



JMS PLANNING & DEVELOPMENT

PLANNING STATEMENT IN SUPPORT OF AN
APPLICATION

BY

MR P. LOXDALE

‘HYBRID’ PLANNING APPLICATION FOR
RESIDENTIAL DEVELOPMENT, ERECTION OF
HEALTH CENTRE AND ASSOCIATED WORKS

AT

LAND OPPOSITE Y GORLAN

LLANILAR

CEREDIGION

SY23 4NU

April 2026

Project: Llanilar Allocated Site
Client: Mr P. Loxdale
Date: April 2026

DRAFT

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SECTION 1: INTRODUCTION

- 1.1 This Planning, Design and Access Statement has been prepared on behalf of Mr P Loxdale, the applicant, and is submitted in support of a 'hybrid' planning application for residential development (full planning permission), and the erection of a health centre and associated works (outline planning permission).

- 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 Llanilar, which is designated as one of Rural Service Centres (RSC) of Ceredigion, as described within the Local Development Plan (LDP). Importantly, the application site is an allocated site (Ref: HI401), designated within the LDP for residential development.
- 2.2 The settlement of Llanilar is located in the Ystwyth Valley some 4.5 miles south-east of Aberystwyth. The settlement group is relatively large and includes linked settlements such as Cnwch Coch, Llanafan, Lledrod and Llanfihangel Y Creuddyn totalling in excess of 1000 residential units. The surrounding linked settlements rely on Llanilar for services and facilities to meet their day-to-day needs.
- 2.3 Llanilar has access to a range of facilities and services including a primary school, doctor's surgery, general store/post office, public house, garage, village hall, places of worship, care home, football pitch and children's play area. The settlement also includes public transport services such as the 585, 588, T1A, and T21 bus services. The site also benefits a network of Public Rights of Way (PROW), including the Ystwyth Trail, linking Aberystwyth and Tregaron.
- 2.4 The site in total, measures approximately 8.25 acres, with the topography of the land sloping down from the Southern part of the site to the Northern part of the site comprising of a change in gradient of approximately 9 meters from the highest and lowest points of the site.
- 2.5 Access to the site is derived from the South-East of the application site, whereby direct access from the A485 is afforded. The site is bound to the South by existing residential properties, to the East by a hedgerow, and a small watercourse (Nant Adail), to the North by a mature hedgerow and a public right of way. The East of the site is bound by stock proof fencing, which separates the agricultural land beyond.

- 2.6 In the wider area, the surrounding character of the site is mainly attributed to agricultural land, owing to the intensive farming context, especially to the North, with residential properties predominantly located to the East and South. It is acknowledged that there are also other uses, facilities and services within Llanilar, such as a primary school, place of worship, shop, public house, community hall, garage and football pitch. In addition the application site benefits proximity to a network of public rights of way, active travel routes, and connectivity links to the centre of the settlement. Furthermore, a number of public transport services are available, including the T1A and 585 bus services.
- 2.7 The application site falls within Flood Zone 1 of the Flood Map for Planners (FMfP) as contained in Technical Advice Note (TAN) 15: Development and Flood Risk (2025). Therefore, the site is considered to be at little risk to flooding from rivers or sea. In light of the above, no Flood Consequence Assessment (FCA) is required.
- 2.8 For the avoidance of doubt, the application site does not fall within statutory designated areas such as SSSI, SPA, or SAC's, or Conservation Area. In addition, there are no nearby listed building properties that will be negatively impacted. However, the application site is located within the non-statutory Special Landscape Area (SLA) of the Ystwyth Valley.

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 two previous planning history relating to the site which are outlined in the table below in chronological order.

Application No.	Proposal	Decision
790593 (Outline)	Residential Development and Sewer Connection	Withdrawn (27/06/1979)
A200847	Change of use of agricultural grazing land into additional customer vehicle car parking in connection with existing commercial garage premises	Approved Subject to Conditions (04/12/2020)

- 3.3 Application A200847 formed a marginal part of the application site land, however, it is more closely associates with the Ystwyth Garage site.

Full Planning Permission – Residential Development

- 4.3 The proposal seeks the construction of 71 residential units with a new estate road finished to an adoptable standard, providing access from the South via the A487.
- 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 semi-detached, 3-bedroom semi detach, 5-bedroom detached, and detached bungalows, with sizing of floor areas to the properties ranging from 67 sqm to 190 sqm.
- 4.5 20% of the proposed units will be designated as 'affordable homes', equating to 14no dwellings.
- 4.6 Each of the dwellings will benefit from private rear gardens and patio areas with each of the dwellings benefiting car parking spaces to the front or side of the properties.
- 4.7 The dwellings will be of traditional construction and finished with slatted roofs and rendered walls with aspects of cedar cladding. Fenestration, doors and rainwater goods will be finished with upvc.
- 4.8 The proposal includes the creation of a number of open space areas to enhance the social cohesion of the site, aid mental and physical well-being and promote green infrastructure and biodiversity.
- 4.9 Suitable connectivity routes have been provided to ensure that the site has access to the facilities and services within the settlement by allowing access to the public right of way to the North of the site, access to the pedestrian lane to the East of the site and connectivity throughout the site to each of the open spaces.
- 4.10 Enhancements to existing hedgerows and new planting is proposed to improve biodiversity throughout the site.

