

HU
g'He
HS

ARCHITECTS



OUTLINE PLANNING STATEMENT

Residential Development, New Access and Highways Infrastructure

Land adj. Verlon, Pool Road, Montgomery, Powys, SY15 6EU

Date: Nov. 2024

Client: Powis Estates

Reference: Z006



ARCHITECTS

SUMMARY

Proposal

Residential Development, New Access and Highways Infrastructure

Location

Land adj. Verlon, Pool Road, Montgomery, Powys, SY15 6EU

Date

November 2024

Project Ref

Z006

Planning authority

Powys County Council

Client

Powis Estates

Revision

-

Statement prepared by:

Oliver O'Neill, BA (Hons) MArch PGDip ARB.
Architect
29 Broad Street
Newtown
Powys
SY16 2BQ

Statement approved by:

Douglas Hughes RIBA, CA BA (Hons) DipArch.
Director / Conservation Architect
29 Broad Street
Newtown
Powys
SY16 2BQ



ARCHITECTS

CONTENTS

1.0 Introduction

2.0 Site Description

3.0 Proposed Development

4.0 Planning

5.0 Conclusion

I.0 INTRODUCTION

I.1 This planning statement has been prepared by Hughes Architects on behalf of our client Powis Estates to accompany an application for the proposed new dwellings on the land adjacent Verlon, Montgomery. The purpose of this planning statement is to provide additional information to the planning submission, including details of the site, description of proposed works, any relevant planning history as well as how the proposal sits within the context of national and local planning frameworks. This planning statement is supported by the following set of drawings and reports:

Drawing Name	Drawing Number	Prepared by
Location Plan	3a.3.001	Hughes Architects
Proposed Site Plan	3a.3.100	Hughes Architects
Accommodation Schedule	3a.3.102	Hughes Architects
Highways Plan	3a.3.103	Hughes Architects
Planning Statement	-	Hughes Architects
Development Brief	-	Hughes Architects
Tree Survey	3149 010	Lingard Farrow Styles
Tree Protection Plan	3149 011	Lingard Farrow Styles
Landscape Mitigation Plan	3149 001	Lingard Farrow Styles
Landscape Visual Impact Assessment	-	Lingard Farrow Styles
Arboricultural Impact Assessment	-	Lingard Farrow Styles
Geophysical Survey Report	-	Tiger Geo
Transport Statement	-	The Hurlstone Partnership
FCA & Drainage Strategy	-	SLR
Drainage Technical Note	-	SLR
Preliminary Surface Water Drainage Layout	416.065277.00001_PDL_01	SLR
Adoptable Highways Details	416.065277-SLR-XXX-XXX-DE-CH-0100	SLR
Highways Long Sections Plan P01	416.065277-SLR-XXX-XXX-DE-CH-0150	SLR
Highways Long Sections Plan P02	416.065277-SLR-XXX-XXX-DE-CH-0150	SLR
Highways Long Sections Plan P01	416.065277-SLR-XXX-XXX-DE-CH-0151	SLR
Proposed Levels Plan-P01	416.065277-SLR-XXX-XXX-DR-CE-0110	SLR
General Arrangement Plan-P01	416.065277-SLR-XXX-XXX-DR-CE-0120	SLR
General Arrangement Plan-P02	416.065277-SLR-XXX-XXX-DR-CE-0120	SLR
General Arrangement Plan-P03	416.065277-SLR-XXX-XXX-DR-CE-0120	SLR
Swept Path Analysis Plan-P01	416.065277-SLR-XXX-XXX-DR-CE-0130	SLR
Swept Path Analysis Plan-P01	416.065277-SLR-XXX-XXX-DR-CE-0131	SLR
Road Marking and Signage Plan-P01	416.065277-SLR-XXX-XXX-DR-CE-0140	SLR
Proposed Lighting - Area Calculation - R0	-	MMA Lighting Consultancy
Proposed Lighting - Design Document - R0	-	MMA Lighting Consultancy
Proposed Lighting - Design Layout - R0 - SHEET	-	MMA Lighting Consultancy
Proposed Lighting - Design Layout - R0 - SHEET	-	MMA Lighting Consultancy
Proposed Lighting - Equipment Schedule - R0	-	MMA Lighting Consultancy
Proposed Lighting - Risk Assessment - R0	-	MMA Lighting Consultancy
Pre Application Response Powys CC	23 0044 PRE	Powys CC
Pre Application Highways Response Powys CC	23 0044 PRE	Powys CC

1.2 This planning application seeks approval for the development of 54 dwellings at Verlon, Montgomery. This application has been submitted by Hughes Architects on behalf of Powis Estates who own Verlon but lease to private tenants.

