



Planning & Development Ltd

JMS PLANNING & DEVELOPMENT LTD

**PLANNING STATEMENT IN SUPPORT OF PLANNING
APPLICATION BY
CELA ASSOCIATES
FOR RESIDENTIAL DEVELOPMENT**

AT

Former RAE Sports and Social Club, Parclyn

March 2022

Client: Cela Associates
Project: Residential Development
Date: March 2022

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SECTION 1: INTRODUCTION

- 1.1 JMS Planning have been instructed by Cela Associates (the Applicant), to submit a full planning application to Ceredigion County Council (the Council) for the Residential Development on allocated site M0802 – Sports and Social Club, Parcllyn.

- 1.2 Cela Associates are a local company who provide consultancy and training for and within the construction industry and the health, safety and environmental management sectors. They operate across southwest Wales and are pleased to be involved with a scheme which will inject investment into the local community and wider Ceredigion, provide opportunities for local people and businesses to grow and thrive whilst importantly providing much needed new and efficient homes.

- 1.3 The developers are local people who live and work within the area and employ local labour and support local suppliers and merchants. They have a record of providing first class developments and strive to provide pleasant, comfortable, and ever importantly efficient homes for local families. They are community minded and are involved with several volunteer and charity projects and organisations within the locality. They, their families, and their staff live within the Aberporth parish, some even within the adjacent housing estate and hence have a keen and vested interest in maximising the benefits the current dilapidated and abandoned site has to offer.

building used as changing rooms, this area is surrounded by security fences and has been retained by the MOD. The football pitch is the home of the Aberporth Football Club and is not being affected by this application.

- 2.3 The site under consideration within this application was sold in December 2021. The site itself amounts to approximately 1.0269 ha and affords an existing access and pavement. The site is previously developed land and as such is classified as a Brownfield Site. The former Sports and Social Club closed in 2019 and was previously subsidised by the MOD, it is in a dilapidated state and has been boarded up and is an eye sore in the village. The building is soon to be demolished.
- 2.4 The site currently includes various buildings, including the former sports and social club, gardening club and storage. There is also a large tarmac surfaced car park which is situated to the middle of the site, with a grassed area to the rear of the site. The site is located within the coastal village of Parcllyn, which is within the community of Aberporth. It is approximately 6 miles to the north east of Cardigan and 35 miles to the south of Aberystwyth. The property is accessed from Hillfield Road and the area is predominantly residential in nature, with a mixture of semi-detached and detached housing surrounding the site.
- 2.5 The site follows the natural slightly sloping topography and bound to the South and West by existing garden hedgerow and trees which will be retained as part of the application. The site is currently vacant and not in any use. The former lawful use of the site would have been as an A3 – Food and Drink (Sports and Social Club) and possibly D2 – Assembly and Leisure (Gardening Shed, park)
- 2.6 Please note that this application does not affect the football ground and changing rooms on the opposite site of the road (North), or the children’s equipped play area to the East as these have been retained by the MOD. This application will affect the Sports and Social Club buildings and the land surrounding it only.

SECTION 3: PLANNING HISTORY

3.1 The site itself has limited planning history as indicated by the planning applications in the table below.

Application Number	Proposal	Decision
980536	Erection of an extension and creation of new entrance.	Approved STC 21/7/1998
A220016	Prior approval for demolition of Social Club	Prior Approval not required 7/3/2022

SECTION 4: THE APPLICATION PROPOSAL

- 4.1 The site and surrounding land was identified within the Local Development Plan for the provision of 48 residential units. This proposal seeks full planning consent for the redevelopment of the site for residential development comprising of 41 residential units.
- 4.2 The Sports and Social Club closed several years ago and has not re-opened since. The club in its prime was subsidised and used by members and various societies in the community, however during the past decade and more, the subsidies were gradually rescinded, and maintenance moved from periodic to reactive. This coincided with user numbers dwindling until it eventually became financially unviable to operate. Clearly in the current economic climate it is not commercially viable to run such a facility, let alone build a new one, which in turn justifies losing the facility.
- 4.3 The proposed layout plan demonstrates that the application is applying for planning permission for 41 residential dwellings on an area of land measuring 1.0269 ha. The development comprises of the following mix of properties:
- 4 Detached properties being a mix of 4 and 5 beds
 - 9 Pairs of Semi Detached properties being a mix of 2 and 3 beds
 - 4 sets of terraced properties being a mix of 1, 2 and 3 beds

The application will provide 20% affordable housing on site in the form of Discounted For Sale properties totalling 8 dwellings.

