



Design and Access Statement in relation of conversion, change of use and minor extensions
to previously approved nursing home
to form:

Ground Floor 3No studio apartments and 9No 1 bed apartments,
First Floor 5No 1 bed apartments and 2No 2 bed apartments
Second Floor 1No 2 bed apartment

Total of 23 beds and 20 individual apartments with
associated parking for 27 vehicles and amenity space
at
Unity House, Llandrinio, Powys SY22 6SG.





1.0 Introduction

- 1.1 Full planning permission was granted on 16 May 2008, under reference P/2008/0100 for the change of use and extension from bed and breakfast to nursing home at Unity House, Llandrinio.
- 1.2 In accordance with the then approved plans work commenced with a view to use the property as a high-quality nursing home.
- 1.3 However, prior to the building works being completed and the building being occupied as a nursing home, regulations and financial incentives appertaining to nursing homes change and the operation of the premises for such purposes would have provide unviable and subsequently work to the building ceased.
- 1.4 The Officer's Report on the above application stated that the site is located within the scattered settlement of Llandrinio, classified as a large village within the Unitary Development Plan.
- 1.5 The Officer further stated that the site is accessed from the adjacent classified B4393, and the site comprises of a large building at that time in bed and breakfast/residential use set within its own grounds.
- 1.6 The proposal was described as a full application for the change of use and extensions from bed and breakfast to nursing home use and the work consisted of the following: -
- Four-bedroom ground floor extension.
 - Further first floor extension over both this proposal and the existing single storey for an additional 20 bedrooms, all for single occupancy.
 - The total number of bed spaces proposed would be 40 single beds.

2.0 Officer Appraisal for Application P/2008/0100

- 2.1 The three key issues relating the application were identified as:
- Flood Risk
 - Highways
 - Drainage



2.1.1 Flood Risk

Letter from Environment Agency on 15 May 2008, stated, *“we understand that the above application results in an increase in the maximum number of occupants at Unity House, as currently Unity House has a capacity for 50 persons, and the current application, if permitted, would result in a maximum occupancy of 40 persons. This obviously represents a benefit in the potential number of people at risk of flooding”*.

Further comments were made regarding *“raising the height of the flood defence together with an operation maintenance plan to be agreed and implemented for ground water pumps that are situated in the basement of Unity House”*.

Further comment that *“assuming the flood defence can be raised and together with the ground water pumps, maintain to an acceptable level, the only outstanding matters would be in relation to managing the residual flood risk which can be achieved in three main ways:*

- *further flood protection measures*
- *flood proofing*
- *emergency planning”*

The conclusion was *“taking all of the above into account, I can confirm that we have no objection to the application as submitted, however the proposed development will only be acceptable if the following conditions are imposed.”*

The Officer then continued in that the proposed extension is predominantly first floor above the existing ground floor. The ground floor part of the extension on the proposed plans is for four bedrooms only and is the previously permitted extension M171821 that has been commenced. As such it would appear unreasonable to request raised floor levels, as the ground floor extension has been granted under a previous comment.

The Officer further adds that the existing floor plans held on CD by the LPA state that the then proposed use for bed and breakfast need to be in accordance with the plans and that the first and second floors are purely in residential use, however the building has clearly been used in breach of this for bed and breakfast on all floors and it is unclear for which time period. No plans exist for the existing first and second floors apart those submitted by the applicant. Given the lack of clarity within the Council documentation it is deemed expedient to follow management advice and submit the proposal with the submitted plans because the LPA has no evidence of any other plans.



2.1.2 Highways

The Officer's Report stated that the County Highway's Authority objected to the proposal on the grounds that the access visibility for vehicles egressing onto the B4393 is severely restricted by the adjacent property. It added that the speed limit was increased to 50mph along this stretch of highway and agreed with the applicant that it was logical that there must have been little or no highways problems in this residential area.

It was noted that the actual bed capacity would decrease by 10 spaces and it would not be pertinent or reasonable to refuse the application on highways grounds.

2.1.3 Drainage

The Officer's Report acknowledges the site is set in a flood zone and will require acceptable foul and surface water drainage capacity. Environmental Health subsequently confirmed they raise no objection on the basis that the applicant pursues the recommendation given with the discharge consent requirement of the Environmental Agency and therefore there are no foul drainage issues.

