



# JMS PLANNING & DEVELOPMENT

PLANNING STATEMENT IN SUPPORT OF AN  
APPLICATION

BY

CLWB RYGBI CASTELL NEWYDD EMLYN

FOR THE ERECTION OF A NEW TRAINING CENTRE  
BUILDING AND ASSOCIATED WORKS  
AT

CLWB RYGBI CASTELL NEWYDD EMLYN,  
DOL WIBER,  
NEWCASTLE EMLYN,  
CEREDIGION,  
SA38 9AZ

May 2025

Project: Clwb Rygbi Castell Newydd Emlyn

Project: Training Centre

Date: May 2025

DRAFT

JMS Planning & Development Ltd

T: 07399637238

E: [Daniel@jmsplanning.com](mailto:Daniel@jmsplanning.com)

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# SECTION 1: INTRODUCTION

- 1.1 This Planning, Design and Access Statement has been prepared on behalf of Newcastle Emlyn (NCE) Rugby Football Club and is submitted in support of an application for the erection of a training centre building and associated works at Newcastle Emlyn Rugby Club.
- 1.2 NCE Rugby Club boasts a successful record since its founding, nearly 50 years ago and the club has developed exceptionally talented players who have represented Wales at all levels. This enviable list also includes Gareth Davies, who represented the British and Irish Lions on two occasions.
- 1.3 The Club accommodates the Senior Mens team, NCE Womens, Clwb Rygbi Wiberod (cluster club of girls' rugby from under 7's to under 18's) NCE Dreigiau, a Youth team, in addition to a range of junior teams from under 8's to under 16's.
- 1.4 The men's senior team played in the Welsh Rugby Union 'Admiral' Premiership during the 2024/2025 season, competing against teams such as Pontypridd, Neath, and Cross Keys. The Club is loyally supported by the local community and has seen an increase in attendance over the past couple of years given their success.
- 1.5 Given the number of teams that utilise the facilities at the Club, the condition of the pitches deteriorates, especially during the winter and wetter periods. This has resulted in a number of training sessions and matches being postponed or cancelled. Therefore, this planning application seeks to address these issues to allow the Club, at all levels, to flourish providing means of an area unaffected by weather or level of use.

- 1.6 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 refers to a parcel of land immediately adjacent to the existing NCE clubhouse building. Albeit that the application site is not strictly located within the settlement boundary of NCE or Adpar the site borders the settlement of Adpar, some 480 meters to the East and immediately borders the settlement boundary of NCE, again, to the East.
- 2.2 It's acknowledged within the LDP that there is a symbiotic relationship between the settlements of Newcastle Emlyn and Adpar therefore, Adpar is given status as an Urban Service Centre (USC) as opposed to a 'Linked Settlement' of Newcastle Emlyn. USC's are deemed the focus of LDP strategy owing to their diverse range of services and facilities playing a strategic role for the county.
- 2.3 The settlement of Adpar, and the surrounding NCE settlement, is the fourth most populated area in Ceredigion (behind Aberystwyth, Cardigan and Lampeter), with nearly 2000 residents. The A475 connects Lampeter to Cardigan with the application site located along this route – unique street reference number: 47100542.
- 2.4 NCE has a sub-regional role and provides pivotal functions of employment, housing, education, recreation and tourism within the area, thus providing numerous jobs, facilities, services and community uses in the surrounding area.
- 2.5 Although the application site is not allocated within the LDP for any specific use, the application site has been home to NCE rugby club for the last 33 years and is widely accepted as a sporting ground.
- 2.6 In total, the applicants control approximately 11 acres of land which currently accommodates the access off the A475, the clubhouse, hardstanding and car parking areas, spectator stands with 3 rugby pitches.