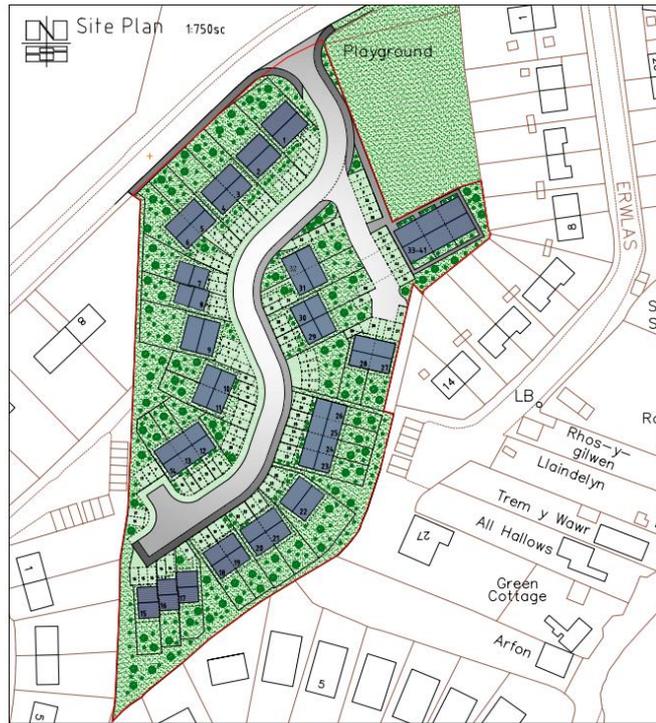


Figure 2: Proposed Site Layout Plan

- 4.4 A new estate road is provided, built to adoptable standards 5.5m width with 2m pavement either side and adequate visibility splays as per the site plan provided. The scheme provides one large sweeping road, with one leg veering off that road to serve a cul-de-sac.

- 4.5 An existing equipped park is located to the East of the site, immediately adjacent, however communal natural open green space and landscaping is also provided throughout the site in line with the requirements of Policy LU24 – Provision of Open Space, further details are contained further on in the report.

SECTION 5: PLANNING POLICY CONTEXT

National Policy Wales

Planning Policy Wales (Edition 11)

- 5.1 Paragraph 3.55 relates to previously development land and states that these sites should, wherever possible, be used in preference to greenfield sites where it is suitable for development.

“In settlements, such land should generally be considered suitable for appropriate development where its re-use will promote sustainability principles and any constraints can be overcome. It is recognised, however, that not all previously developed land is suitable for development. This may be, for example, because of its unsustainable location, the presence of protected species or valuable habitats or industrial heritage, or because it is highly contaminated.

Planning authorities should work with landowners to ensure that suitably located previously developed sites are brought forward for development and to secure a coherent approach to their development. To incentivise the appropriate re-use of previously developed land, planning authorities should take a lead by considering and identifying the specific interventions from the public and/or private sector necessary to assist in its delivery.”

Local Planning Policy – Ceredigion Local Development Plan

- 5.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that: “If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be in accordance with the plan unless material consideration indicate otherwise.”
- 5.3 The following LDP policies are relevant to the consideration of the application:
- Policy S01: Sustainable Growth
 - Policy S03: Development in Rural Service Centres (RSCs)
 - Policy S05: Affordable Housing
 - Policy LU02: Requirements Regarding All Residential Developments

- Policy LU05: Securing the Delivery of Housing Development
- Policy LU06: Housing Density
- Policy LU22: Loss of Community Provision
- Policy DM03: Sustainable Travel
- Policy DM06: High Quality Design and Placemaking
- Policy DM09: Design and Movement
- Policy DM10: Design and Landscaping
- Policy DM13: Sustainable Urban Drainage Systems
- Policy DM14: Nature Conservation and Ecological Connectivity
- Policy DM15: Local Biodiversity Conservation
- Policy DM17: General Landscape
- Policy DM20: Protection of Trees, Hedgerows and Woodlands