2.2 The application was approved subject to the following condition on 16/5/2008: -

1. The development to which this permission relates shall be begun no later than the expiration of five years from the date of this permission.
2. The development shall be carried out strictly in accordance with the plans stamped as approved dated 19th May 2008.
3. Prior to the occupation of the development, the crest level of the flood defence shall be raised 300mm above the agreed 1% (plus climate change) flood level, in accordance with a scheme previously submitted to and approved in writing by the Local Planning Authority.
4. Prior to the occupation of the development, a maintenance scheme for the site's groundwater pump(s) shall be submitted to and approved in writing by the Local Planning Authority. The flood defence shall be maintained in accordance with the approved scheme, unless otherwise agreed in writing by the Local Planning Authority. The groundwater pumps shall be operated and maintained in accordance with the approved scheme, unless otherwise agreed in writing by the Local Planning Authority.



5. Prior to commencement of the development, a scheme to incorporate flood proofing measures into the proposed development shall be submitted to and approved in writing by the Local Planning Authority. The measure approved shall be implemented prior to occupation of the development.
6. Prior to the occupation of the development, an emergency plan for evacuating the development during flood events shall be agreed and confirmed in writing by the Local Planning Authority. The plan shall include a commitment to maintain and update the said plan annually.

Reasons

1. Required to be imposed by Section 91 of the Town and Country Planning Act 1990.
2. To ensure adherence to the plans stamped as approved in the interests of clarity and a satisfactory development.
3. To reduce the risk of flooding to the development and future occupants.
4. To ensure the structural integrity of the flood defence and the effective operation of the groundwater pumps, thereby reducing the risk of flooding.
5. To reduce the impact of flooding to the development and future occupants.
6. To manage the safe evacuation of the site during flood event.

Note

Discharge consent is required from the Environment Agency.

3.0 Planning History of the Site in addition to App P/2008/0100

M01 1019 Change of use from residential nursing home to house with self-catering holiday apartment 11/1/02

M 20688 Erection of double garage 5/4/91

M 17821 Extension to form additional accommodation for the elderly 5/5/89

M 16133 Erection of extension to existing residential home 8/4/88

M 7098 Private welfare home for 6-10 elderly patients 2/11/88

4.0 Pre-Planning Application Enquiry Reference PPAE/2015/0168

- 4.1 A pre-application enquiry was made by the current owner on 1st September 2015, to change the use from a residential nursing home to apartments.



4.2 A response was received from the Council which set out the relevant policies and identified three principal planning constraints as:

- Within settlement development boundary of Llandrinio
- Listed buildings in proximity to the site including St. Trinio and St Peter and St. Pauls Church, sundial in churchyard and School House.
- Flood Zone

4.3 As regards Consultee responses, the Highways Authority considered that the change of use will lead to an increase of traffic onto the County Highway junction and it is noted that the speed limit is 50mph thus requiring 160 metres for the junction and forward visibility aspects. Advised that the current access does not meet these standards and is therefore considered to be substandard. The applicant has not detailed any improvement to the said access and therefore the Highways Authority cannot support the application and recommend refusal in the interest of Highway safety.

4.4 No responses were received from the Council's Ecologist, Environmental Health Officer and Contaminated Land Officer.

4.5 The Officer broke down the appraisal of the proposal into a number of headings which are briefly précised as follows: -

4.5.1 Policy and Principle

Acknowledges that the building itself, but not the parking area, is located within the settlement development boundary of Llandrinio. It adds that the village has a good range of community services and facilities and the UDP identifies that the village has the capacity to accommodate additional development with the key UDP policies being HP4, HP5 and HP7. Policy HP7 would require a proportion of affordable housing to be sought. *(NB The allocated parking is within the curtilage of Unity House and always has been, it is thought that the Council has made a mistake with regards to the first sentence of 4.5.1).*

Regarding the key issues are the site's location within the flood zone, the impact of the proposal upon the amenities enjoyed by adjoining owners, the impact of the development upon the character and appearance of the surrounding area, the impact upon the setting of nearby listed buildings and whether an adequate means of access would be provided. In addition, the Council's housing land supply is required to be considered as a material consideration.

4.5.2 Housing Land Supply

Fully acknowledges that at the time Powys does not have a 5-year housing land supply.