Outline Planning Permission – Provision of Health Centre

- 4.11 The proposal seeks outline planning permission with all matters reserved for the provision of a Health Centre and associated works.
- 4.12 The Health Centre is located to the Eastern side of the application and measures approximately 0.5 acres in total, providing sufficient space for the construction of the building, car parking, and landscaping.
- 4.13 Owing to the outline nature of the proposal, design, appearance, access, landscaping, layout and scale are not considered as part of this application and will be reserved for a subsequent reserved matters application.
- 4.14 Whilst the plan indicates an indicative building, car parking area and landscaping, this is merely for illustration purposes only and should not be relied upon to inform a decision.
- 4.15 The upper and lower limits of the building are proposed as the following:
- Width – Minimum 20 meters up to 30 meters maximum
 - Depth – Minimum 10 meters up to 20 meters maximum
 - Ridge Height – Minimum 5 meters up to 10 meters maximum
- 4.16 The proposed upper and lower limits of the building are considered appropriate for the site and allow some flexibility as to whether the building may be 1 or two storeys, and vary in length and width dimensions, to allow flexibility on which way the building will be orientated.

SECTION 5: PLANNING POLICY

- 5.1 This Section sets out an overview of national planning policy and Development Plan policy relevant to the proposal. The development plan for Ceredigion consists of the Ceredigion Local Development Plan (LDP), no Strategic Development Plan (SDP) has been adopted for Mid Wales to date.
- 5.2 Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires that, in the determination of planning applications, decisions are made in accordance with the statutory Development plan, unless material considerations indicate otherwise. At a national level, Planning Policy Wales and Technical Advice Notes are relevant. The new spatial strategy documents, Future Wales 2040, has also been considered for this development.

National Planning Policy

Future Wales – The National Plan 2040

- 5.3 Future Wales: National Plan 2040 is the Welsh National Development Framework, setting the direction for development in Wales to 2040. It is a Development Plan with a strategy for addressing key national priorities through the planning system, including sustaining and developing a vibrant economy, achieving decarbonisation and climate resistance, developing strong ecosystems and improving the health and well-being of the communities. The Plan acknowledges that Wales is facing a climate emergency which is actively changing the environment and directly affecting communities, whilst also facing an ecological emergency when the behaviours and decisions of the human race are causing harm to the resilience of ecosystems and species, combined with the effects of a global health pandemic and the need for the economy to be re-energised in a sustainable way, also recognising that things need to be learnt from previous excesses which have resulted inequitable wealth and access to services. The Welsh Government seeks to face the

challenges and to find opportunities for a better Wales with every mechanism at their disposal.

- 5.4 Future Wales is a Spatial Plan, which means it sets a direction of where we should be investing in infrastructure development for the greater good of Wales and its people. Future Wales sets the challenges of delivering these improvements to the public, private and third sectors. It makes clear the importance of planning new infrastructure and development in such a way that they are complementary rather than competing priorities, and showing opportunities are maximised and multiple benefits are achieved.
- 5.5 The Plan refers to the Well-Being of Future Generations (Wales) Act 2015 and the requirement that development and use of land contributes to improving the economy, social, environmental and cultural well-being of Wales. Future Wales is the highest tier of the Development Plan focused on solutions to issues and challenges at a national scale. Its strategic nature means that it does not allocate development to all parts of Wales, nor does it include policies on all land uses. It is framework which will be built on by Strategic Development Plans at a regional level and Local Development Plans at Local Authority level. Plans are required to be in conformity with Future Wales and must be kept up-to-date to ensure they and Future Wales work together effectively.
- 5.6 Planning decisions at every level in the planning system must be taken in accordance with the Development Plan as a whole, Future Wales forms part of this Development Plan and replaces Wales Spatial Plan. Future Wales seeks to align and maximise its contribution to the Well-Being Wales objectives and ways of working as set out in the Well-Being of Future Generations (Wales) Act 2015 and takes a sustainable approach to development.
- 5.7 Future Wales sets out a clear vision of what it seeks to achieve by 2040 in 11 outcomes. These are as follows:

- (i) A Wales where people live and work in connective, inclusive and healthy places;
- (ii) A Wales where people live in vibrant rural places with access to homes, jobs and services;
- (iii) A Wales where people live in distinctive regions that tackle health and socio-economic inequalities through sustainable growth;
- (iv) A Wales where people live in places with a thriving Welsh language;
- (v) A Wales where people live and work in towns and cities which are a focus and springboard for sustainable growth;
- (vi) A Wales where people live in places where prosperity, innovation and culture are promoted;
- (vii) A Wales where people live in places where travel is sustainable;
- (viii) A Wales where people live in places with world class digital infrastructure;
- (ix) A Wales where people live in places that sustainably manage their natural resources and reduce pollution;
- (x) A Wales where people live in places with biodiverse, resilient and connected ecosystems; and
- (xi) A Wales where people live in places which are decarbonised and climate resilient.