- 2.7 The application site in total measures approximately 2.5 hectares and mainly consists of hardstanding, scrubland and improved grassland in the form of the training pitch. However, the main aspect of the proposal, the training centre, measures 2,357 square meters.
- 2.8 To the North, the application site is bound by hedgerows and trees along the A475 and beyond this, the Cilgwyn Mansion, which forms part of the SSSI. The East of the site mainly comprises of grassland and scrubland which also contains non-native and invasive species. The South of the site is the main car parking area and further South one of the rugby pitches is located. Immediately to the West of the site, the existing clubhouse is located, and a further 85 meters beyond the clubhouse, the Afon Teifi (SAC/SSSI) meanders around the castle.
- 2.9 Assessing the latest flood map for planners (FMfP) the application site mainly sits outside Flood Zones 2 & 3, however, part of the proposed development is located within Flood Zone 2 and a marginal parcel is potentially located within Flood Zone 3. The application includes a Flood Consequence Assessment which should be read in conjunction with this statement.
- 2.10 For the avoidance of doubt, the application site does not fall within statutory designated areas such as SPA, conservations areas or non-statutory designated areas such as Special Landscape Areas (SLA). However, it is acknowledged that the Adpar Conservation Area is located within close proximity, as is the Teifi Valley SLA.
- 2.11 There are a number of heritage assets within the surrounding area, namely the scheduled monuments of NCE castle and bridge and listed various listed buildings situated throughout the town.

## SECTION 3: PLANNING HISTORY

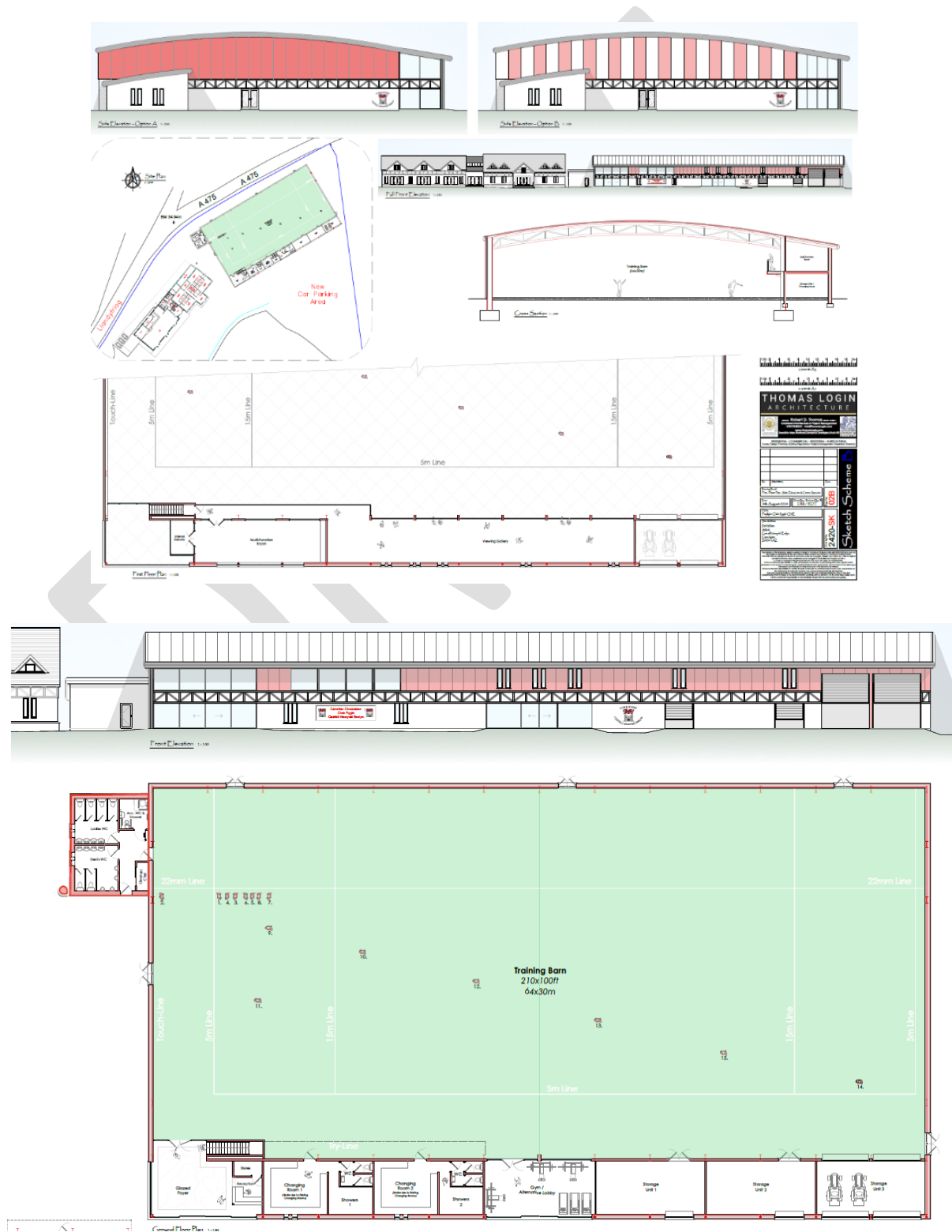
- 3.1 A planning history search has been undertaken for the site using Ceredigion County Council's online planning portal.
- 3.2 There is extensive planning history relating to the site that are outlined in the table below in chronological order.

