

## **Planning, Design and Access Statement**

**November 2018**

**Demolition of Lansdowne House and garage, and part of the existing adjacent William Ainge Court development, and redevelopment and reconfiguration of site to provide for the erection of a new 3-storey addition comprising 16 additional apartments, single-storey plantroom, buggy store and dayroom extensions, car parking, internal and external alterations, and all associated works**

**Lansdowne House, Chapel Street, Welshpool, Powys SY21 7LB, and  
William Ainge Court, Bowling Green Lane, Welshpool, Powys SY21 7PA**

### **1. Summary**

1.1 This Planning, Design and Access Statement supports a full application for the demolition and redevelopment of Lansdowne House and part of the adjacent existing William Ainge Court development in Welshpool to provide additional affordable residential accommodation in the form of an extension to the existing development. The scheme will also provide improved facilities for existing residents, and will continue to be managed by Mid Wales Housing Association.

1.2 The statement assesses the scheme against prevailing local and national planning policy, and explains the various design and access principles and concepts that have been applied to the proposed development, concluding that it is supportable in that it promotes the delivery of sustainable development.

### **2. Site description**

2.1 The site at Lansdowne House, Chapel Street and William Ainge Court, Bowling Green Lane is located on the western side of Welshpool, within the built-up confines of the town. It fronts onto the B4381 Brook Street to the north, Chapel Street to the west and Bowling Green Lane to the south, with Powell's Lane and the offices of Natural Resources Wales (NRW) to the east. Further south is the main A458 Mount Street / High Street.

2.2 The area is characterised predominately by brick-built domestic scaled property. Development to the south on the opposite side of Bowling Green Lane lies within the designated Welshpool Conservation Area, although all nearby listed buildings front onto the A458 to the south and are sufficiently distant from the site to be largely unaffected by the proposals.

2.3 Further relevant detail is included below in the Design and Access section of the statement.

### **3. Proposed development**

3.1 The application seeks full planning permission for the demolition of Lansdowne House and its associated garage, and part of the existing adjacent William Ainge Court development, and the subsequent redevelopment and reconfiguration of the wider site to provide for the erection of a new 3-storey addition comprising 16 new apartments, in the form of an extension, together with single-storey plantroom, buggy store and dayroom extensions, improved car parking, internal and external alterations, and all other associated works.

3.2 As a result, the scheme would augment the accommodation available at William Ainge Court, providing a mix of 1 and 2 bedroom properties, two of which will be fully accessible. Improvements to existing facilities and accommodation would include the following:

1. A new entrance and lift arrangement giving access to the first floor of a number of the existing apartments;
2. An improved, shorter access to the existing entrance into the block at William Ainge closest to Bowling Green Lane;
3. The creation of a new courtyard within William Ainge offering security to residents, i.e., not a thoroughfare for non-residents;
4. The provision of 100% parking provision for all existing and new apartments;
5. A central boiler plant, to provide hot water and heating for all properties, to replace the existing electric storage heaters;
6. A relocated community room; and
7. A dedicated store for mobility scooters with charging facilities, located centrally within the site

3.3 The application is supported by additional information and detail, including ecology surveys, plans and drawings.

3.4 Further relevant detail is included below in the Design and Access section of the statement.

### **4. Legal context**

4.1 Section 70(2) of the Town and Country Planning Act 1990 says that when dealing with planning applications, planning authorities shall have regard to the provisions of the development plan so far as material to the application and to any other material considerations. Section 38(6) of the Planning and Compulsory Purchase Act 2004 says that if regard is to be had to the development plan for the purposes of making any determination under the Planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise.

4.2 Section 72(1) of the Planning (Listed Buildings and Conservation areas) Act 1990 sets out a general duty in terms of conservation areas in the exercise of planning functions, namely that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area. It has been held that this includes considering views both into and out of designated conservation areas.