5.8 Policy 2 (Shaping Urban Growth and Regeneration - Strategic Placemaking) confirms that the growth and regeneration of towns and cities should positively contribute towards building sustainable places that support active and healthy lives, with urban neighbourhoods set at compatible and walkable organised around mixed-use centres and public transport and integrate with green infrastructure. Urban growth and regeneration should be based on the following strategic placemaking principles, which include:

- 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

5.9 This policy is primarily focused on shaping growth and regeneration within National and Regional Growth Areas, however, the principles are also applicable to smaller settlements and should be applied to reflect the local context.

5.10 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.

5.11 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 limited public transport provision. However, this proposed development is within the Rural Service Centre of Llanilar providing a wide range of facilities and services with public transport and active travel opportunities.

- 5.12 In-line with the placemaking principles, Policy 7 clearly states that ‘providing housing in Wales at levels which meet our needs is a key priority for the Welsh Government. The planning system must facilitate the provision of additional market and affordable housing.’
- 5.13 Future Wales acknowledges that housing delivery has declined over the past 50 years and notes that the delivery of open market housing is vital, in addition to the requirement for more affordable housing.
- 5.14 Future Wales recognises that the affordability of housing is not uniform across Wales and different responses will be needed in different parts of Wales to meet the needs of local communities.
- 5.15 Policy 7 (Delivering Affordable Homes) notes that the planning system must facilitate the provision of additional open market and affordable housing acknowledging that there is significant need for affordable dwellings, which this application will modestly contribute towards.
- 5.16 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.
- 5.17 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.
- 5.18 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. 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 the settlement via a connection to the existing footways and linkages to the adjacent PROW.

- 5.19 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. In this scheme car parking has been provided in line with the requirements of the Supplementary Planning Guidance by Ceredigion on Car Parking Standards ensuring sufficient space is provided for each of the dwellings.
- 5.20 Policy 25 of Future Wales supports sustainable growth and development within in a series of inter-connected towns across the region, however, Local Development Plans will determine the most appropriate locations for growth in Mid Wales.
- 5.21 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)

- 5.22 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.

- 5.23 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).
- 5.24 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). Sustainable development has been at the heart of planning policy since 2002.
- 5.25 PPW promotes action at all levels of the planning process, which is conducive to maximising its contribution to the wellbeing of Wales and its communities. It encourages a wider, sustainable and problem-solving outlook which focuses on integrating and addressing multiple issues rather than on an approach which is fragmented, un-coordinated and deals with issues in isolation (paragraph 1.3).
- 5.26 Paragraph 1.18 confirms that a planned approach is the most efficient way to secure sustainable development through the planning system and it is essential that plans are adopted and kept under review. Legislation secures a presumption in favour of sustainable development in accordance with the Development Plan unless material considerations indicate otherwise to ensure that social, economic, cultural and environmental issues are balanced and integrated.
- 5.27 Everyone engaged with or operating within the planning system in Wales must embrace the concept of place making in both plan making and development management decisions in order to achieve the creation of sustainable places and improve the well-being of communities (paragraph 2.1).

- 5.28 Sustainable places is the goal of the land use planning system in Wales; they are the output of the planning system rather than the process of achieving them. All development decisions, either through Development Plan policies choices or individual development management decisions should seek to contribute towards the making of sustainable places and improving well-being (paragraph 2.2).
- 5.29 The planning system should create sustainable places that are attractive, sociable, accessible, active, secure, welcomingly, healthy and friendly. Development proposals should create the conditions to bring people together making them to want to live, work and play in areas with a sense of place and well-being, creating prosperity for all (paragraph 2.3).
- 5.30 The planning system is the key mechanism for delivering sustainable places. It provides a critical mechanism where opportunities for long term benefit and integrated decision-making meet, allowing preventative and proactive solutions to be found (paragraph 2.5).
- 5.31 Key planning principles to achieve the right development in the right place include growing our economy in a sustainable manner, making better use of resources, facilitating accessible and healthy environments, creating and sustaining communities and maximising environmental protection, and limiting environmental impact.
- 5.32 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)

5.33 The Technical Advice Notes (TANs) provide guidance on a range of specific topics. The pertinent TANs in relation to the application site are:

- TAN 2 – Planning and Affordable Housing
- TAN 5 – Nature Conservation and Planning
- TAN 11 – Noise
- TAN 12 – Design
- TAN 15 – Development, Flooding and Coastal Erosion
- TAN 18 – Transport
- TAN 20 – The Welsh Language

- TAN 23 – Economic Development
- TAN 24 – The Historic Environment

Local Planning Policy

- 5.34 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.
- 5.35 The Development Plan comprises of Ceredigion Local Development Plan 2007-2022 and accompanying Supplementary Planning Guidance's.
- 5.36 Policy S01 – Sustainable Growth states that in terms of housing development, 6544 are required to meet the projected growth of the County, with at least 24% of the delivery of housing units located within Rural Service Centres, in line with LDP Policy S03.
- 5.37 The application site falls within the Rural Service Centre settlement boundary of Llanilar, and for the purposes of this application, the proposal is considered against Policy S03 (Development in Rural Service Centres). The policy highlights that focusing development in Rural Service Centres will improve the sustainability of rural areas and therefore development will be permitted for housing development providing that proposals prove accordance with the Settlement Group Statements.
- 5.38 Importantly, the policy notes that all housing development must come forward within the defined settlement boundary illustrated on the Proposals Map. The application site consists of the allocated site (Ref: H1401).
- 5.39 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.