- 4.5.3 Flood Zone
The site (building itself and access road) is located within the C2 flood zone, as defined by the Development Advice Map (DAM) referred to under TAN 15. The policy guidance states that development for residential units in the C2 flood zone would not be supported but further guidance on developments in flood zones from Natural Resources Wales should be sought.
- 4.5.4 Impact Upon Amenity of Neighbouring Properties
Consideration will need to be given to adjacent properties, particularly The Grange. Support for shared outdoor amenity space and noted that accommodation would comprise a mixture of sizes and the Council does not have supplementary planning guidance indoor living space standards.
- 4.5.5 Impact Upon Character and Appearance of the Building and Surrounding Area
Building is in existence and the extent of the proposed external alterations are not known; no concerns subject to design detailing.
- 4.5.6 Impact Upon Heritage Features
Not expected to be any unacceptable adverse impact upon heritage features.
- 4.5.7 Highway access and parking
Proposed use is likely to lead to an increase of traffic onto the County Highway at a junction that is considered sub-standard. Improvements to the junction could remove this objection, depending on the extent of the improvements.
- 4.5.8 Ecological Issues
Bat survey may be required.
- 4.5.9 Foul Sewage and Surface Water Drainage
Foul sewage should be connected to public sewerage system unless not physically possible or acceptable. Adequate surface water disposal should be undertaken in accordance with the current best practice.
- 4.5.10 Conclusion of the Officer on the Pre-Application
Benefits of housing are noted, including benefit to housing land supply but concern is the siting in Flood Zone 2, categorised as highly vulnerable development within Technical Advice Note 15 and as such the proposal is not likely to be supported for this reason.
- 5.0 Site Context
- 5.1 Llandrinio village is set in the rolling Welsh countryside of Powys with views towards the landmarks of Breidden Hill and Rodney's Pillar. It sits on the B4393 and is home to the River Severn, that flows under a scheduled, ancient monument, bridge erected 1769-1775 (CADW,



2019). The village also sees Offa's Dyke and the Norman Church of St Trunio, complete with war memorial on its outskirts.

Llandrinio falls into the Wales Spatial Plan 2008: Central Wales Primary Settlement Cluster (Figure 3, LDP 2011-2026) and is identified as a "large village", class 2 in the Powys Local Development Plan 2011-2026 (LDP 2011-2026) Hierarchal Structure.

5.2 Amenities

Llandrinio boasts a petrol filling station and garage, Premier Village Shop with Post Office, children's playground, the Punch Bowl pub with restaurant, active village hall, camping and caravanning site and 17th Century manor house – all easily accessible by the public footpaths. The closest school is Ardleen Primary School in Llanymynech some 3 miles away.

5.3 Transport

The village is on regular bus routes with transport to and from Shrewsbury, Newtown, Welshpool, Wrexham and Oswestry.

5.4 Employment

The area has a large farming community which offers permanent and seasonal employment opportunities and there are further employment opportunities in the surrounding towns.