This statement details the proposed development in terms of layout, scale, servicing and access. It also addresses archaeological interest in the site, ecology, and biodiversity as well as planning policy context.

Reference is made to the adopted Local Development Plan (LDP) in which the site is allocated for Housing. The reference for the land allocation is P45 HAI and further details of this can be found in section 4.2 of this statement.



2.0 SITE DESCRIPTION

2.1 The site comprises of a parcel of land surrounding the property known as Verlon on the northernmost fringes of Montgomery. A large area of undulating pastureland, steeply sloping in parts adjacent to the proposed development, that is bounded and crossed by mature hedgerows. Adjoining land uses include residential development to the south-east and a sewage treatment works to the north. The area identified for development is mostly level.

The development site sits within a larger area allocated for housing in the LDP (P45 HA1).

2.2 GENERAL LOCATION:

The site is located within the village of Montgomery and is the former County Town of Montgomeryshire. Montgomery is located 6 miles south of Welshpool, the nearest large town with primary public transport links.

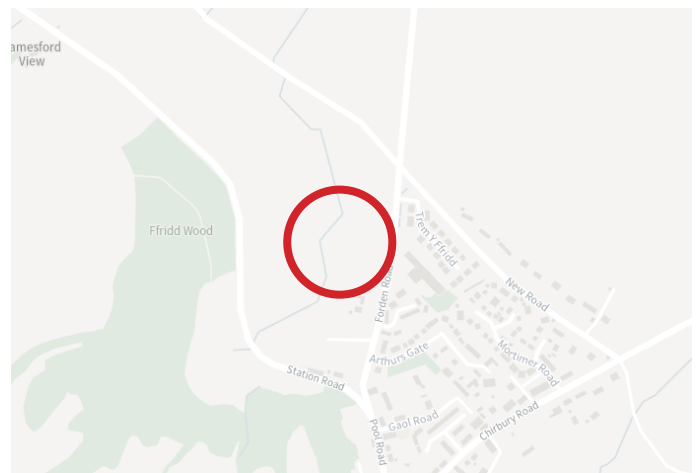
The site is centred at Easting (X) 322263, Northing (Y) 297064 and at What3Words habits.leader.awakes

2.3 FLOOD RISK:

As part of the initial feasibility study of the scheme, a review of the flood risks for the site has been undertaken to understand the impact flooding may have on the site. As can be seen on the two images below, sourced from National Resources Wales, The site does not flood from rivers or sea and sits outside of Flood Zones 2 & 3. However, parts of the site are susceptible to surface water flooding. This is being mitigated so the water avoids any proposed dwellings. Please refer to the detailed report attached as part of this application by our drainage engineer, SLR Consulting.



The Flood Map for Planning (red dot delineates the site)



Development Advice Map (red dot delineates the site)

3.0 PROPOSED DEVELOPMENT

3.1 DEVELOPMENT BRIEF

The Development Brief below was prepared for the project by Hughes Architects. A summary of challenges and aspirations are included below. The full development brief is attached as part of this application.

“The challenge with this site is to successfully integrate a modern arrangement of dwellings with key urban design features redolent of Montgomery. The site will need to be visually appealing from a variety of distances and aspects. Close up, as the entrance to the town from the north, from further afield and from an elevated view at Montgomery Castle. The topography of the site lends itself to a development that will gradually reveal itself as you approach it from each road rather than being entirely apparent from every vista.

Reflecting Local Authority comments that only approximately 3 hectares are anticipated to be developed during the LDP period to 2026, the proposal is to create 54 new dwellings. These will comprise a variety of house types and styles reflecting the heterogeneous vernacular and varied street scenes of Montgomery.

The ambition with the design of this site from detail to overall vision is to be bold whilst being entirely respectful of the setting in which the land lies. The edge of settlement position brings with it the challenge of how a traditional townscape gives way to rolling countryside. The site will need to appear green in every aspect, whilst being fit for purpose for use by cars and pedestrians alike due to its location at the edge of settlement where town meets country.