- 5.40 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.” This ensures that the right types of dwellings are provided to meet the demographic needs of the area.
- 5.41 Given the scale of the proposed development, the Local Planning Authority (LPA) may require a ‘phased’ or ‘staged’ release as outlined by LDP policy LU05. However, it is unlikely that the entire site will come forward all together, and will naturally be ‘staged’ and staggered. Additionally, in Rural Service Centres the LPA may seek shorter planning permissions, with the aim of the policy to improve the delivery of housing.
- 5.42 Policy LU06 relates to Housing Density and notes that the density of development should come forward in line with the guidance set out within the relevant Settlement Group Statements, in this case Llanilar, whereby the Settlement Group Statement notes that the guide density equates to 25 units per hectare to encourage efficient use of land.
- 5.43 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 strategically located across the site, in addition to the generous private garden spaces offered to the units.
- 5.44 Local Development Plan Policy LU22, community provision, is also of relevance given the proposal includes the construction of a new health centre. The policy highlights that the LDP will help sustain and enhance community provision by supporting the development of new sustainable community provision, providing:

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

5.45 Furthermore, LDP Policy LU22 seeks to resist the loss (or change of use) of existing community provisions, unless;

- a. Alternative provision of at least equivalent local community value can be provided either within or adjoining the settlement or other settlements which are part of the Settlement Group.
- b. It can be demonstrated that existing level of community provision is inappropriate or surplus to the community needs of that settlement (or settlement group); or
- c. The current use has ceased to be viable and no other community use can be viably established

5.46 Whilst the supporting text of Policy LU22 states that for the purposes of this policy community facilities include leisure and recreation facilities and also open space, arguably the provision of a health centre is a significant community facility.

5.47 LDP Policy DM01 seeks to ensure that development does not have a negative impact on the social, linguistic or cultural cohesion of communities. In relation to housing development, where the number of housing units in the Service Centre come forward at a rate faster than that referred to in the Settlement Group Statement, a Linguistic Impact Assessment will be required.

- 5.48 LDP policy DM03 notes that development should minimize the need to travel, provide opportunity for, and promote sustainable modes of transport. As previously noted, owing to the site's location within the Rural Service Centre of Llanilar, which is well equipped with public transport and walking routes, the development allows ample opportunity for sustainable modes of transport.
- 5.49 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 complement 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.
- 5.50 In terms of Policy DM12 which relates to utility infrastructure, it has been confirmed that there is capacity in the Waste Water Treatment Works to allow additional dwellings in Llanilar.
- 5.51 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. The application is accompanied by a Drainage Statement in line with the requirements of TAN15.
- 5.52 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 elements of the proposal (full planning permission for residential development and outline planning permission for the Health Centre) 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

Full Planning Permission – Residential Development

6.2 The application site is located entirely within the settlement boundary of Llanilar, which is designated as a Rural Service Centre (RSC), whereby LDP policy S03 permits housing development providing proposals accord with the settlement group statement and other relevant plan policies.

6.3 Critically, the proposed application is located at the only designated site within Llanilar, referenced H1401, as indicated within the settlement group statement. The whole site is allocated for residential development.

6.4 Paragraph 14.2.7 states that the site allocated (Ref: H1401) has been assessed (see Site Assessment and Allocations Topic Paper 2011) and

identified as being the best options in the Service Centre to provide opportunity for growth in a sustainable location and in a location which will enhance and respond positively towards the existing built form.

- 6.5 In line with Policy S03 development will not be permitted which would result in the housing number set for the RSC being exceeded, regardless of whether land remains available through allocations. The latest housing figures (December 2025) for Llanilar highlights that over the plan period, 125 units were required in the service centre, of which 41 have been completed to date, with a further 9 units gaining outstanding consent, thus leaving a remainder of 75 units required.
- 6.6 The proposed development seeks consent for 71 residential units including 14no 'affordable homes', therefore, proving compliance with LDP policy S03. As such, the principle of development is considered consistent and in full accordance with the LDP.
- 6.7 The Settlement Group Statement acknowledges that development within the entire Settlement Group (including linked settlements) has come forward in locations outside of the Service Centre of Llanilar. However, the Settlement Group Statement makes clear that the intention of the LDP is to direct majority of the growth the Llanilar, the most sustainable location of the Settlement Group.
- 6.8 There are only 9 outstanding consents (as of 31/12/2025) within Llanilar, bearing in mind the LDP has been time expired since March 2022, some 4 years ago.
- 6.9 The delivery of the allocated site will ensure that residential development will come forward in the most sustainable locations as intended by the LDP and national policy, such as Future Wales and Planning Policy Wales.
- 6.10 In accordance with the LDP and Settlement Group Statement, the LPA may wish to see a 'phased' or 'staged' approach given the proposal will likely see the largest volume of development the Settlement Group has

seen in over 20 years. The 'phased' or 'staged' approach will also contribute to minimise potential impacts on the community from a social, linguistic and cohesion manner. This impact will be reduced given the 14no 'affordable homes' proposed at the site, which ensures that the occupiers will be required to conform with 'local connection' criteria.