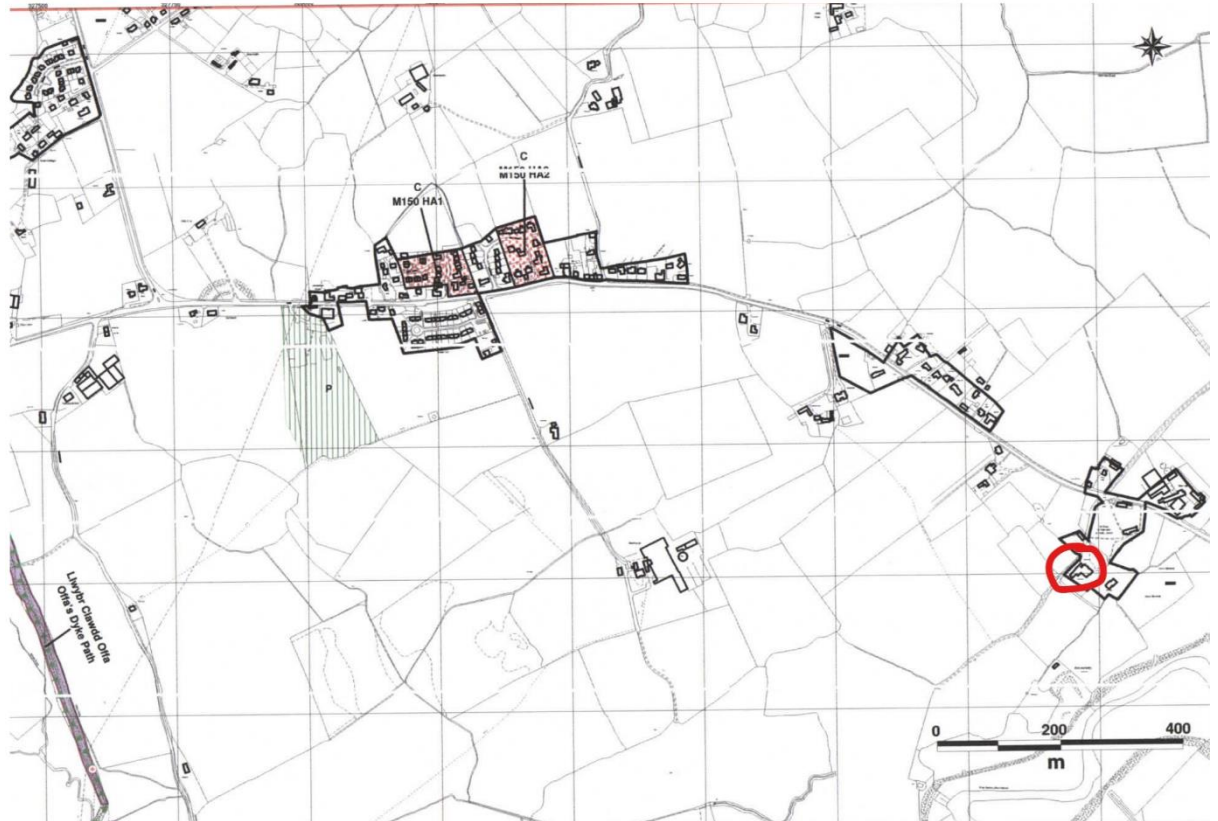
5.5 Population

The village has a 2017 population of 1,424 with a declining density of -0.67% since 2011 (City population, 2017).

5.6 Unity House

The site area is a small cluster of buildings located on the eastern boundary of the Development Boundary (SP5, SP6, H1) of Llandrinio as specified by the Powys Local Development Plan (Map 1). Unity House itself is found down a well-maintained tarmac/compacted gravel private lane and is bordered by The Old School House, St Peter and St Pauls Church and a large private house with the church carpark and a small building opposite. After Unity House the private lane ceases and becomes an unmade farm track which leads to some agricultural farm buildings. The main access is off the B4393 with good visibility in both directions. The B4393 has a wide footpath. The building is currently empty and has been since 2006-7.

5.7 Map1 (Powys LDP 2018 Inset Map M150)



6.0 National Planning Policy Wales Edition 8

6.1 National Planning Policy Wales Edition 8 was adopted in January 2016 and is the key national land use planning policy document for Wales. Planning Policy Wales is accompanied by Technical Advice Notes, including Technical Advice Note 1: Joint Housing Land Availability Studies (TAN 1) which was published in January 2015. Planning Policy Wales (PPW) sets out the Welsh Government's land use planning policies with the aim to translate the Government's commitment to sustainable development within the planning system.

6.2 This is highlighted at Chapter 4 (Planning for sustainability), which sets out the view that, "the planning system provides for a presumption in favour of sustainable development", this



should be considered during plan-making and decision-taking. There are three dimensions to sustainable development: economic, social and environmental; all planning decisions must have regard to these.

- 6.3 At section 4.4 of PPW the Government outlines its objectives for the planning system and its contribution towards achieving sustainability, these include: promoting resource efficient and climate change resilient settlement patterns; locating developments so as to minimise the demand for travel, especially by private car; ensuring that all communities have sufficient good quality housing for their needs; promoting access to employment, shopping, education, health, community, leisure and sports facilities and open and green space; and maximising opportunities for community development and social welfare.
- 6.4 In addition to this Chapter 9 of PPW sets out the Welsh Government’s policies for housing. It states that Local Planning Authorities must “ensure that sufficient land is genuinely available or will become available to provide a 5-year supply of land for housing”. In this regard, Technical Advice Note 1 states that “where the current study shows a land supply below the 5 year requirement ... the need to increase supply should be given considerable weight when dealing with planning applications, provided that the development would otherwise comply with development plan and national planning policies.
- 7.0 Local Development Plan (2011-2026)
- 7.1 Powys is considered the “green heart” of Wales (LDP 2011-2026) being largely upland and rural in nature and covering over 5,000 sq.km. The county has the lowest population density of all counties in England and Wales at 26 persons per km² in 2012. The 2011 Census Rural-Urban Classification showed 28.1% of the Powys population living in a ‘rural hamlet or isolated dwelling’, 30.6% in a ‘rural village’, 27.8 % in ‘rural town and fringe’ settlements such as Welshpool or Llandrindod Wells and a further 13.5% in ‘urban town’ settlements such as Newtown and Ystradgynlais.
- 7.2 Point 2.3.18 of the LDP 2011-2026 seeks to create stronger communities in areas which have “*the greatest range of facilities and services*” and states that growth (of housing) should be distributed in a way that supports “*physical and social infrastructure and enables sustainable travel*”. The document acknowledges the difficulties faced by dwindling rural communities and states that “*appropriate development to sustain rural communities*” should be explored.
Comment: -This application seeks to support a local community and allow local people to develop further facilities and services as demand is created. Sustainable travel is achieved through the regular bus service to neighbouring towns and short car journeys to local facilities.