The public realm must be considered an integral part of the scheme while the modern-day tendency for the car to overwhelm the good intentions of urban design is to be challenged.

House design will be traditional and balanced in scale and massing whilst referencing historic Montgomery styling in a contemporary way. A low carbon agenda cannot be satisfied by the use of historical features alone, so it is vitally important to consider building orientation, positioning of windows and relationship of dwellings to each other. These are key factors which mean a move away from traditional building appearances and relationships.”

3.2 PROPOSAL SUMMARY:

The proposal comprises 54 dwellings across 3.17 ha. A mix of semi-detached and detached houses including allocated off street parking with garages to several dwellings. Access from Forden Road leads into a 6.1m wide estate road with 2m pavements either side providing excellent vehicular and pedestrian access. Key areas of Public Open Space are identified and benefit from natural surveillance from overlooking properties. Each dwelling has a secure garden with private access that makes use of the existing mature hedgerows to the site boundaries. Distance is maintained from Verlon to the east, the existing houses to the South and the sewage treatment works to the north.

A pre-application was made on the 06/03/2023 and a response received on the 17th April 2023 (23/0044/PRE). All issues have been attended to in this document.

3.3 DESIGN PROPOSAL

The proposed layout on supplemental drawing Z006.3a.1.100 Proposed Site Plan is comprised of 54 houses. The mix of which is broken down into 7 no. house types. Details of which are as below:

- House Type 1 - Semi-Detached
 - LHS - 3 Bedroom, 4 Person
 - RHS - 3 Bedroom, 5 Person
 - **10 no. (5 Pairs)**
- House Type 2 - Detached
 - 5 Bedroom, 7 Person
 - **9 no.**
- House Type 3 - Detached
 - 4 Bedroom, 5 Person
 - **10 no.**
- House Type 4 - Semi-Detached
 - 2 Bedroom, 4 Person
 - **14 no. (7 Pairs)**
- House Type 5 - Terraced
 - 2 Bedroom, 4 Person
 - **4 no. (1 Terrace)**
- House Type 6 - Detached
 - 4 Bedroom, 6 Person
 - **4 no.**
- House Type 7 - Detached
 - 3 Bedroom, 5 Person
 - **3 no.**

Private parking spaces to meet Powys standards has been provided with each house type. There a total of 144 private parking spaces.



Proposed Site Plan

3.4 LAYOUT

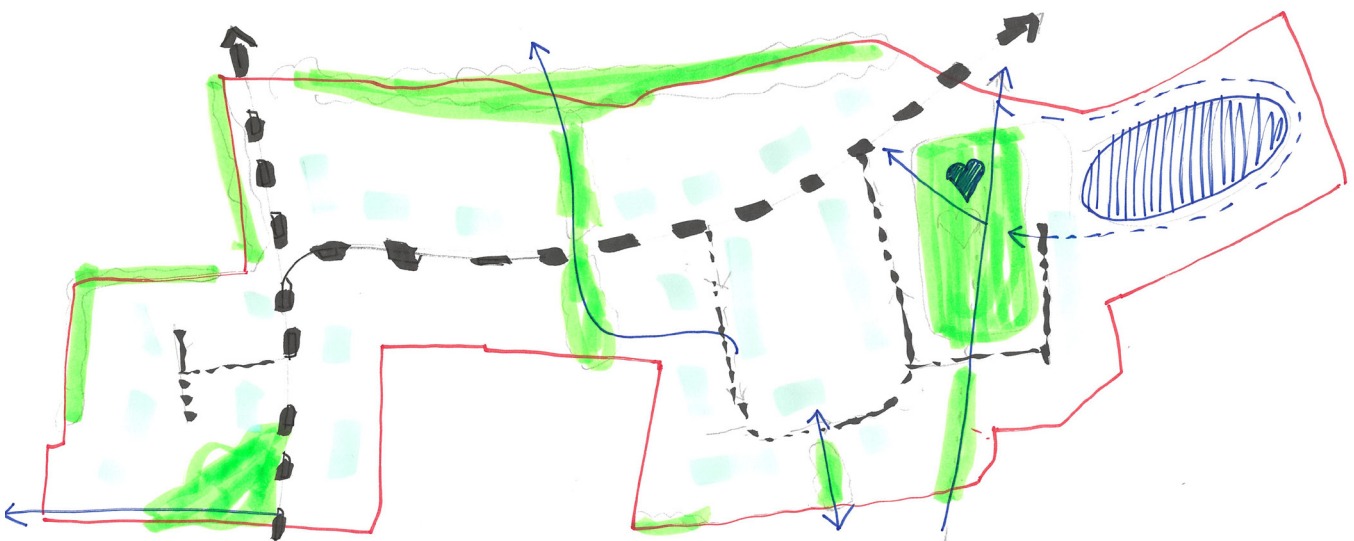
The layout proposal provides a mix of 2, 3, 4 and 5 bedroom houses as scheduled on the accompanying drawing Z006.3a.1.102. Due to the archaeological and historical significance of the site a slightly reduced density (compared with the rest of the town) allows for generously spaced arrangements, public open space and secure access to gardens.