5.4 **SUPPLEMENTARY PLANNING GUIDANCE (SPG'S):**

The following SPG's are relevant to the consideration of the application:

- CCC Affordable Homes (2014)
- CCC Built Environment and Design (2015)
- CCC Nature Conservation (2015)
- CCC Open Space (2014)

5.5 Policy S03 – Rural Service Centre – The application site is located within the defined settlement limits of Parcllyn, a recognised and defined Rural Service Centre, which is also an allocated site under the Local Development Plan – reference M0802. The land is allocated for mixed use to include housing. The site is not covered by any other designations – but it is a brownfield site having been previously developed. The Ministry of Defence (MOD) have only sold part of the allocated site, which is the area of land applied for under this planning application. They have retained the football pitch on the other side of the road and the equipped childrens park to the East. Therefore, the area sold and seeks consent for housing on this site amounts to an area measuring 1.0269 ha.

5.6 Policy S05 – ‘Affordable Housing’ requires all residential development to provide onsite affordable housing or a contribution towards affordable housing provision, unless it can be shown that providing affordable housing is not viable. In this case, the application will conform with the requirement to provide 20% on site affordable housing providing 8 in total. The affordable houses will have a floor area of no more than 137 sq meters in line with the guidance set out in the authority’s Affordable Housing Supplementary Planning Guidance.

5.7 Policy LU02 requires all residential developments to provide a range and choice of dwelling types to ensure a healthy balance in that area, “a mix of dwelling types and sizes to help secure

a balanced housing stock, in that local area". The scheme provides a range of 1, 2, 3, 4 and 5 bedroom dwellings.



Figure 3: Examples of house type and layout

5.8 Policy LU22 relates to Community Provision and as part of the Settlement Group Statement, which was drawn up in 2007, the site was allocated as a "mixed use site for comprehensive redevelopment". And it clearly states that the site for housing redevelopment is confined to the land portion on the south eastern side of the road only – which is where the residential housing development is proposed. The aim of the allocation was to relocate the social club/recreation/community facilities within the security fence to the North. However, the MOD have only released and sold the parcel of land which forms part of this application. They have retained the playing field to the North and the equipped play area to the East of this site – therefore further development and provision of added community facility is not possible at this point in time.

5.9 In terms of the Social Club, prior approval was granted for its demolition as an abandoned building which had been neglected over time and boarded up a couple of years ago to prevent vandalism. In recent years the club was used as a drinking establishment by a few of the locals and was heavily subsidised by the MOD, before they withdrew the funding which saw the building going into decline. It closed prior to the pandemic and did not re-open at any time during the covid period. It would be unviable to run it as a standalone business in today's climate. In

addition, to build and open a new social club in the middle of a housing estate would give rise to amenity issues and potential other problems. There are two public houses in Aberporth which is a short distance away. However, in light of the matters outlined and the fact that the MOD have not sold two parcels of land which originally formed the allocation, the whole original concept of a mixed use here can no longer be achieved. Consequently, the application is based on residential development only.

- 5.10 Policy LU24 – Open Space along with the SPG suggest a communal accessible natural green space to be accommodated as there are 100 beds x 0.002ha = 0.200 ha requirement. Communal Accessible Natural Green Spaces are:

“Designed for residents of all ages, this space is similar to a Natural Amenity Green Space but on a larger scale. It is a natural to semi-natural space which residents should be able to access and use at any time, therefore it is not for a single defined group i.e. toddlers, but for all residents. Access to natural green spaces for fresh air, exercise and quiet contemplation has benefits for both physical and mental health. Green spaces have the potential to offer ecological benefits but also they help us adapt to changes in climate through their role in reducing the risk of flooding, soil erosion for example. This type of open space again provides Developers the opportunity to meet multiple LDP requirements in terms of biodiversity, landscaping and sustainable drainage systems.”

- 5.11 As there is an existing equipped children’s play area immediately abutting the site to the East, the proposal has specifically provided open space areas which conform with the statement extracted from the SPG above – providing natural and open space areas throughout the site. These areas will be a mix of natural play areas, walkways, quiet zones to sit down and relax, softplay and nature areas as depicted on the landscaping plan. The rear gardens and elevations of the dwellings will surveillance and overlook these areas with only 3ft-4ft timber fences positioned to the rear gardens to provide safe, welcoming, well used open spaces.
- 5.12 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. Proposals must not adversely affect local amenity in terms of visual impact, loss of light or privacy, disturbance and traffic movement.