- 6.11 Whilst it is not considered that a Linguistic Impact Assessment is required in accordance with LDP Policy DM01, should the planning officers be of the opinion that a Linguistic Impact Assessment would be of benefit for the consideration of the development, a full report can be undertaken.
- 6.12 Ultimately, the proposal fully accords with Policy SO3, and the pre-determined acceptability, in principle, of housing development at the site, proving compliance with the Settlement Group Statement in relation to Allocates Site H1401.

Affordable Housing

- 6.13 LDP policy SO5 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 (71) would equate to 14.2 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

- 6.14 The size and scale of the proposed dwellings are considered to be appropriate, and would be commensurate with similar properties within the settlement, for example properties located to the South of the application site, including residential properties located within Y Gorlan and Dol Y Meillion. A variety of different sized dwellings is proposed, ranging from 67sqm to 190sqm, 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.

- 6.15 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 cedar cladding walls, the roof finished with slates, and the fenestration comprising of UPVC. Whilst the choice of materials are not yet confirmed, the Pre-Application Consultation (PAC) process will enable statutory consultees, neighbours or interested parties the ability to provide feedback. The LDP's main placemaking and design policy, DMO6, states that development should have full regard, and positively contribute to the context of its location and surrounding whilst reflecting a clear understanding of design principles, the local physical, social, economic and environmental context. We believe that the design of the proposed scheme complies with the aim of DMO6 and is fully compliant.
- 6.16 The topography has been duly examined, and the scheme ensures that there would be no hindrance to the properties, accesses, safety or residence. Moreover, the scheme has been designed in a manner whereby the buildings with the lower ridgelines, the bungalows, are situated to the South of the site, nearest the existing residential properties and the larger properties are situated to the North and West of the site, whereby the land slopes and therefore the massing of the units are reduced and ensures that no overlooking can take place.
- 6.17 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 the surrounding area, which is mainly residential. By nature of its construction, there would be a minor visual impact, however, the existing residential units and enhanced biodiversity measures to be included will provide suitable screening to the development site. Special consideration was also given to the SLA, and deemed unlikely that the residential proposed will have an adverse

impact on the qualities of the SLA and the proposed dwellings can be suitably accommodated without affecting the SLA, thus demonstrating compliance with DM17, and supplementary planning guidance.

- 6.18 The landowner is a reputable local resident who lives within close proximity to the development site and obviously has a vested interest in the site, ensuring that the development is of the highest standard.

Amenity

- 6.19 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. Many of the dwellings will have side gardens and some properties will also benefit from a front garden, as sufficient space is provided to the front elevations to accommodate car parking areas and amenity areas. Some of the larger dwellings to the North and the East of the site have modest sized gardens providing a buffer between the agricultural land and the residential units.
- 6.20 The location, layout and orientation of the dwellings have 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.
- 6.21 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

- 6.22 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 205 bedrooms across the 71 units and a

number of public open space areas is sought to be constructed throughout the site, with connectivity throughout the whole site, enabling residents to walk between each open space. 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. The total designated open space equates to approximately 0.2 hectares and will be accessible for all residents. The private amenity spaces also contribute to the 'green' areas, with many of the units benefiting generous gardens.

Housing Density

- 6.23 In total, the site area measures approximately 3.34 hectares, which includes the access, estate road, private roads, amenity space, the residential units and the proposed health centre land. Therefore, the realistic developable area is considerably lower, equating to approximately 2.53 hectares.
- 6.24 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 for the relevant allocated site. The settlement group statement for the Llanilar allocated site advises that a guide density of 25 units per hectare. The proposed site measuring 2.53 hectares equates to a density of 28 units per hectare, slightly above the guide density, however, the increase in density is not considered to have a detrimental impact on the site. Moreover, national policy, Future Wales, promotes a higher density and advises that 50 units per hectare should be the aim. However, the more rural context should be taken into account, and it is considered that 28 units per hectare is an appropriate density for the site.

Access

- 6.25 Access to the site is derived from the A485, which is to the South of the proposed site. The speed limit along the stretch of road is restricted to 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.
- 6.26 The site currently benefits an agricultural access, however, this will be improved to allow safe ingress/egress for all vehicles and pedestrians.
- 6.27 An estate road, which will be designed for adoption, will allow access to majority of the individual dwellings, and will incorporate a turning head for larger vehicles, such as refuse lorries. A small section of an unadopted road will provide access within the housing estate to 5no residential dwellings to the West of the site.
- 6.28 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.
- 6.29 The proposal, by virtue of its siting will promote, sustainable methods of access such as cycling, on foot, or by public transport. The settlement centre is less than 160 from the application site and benefits multiple means of access. A pedestrian footway follows the route of the A485 through Llanilar, however, the proposal also includes pedestrian links to the PROW to the North of the site, and to the East of the site, whereby the development site links to an existing network.
- 6.30 The site benefits from close proximity to a range of services and facilities such as a primary school, shop, community hall, playing area, public

house, place of worship, active travel routes, all within less than 400 meters.