Application No.	Proposal	Decision
891992	Change of use of agricultural land to recreational use	Refused 25/01/1991
911319	Change of use from agricultural to playing fields	Approved Subject to Conditions 24/01/1992
940058	Advertisement hoarding around pitch	Consent Granted 25/02/1994
940371	Changing rooms and store	Approved Subject to Conditions 03/08/1994
940464	Electricity Lines	Approved Subject to Conditions 12/07/1994
950602	Erection of floodlighting	Approved Subject to Conditions 13/07/1995.
970017	Construction of a fishing platform for use by the disabled	Approved Subject to Conditions 21/02/1997
970588	Formation of a play area	Approved Subject to Conditions 16/07/1997
A000232	Erection of a spectator stand	Approved Subject to Conditions 16/04/2000
A090063	Erection of a club house	Approved Subject to Conditions 29/03/2009
A180162	Retention of change of use from agricultural land to form additional recreational land.	Withdrawn 15/05/2018



## SECTION 4: THE PROPOSAL

- 4.1 The application seeks full planning permission for the construction of an indoor training centre immediately adjacent to the existing clubhouse and car parking area.
- 4.2 The training building measures 64 meters by 36 meters, under a domed roof measuring a maximum height of 8.1 meters.



- 4.3 Internally, the training centre measures approximately 2300 square meters which accommodates a full width training pitch, a reception foyer area, 2no changing rooms including showers, gym, and 3no storage sections.
- 4.4 The proposal includes a first floor viewing gallery overlooking the training pitch with a multi-function room which will likely be used for meetings, press interviews, and video analysis. This area equates to approximately 315 square meters.
- 4.5 The application seeks a smaller attached link to the side elevation which measures 54 square meters accommodating men's and ladies WC facilities.
- 4.6 Externally, the roof is constructed of a lattice steel frame finished with box profile sheeting. Similarly, the walls will be finished with box profile and render with additions of a lattice timber frame effect to the front elevation, matching that of the clubhouse. The lower half of the walls are to be rendered, again, matching that of the clubhouse.
- 4.7 Full length glazing is opted to the South-West corner of the building, with narrower fenestration utilised to soften the mass and bulk of the box profile sheeting. 4no. roller shutter doors to the front elevation provide access to the storage areas, 2no. doors are double height to allow sufficient height for the access of tractors and larger machinery.

## SECTION 5: PLANNING POLICY

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

### National Planning Policy

#### Future Wales – The National Plan 2040

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

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

- 5.3 This policy is primarily focused on shaping growth and regeneration within National and Regional Growth Areas, whereby the Teifi Valley, including NCE is noted to serve communities within the Mid Wales region and acknowledges that adjoining development plans, (in this case Ceredigion which forms part of the Mid Wales Region and

Carmarthenshire, which forms part of the South-West Region), are aligned and recognise how services and community facilities are used and are beneficial to people in each region.

- 5.4 Future Wales notes that thriving, resilient and sustainable settlements are characterised by a rich mix of housing, employment, services and infrastructure located in the right places to meet the needs and future aspirations of the population. Moreover, PPW sets out that a broad balance between housing, community facilities, services and employment opportunities in both urban and rural areas should be promoted to minimise the need for long distance commuting. In accordance with the supporting text of Policy 4 of Future Wales, different uses should be situated in close proximity to each other, reflecting the strategic placemaking principles, to help create vibrant active places where people can walk and cycle and are less reliant on cars.
- 5.5 Future Wales acknowledges that there is a high degree of mobility between places, where people travel to access services, facilities and jobs outside of the place they live in Mid Wales, however, owing to the application site's proximity to the USC of NCE/Adpar, much of the facilities and services are nearby or can be reached via more sustainable methods of travel, such as bus services.
- 5.6 As noted previously, there is a diverse mix of uses located within close proximity of each other in the USC which promotes the sustainable principles in that people are able to live and play near their workplace and reduce the need for private travel. The strategic placemaking principles are reflected within the proposal and there are no other strategically better placed sites.
- 5.7 Policy 9 of Future Wales sets out the overarching requirements in relation to ecological networks and green infrastructure. Action towards securing the maintenance and enhancement of biodiversity to provide a net benefit, the resilience of ecosystems, and green infrastructure assets must be demonstrated as part of the development proposal through