4.3 The Planning (Wales) Act 2015 introduces a statutory purpose for planning. It requires any statutory body carrying out a planning function to exercise those functions in accordance with the principles of sustainable development as set out in the Well-being of Future Generations (Wales) Act 2015. The Act provides a definition of sustainable development, i.e., 'the process of improving the economic, social, environmental and cultural well-being of Wales by taking action, in accordance with the sustainable development principle, aimed at achieving the well-being goals'.

4.4 Article 9 of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 Order substitutes Article 7 of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 with a new version, and requires Design and Access Statements (DAS) for major developments of 10 dwellings or more. Article 7(4) states that a Design and Access Statement must:

- (a) Explain the design principles and concepts that have been applied to the development;
- (b) Demonstrate the steps taken to appraise the context of the development and how the design of the development takes that context into account;
- (c) Explain the policy or approach adopted as to access, and how policies relating to access in the development plan have been taken into account; and
- (d) Explain how any specific issues which might affect access have been addressed

4.5 Relevant detail is included below in the Design and Access section of the statement.

## 5. Development Plan

5.1 The Powys Local Development Plan (LDP) was adopted by Powys County Council on 17 April 2018. It came into effect as the statutory development plan for the area on that date, replacing the Unitary Development Plan (UDP), and sets out the policies and proposals for development in the County from 2011 to 2026.

5.2 The LDP places sustainable development at its core and its vision for Powys is given at paragraph 3.1.2, which includes the statement - *"As the 'green heart of Wales', Powys will be a place of vibrant and resilient communities providing sustainable development and economic opportunities set in a healthy, safe environment, whilst celebrating, protecting, enhancing and sustainably managing its natural resources, native wildlife and habitats, heritage, outstanding landscapes and distinctive characteristics (and that) Powys' towns and larger villages will be vibrant and accessible service centres. They will be the focus for integrating housing, economic and service development to meet their own needs and those of their surrounding communities..."*

5.3 In line with its overall vision, the LDP also lists a number of themes and associated objectives. In terms of Theme 1 (Planning for Growth in Sustainable Places), Objective 1 (Meeting Future Needs) relates to the requirement to deliver an additional housing requirement of 4,500 new dwellings over the plan period, on *"adequate, appropriately located land..."* Objective 2 (Sustainable Settlements and Communities) supports sustainable development *"by directing housing...in accordance with a sustainable settlement hierarchy"* and Objective 3 (Efficient Use of Land) supports *"the re-use...of suitably and sustainably located previously developed land..."*

5.4 In terms of Theme 2 (Supporting the Powys Economy), Objective 8 (Regeneration) supports the *"regeneration and renewal of Powys' built environment (and) its historic towns"*. In terms of Theme 4 (Guardianship of Natural, Built and Historic Assets), Objective 13 (Landscape and the Historic Environment) seeks to *"protect, preserve and/or enhance the distinctive historic environment, heritage and cultural assets of Powys"*. In terms of Theme 5 (Supporting Healthy Communities), Objective 14 (Healthy Lifestyles) seeks to *"encourage active healthy lifestyles by enabling access to open spaces, areas for recreation and amenity...and to ensure development provides opportunities for walking, cycling, open and play spaces..."* and Objective 16 (Community Well-being) promotes *"development that supports community wellbeing and cohesion..."*

5.5 The LDP also contains a number of strategic, topic based and development management policies to help implement its overall vision, themes and objectives, as follows.