- 7.3 Point 2.3.19 States that the Council should seek to provide *“secure suitable housing for all and include a key aim to identify and meet the housing needs of the citizens of Powys”*.
Comment: - Powys LDP has identified a specific need for one and two bedroomed housing and also for housing for the elderly which this proposal aims to deliver. Ground floor apartments and an integrated lift means that all the apartments are accessible.
- 7.4 Point 2.3.20 Recognises the role that the planning system and its policies play in creating opportunities for affordable homes, as part of open market housing, through the LDP.
Comment: - 20% affordable housing will be included within the development.
- 7.5 Point 2.3.27 Recognises that an importance of public transport in supporting rural communities. An aim of the One Powys Plan is to ensure the retention and development of public transport in rural areas, and that by *“focussing growth on a sustainable settlement hierarchy the LDP helps service providers to align the future provision of transport (e.g. improved bus services) accordingly”*. This means that large villages – such as Llandrinio – need to be supported in population growth in order that public transport can provide local communities with *“the best use of the existing transport infrastructure and enhanced capacity where opportunities arise and changing needs require it”*.
Comment: - This proposal will bolster the diminishing population of Llandrinio and helping it to retain its status as “large village, class 2” in the hierarchical development system. Supporting and increasing the local community and its requirement for public transport will mean transport service providers gain more profitable and popular routes that protect rural locations from becoming isolated.
- 7.6 Point 2.4 lists Key Issues and Considerations for the LDP as follows: -
- 7.6.1 Economic Considerations
point 8 states *“Activities and initiatives that support social and economic regeneration must be supported by the LDP.”*
Comment: - Unity House is a currently vacant brownfield site that requires a use. It has already suffered break-ins and attracted crime in its current state – crime number 0883/31/05/2016/01/E and case no 63/DP/01216/16 – cannabis farm. Regeneration of the site will provide an economic boost to the area as local economic and social amenities are used by new residents.
- 7.6.2 Environmental Considerations
Point 16 states that development must *“not increase flood risk and should aid the reduction or better management of existing flood risk for communities, infrastructure and businesses.”*
Comment: - The development of Unity House will provide a cutting edge and contemporary flood management system.



- 7.6.2.1 Point 17 states that *“development should be directed to appropriately located brownfield sites (previously developed land) and should re-use vacant buildings in order to protect greenfield land, assist in the remediation of contaminated land and facilitate regeneration opportunities”*.

Comment: - Unity House is a currently vacant brownfield site. The building has been unoccupied since 2006/7. Regeneration of the building will provide much needed small homes in a rural community.

7.6.3 Population and Housing Considerations

Point 19 states that *“Powys has an ageing population and it is projected that 31.3% of the population will be aged over 65 by 2026. The needs of the oldest in the population, such as access to services, public transport, and accommodation requirements must be taken into account”*.

Comment: - Powys LDP has identified a specific need for housing for the elderly which this proposal aims to deliver. Ground floor apartments and an integrated lift means that all the apartments are accessible. The local bus service is regular and there are facilities within a short walking distance away on the public footpath or by short car journeys.

- 7.6.3.1 Point 21 states that Powys household sizes are falling which leads to *“a requirement for more dwellings which the LDP must plan in sustainable locations.”*

Comment: - This proposal offers 20 brand new, modern apartments in a sustainable village setting which is sustainable and desirable.

- 7.6.3.2 Point 22 states that *“House building averaged 194 dwellings per annum between 2009 and 2013 which was below the projected housing need”*.

Comment: - Whilst Powys has a five-year supply of housing land, this windfall site will provide an excellent buffer to assist Powys Council to maintain its five-year rolling supply of housing.

- 7.6.3.3. Point 23 states that *“Powys has a dispersed rural population with nearly 59% of the population living in villages, hamlets and rural areas. The housing needs of rural areas must be addressed as well as those of larger towns and villages”*.

Comment: - The varied types of apartment offered mean that people will be able to afford to utilise a home for their own individual needs in their local area. Rural apartments will give the opportunity for local people to remain in familiar surroundings rather than having to move out of the area in order to find suitable accommodation.