innovative, nature-based approaches to site planning and the design of the built environment.

- 5.8 In line with Future Wales, development must be directed towards sustainable locations and designed to make it possible for people to make sustainable and healthy travel choices for their daily journeys.
- 5.9 The application site benefits a paved footway which extends some 400 meters from the entrance of the Club to the settlement of Adpar.
- 5.10 Encouraging a reduction in car use and an increase in active travel and use of public transport is promoted. In this scheme, there is minimal formal car parking, however, there is sufficient car parking to accommodate players and supporters throughout the existing hard standing areas, thus, proving compliance with the requirements of the Supplementary Planning Guidance by Ceredigion on Car Parking Standards. With NCE centre being within close proximity to the site there is ample walking opportunities with no need to rely on private modes of transport.
- 5.11 In line with the Planning and Compulsory Purchase Act 2004, should a policy in Future Wales conflict with a policy in the Ceredigion LDP, then the conflict should be resolved in favour of the policy contained within Future Wales. This is due to Future Wales being the latest document to become part of the development plan.

Planning Policy Wales (Edition 12) (2024)

- 5.12 Planning Policy Wales Edition 12 published in February 2024 sets out the vision for Wales as set out in the Well-Being of Future Generations Act;
- a more prosperous Wales;
  - a resilient Wales which supports healthy, functioning ecosystems and recognises the limits of the global environment;
  - a healthier Wales;

- a more equal Wales;
- a Wales of more cohesive communities;
- a Wales of vibrant culture, and a globally responsible Wales.

- 5.13 Planning Policy Wales (PPW) sets out the land use planning policies of the Welsh Government and is supplemented by a series of Technical Advice Notes (TANs), Welsh Government Circulars and policy clarification letters which together with the PPW provide the National Planning Policy Framework for Wales (paragraph 1.1).
- 5.14 The primary objective of PPW is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and culture wellbeing of Wales as required by the Planning (Wales) Act 2015, the Well-being of Future Generations (Wales) Act 2015 and other key legislation. A well-functioning planning system is fundamental for sustainable development and achieving sustainable places (paragraph 1.2).
- 5.15 PPW seeks to promote the right development in the right place, thus contributing to the overarching goal of sustainable development. Securing the correct development in the most sustainable locations, such as USC's, will deliver effective means of development whereby proposals will create and sustain communities, facilitate accessible and healthy environment and grow the economy in a sustainable manner, in-line with key planning principles.
- 5.16 Paragraph 2.20 acknowledges that in considering social, economic, environmental and cultural benefits there may be occasions when a proposal may not meet all of the desired outcomes or that a specific outcome will not be achieved but wider well-being should be supported.
- 5.17 The general thrust of promoting active and social places is a common theme throughout PPW and aims to ensure that as a result of development, proposals give rise to a healthier Wales. PPW notes that this can be achieved through improving access to services, cultural

opportunities, green spaces and recreation facilities to support people adopt healthy lifestyles. The erection of the training facility will certainly achieve this.

- 5.18 Paragraph 4.5.2 advises local authorities to ‘provide a framework for well-located, good quality sport, recreational and leisure facilities, and develop clear policies for the provision, protection and enhancement of sport, recreation and leisure facilities.’ This proposal secures a significant investment to ensure the community has access to the highest quality training infrastructure and provides an enhancement to the existing pitches which are not suitable all year round.
- 5.19 The aim of the proposal is to retain as much as the open playing space as possible to safeguard the amenity value and minimise disturbance to biodiversity.
- 5.20 In response to the challenges laid down by the Global Biodiversity Framework agreed at COP15, a series of changes were made to Chapter 6, which came into effect on 11<sup>th</sup> October 2023. The main changes to policy can be summarised as follows:

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

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

collaboration to identify and capture larger scale opportunities for securing a net benefit for biodiversity is recognised.