The majority of the plots are orientated east to west facing to ensure maximum sunlight benefits such as solar tracking throughout the day for both houses and gardens, and a reduction in solar gain or obtrusive glare into living spaces.

Detailed house type design will be provided with a Reserved Matters application and will aspire to follow the principals and ethos set out in the development brief attached as part of this application. An excerpt below:

“The proposal is to develop 54 houses reflecting Local Planning Authority comments that only 2 hectares are anticipated to be developed during the plan period to 2025. The area for development is indicated on the attached site plan and is massed around the farmhouse to the east of the site nearest the B4388 and opposite the existing developments at Arthur’s Gate and Verlon Close (see illustrations).”

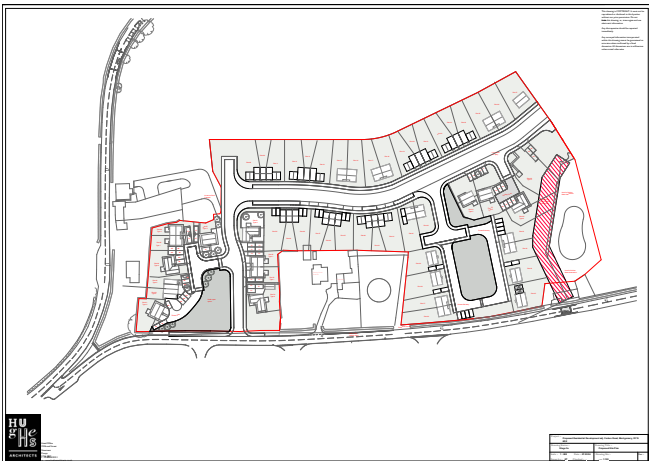
These are to be brought forward incrementally and it is proposed will utilise a variety of house types and styles reflecting the heterogeneous vernacular and varied street scenes of Montgomery. Nowhere is this better exemplified than at Brades Meadow on Mortimer Road, Montgomery, a well-received modern housing development which emanated from Trustees of the Lymore Estate. Proposals for Verlon Farm would seek to emulate this successful scheme in terms of the range of housing and which themselves complement the myriad of housing types and styles that characterise this most quintessential of Welsh border towns.”



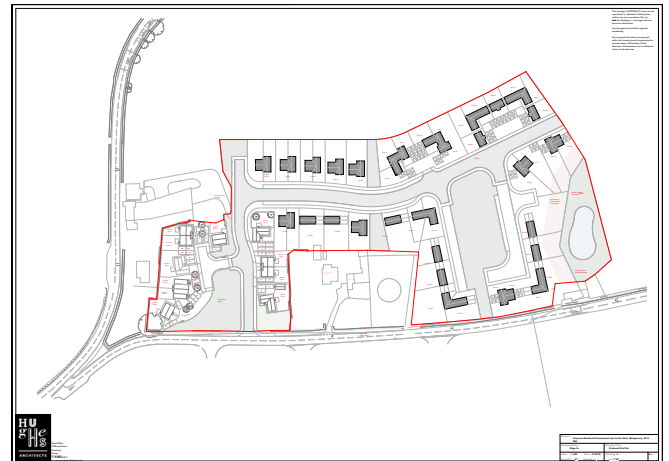
A development sketch of the proposal showing green spaces, planted borders, active travel routes and water attenuation