- 5.13 Policy DM14 and DM15 also requires that new residential development requires that respect be paid to the interests of biodiversity and nature conservation. In this regard, the application will be accompanied by a Phase 1 Ecological Survey and Report, which will assess whether the site is inhabited by protected species, or any notable distinctive flora or fauna.
- 5.14 Policy DM20 “Protection of Trees, Hedgerows and Woodland” relates to the protection of existing trees – however this site, being previously developed land has no existing trees. All existing hedgerows and trees along the parameter of the site will be retained. The proposal however does propose the planting of trees, shrubs, flower beds and grassed areas along with a nature corner as can be seen in the landscaping plans and 3D impressions of the site.
- 5.15 To conclude, the proposal is in line with policies S01 and S03, in that the land is located within the settlement boundary as defined by the LDP and is an allocated site within the Aberporth / Parclyn settlement group. There is therefore no objection in land-use planning terms to the proposed development. The site lies within the core of a rural service centre, where development should be supported in principle, subject to the consideration of other normal planning considerations.

SECTION 6: DESIGN

6.1 A key principle in the success of new developments can be the regeneration of brownfield or underused sites. The proposal will foster a sympathetic scheme within an existing community and provide housing that meets 21st century living standards for the end users.

6.2 The key elements of the scheme are:

- Access – ensuring ease of access for all.
- Character – sustaining or enhancing local character. Promoting legible development. Promoting a successful relationship between public and private space. Promoting quality, choice, and variety. Promoting innovative design.
- Community safety – ensuring attractive, safe public spaces. Security through natural surveillance.
- Environmental sustainability – achieving efficient use and protection of natural resources. Enhancing biodiversity. Designing for change.
- Movement – promoting sustainable means of travel designed to avoid hazards to users, especially people with impaired sight, and will assist in wayfinding. People of all ages, regardless of disability, will have full access to the new dwellings.

6.3 The proposed dwellings have been designed with a materials palette which is sympathetic to that of the existing surrounding vernacular. As illustrated on the external finishes site plan, the following materials will be utilised:

- Red brick with natural sand/cement mortar in buckle handle finish;
- Buff brick with natural sand/cement mortar in buckle handle finish;
- Natural stone elevations;
- Smooth render and painted in heritage colours such as pale blue (e.g. Farrow & Ball Lulworth Blue), pale green (F&B Cooking apple green), Heritage Light grey (F&B Blackened), Cream (F&B Oranged Coloured White) and white;

- Screen walls to be finished in same colour as adjoining houses or low level timber fencing no higher than 1.0m high to the rear of the properties and no fencing or walls higher than 600 mm to the front of the properties
- Grey or white fascias;
- Cream, white or chartwell green windows;
- Black downpipes;
- Road and primary footpaths to be finished in tarmacadam;
- Secondary footpaths to be grasscrete permeable paving;
- Secondary road to be grasscrete permeable paving;
- Shared surfaces to be finished in grasscrete or permeable paving;
- All drives to be finished in grasscrete permeable paving;
- Private footpaths to be constructed in grasscrete or concrete paving slabs.

6.4 The proposed housing scheme in terms of its density, layout, design and appearance will regenerate the area but at the same time respects the existing built form and is sympathetic to the surrounding residential context which comprises a mix of house type with varying materials.



Figure 4: Typical street scene

6.5 The proposed development will create an active space of an otherwise under-utilised parcel of land that has been allocated for residential development. There are no on-site features to retain

as the site is brownfield land, however with the introduction of green infrastructure the proposed development will enhance the visual amenity of the site whilst also delivering 41 no. homes.