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

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

### Technical Advice Notes (TAN)

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

- TAN5 – Nature Conservation and Planning
- TAN11 – Noise
- TAN12 – Design
- TAN 15 – Development and Flood Risk
- TAN 16 – Sport, Recreation and Open Space
- TAN18 – Transport
- TAN20 – The Welsh Language
- TAN23 – Economic Development

5.22 The most pertinent TAN is likely to be TAN16 which acknowledges the benefits of playing fields, however, the TAN also notes that:

*sometimes, the retention and enhancement of facilities may best be achieved through the redevelopment or rehabilitation of a small part of a site, particularly where this would be related to playing field use, for example the provision of changing facilities, which*



*would not adversely affect the quantity or quality of remaining pitches, or their use.*

- 5.23 Paragraph 3.11 highlights that all-weather pitches are able to provide a substantive improvement in terms of playable hours and usability as part of a co-ordinated playing field strategy, but should be balanced against the supply of natural turf pitches.
- 5.24 As a result of the development, all 3no existing pitches will be retained, therefore resulting in no loss to the natural turf pitches. Similarly, the equipped play area which contains children's swings will also be retained and unaffected by the proposal.

### **Local Planning Policy**

- 5.25 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.
- 5.26 The Development Plan comprises of Ceredigion Local Development Plan 2007-2022 and accompanying Supplementary Planning Guidance's.
- 5.27 Policy SO1 – Sustainable Growth states that in terms of employment opportunities to provide for 4000 jobs across the County in a sustainable manner and there is the option of looking at sites that have not been allocated.
- 5.28 The Policy allows opportunities for a jobs, services and facilities to come forward which will improve sustainability across the County. Policy SO1 also acknowledges that it is important that people have access to other facilities close to where they live to reduce the need to travel, thus making it easier for people to meet their needs within a close proximity whilst improving the sense of community.

5.29 LDP Policy S02 relates to development within USC's, which are considered to be the most given that they have a critical mass in terms of employment and services, hence the LDP directing majority of development to these locations.

5.30 The land is not allocated within the LDP for any specific reason, however, its use as a leisure/recreation field associated with NCE rugby has long been established. As defined by the LDP the site would be considered windfall and should accord with the LDP's land use policies.

5.31 It is acknowledged that the site is not strictly within the Adpar/NCE settlement boundary, however, given the footway link between the site and the settlement measuring less than 400 meters, Policy S02 is of relevance for context of the siting and location of the development.

5.32 Therefore, the application site is considered an edge of settlement location, whereby LDP policy S04 is of relevance. S04 highlights that locations outside of USC's and RSC's require a degree of development to meet the needs of existing communities, however, they will only be supported providing;

- It does not result in the loss of services and facilities unless there is adequate provision in an adjacent settlement or Service Centre
- In the case of economic development is:
  - a) proposed on an allocated site as set out in the Settlement Group Statements and shown on the Proposals Map; or
  - b) a site that has not been allocated and either:
    - i. of a 'small scale' meeting a specific local need; or
    - ii. accords with TAN 6 requirements in terms of a rural enterprise
- In terms of its physical location, regardless of development type:
  - a) In a 'Linked Settlement' it is located within or immediately adjacent to the substantive built form; or

- b) In 'Other Locations' it either accords with the requirements of TAN 6 or in terms of affordable housing it is located immediately adjacent to existing groups of dwellings in line with the intentions of Para 9.2.22 of PPW and TAN 2, Para 10.13

5.33 As the proposal seeks to enhance the existing community facilities onsite, the application will likely be assessed against LDP Policy LU22, which notes that the LDP will help sustain and enhance community provision by:

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

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

5.34 LDP Policy DM03 seeks to minimise the requirement to travel and utilise more sustainable modes of travel and transport throughout the county. Similarly, Policy DM04 aims to protect or enhance existing transport infrastructure to promote more sustainable travel options.

5.35 With regards to design, Policy DM06 relates to high quality design and placemaking which will ensure that all development proposals have full regard, and positively contribute to the context of its location and surroundings whilst reflecting clear understanding of design principles, the local physical, social, economic and environmental context.