5.6 Strategic Policy SP1 (Housing Growth) refers to the positive contribution of housing on windfall sites in meeting the identified housing need. Strategic Policy SP3 (Affordable Housing Target) seeks the means to provide a total of 952 affordable homes over the plan period. Strategic Policy SP5 (Settlement Hierarchy) sets out the County's sustainable settlement hierarchy as: Towns, Large Villages, Small Villages, Rural Settlements and Open Countryside. Welshpool is one of Powys' designated Towns, which are at the top of the hierarchy and "*seen as the principal location for accommodating housing (open market and affordable)...*"<sup>1</sup>

5.7 Strategic Policy SP6 (Distribution of Growth across the Settlement Hierarchy) seeks a higher proportion of new housing development being directed to Towns. This approach is amplified in topic based Policy H1 (Housing Development Proposals), which states at Criterion 1 that in Towns and Large Villages, and in order to meet the aims of strategic policies SP1, SP3, SP5 and SP6 above, housing development will be permitted on suitable sites within the development boundary. This would include the application site. Topic based policy H3 (Housing Delivery) says that development proposals must be of an appropriate scale and shall provide a suitable mix of housing types to meet the range of identified local housing needs. Policy H4 (Housing Density) seeks the most sustainable and efficient use of land, meaning densities of 27+ dwellings per hectares for town centre sites such as this. Policy H5 (Affordable Housing Contributions) seeks an appropriate contribution towards the delivery of affordable housing, principally through on-site provision. The policy has recently been supplemented by the newly adopted (October 2018) Affordable Housing Supplementary Planning Guidance (see below).

5.8 In terms of other relevant policies, Strategic Policy SP7 (Safeguarding of Strategic Resources and Assets) seeks no adverse impact on the County's assets, which include in this context the Welshpool Conservation Area historic environment designation, and its setting. Development Management Policy DM13 (Design and Resources) states that development proposals must be able to demonstrate good quality design that has regard for the qualities and amenities of the surrounding area, local infrastructure and resources. It states that proposals will only be permitted where certain criteria are satisfied, including the need for development to complement the character of the surrounding area in terms of siting, design and appearance, etc., contribute to the preservation of local distinctiveness and sense of place, and have a positive impact in terms of creating attractive, safe places. The policy also requires proposals to contain an appropriate mix of development that responds to local need, and to be inclusive to all, making full provision for people with disabilities, and for development to be designed and located to minimise the impacts on the transport network, ensuring that proposals meet all highway access requirements. In addition, the amenities of nearby or proposed dwellings must not be unacceptably affected and furthermore, adequate utility services will need to exist or be provided. Development also needs to demonstrate a sustainable and efficient use of resources by including measures to achieve, for example, energy conservation and efficiency.

5.9 In addition, Development Management Policy DM2 (The Natural Environment) requires development proposals to demonstrate how they protect, positively manage and enhance biodiversity. The policy has recently been supplemented by the newly adopted (October 2018) Biodiversity and Geodiversity Supplementary Planning Guidance (see below).

### Assessment against the LDP

#### *Principle*

5.10 The site is situated within the development boundary of a designated Town and is not allocated for any particular purpose. As such, in proposing to add to the existing mix of town centre residential development, and in particular for those in local housing need, the scheme is considered to be fundamentally compliant with LDP policy, as a matter of principle.

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<sup>1</sup> Para 3.2.13 of the LDP

### *Detailed considerations*

5.11 The buildings to be demolished (Lansdowne House, its garage and some minor existing elements of William Ainge Court) are not considered to have any particular architectural or historic merit. Provided that the new development in their place respects the scale and character of existing development in the locality, there can be no reasonable objection to their loss.

5.12 In design terms, the new development is considered to be sympathetic and appropriate for its location. It will result in a visually coherent form of development that takes its design cues from existing domestically scaled development in the area, without overpowering or competing with any individual buildings or their collective character. Moreover, the scheme will complement existing development through its resultant cohesive form and character, which the opportunity to redevelop the site in this comprehensive way has provided, and at a density which makes the most efficient use of the site. This also means that the statutory duty under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing the character or appearance of the adjacent conservation area has been met.