- 7.6.3.4 Point 24 states that *“The average household size in Powys is projected to decrease from 2.24 persons in 2011 to 2.13 persons in 2026 (based on the 2011-based Local Authority Population Projections produced by the Welsh Government). Smaller households, and changes to the welfare system, will increase the need and demand for 1- and 2-bedroom properties, although these must be designed with adequate amenity space.”*



Comment: - The varied types of apartment offered mean that people will be able to afford to utilise a home for their own individual needs. Studio apartments may be perfect for someone who does not require extra space and a two bedroomed apartment may be suitable for small families. Communal gardens, maintained through a management charge, will allow people to enjoy amenity space that is private for residents only.

7.6.3.5 Point 25 states *“Obesity levels and related health problems are increasing amongst Powys’ population. Development should be located and designed to enable and encourage active and healthy lifestyles.”*

Comment: - Llandrinio is surrounded by lovely circular walks and routes around Offa’s Dyke and the surrounding area. The fabulous views are bound to attract people to the outdoors and there is also a children’s play area and outdoor pitches in the village. The village hall provides a hub of activity including sports and recreation.

7.6.3.6 Point 28. Increasing energy bills combined with extreme weather events are causing fuel poverty amongst households living in energy inefficient properties. Sympathetic retrofitting of existing properties and designing new developments to be energy efficient should be facilitated by the LDP.

Comment: The works will be undertaken in accordance with building regulations regarding “U” values.

7.6.3.7 Point 29.A combination of high house prices and a low wage economy makes housing unaffordable to a significant proportion of Powys’ households.

Comment: - Affordable housing will be provided in accordance with the local plan

7.6.3.8 Point 30. An Affordable Housing Target, expressed as numbers of homes, will be set by the LDP although this will need to reflect development viability. Innovative policies to enable house builders in the private sector to provide affordable housing should be considered through the LDP.

Comment: - The affordable housing provided will be policy compliant.

8.0 Infrastructure and Resource Considerations

8.1 Point 32. One of the challenges for the LDP, given the rural nature of Powys and its dispersed population, will be to direct development to accessible locations which ideally provide a choice of transport modes such as walking, cycling and public transport.

Comment: - Unity House is ideally placed for local bus routes and cycling. Walking is supported by the good footpaths that lead to the centre of the village.



- 8.2 Point 33. The LDP will need to direct development to locations that are best served by existing and potential infrastructure and services and to ensure that the location of development is co-ordinated with the review of public service provision.
Comment: - Unity House is already in existence and there are services and amenities all within easy reach of the property.
- 9.0 3.0 The LDP's Vision and Objectives
- 9.1 The objectives state that social and economic needs, including the provision of housing, should be met in order to be able to retain and attract working age populations and create opportunities for younger people. The vision expressly highlights the need to promote large villages as *"the foci for development in order to reinforce and enhance their attractiveness as places to live and work and their ability to provide and sustain community services and facilities"*. This is in order to help increase the ripple effect of sustainability to more rural and isolated countryside communities that require rural services and facilities. The "Green Heart" of Wales will be supported by investment in the area.
- Comment:** - Unity House will provide a boost to the local housing numbers and the knock-on effect on services and amenities can only be positive. Younger people will be attracted to the *"apartment lifestyle"* – stylish, affordable housing with minimum maintenance overheads. People living further out in more remote settlements will be able to utilise the hub that Llandrinio creates as it expands to support a growing population.
- 10 LDP Themes
- 10.1 **Theme 1 Planning for Growth in Sustainable Places**
- 10.1.2
- **LDP Objective 1 Meeting Future Needs**
Comment: - Unity house is already in existence and amenities and infrastructure are established in Llandrinio. The suggested provision of smaller properties with communal facilities provide an alternative approach to satisfying housing needs. The LDP indicates that 5,596 dwellings are needed in Powys over the plan period to 2026. This equates to 1,250 in relation to those settlements identified in the hierarchical table as *"large villages"*, of which Llandrinio is one. Breaking this down further, there are 42 large villages in Powys that means a growth of 30 dwellings per village. There is one site adjacent to the Llandrinio village boundary which has gained planning permission for 46 dwellings and another two sites currently under consideration for 35 dwellings each.