5.36 This is particularly important given the nearby designations of Conservation Areas of Adpar and NCE, which is safeguarded by LDP Policy DM07.

- 5.37 LDP Policy DM09 outlines how proposals should be designed in a manner that promotes a secure and welcoming environment which is legible and reflects the site function.
- 5.38 The application site has been carefully selected to comply with LDP Policy DM10 ensuring that the proposal accords with each of the criteria set out within the policy. For example, respecting the natural contours of the land and respecting strategic views. The application also highlights the existing trees and hedgerows with assurances that where possible, they are to be retained.
- 5.39 In light of the application's location near the Afon Teifi, a Flood Consequence Assessment (FCA) has been provided to satisfy LDP Policy DM11 (and TAN15).
- 5.40 Owing to the size of the proposed training centre, a scheme to manage sustainable drainage systems will be submitted to the local SAB in accordance with DM13.
- 5.41 LDP Policies DM14 and DM15 relate to ecology and biodiversity, and will dictate whether the proposal is considered to have an adverse impact on such matters. The application is accompanied by a Preliminary Ecological Assessment (PEA) to demonstrate that as a consequence of development the local ecosystem will not be adversely impacted. Similarly, a Green Infrastructure Statement will be provided to evidence that the scheme will give rise to a net benefit to biodiversity and green infrastructure.
- 5.42 Policy DM17 relates to the General Landscape with proposals only being supported providing development does not have a significant adverse effect on the qualities and special character of the visual, historic, geological, ecological or cultural landscapes of the surrounding area. Thus ensuring no visual intrusion, unsympathetic siting, or lack of harmonisation to the surrounding area.

## SECTION 6: PLANNING ISSUES

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

- The Principle of Development;
- Design and Visual Impact
- Amenity
- Access;
- Car Parking;
- Ecology and
- Flooding

### Principle of Development

- 6.2 The application site is located at an edge of settlement location which currently forms part of the NCE rugby club, who provide access to a community facility that benefits numerous teams of varying ages.
- 6.3 The application site is located some 380 meters from the settlement boundary of the USC of Adpar/NCE which is a sustainable location and one of the primary locations for development within Ceredigion.
- 6.4 The most pertinent LDP policy in relation to the development is LDP Policy LU22 which seeks to retain and enhance community provisions provided that;
1. They are located within or adjoining a settlement;
  2. The planning application demonstrates that the feasibility of multi-use has been considered;
  3. No suitable facility exists nearby which could appropriately accommodate the proposed use; and

4. where the proposal is for a facility being relocated, it can be demonstrated that the existing site is no longer suitable for that use.

- 6.5 As previously noted, the application site is located adjacent to the settlement boundaries of both Adpar (Ceredigion) and NCE (Carmarthenshire) which are both deemed USC's owing to their sustainability and sub-regional role. The edge of settlement location is considered appropriate given the proximity to the USC (380 meters from Adpar settlement boundary and 150 meters from NCE settlement boundary) and the nature of the proposal, therefore complying with Criterion 1 of Policy LU22.
- 6.6 It must be acknowledged that the LDP does not have a specific policy which assesses the acceptability of major sporting and recreational facilities, as they are adequately covered by national guidance, in the form of TAN16.
- 6.7 Paragraph 3.20 of TAN16 notes that major sports and recreation facilities should be located within or adjacent town centres which contribute to the vitality and viability of the town and that would benefit from good transport links. However, where a town centre location is not available, consideration should be given to edge of centre sites.
- 6.8 The site can be accessed on foot from Adpar/NCE, with the nearest bus stop approximately 560 meters from the application site. Thus allowing sustainable methods of travel to access the site, rendering good accessibility to the site in accordance with TAN16.
- 6.9 The proposal provides ample opportunities for multi-use. Albeit that the proposal is tailored towards NCE rugby, this includes numerous teams, including senior mens and womens teams, junior teams, and regional teams. Owing to the state-of-the-art facility, the facility could be hired by academies, schools etc as the facility would be the only covered all-weather pitch within the area. There may be the possibility to host events at the site in a similar manner to that of Scarlets Rugby

Community Hub (also known as the training barn) who hold meetings such as The Welsh Business Show and other exhibition events. The training centre, by virtue of its design allows flexibility for multi-use in accordance with Criterion 2 of Policy LU22.