3.5 DESIGN DEVELOPMENT

The design development of the proposed layout has been shaped by careful consideration of site constraints, environmental factors, and future development opportunities. Existing overhead power lines required appropriate exclusion zones to ensure safety and accessibility. Mature trees protected by root protection zones carefully accommodated within the layout to safeguard their ecological and visual value. The presence of an existing watercourse and areas of surface water flooding influenced the positioning of buildings and infrastructure, ensuring effective drainage solutions and flood risk mitigation. The Landscape and Visual Impact Assessment (LVIA) highlighted the importance of reducing visual impacts and integrating the scheme into the surrounding landscape, which informed the scale and placement of the housing. The attenuation features for sustainable drainage systems (SuDS) were strategically positioned to align with the site's topography, ensuring optimal functionality. Additionally, access routes have been planned to facilitate seamless connectivity for future phases of development, ensuring a cohesive and sustainable approach to the wider site.



01 - The site design, as of February 2024, featured a central village green inspired by the historic character of Montgomery, surrounded by thoughtfully arranged housing, retained mature trees, and integrated green spaces to create a cohesive and community-focused layout

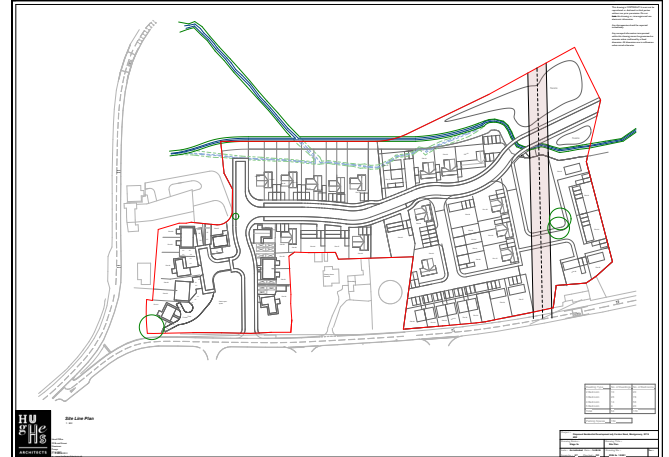


02 - This was further refined in Layout 02, where the design evolved into more cohesive farm court-style clusters at the north end of the site, enhancing the sense of place and reflecting the rural character of the area.

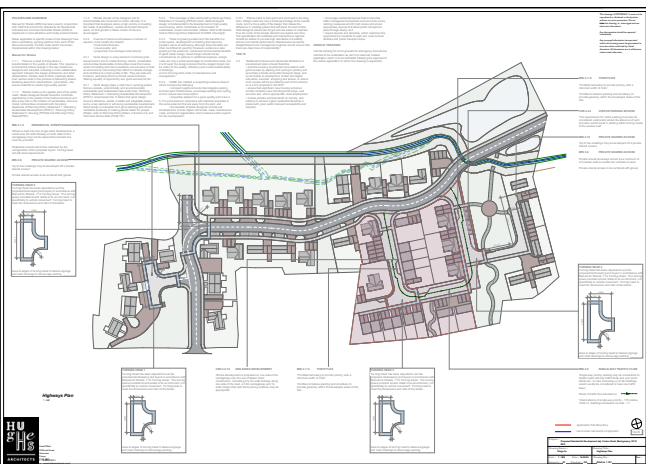
3.5 DESIGN DEVELOPMENT



03 - In Layout 03, we began addressing surface water flooding, integrating green buffer zones, and re-orienting units to optimize solar gain and enhance overall sustainability. Further consideration was given to the central village green, enhancing its design and strengthening its relationship to the public open space (POS) unlocked as part of the SuDS requirements, creating a more connected and multifunctional community feature.



04 - Layout 04 developed the design further to integrate the existing services above and below ground, revise the existing drainage ditch to the West and propose a better located attenuation pond to meet the site topography. Further refinements to the housing layout led to development of a terrace type and some varied narrower streets styles to match the historic Montgomery layout.



05 - In Layout 05, we further refined the road layout to carefully meet the requirements of TAN 18, MfS, MfS2 and CSSW standards. This meant zoning the roads into private shared access and adding a single-way traffic flow. Careful application of compliant turning heads and throttles has also been added to improve the quality of the streets.



