67 The access is proposed off a new estate road, gained off Llyn y Fran road, the details for which will be considered as part of Phase 2 of the development of the site. Part of the access road within the site for Phase 3 serving up to 5 dwellings may be an unadopted road.

Car Parking

6.68 Car Parking will be provided in line with Ceredigion's Car Parking SPG with a car parking space provided for each bedroom and visitor parking provided on site.

Utilities

6.69 Foul sewage is proposed to be connected to the mains sewerage. Surface water disposal will be submitted to SAB approval. Each property will be equipped with a water butt and soakaways within the gardens. The estate roads will be subject to S38 adoption which will also have their own surface water drainage system.

Summary

6.70 Phase 3 is proposed as a full application for circa 14 dwellings as an extension to the re-development of the existing buildings and creation of 4 dwellings to the East. The development of the proposed site is in compliance with the Local Development Plan policies and National Planning Policies.

SECTION 7: CONCLUSIONS

- 7.1 The submitted application seeks planning permission for three separate phases of development, all relating to the regeneration and redevelopment of the former Ysgol Dyffryn Teifi school and playing fields site for change of use to residential dwellings, apartments and offices utilising Block 1, Block 3 and the former playing fields. The total number of dwellings will amount to 61 units some of which will be affordable units.
- 7.2 The proposed development aligns with the Local Development Plan and National Planning Policy in that it provides much needed housing within the Urban Service Centre which has not delivered its allocation and which has seen limited growth over the past 20 years.
- 7.3 The application has been prepared in good faith following a positive pre-application meeting which concluded with the principle of residential development and employment at this location being acceptable.
- 7.4 The proposal will generate much needed open market and affordable housing to meet demand along with employment opportunities.
- 7.5 Based on the above it is requested that planning permission is forthcoming for this proposal.