- 6.10 There are no suitable facilities nearby which would be able to address the clients' criteria. The application site has a long-established use as a playing field with clubhouse, with the proposal required to enhance the existing facilities at the site. There is an outdoor all-weather pitch at Ysgol Y Ddwylan, however, this is not typically available for public or club use, similarly, outdoor facilities are available at Llandysul and Cardigan, however, would require significant travel for the users of the NCE club facilities and is not an internal facility, therefore have been discounted.
- 6.11 In relation to Criterion 4 of Policy LU22, no existing facilities are being relocated, moreover, the proposal will enhance the provision of the community facility. This demonstrates a significant investment by the club which will benefit the members of the rugby club and the community as a whole. The application area has carefully been selected to ensure that no playing area will be affected as a result of the proposal, thus retaining as much useable open space as possible.
- 6.12 As a result of the development, the only loss will be the area of hardstanding, however, this is significantly outweighed by the provision of the training centre. TAN16 outlines that where there is a loss of space, the alternative provision should be made and ideally a betterment of the space. We believe the training centre would certainly be a betterment of this space offering a modern and high-quality usable space.
- 6.13 The provision of enhanced facilities at the existing NCE rugby club are considered to be a significant benefit in accordance with LDP Policy LU22 and TAN16, therefore the principle of development is considered acceptable.

## Design and Visual Impact

- 6.14 The size and scale of the proposed building is appropriate given the space requirement needed to provide a fit-for-purpose facility. The training centre measures approximately 2,357 square meters and would be similar to the adjacent clubhouse.
- 6.15 The maximum height of the clubhouse measures approximately 8.6 meters in height with a pitched roof, with the proposed height of the training centre measuring a maximum of 8.1 meters. Therefore producing a cohesive form in relation to the height and scale to the existing building.
- 6.16 The siting of the training centre has been selected to ensure that views into and out of the site are maintained. The A475 is at a height level much higher than that of the clubhouse and proposed training centre with a backdrop of trees providing suitable screening to the site and buildings.



Figure 1 – Aerial image of site and surrounding area – note the existing clubhouse building, hardstanding and scrubland. To the South-East, the training pitch is to be retained and unaffected. (Source: Google Earth)





*Figure 2 – Front elevation of clubhouse, image taken from the primary playing pitch looking North.*

- 6.17 The size and scale of the proposal is unlikely to give rise to adverse impacts to this periphery location, especially taking into account the context of surrounding area which includes a large clubhouse and numerous playing areas that have been associated with the rugby club for nearly 50 years.
- 6.18 The application site is well screened from the A475, this ensures a small, localised impact as a result of the proposed development and in the wider context of the site, would have a negligible effect.
- 6.19 The design and finish has respected and taken cues from the clubhouse replicating the timber frame lattice effect to the front elevation and utilising similar fenestration styles in the form of longer, narrower windows.
- 6.20 The proposal adopts a more modern finish with a domed roof and rounded edges which softens the impact of the building. Floor to roof glazing to the South-West corner also provides a more modern aesthetic, compatible with the existing building.
- 6.21 The finishing materials of the training centre will likely consist of a box profile metal cladding, render and glazing with metal roller shutter doors. Such materials are typical with training centres and sports venues

and are compatible with the existing building, given many of the materials are the same. This creates a seamless harmony between the existing building and the proposed training centre. As such, the proposal is considered to comply with LDP policy DM17 and DMO6 with regards to size, scale and massing.

- 6.22 The LDP's main placemaking and design policy, DMO6, states that development should have full regard, and positively contribute to the context of its location and surrounding whilst reflecting a clear understanding of design principles, the local physical, social, economic and environmental context. We believe that the design of the scheme epitomises the aim of DMO6 and is fully compliant.

### **Amenity**

- 6.14 The amenity of the neighbouring properties is highly unlikely to be affected. The nearest residential property (East Lodge, which forms part of Cilgwyn Mansion) is located some 45 meters from the proposed training centre, however, there is significant change in the ground between the residential and the application site, thus ensuring that the outlook of the residential property is not affected.
- 6.15 In addition, there are several mature trees and hedgerows which are situated between the A475 and the East Lodge, therefore considerable screening will mask much of the application site.
- 6.16 The visual amenity currently experienced by the residential unit will be retained and unaffected. Similarly, there is unlikely to be a material increase in noise and other pollutions as they should be contained internally within the training centre. Unlike outdoor play spaces, any noise created is likely to be contained within the training centre as opposed to escaping and travelling through the valley.
- 6.17 The general amenity of passers by and users of the site is likely to be improved as currently the application site mainly comprises of hardstanding and scrubland, including non-native invasive species.