5.13 In addition, the scheme has been designed to ensure that the living conditions of occupiers of existing properties nearby, and those of prospective occupants of the new apartments, will largely be satisfactorily maintained. The scheme will not therefore result in an unacceptable loss of amenity in this regard. Furthermore, the development will improve many aspects of the existing development, and its 'liveability', as detailed above. Likewise, utilising existing arrangements will mean that a safe means of access is ensured. Additional parking is also proposed to further complement the overall scheme.

5.14 As far as design, scale and visual impact is concerned, therefore, the proposed development will respect the character and appearance of its surroundings, adding positively to the range of dwelling and building types in the area, and is well related and complementary in terms of density, offering an appropriate level of development in keeping with surrounding and adjoining land uses. Furthermore, it will not appear incongruous or out of keeping, nor will it undermine any existing attractive views or vistas, and will ensure the living conditions of neighbouring properties are maintained. As such, the scheme will safeguard and enhance the appearance of the site and the contribution it makes, meeting all relevant and applicable detailed policy criteria in the process.

5.15 As for other LDP requirements, the application is supported by two separate ecological appraisals that show that the demolition of Lansdowne House is unlikely to result in any negative impact on protect species in the area, but that the proposals provide the opportunity to enhance wildlife in the area through the installation of a bat box on nearby buildings. In terms of works to William Ainge Court, the survey findings show that there are unlikely to be any ecological constraints to the development. As a consequence, no concerns in terms of potential harm to biodiversity interests exists.

### *Overall*

5.16 It has been demonstrated how the proposed scheme complies with the overall strategy and approach of the LDP, and how it complies with the more detailed aspects of LDP policy.

5.17 Further relevant detail is included below in the Design and Access section of the statement.

## 6. Other material considerations

### Supplementary Planning Guidance (SPG)

#### *Powys Residential Design Guide - October 2004*

6.1 When the LDP was adopted on 17 April 2018, the County Council also resolved that existing SPG relating to residential design would remain as a material planning consideration in the determination of individual planning applications for the present time, until either superseded or withdrawn. The overall aim of the SPG is to improve design standards and layouts, encourage a mix of residential properties and create responsive environments, which are outward looking and connect with the community. In terms of specific requirements concerning building form and siting, the SPG also states that new schemes will be expected to limit any negative consequences of their presence on the windows of habitable rooms in adjoining existing development. The SPG also refers to the importance for infill development to respond to its context by closely reflecting the building form and site layouts of surrounding dwellings. It is considered that the proposed scheme will meet these requirements.

#### *Affordable Housing - October 2018*

6.2 The overall purpose of the SPG is to assist in the delivery of affordable housing by providing detailed guidance on how the Council will implement the relevant policies and proposals contained within the LDP. The scheme once developed is to be transferred to Mid Wales Housing, a local Registered Social Landlord (RSL), whereby the dwellings will remain available for those in local housing need. As such, the scheme meets the requirements of the SPG.

#### *Biodiversity and Geodiversity - October 2018*

6.3 One of the main purposes of the SPG is to explain the requirements that the planning process places on applicants to demonstrate how they are protecting biodiversity and geodiversity. The application is supported by ecological assessments as outlined above, which demonstrate the compatibility of the scheme in this respect.

### Planning Policy Wales - Edition 9 - November 2016 (PPW)

6.4 National policy set out within PPW has the promotion of sustainable development at its heart. Its overriding objective is to deliver social, environmental and economic prosperity for the country and it looks to the planning system to help achieve this. At paragraph 4.2.2, it states that the planning system provides for a presumption in favour of sustainable development to ensure that such factors are balanced and integrated in decisions taken on planning applications. At paragraph 4.2.3, it explains how this approach is supported through legislation and that planning authorities, as public bodies subject to the requirements of the Well-being of Future Generations (Wales) Act, must exercise these functions as part of carrying out sustainable development.