Car Parking

- 6.31 Each of the dwellings will have their own private car parking spaces, formally designated to the front elevation 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 RSC, a car parking space must be provided for each bedroom, up to a maximum of 3 car parking spaces.

Ecology

- 6.32 The application site mainly comprises of agricultural land which is intermittently used for grazing. The site is bound by hedgerows to the North and South with a small woodland and watercourse to the East, however, these elements do not form part of the application site.
- 6.33 The majority of the application site comprises of improved grassland, typically associated with well maintained agricultural land. A variety grass species are found including Yorkshire Fog and Perennial Rye grass. Wetter ground to the West includes rushes but are not considered marshy grassland. Overall, the land is considered of little to no ecological value.
- 6.34 The hedgerows to the North and South contain a mixture of species with Hawthorn, Field Maple, Ash and Sycamore, amongst other occasional species, and whilst hedgerows are considered priority habitat, the hedgerows located at the site are considered of some ecological value but are species poor.
- 6.35 In accordance with the Settlement Group Statement, an assessment of protected species was undertaken of the site and of the wider area, such as the woodland and watercourse.

- 6.36 The survey did not identify badger setts, or potential for otters at the site. Furthermore, the hedges were considered of poor-quality and were too sparse to support Hazel Dormouse, and hedgehogs were deemed unlikely to be utilising the site owing to no obvious hibernacula available.
- 6.37 Overall, the proposed scheme is not considered to have an adverse impact on protected species, ecology or biodiversity. Moreover, the proposal will provide opportunities to include new planting and biodiversity enhancements to better the current offerings at the site, in accordance with Planning Policy Wales and LDP Policies DM14 & DM15.
- 6.38 A Green Infrastructure Statement is included as part of the submission and should be read in conjunction with this statement.

Utilities

- 6.39 Foul sewage is proposed to be connected to the mains sewerage, whereby the site can easily connect to the existing main which crosses the land. Similarly, there is a water main, which will be connected to and serve the site.
- 6.40 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 a drainage statement has been prepared and will be submitted as part of the application.
- 6.41 The applicant is aware of the requirement to provide an easement for the overhead electricity line, and the easement is denoted on the plan for reference.
- 6.42 The estate roads will be subject to S38 adoption which will also have their own surface water drainage system.

Summary

- 6.43 In conclusion, the proposed construction of 71 units, is considered to be supported in principle as outlined in LDP policy S03 and the settlement group statement, which highlights that the site has been selected as the most suitable option for residential development. 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, and to the environment and wider ecosystems, including biodiversity and will enhance the vibrancy, vitality and attractiveness of Llanilar as a whole.
- 6.44 In light of the above, we believe the scheme should be wholeheartedly supported by the LPA.

Outline Planning Permission – Health Centre

Principle of Development

- 6.45 The application seeks outline planning consent for the provision of a Health Centre, which is considered to fall within the D1 use class (non-residential institutions) as defined by Town and Country Planning (Use Classes) Order 1987 (as amended).
- 6.46 Whilst the Health Centre would give rise to a number of new jobs, for doctors, nurses and ancillary staff, the proposal is not necessarily considered ‘employment’ development, although the proposal will high-quality jobs and investment to the area.

- 6.47 LDP Policy S03 supports employment development, retail development and other development types which support the Rural Service Centre function, in line with the Settlement Group Statement.
- 6.48 No considerations towards other types of development is acknowledged within the Settlement Group Statement and there is no specific land use policy that refers to non-residential institution applications, therefore a pragmatic approach to the policy has been considered in relation to the economic benefits and the community benefit.
- 6.49 The existing Health Centre, to the Eastern extremity of the Llanilar settlement, is currently at full capacity in terms size for the number of staff and does not permit the organic growth to accommodate more staff to tackle current healthcare crisis. Furthermore, the lease for the building is ending and in order to future proof the site, it is considered more economically viable to construct a new Health Centre as opposed to extending and retrofitting the existing Health Centre.
- 6.50 Whilst the LDP recognises economic development as proposals which are considered B1, B2 and B8 (and sui generis) uses, arguably the proposed development will contribute towards employment owing to the retention and creation of new jobs as a result of the new Health Centre.
- 6.51 LDP Policy LU12 allows for individual planning applications for employment uses in locations outside of allocated sites providing the scale of the use is in line with that envisaged under Policy S03. In relation to employment proposals, on sites that have not been allocated within Rural Service Centre, the scale of the proposal should be no greater than 'medium' in scale.
- 6.52 'Medium scale' is defined within the LDP as development with a gross floor space of no more than 2500 square meters, with smaller scale employment development with a gross floor space of less than 1500 square meters.