Figure 5: Welcoming and pleasant site entrance



Figure 6: Pleasant and homely street scene combining traditional character with modern efficiency



Figure 7: Vehicular turning are to allow safe access and egress



Figure 8: View to the north capturing the whole site – Lle Dymunol (Pleasant Place)

Figure 3: Example of proposed terraced properties

SECTION 7: SCALE AND DENSITY

- 7.1 Policy LU06 of the LDP relates to housing density and states that the density for a proposed housing development should, in service centres, be in line with the density guide as set out in the relevant settlement group statement in relation to windfall land or the allocated sites schedule in relation to allocated sites.
- 7.2 This allocated site was identified as meeting a guide density of 40 units per ha in the LDP. The area of the reduced site is 1.0269 ha.
- 7.3 This proposal delivers a site density of just under 40 units per hectare and is therefore in line with the density guide as set out in the LDP. This proposal shows the site comfortably delivering 41 residential units, along with ample off road parking facilities for residents and visitors alike. Each dwelling is enriched with at least 10m private rear gardens as amenity space. The apartments differ as these are specifically designed to cater for individuals who wish to have little or no ground maintenance. As such the ground floor apartments are afforded their own compact private amenity space whilst all apartments are provided with community open space with decoratively planted green areas containing seating allowing them to relax, read or chat without the burden of constant maintenance responsibilities.



Figure 9: Meticulous design complimenting house designs but delivering 1 bed apartments

SECTION 8: PROPOSED SITE LAYOUT

- 8.1 The proposed site layout will see all dwellings with their principal elevations facing onto the estate road, with their gardens to the rear and parking to the front. Each dwelling will afford its own private amenity space and parking spaces. The site layout will respect the form and outlook of the existing surrounding built form.



Figure 10: Proposed site Layout – Lle Dymunol – Pleasant Place

- 8.2 The site has been designed to incorporate a mix of dwelling sizes and types throughout which does not segregate any person or tenure. The layout and scheme are designed to be inclusive to all. Vehicular and pedestrian routes are designed to ensure that they are visually open, direct, well used and do not undermine the defensible space of neighbourhoods. Design features can help to identify the acceptable routes through a development, thereby encouraging their use, and in doing so enhance the feeling of safety.
- 8.3 A total of 8 visitor parking spaces have been designated throughout the site situated amongst the designated spaces for each dwelling. This being in line with the Car Parking SPG requirement.

- 8.4 The street scene provides a mix of 2 x detached and 2 x semi-detached dwellings along the existing roadside, with the frontage of all properties being accessed from the proposed estate road, where the parking is allocated, and the private amenity spaces sit nicely to the rear of the properties. This will transform and improve this area of Parclyn, making the area more attractive and vibrant.
- 8.5 Footpaths linking the existing estates to this site provide safe paths to users of all ages to walk and access the public park to the East and the playing field on the other side of the road. The design adequately caters for the achievement of safe access arrangements and turning head at the top of the site.

SECTION 9: COMMUNITY SAFETY

- 9.1 The position of the site is within an established residential area and the design and orientation of the proposed dwellings will afford the opportunity for natural surveillance of the properties and communal spaces.
- 9.2 The established nature of the area creates a sense of community and ‘ownership’ discouraging anti-social behaviour, and during on site works the general public or community groups will not be permitted in the work areas during the course of the works – although access to the park will remain open at all times.
- 9.3 Technical Advice Note 12 suggests community safety can be achieved via design solutions that can aid crime prevention. These include providing natural surveillance, improving safety by reducing conflicts in uses, and promoting a sense of ownership and responsibility. TAN 12 has sought to reinforce the need and importance for a safe and secure external environment.
- 9.4 The scheme is to be developed with deference to Secure by Design standards, thus will ensure a positive relationship between private and public space. In this respect, the provision of units in their current location and orientation enables enhanced natural surveillance of the site in its entirety; ensuring feelings of safety and the provision of surveillance is of paramount importance. Careful consideration has been given to the development layout and design including footpath design, communal areas, dwelling boundaries, car parking and lighting.
- 9.5 Taking into account all of the above, the development of the site is designed to ensure a high level of personal and community safety.