6.5 Specifically, within the bullet points listed in paragraph 4.4.3, PPW states that in contributing to the goals of the Well-being of Future Generations Act, planning proposals and decisions should ensure that all local communities, both urban and rural, have sufficient good quality housing for their needs, including affordable housing, in safe neighbourhoods and promoting access to employment, shopping, education, health, community, leisure and sports facilities and open and green space, maximising opportunities for community development and social welfare.

6.6 At paragraph 4.9.2, PPW says that many previously developed sites in built-up areas will be suitable for development because their re-use will promote sustainability objectives. This includes sites in and around existing settlements where there is vacant or under-used land and in other

suburban areas close to public transport nodes which might support more intensive use for housing or mixed use, and which facilitate the regeneration of existing communities. At paragraph 9.2.8, PPW says that planning authorities should follow a search sequence when considering sites for housing, starting with the re-use of previously developed land and buildings within settlements. At paragraph 9.3.1, it says that new housing developments should be well integrated with and connected to the existing pattern of settlements, and at 9.3.3 that insensitive infilling, or the cumulative effects of development or redevelopment should not be allowed to damage an area's character or amenity.

6.7 At paragraph 6.5.20, PPW confirms that there should be a general presumption in favour of the preservation or enhancement of the character or appearance of a conservation area, or its setting.

6.8 In terms of the way in which decisions need to be made, PPW states at paragraph 3.1.3 that planning applications should be determined in accordance with the adopted development plan for the area, unless material considerations indicate otherwise. Additionally, it states that all applications should be considered in relation to up to date policies. This would include those within the recently adopted Powys LDP.

6.9 The proposals meet the requirements of PPW.

#### Technical Advice Notes (TANs)

##### *TAN 2 - Planning and Affordable Housings (June 2006)*

6.10 TAN 2 provides guidance on policy approaches to ensure the delivery of affordable housing. At paragraph 13.1, it says that an effective way of achieving control over occupancy is to involve a RSL on the basis that its continuing interest in the property will ensure control over subsequent changes of ownership and/or occupation. As explained above, a RSL is involved in the scheme and it is compliant with TAN 2.

##### *TAN 5 - Nature, Conservation and Planning (Sept 2009)*

6.11 TAN 5 provides advice about how the planning system in Wales should contribute to protecting and enhancing biodiversity. It sets out guidance on the level of information needed in support of planning applications and procedures to be followed in order to fully integrate nature conservation into all planning decisions. The proposals are supported by the necessary information and are compliant with TAN 5.

##### *TAN 12 - Design (March 2016)*

6.12 At paragraph 2.2, TAN 12 confirms that the Welsh Government is strongly committed to achieving the delivery of good design in the built and natural environment, which is fit for purpose and delivers environmental sustainability, economic development and social inclusion, at every scale throughout Wales. At paragraph 5.11.3, it says that the design of housing layouts and built form should reflect local context and distinctiveness. The scheme would result in an acceptable level of change in this respect. In addition, it says that to help integrate old and new development and reinforce hierarchy between spaces, consideration should be given to retaining existing landmarks, established routes and other features within housing areas, which is likewise achieved. The proposals comply with TAN 12.

##### *TAN 18 - Transport (March 2007)*

6.13 TAN 18 provides advice and guidance in relation to highway and transportation issues associated with new development, which the proposed development will be able to meet. As such, the proposals can be seen as compliant with TAN 18.

6.14 TAN 24 provides advice and guidance in relation to heritage, including in this context conservation areas. At paragraph 6.7, it says that many conservation areas include the commercial centres of towns and that there will generally be an emphasis on controlled and positive management of change that encourages economic vibrancy and social and cultural vitality. It is clear that the domestic scale and limited visual impact of the proposed scheme when seen from the Welshpool Conservation Area renders the proposals compliant with the advice and guidance contained within TAN 24.

## **7. Design and Access Statement**

### *Design - overall*

7.1 Policy DM13 of the LDP (Design and Resources) sets out the essential design criteria for all development proposals to meet, requiring good quality design to be demonstrated having regard for the qualities and amenity of the surrounding area, local infrastructure and resources. The following paragraphs explain the design principles and concepts that have been applied to the development and demonstrate the steps taken to appraise the context of the development and how the design of the development takes that context into account.