- 10.1.3
- **LDP Objective 2 Sustainable Settlements and Communities**
Comment: - This suggests that where housing capacity in towns is met, development should cascade to large villages. Unity House is already in existence meaning that it will not impact on open countryside or change a land use.
- 10.1.4
- **LDP Objective 3 Efficient Use of Land**
Comment: - The proposal to develop Unity House supports the re-use of previously developed land.
- 10.1.5
- **LDP Objective 4 Climate Change and Flooding**
Comment: - Whilst Unity House is within the flood plain, flood mitigation measures are to be installed by replacing the existing bund with purpose-built flood protection.
- 10.2
- Theme 2: Supporting the Powys Economy**
- 10.2.1
- **LDP Objective 6 – Vibrant Economy**
Comment: - The proposal will assist the rural economy and support the village amenities through the increase in population from the residents at Unity House. Trade in the area will increase – people will require tradesmen and use the local shops and services. There could be demand for other amenities which could see new opportunities for other shops in Llandrinio.
- 10.2.2
- **LDP Objective 8 - Regeneration**
Comment: - Unity House will come back into use and regenerate an existing unused building. There will be no impact on open countryside or delay with the scheme.
- 10.3
- Theme 3: Supporting Infrastructure and Services**
- 10.3.1
- **LDP Objective 9 – Infrastructure and Services**
Comment: - All infrastructure and services will be supported through use and requirement. The scheme will help to provide customers for existing infrastructure and ensure services are maintained with the potential to increase services due to increased demand.
- 10.4
- Theme 4: Guardianship of Natural, Built and Historic Assets**
- 10.4.1
- **LDP Objective 13 ii – The Historic Environment**
Whilst not a listed building, Unity House has considerable history as a rectory and should be considered a historic asset that requires preserving, especially when seen within its context as part of the setting of the listed church and schoolhouse.



10.5 **Theme 5: Supporting Healthy Communities**

- **LDP Objective 14 – Healthy Lifestyles**

Unity House is surrounded by countryside, bridleways and public footpaths, this coupled with the magnificent surrounding countryside will encourage people to enjoy the local area and great outdoors.

- **LDP Objective 16 – Community Well Being**

The residents of Unity House will integrate into the community and it is thought that local people will make up much of the population of property.

11 Strategic Policies

11.1 Strategic Policy SP1 – Housing Growth

Comment: - The development of Unity House will add to the rolling supply of a 5-year supply of housing over the period up to 2026. The policy accepts that windfall sites can be a valuable source of housing, and this can be considered as such. Unity house offers an exceptional opportunity to deliver housing whilst utilising a brown field site without the need for a new land allocation. The dwellings can be delivered immediately and are not constrained by the need for ecological or environmental surveys.

11.2 Strategic Policy SP3 – Affordable Housing Target

Comment: - The development of Unity House will allow for 20% affordable housing to be offered.

11.3 Strategic Policy SP5 – Settlement Hierarchy

Comment: - Llandrinio is classed as a large village within the settlement hierarchy and is sustainable in terms of size, function, character, facilities, transport linkages and social and environmental capacity. Unity House is within the Llandrinio development boundary and will utilise existing infrastructure.

11.4 Strategic Policy SP6 – Distribution of Growth across the Settlement Hierarchy

Comment: - New employment sites have been allocated at Four Crosses which is the neighbouring village to Llandrinio. The policy states that new housing will be allocated on “*suitable sites within the development boundary*” which Unity House falls into.

Part 3.3.33 States that some allocations may well not be brought forward due to “*environmental or highways*” issues. Unity House is unencumbered and, has a willing developer, able to bring the site forward immediately. The site will provide a buffer for other locations where unforeseen delays, due to constraints, impact upon the five-year supply.



- 11.5 Strategic Policy SP7 - Safeguarding of Strategic Resources and Assets
Comment: - Whilst not a listed building, Unity House borders the setting of the listed church and schoolhouse although it is screened from view from them by trees and bushes. The imposing building represents a landmark property that has been in existence as a rectory for some time. The building requires a use in order to maintain it and bring it back to its former glory as its empty state attracts crime and it will fall into disrepair.
- 11.6 **Part 4 of the LDP Policies for making planning decisions**
Policy DM1 – Planning Obligations
Comment: - The developers are willing to negotiate regarding any suggestions that Powys Council suggest are necessary.
- 11.7 Policy DM5 Development and Flood Risk
and
Policy DM 6 Flood Prevention Measures and Drainage
Comment:- The site has already been subject to extensive flood risk management which includes raised roads and bunding which was installed by the Council following a grant from the Welsh Government flood alleviation fund, however the owners wish to remove the bunding and install a flood management and drainage system. A FRA is submitted with this application which sets out all measures required
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- 11.8 Policy DM7 – Dark Skies and External Lighting
Comment: - The site is private and not overlooked and all external lighting will be cowled and strategically placed to allow the site to function safely.
- 11.9 Policy DM12- Development in Welsh Speaking Strongholds
Comment: - Llandrinio is not classed as a “*Welsh Speaking Stronghold*” and therefore not subject to a Language Action Plan. However, the development, offering smaller accommodation, will seek to keep young people in the area and enable welsh speakers to remain in the locality.
- 11.10 Policy DM13 – Design and Resources
1. The proposal is an existing property.
 2. The proposal will preserve local distinctiveness by retaining an existing, historic building.
 3. The proposal is not within a Conservation Area.
 4. The proposal does not impact on any other properties.
 5. The proposal will offer secure and safe living.
 6. The proposal will include an appropriate mix of 1- and 2-bedroom apartments.
 7. There are disabled units included in the design.