06 - Layout 06 is our final layout. This shows the final position of the attenuation pond which is also POS linked to the central village green. It shows the active travel routes into the site as well as a new play area within the village green. The existing watercourse which has been relocated has been made more sinuous to improve the biodiversity of the overall scheme.

3.6 DESIGN & SCALE

With respect to design, specific reference is made to Policy DM13 of the Powys Local Development Plan (2011-2026). This policy indicates that development proposals must be able to demonstrate a good quality design and shall have regard to the qualities and amenity of the surrounding area, local infrastructure and resources. It states that, in terms of design, proposals will only be permitted where the following criteria are satisfied;

1. “Development has been designed to complement and/or enhance the character of the surrounding area in terms of siting, appearance, integration, scale, height, massing, and design detailing.

The proposed development has been thoughtfully designed to complement and enhance the character of the surrounding area, particularly given its proximity to the Montgomery Conservation Area. The layout and siting of the housing reflect the traditional settlement pattern of the town, ensuring that the scheme integrates seamlessly with its historic context. The scale, height, and massing of the proposed buildings have been carefully moderated to respect the low-rise nature of the surrounding architecture. Any future reserved matter applications will appropriately respond to the design detailing and draw inspiration from local vernacular styles, including the use of appropriate materials and features such as pitched roofs and sympathetic fenestration.

To further strengthen the connection to the conservation area, the scheme incorporates extensive green spaces and landscape buffers that soften the transition between the development and the historic setting, preserving key views and maintaining the area’s visual integrity. This approach ensures the new development harmonises with its surroundings while delivering high-quality, sustainable housing that enhances the character and sense of place within Montgomery.

2. The development contributes towards the preservation of local distinctiveness and sense of place.”

The development has been designed to preserve and enhance the local distinctiveness and sense of place by reflecting the unique character of Montgomery and its surroundings. As part of a future reserved matters application and as set out in the development brief attached as part of this application, the architectural style, choice of materials, and landscaping will integrate seamlessly with the area’s historic and rural identity, ensuring that the new homes complement rather than compete with the existing built environment.

Key features such as the inclusion of public open spaces, the retention of mature trees, and the use of native planting further reinforce the connection to the local landscape, creating a development that feels grounded in its context. Additionally, the layout prioritises the preservation of key views into and out of the site, maintaining a visual connection with Montgomery’s historic core and its conservation area. By embracing these principles, the scheme ensures that it not only delivers much-needed housing but also contributes positively to the unique sense of place that defines Montgomery. Further information on the landscape can be found in the Landscape Visual Assessment by Lingard Farrow Styles. It is noted that the site is located adjacent to the Montgomery Conservation Area and special regard to this designation will be given in respect of any design proposals forming the reserved matters applications. Please make reference to the development brief which is attached as part of this outline planning application

Whilst noting the proposal is for a residential scheme, further design-specific guidance is set-out within the adopted Residential Design SPG. The reserved matters application for the design of the individual homes will follow this. Only the layout of the housing development has been provided for consideration within this outline application

We noted a positive response from the pre-application to a similar layout the one proposed 17th April 2023 23/0044/PRE “Notwithstanding the concerns raised in respect of density and onsite provision of play, it is noted that the design is typical of a housing development and complementary of easting layouts within the vicinity.”

3.7 HIGHWAYS

The Site Status Report to the site's promotion as part of LDP I identified concerns about the adequacy of the existing B4385 / B4388 Junction. Extensive traffic surveys were undertaken to ensure that the proposal could be supported by the existing road network. The supplementary Traffic Survey Report compiled by The Hurlstone Partnership, included in this outline application, found that the existing road network could safely support 54 dwellings. This is further supported by a full highways report by SLR that forms part of this outline application.

The highway review by the Hurlstone Partnership confirms that the proposed development of 54 dwellings at Verlon is acceptable in terms of its impact on the existing road network. The study found that the new link road required by the Adopted Powys Local Development Plan is not necessary to facilitate the development. Traffic generated by the 54 units falls within the normal range of day-to-day variations and will not cause noticeable changes in activity or increased conflict. Visibility at the B4385 Station Road / Pool Road and B4388 Forden Road junction is acceptable, and despite constraints for left-turn movements, the junction has a good safety record with no significant accident concerns.