### *Design principles and concepts*

7.2 In terms of detailed design principles and concepts, the proposed scheme brings forward a development of 16 additional apartments in a sustainable town centre location, together with improvements to existing accommodation, utilising a brownfield site that lends itself to redevelopment in the manner proposed. The layout and scale of the development maximises the use of the site, whilst also ensuring a positive outlook and opportunities for solar gain through orientation. As for height and massing, the design takes its cues from existing buildings in the locality, ensuring an appropriate domestic scale. External appearance has been kept deliberately complementary to that which exists at present to ensure a cohesive and coherent overall scheme, and to therefore create a sympathetic development that respects its setting.

7.3 The scheme has also been designed to ensure attractive and safe private spaces with as open and accessible public facing realm as possible, securing natural surveillance by design through residential use of buildings with clear and open aspects. In turn, this will aid crime prevention and social cohesion.

### *Appraisal of site context*

7.4 The site lies within a generally residential area. It also lies close to the Conservation Area to the south. The site can, therefore, be regarded as sensitive. Whilst the existing building to be demolished adds to the existing character of the area, it does so in terms of creating a mix of building styles and types. The proposed redevelopment will add to that existing mix in a complementary and sympathetic way, thereby retaining and preserving the existing character of the area, which is considered to be the most appropriate design solution for the site and its surroundings. Within this context, it can be seen how the proposed scheme will provide new and improved accommodation in a form that responds positively to its location and setting.

### *Visual impact*

7.5 As far as visual impact is concerned, careful consideration has been given to designing a scheme that makes the most efficient use of the site whilst respecting and responding to the surrounding built-up landscape and setting, and whilst also ensuring the protection of amenities for future and adjoining occupiers. The development will ensure satisfactory levels of privacy and light, and will also be visually unobtrusive and assimilated within its setting.

7.6 Overall, the layout, scale and appearance of the proposed development will respect the character and appearance of its surroundings, adding positively to the existing character of built form in the locality, providing a development that safeguards and enhances the site, its surroundings and wider context, and meeting all relevant and applicable policy and design criteria in the process.

### *Landscape impact*

7.7 The scheme will ensure that the existing landscaped setting of the development will be maintained. Overall, a scheme that is both purposeful and acceptable in its own right, whilst also respecting the character of existing development and its wider urban setting has been designed in order to ensure that the development is complementary to the landscape setting of the locality. The development will be seen as a logical addition to development in the area, which will sustain and enhance local character by promoting a legible form of development that is clear and understandable. This will promote a successful relationship between public and private space and provide for a quality development with choice and variety.

### *Environmental sustainability*

7.8 Policy DM13 of the LDP requires all development proposals to address the principles of sustainable design. The proposals seek to achieve the most efficient use and protection of natural resources through the redevelopment of a brownfield site. The scheme could also incorporate renewable energy solutions, if practicable, together with the use of energy and water efficient fittings, and such like. Overall, the proposals represent an adaptive and flexible scheme that responds positively to social, economic and environmental factors. In addition, the new development has been designed to maximise solar gain within the constraints that exist, whilst also respecting the characteristics of the locality. Together, these elements help reduce environmental impact and minimise demand for energy. The construction process will likewise be undertaken so as to minimise any such impacts. The units will also meet all applicable standards including any that are relevant under Part L of the Building Regulations.

### *Local environmental issues*

7.9 Existing arrangements for both foul and surface water drainage will be utilised, representing the most sustainable solution for the site. No other local environmental issues or impacts are identified. Whilst the C2 Flood Zone runs along Brook Street to the north, it does not include the application site, meaning the site is not within an area identified as being at risk of flooding.