- 6.53 Utilising the definitions of the LDP in a comparable manner for non-residential institutions, the Health Centre proposal is deemed of smaller scale given that the maximum parameters indicate that the greatest floor space would equate to 1200 square meters.
- 6.54 Therefore, the proposal of a small-scale development on a non-allocated site is supported by LDP Policy SO3.
- 6.55 The Health Centre proposal can more similarly be compared with a Community Facility, whereby LDP Policy LU22 aims to help sustain and enhance community provision. Whilst supporting text of Policy LU22 (paragraph 7.143) notes that Community Provision, for the purposes of this policy, includes leisure and recreation facilities and also open space. Community Provision should therefore be taken to include, but is not limited to, village halls, schools, sports pitches, play areas.
- 6.56 It is believed that the provision of a Health Centre would also fall within the community provision category with paragraph 7.144 highlighting that in order for communities to be sustainable there needs to be a range of community facilities, including health care.
- 6.57 Paragraph 7.136 affirms this position by noting that sustaining and enhancement of communities is dependent on a number of elements. For communities to be healthy, adequate access to health facilities has to be secured along with a range of adequate provision for recreation and leisure opportunities.
- 6.58 The provision of a new purpose built, modern Health Centre facility will significantly benefit the community and wider area allowing access to a state of the art health facility.
- 6.59 LDP Policy LU22 supports new sustainable community provisions, providing they are located within or adjoining a settlement, the planning application has demonstrated the feasibility of multi-use, no suitable facility exists nearby, and where a proposal for a facility being

relocated, it can be demonstrated that the existing use is no longer suitable for that use.

- 6.60 As previously mentioned, the existing Health Centre is constrained by the existing size, design and ownership. Providing a new Health Centre would allow design flexibility for purpose-built spaces. Unlike the existing Health Centre, which would be significantly difficult to reconfigure, a bespoke Health Centre will provide tailored spaces that can accommodate suitable layouts and reducing pressures on hospitals.
- 6.61 There are numerous benefits to the provision of a new Health Centre from increased health standards, technology and operational efficiency, reduced long-term maintenance, lower operating cost and improved patient and staff experiences. Therefore, the social and environmental benefits of the proposal weigh heavily in favour of constructing a new Health Centre.
- 6.62 Owing to the provision of a small scale community provision supported by LDP policies SO3 and LU22, with the numerous social, environmental and economic benefits, the principle of a new Health Centre is deemed acceptable.

Design and Visual Impact

- 6.63 The proposal of the Health Centre is submitted in 'outline', therefore, design is not a matter for consideration as part of this application, however, upper and lower scale parameters have been included.
- 6.64 The maximum size of the proposed Health Centre, if both of the upper scale parameters were utilized, would have a footprint of 600 square meters, with a maximum height of 10 meters.
- 6.65 The indicative block plan demonstrates that the building is unlikely to occupy the maximum scale parameters along each elevation. Nevertheless, the block plan is merely an indication of what may be

possible on site, but the assessment of size, scale, massing and design will be reserved for a future planning application.

- 6.66 Notwithstanding the above, it is considered that the minimum and maximum scale parameters are appropriate for this location and setting and will not give rise to an incompatible or obtrusive structure.
- 6.67 Full regard has been had to Policy DMO6 of the LDP during the design process to ensure that the building will contribute to the site and surrounding area whilst respecting view in to and out of the site. The proposal takes advantage of the topography and the strategic location for the Health Centre was located to the Eastern part of the site, whereby the land is slightly lower than that in comparison to the South, nearest to the existing residential units.
- 6.68 The proposed Health Centre would unlikely be seen, as the proposed residential units would act as a buffer to this area. The Health Centre would be read in a similar context to that of the proposed residential units and therefore assimilate appropriately to the site and surrounding area.
- 6.69 By means of comparison, the proposed maximum height of the Health Centre is 10 meters with the residential units measuring almost 8.5 meters. It is considered that the proposed Health Centre would be comparable with the residential properties proposed, especially when taking in to account ground levels.
- 6.70 The siting of the Health Centre is unlikely to give rise to a significant adverse effect on the character of the site and surrounding area. Moreover, the Health Centre is considered to be sympathetically situated and will harmonise with the wider site, proving compliance with LDP policies DMO6 and DM17.

Amenity

- 6.71 Policy DM06: High Quality Design and Placemaking notes that proposals must not adversely affect local amenity in terms of visual impact, loss of light or privacy, disturbance and traffic movement.
- 6.72 Ample space has been afforded to the Health Centre area to ensure that there are sufficient separation distances between the residential dwellings and the proposed Health Centre.
- 6.73 The layout of the residential properties has been carefully considered and designed in a manner that maximises privacy and ensure that no negative impacts rise as a result of the Health Centre development.
- 6.74 The proposed residential plots of 14-19 are orientated in a way that would have the garden between the residential properties and the boundary of the Health Centre area, thus providing a 10-meter buffer between the residential units and the boundary of the Health Centre. Furthermore, the indicative block plan indicates that there is likely to be car parking to the perimeter of the Health Centre, thus, providing a further buffer zone to the Health Centre.
- 6.75 Owing to the nature of the Health Centre, privacy is considered to be an essential matter. The Health Centre are likely to undertake mitigation strategies to safeguard patients and can install obscure glazing to minimize potential impacts.
- 6.76 The relatively 'small-scale' (as defined by the Plan) of the proposed Health Centre is unlikely to give rise to overshadowing or having an overbearing impact on the site and surrounding residential properties.
- 6.77 The proposal is considered to accord with criterion 7 of LDP policy DM06 with a negligible impact to nearby residents.

Landscaping

- 6.78 Whilst landscaping will also be reserved for a future planning application, new planting will be installed at the site to enhance

biodiversity and provide natural screening to existing and proposed residential properties.