Whereas the proposed building would provide a welcoming and high-quality building which benefits the community.

### **Access**

- 6.18 The main access to the site is derived directly from the A475. This is to be retained and will not require any amendments as the access is of high standard with good visibility in both directions.
- 6.19 The access is wide enough to accommodate large vehicles such as lorries and buses which benefits the site considering on match days, away teams often arrive by private bus.
- 6.20 Accessibility in and around the site is good and allows ease of manoeuvrability for all users, thus creating an inclusive environment which would not discriminate less-able bodied people.
- 6.21 The proposal, by virtue of its siting, will promote sustainable methods of access such as cycling, on foot, or by public transport. The NCE town centre and bus stops are less than 560 meters from the application site. Access to the site benefits a pedestrian footway from the Adpar settlement boundary to the application site, following the A475.

### **Car Parking**

- 6.22 The site benefits from informal car parking within the site. Sufficient room is provided for cars and buses to park and manoeuvre around the site.
- 6.23 The proposal includes a further area for informal car parking below the proposed training centre to ensure that the same level of parking is available at the site.
- 6.24 The parking availability and turning areas are considered to accord with the Ceredigion Parking Standards SPG.

## Ecology

- 6.25 The site is of little to no ecological value, with limited suitable habitats for priority species. However, consideration must be given to the hedgerows and trees to the North of the application site. The applicant understands the need to plan for every individual development proposal to avoid negative impact on existing biodiversity and is committed to maintaining and enhancing biodiversity on the site. The proposal is likely to have no impact on ecology or biodiversity at the site, moreover, the aim is to enhance the ecosystem.
- 6.26 The site is located adjacent the existing clubhouse (East of clubhouse) and to the North-West of one of the existing rugby pitches. The site mainly comprises of hard standing and scrub land. However, the site is located within close proximity to a hedgerow including trees to the North of the site. A preliminary protected species assessment was undertaken and concluded that the site was of was mainly of no ecological significance, although the trees and hedgerows to the North were of minor/local significance. The site unsuited to protected species such as badgers, amphibians and reptiles with the intended development unlikely to have an ecological consequence.

## Flooding

- 6.27 Assessing the latest flood map for planners (FMfP) the application site mainly sits outside Flood Zones 2 & 3, however, part of the proposed development is located within Flood Zone 2 and a marginal parcel is potentially located within Flood Zone 3.
- 6.28 The proposal would constitute Low Vulnerable Development (LVD) on a parcel of land which is currently used for parking and located adjacent the existing clubhouse, which is also located within Flood Zone 2.
- 6.29 The proposal is considered to be development on a brownfield site and the provision of enhanced community facilities is deemed to be in

accordance with the objectives and LDP policies. Therefore, the proposal adheres to Section 10 of TAN15 (2025).

- 6.30 The application is supported by a Flood Consequence Assessment (FCA) which recommends strategies to mitigate flood risk. The FCA should be read in conjunction with this report and other supplementary documentation of the proposal.

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## SECTION 7: CONCLUSIONS

- 7.1 The proposal seeks the erection of a training centre for NCE rugby club, which will allow numerous teams of the club to train in all weather conditions throughout the year.
- 7.2 The proposed development aligns with the relevant National Planning Policy in that it provides sustainable placemaking outcomes, which facilitates community facilities that promote accessible and healthy environments, promoting both physical and mental well-being.
- 7.3 The proposal will generate a much-improved community provision and provide a range of public benefits from social, mental and physical well-being manner.
- 7.4 The proposal proves accordance with LDP Policy LU22 in that the scheme would sustain and enhance the provision of this well-renowned community facility.
- 7.5 The proposal sees a significant economic investment to the area, which will contribute by retaining jobs for staff members of the club, provide a modern and high quality facility to ensure that suitable play space is available all year round which promotes physical and mental well-being in accordance with PPW and Future Wales policies.
- 7.6 Based on the above it is requested that planning permission is forthcoming for this proposal.