### *Biodiversity*

7.10 Policy DM2 of the LPD (The Natural Environment) seeks no adverse impact on ecology and biodiversity assets. The application is supported by an appropriate level of assessment which concludes that any biodiversity interests will be unaffected by the proposals.

### Access - overall

7.11 The proposals will achieve and promote sustainable means of travel by providing a safe and clear connection within a sustainable settlement location, in close proximity to existing roads and footpaths, offering residents the opportunity to utilise safe, convenient and attractive connections. It is considered that any increase in traffic arising from the new development would be modest and able to be assimilated locally without any adverse impact in terms of highway safety. All necessary and identified highway improvements can be achieved.

### *Movement and accessibility*

7.12 Policy T1 of the LDP (Travel, Traffic and Transport Infrastructure) seeks the safe and efficient flow of traffic for all transport users, including more vulnerable users, and especially those making 'active travel' journeys by walking or cycling. It also requires any impacts to the network and the local environment to be managed and mitigated. In addition, it seeks to minimise the demand for travel by private transport and encourages the promotion and improvement of sustainable forms of travel including Active Travel opportunities in all. As a town centre development, within easy walking distance of a significant number of services and facilities, the opportunity to improve and promote accessibility and to reduce reliance on the private car has demonstrably been taken. The proposed development also takes full account of the needs of all transport users, including those with disabilities and mobility impairment.

### *Vehicular access*

7.13 The proposed development would utilise an existing access, thereby ensuring a satisfactory means of vehicular access.

### *Parking and turning*

7.14 As part of the overall development, suitable space will be provided for motorcycles and cars, at an appropriate level.

### *Accessibility, permeability and sustainability*

7.15 Welshpool is a town served by a network of trunk, local district and classified roads. The proposed scheme will have little overall impact upon any major traffic movements. The site is within walking distance of local community and other services and facilities, including schools, shops, business and surgeries. It is also close to bus stops and a railway station, providing opportunities to travel to numerous destinations via public transport.

### *Inclusive design*

7.16 The proposals promote an inclusive form of development, both in terms of accessibility and the nature and extent of accommodation proposed. The site offers opportunities for safe level access to meet the needs of residents and visitors. In addition, the proposals will comply with all applicable standards including any that are relevant under Part M of the Building Regulations. Furthermore, the scheme provides for ease of access for emergency vehicles and offers clear connections for all transport users including pedestrians and cyclists, thereby meeting the requirements of policy.

## 8. Conclusions

8.1 The planning acts say that applications must be determined in accordance with the development plan unless material considerations indicate otherwise. The legal starting point, therefore, is the newly adopted LDP.

8.2 The scheme is a good example of how an existing urban site can be re-used to provide much needed new housing whilst also respecting its character and that of its surroundings. The proposals are sympathetic and attractively designed to suit the sensitive location and its wider setting. In addition, no harm is envisaged in any respect. As such, the application accords with both the strategic and more detailed policies of the LDP.

8.3 The proposals are likewise compliant with the Council's SPG and Welsh Government policy, guidance and advice, and all other relevant material considerations.

8.4 Overall, therefore, the proposals have been shown to represent a form of development that is environmentally, socially and economically sustainable, with no known constraints to delivery. PPW introduces a presumption in favour of such development. Whilst ultimately a matter for the planning authority, a decision to approve the application taken on the strength of the relevant arguments and weighing any competing and/or conflicting issues in the balance would be appropriate, in that it would represent a well-informed position reflecting a sound understanding of all relevant factors. Section 38(6) of the Planning and Compulsory Purchase Act allows for such a decision to be made.

8.5 Finally, there is a willingness to meet all essential requirements so that the Council can assess the suitability and sustainability of the proposed development. If further information is required, the applicant would gladly welcome the opportunity to provide any additional clarification or evidence necessary and would also be happy to discuss any appropriate conditions and/or planning obligations with the Council in order for the application to go forward with a positive recommendation.