SECTION 10: LANDSCAPING

- 10.1 At present the site is brownfield land with prior approval granted for the demolition of the former social club. The site is largely tarmaced therefore any landscaping will improve the site and its visual appearance. A landscaping plan accompanies the planning application with a private garden area allocated for each dwelling and new trees and shrubs planted throughout.
- 10.2 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 requires all application which will have an impact on the landscape to be supported by a landscaping scheme.
- 10.3 There are no existing features on site to be retained therefore all landscaping will be new and provide biodiversity enhancement on the existing site. The scheme will provide permeable hard surfaces for private car parking which will aid in the surface water runoff. SUDS features such as the proposed Coliseum swale will soften the appearance of the layout by incorporating green drainage features which will provide both biological and amenity benefits to the site.
- 10.4 The landscaping plan includes for the provision of native tree planting including wild cherry and rowan along with both evergreen and deciduous shrub planting to include holly, Daphne, andromeda, lavender, rosemary and a selection of heathers. There are to be dedicated wild flower beds within the various green spaces that are strategically positioned around the site to create interest and safe areas for residents to meander around the site to meet, chat and play in safety. Additionally the south west corner of the site will house the ‘*natures corner*’ where local residents are encouraged to promote and assist nature with the provision of bug hotels, hedgehog homes, worm cities and potentially bee hives.

SECTION 11: SURFACE WATER

- 11.1 The application will be subject to a SAB approval as the development results in new floorspace being created. Surface water is proposed to be captured via water butts and subsequent surface water will be disposed of via a sustainable urban drainage system. Car parking bays are proposed of grasscrete, and the open space nature areas will double up as SuDS areas. A SAB will be submitted in tandem with the planning application.

SECTION 12: ACCESS

- 12.1 The Access will be gained off the existing Hillfield Road, where there is an existing access, however this will be widened and improved to meet adoptable standards. Off street car parking for each dwelling is proposed along with visitor car parking which can double up as parking for the play ground which bounds the site.
- 12.2 The access into each plot is immediately off the proposed estate road and therefore there is just one main access point onto the main highway



Figure 12: Existing access to be improved to provide 5.5 m wide road and 2.0m pavements each side ensuring safety

SECTION 13: FLOOD CONSEQUENCE STATEMENT

- 13.1 Current NRW and Tan15 information indicates that the areas that form part of the scheme fall outside any flood zone. Therefore it has not been deemed necessary to provide a Flood Consequence Statement.

SECTION 14: BIODIVERSITY

- 14.1 A preliminary ecological assessment has been undertaken of the site and it has been concluded that there are no rare or endangered species on the site and no special measures are necessary as part of this development other than those identified to improve biodiversity and nature within the landscaping plan or the preliminary ecological assessment.

SECTION 15: CONCLUSION

- 15.1 This Planning, Design and Access Statement has been prepared on behalf of Cela Associates in support of a full planning application for the residential development of 41 dwellings on land known as the former Social Club, Parcllyn, an allocated site for development under the Local Development Plan.
- 15.2 The amount, scale, layout and appearance of the proposal has been discussed throughout this document and are considered to be in keeping with the surrounding area. The proposal is considered to make full use of the site's opportunities and minimises any constraints as far as is practicably possible. The layout protects the privacy and amenity of existing residential dwellings surrounding the site, whilst allowing the scheme to integrate well with the existing housing stock and results in 'Lle Dymunol' a Pleasant Place, the proposed site name
- 15.3 The application site is located within settlement boundary and is specifically allocated for housing, under LDP Policy S03 – M0802 : Sports and Social Club and Playing Fields, Parcllyn.
- 15.4 This statement has been completed to assess the application proposal against relevant National and Local Planning Policy. Accordingly, it's considered that the report has demonstrated that:
- the application site falls within the Rural Service Centre of Aberporth/Parcllyn;
 - the site is in a sustainable location and would support the existing community facilities and organisations and within walking distance to amenities and facilities;
 - the application does not result in sporadic development but rather an infill site and the redevelopment of a brownfield site;
 - the application provides much needed housing within the Service Centre;
 - the application will provide affordable housing which will assist in meeting the shortfall of discounted for sale dwellings in the County, and meet the need identified on the Council's housing register;
 - the application has justified the loss of the community provision.
- 15.5 In light of the above, it is considered that the proposed development has suitably addressed the key material considerations for this site and its approval would provide a quality development

that would complement and enhance the existing residential context whilst also contributing toward the affordable housing needs in the area.

- 15.6 Consequently, it is considered that this Planning, Design and Access Statement (PDAS) clearly demonstrates that the scheme complies with the relevant national and local planning policies and we therefore respectfully ask that planning permission is issued