- 6.79 Policy DM06 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 require all applications which will have an impact on the landscape to be supported by a landscaping scheme.
- 6.80 There are no significant features on site however, there is a hedgerow to the East of the site which forms a natural boundary to the site and the public right of way. By means of clarity, all boundary hedgerows will be retained, where possible.
- 6.81 Ecological and biodiversity enhancements will be included as part of a future reserved matters application, but the indicative block plan provides an example of what may be undertaken.

Access and Parking

- 6.82 The number of car parking spaces will be calculated in accordance with the supplementary planning guidance (SPG). The Ceredigion SPG highlights that for Health Centres within this location, 1 car parking space should be provided per practitioner, in addition, 1 space per ancillary member of staff and 3 spaces per practitioner.
- 6.83 The 0.5-acre site can comfortably accommodate the required car parking provision, including sufficient space to turning and manoeuvring around the site.
- 6.84 Ultimately, the required number of car parking spaces will be determined by the number of staff member of the Health Centre. Owing to the 'outline' nature of the Health Centre, the number of staff will likely be dependent on the size of the building which is yet to be determined.

- 6.85 The indicative plan denotes 20 car parking spaces, however, could quite comfortably accommodate additional car parking spaces, should the specific siting of the Health Centre be re-orientated or re-located within the area denoted for the Health Centre.
- 6.86 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.
- 6.87 This has been achieved on site with multiple pedestrian accesses that would allow for entry to the site. Patients may attend site via the proposed footway of the estate road, or via the public right of way to the East of the site.
- 6.88 Public transport links are also available less than 80 meters to the South of the proposed Health Centre. This allows opportunities for access via more sustainable modes of transport.
- 6.89 Whilst the target demographic would likely to be local to Llanilar, access via active travel methods, such as cycling are also available.
- 6.90 Vehicular access will be provided via the adopted estate road, whereby speeds will be minimal, allowing safe ingress and egress to the Health Centre.

Ecology

- 6.91 Similar to the residential development, the proposed Health Centre is unlikely to have an adverse impact on ecology and biodiversity. Given the application is submitted in 'outline' for this element of the scheme, landscaping is reserved for a future planning application.
- 6.92 However, sufficient space has been allowed to ensure that the Health Centre will not need to be located immediately adjacent to any of the

existing hedgerows and a buffer between existing hedgerows and the proposed building can be included.

- 6.93 New planting will also be included as part of a future application, which will enhance biodiversity and ecology.

Land Drainage and Flood Risk

- 6.94 The site is located within Flood Zone 1 (Rivers and Sea) as demonstrated by the Flood Map for Planner contained within TAN15. Flood Zone 1 is considered the least risk to flooding and therefore not considered to be a constraint to development.

- 6.95 Similarly, the Health Centre area is located within Flood Zone 1 (Surface Water and Small Watercourses), and again, deemed little risk to flooding.

- 6.96 Nevertheless, 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

- 6.97 Foul sewage is proposed to be connected to the mains sewerage as will the electricity. The estate road will be subject to S38 adoption which will also have their own surface water drainage system.

Summary

- 6.98 The proposed Health Centre is submitted in 'outline' with all matters reserved. The provision of community facilities is heavily supported by LDP Policy LU22, with the scale and type of development aligning with those permissible under LDP Policy SO3.

6.99 The provision of a 'small-scale' Health Centre generates a number of operational, social, environmental and economic benefits, which significantly outweigh the retention of the existing Health Centre within Llanilar. The proposed bespoke, modern and fit-for-purpose Health Centre will provide a significant betterment to the existing facilities, tackling local needs.

6.100 The design of the Health Centre is reserved for a future application, however, indicative detail is provided to aid the determination of the principle of development.

6.101 The proposal is deemed to accord with all relevant LDP policies, national policy and supplementary planning guidance and is kindly requested that planning permission be forthcoming for the proposed Health Centre.

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SECTION 7: CONCLUSIONS

- 7.1 The submitted application seeks 'hybrid' planning permission for residential development, which is submitted in 'full', and the provision of a new Health Centre, which is submitted as an 'outline' planning application.
- 7.2 The proposed residential development is located within an allocated site, predetermined for its acceptability, in principle, for housing. The proposal seeks consent for the development of 71 units, new access, including estate roads, open spaces and landscaping.
- 7.3 The development accords with the Local Development Plan and National Planning Policy in that it provides much needed housing within the Rural Service Centre which has not delivered its allocation in over 13 years, since the Local Development Plan was adopted.
- 7.4 The application has been prepared in good faith following positive informal pre-application meetings with the Local Authority, which concluded with the principle of residential development at this location being acceptable.
- 7.5 The proposal will generate much needed open market and affordable housing to meet local demand in accordance with the Settlement Group Statement and the Local Development Plan.
- 7.6 The Health Centre will provide significant upgrades to the existing community provision with social, environmental and economic benefits to the residents, patients and wider site area.
- 7.7 The proposed residential and Health Centre development is considered to complement each other and the site by forming a suitable masterplan

for the allocated site, which has been carefully considered over the past year and complies with all relevant planning policies.

- 7.8 Based on the above it is requested that planning permission is forthcoming for this proposal.

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