8. The surrounding land will be landscaped and offer community garden space to the rear. Planting and landscaping will be incorporated into the scheme.
9. There are no public rights of way running over the site.
10. The development will not adversely affect the smooth traffic flow in the area. The site is adjacent to the main road B4393 and does not use small country lanes.
11. The site is an existing building and it is not expected that there will be any adverse impact upon local residents when Unity House is brought back into use.
12. Adequate utility services are already in situ.

This policy also includes the requirement for detailed plans and design statements which will be submitted.

11.11 4.2.84 Amenities

The design of the internal layout of the existing building will be compatible with the existing amenities and the ability of the building to function as a residential unit.

11.12 Policy DM14 – Air Quality Management

Comment: - The development will not affect air quality.

11.13 Policy DM15 – Waste within Developments

Comment: - The development will use existing services for waste and emptying of bins in communal receptacles.

12 **4.5 Transport**

12.1 **Policy T1 – Travel, Traffic and Transport Infrastructure**

Comment: - The development will not increase the amount of traffic than what was accepted as its prior use as a nursing home. It is thought that traffic will be reduced as the site will not require daily staff, doctors and nurses, visitors or laundry/food deliveries. Unsociable hours use will be curtailed with no shift work staff having to come and go at early or late hours. The majority of residents will be working and therefore it is supposed that weekends will be especially quiet.

The road splays onto the B4393 allow for good vision both ways and the road is wide and well-marked and would require no improvements to revert to its former use. A Highways Assessment is submitted as part of this application.

Public transport is found at the bus stops in Llandrinio.



13

4.6 Housing

13.1 Policy H1 - Housing Development Proposals

Comment: - This policy states that *“To ensure that housing development is appropriately located and suitable in scale and type to meet Strategic Policies SP1, SP3, SP5 and SP6, housing development proposals will only be permitted: 1. In Towns and Large Villages:*

- i. On sites allocated for housing or on other suitable sites within the development boundary;*
- or*
- ii. On sites forming logical extensions outside development boundaries for affordable housing in accordance with Policy H6”.*

Unity House is an existing building on a developed site within the development boundary located in a Large Village. The proposals satisfy Criterion 1 as they will support the hierarchical pattern of development for the area as a *“suitable windfall site.”* The site is ready to be delivered immediately.

Land already identified in the Housing Allocation for Llandrinio is Site Ref P29 HA1-Gwernybatto - Land off Orchard Croft. 30 Units are proposed with 20% affordable housing meaning 6 units available

13.2 Policy H3 - Housing Delivery.

This policy states that *“Housing development proposals must be of an appropriate scale and shall:*

- i. Provide a suitable mix of housing types to meet the range of identified local housing needs”.*

Unity House provides a unique opportunity to provide smaller dwellings to satisfy local need for one/two bedroomed apartments as Powys has identified *“decreasing household size(s)”* that must be catered for. Not all local people can afford a family type house or have the time or health to maintain gardens. Unity House is a perfect location for those who wish to enjoy the area or downsize without the overheads associated with buying or renting a new build home. Smaller properties can be aimed at older people – Powys has identified a need for accommodation for its ageing population – Unity House has lifts and several ground floor studio apartments are proposed.

13.3 Policy H4 - Housing Density

Comment: - The proposals comply with the policy requirements of 27 Units per hectare. The site seeks to make efficient use of the building.

13.4 **Policy H5 - Affordable Housing Contributions**

Comment: - The proposal will contribute 20% on site affordable housing as specified in this policy which is the Central Powys contribution.

Pictures showing current state of Unity House and below when it was operating as a Bed and Breakfast.