The study also demonstrates that the proposed priority junction serving the initial 54 dwellings can accommodate traffic efficiently and could be upgraded to support up to 200 units if the link road is constructed in the future. The site layout has been designed to facilitate potential changes to the access priority, should the Highway Authority require adjustments to align with future development. This flexibility ensures the network can adapt to long-term growth without compromising safety or capacity.

It concludes that the existing road network has sufficient capacity to accommodate the modest traffic increase from the development, and the impact is considered acceptable. Provisions for future adjustments to road layouts and priorities further enhance the scheme's feasibility, ensuring it aligns with both current and potential future requirements.

Below is a summary of the feedback from 23/0044/PRE Pre-application from the LHA. *"The Traffic Survey Report (TSR) identifies concerns from the Highway Authority (HA) regarding vehicle manoeuvres at the B4385 and B4388 junction, where vehicles often encroach into opposing lanes due to limited turning capacity. While the TSR finds no current unacceptable safety risks, it acknowledges incidents linked to these issues, which could worsen with additional traffic from the proposed development. The HA agrees that up to 54 units could be accommodated within the existing network with potential mitigation and compliance with Active Travel requirements. However, any larger phased development will require a firm commitment to junction improvements and a phased programme to address capacity and safety concerns."*

3.8 ECOLOGY

The Candidate Site Status Report describes the site as a large area of undulating pastureland, with some steep slopes. Agricultural land used for grazing was noted to be of typically low ecological value. Further details were provided in Sections 4.4 and 5.2 of the report. Although parts of the wider land parcel are steeply sloped, the area identified for development is largely level. The proposal aims to retain existing mature hedgerows where possible and incorporate them into many rear gardens. Private gardens are intended to enhance the ecological corridors associated with these hedgerows, with additional provisions like bird and bat nesting boxes fitted to the dwellings. The design seeks to integrate the public realm as an essential part of the scheme, addressing the modern tendency for cars to overshadow urban design intentions. Green frontages and designated Public Open Space are planned as key components in establishing the development's character.

Where it is necessary to remove any trees or hedgerows, we have offered a Tree or Hedgerow Compensation Planting Scheme. This plan outlines the compensation planting for any losses, including the location, hedgerow lengths, species composition, and an appropriate after-care scheme. All species chosen will be native and in keeping with the local landscape. Please refer to the landscape plan by Lingard Farrow Styles which outlines the compensation scheme.

For landscaping, we have developed a native landscape planting scheme, including species mixes, planting schedules, and aftercare measures. We have submitted a detailed Landscape Planting Scheme with the planning application, we aim to avoid the need for a pre-commencement condition, ensuring landscaping details are agreed upon upfront.

It is understood that GCN's have been recorded on the development site directly to the east and therefore, a Preliminary Ecological Appraisal has been undertaken for the site by Turnstone Ecology for this site. This is attached as part of the application. Consideration has been also given to other protected and priority species which may be impacted by the proposed development. This is detailed in the Preliminary Ecological Appraisal by Turnstone Ecology.

We have carefully considered the external lighting for the proposed development and implemented measures to minimise impacts on nocturnal wildlife commuting and foraging in the local area and on the site itself. The external lighting design complies fully with the recommendations outlined in the BCT and ILP Guidance Note 8: Bats and Artificial Lighting, ensuring that potential effects on wildlife have been effectively mitigated. Details of this can be found in the Outdoor Lighting report by MMA Lighting Consultancy attached as part of this application.

We have identified and detailed the proposed wildlife enhancement measures as part of the development, ensuring they were clearly marked on the submitted plans. These measures are designed to be practical and achievable. The range of biodiversity enhancements outlined in the ecological appraisal has fully incorporated and documented within the submitted plans by Lingard Farrow Styles in their landscape bio-diversity plan.

3.9 DRAINAGE

A fully engineered sustainable foul and surface water drainage solutions has been submitted as part of this outline planning application. Details of this can be found in the respective reports and drawings by SLR, drainage and highways engineers.

3.10 LANDSCAPE VISUAL IMPACT

The site is visible from several different angles and from varying elevations. This has formed an integral aspect of the development brief and will be dealt with directly in terms of architectural design. A full LVIA (Landscape Visual Impact Assessment) has been prepared as part of this outline application. The landscape mitigation plan is as follows:

Proposals for 3 No. bands of public open greenspace spanning east-west through the site. These will break up the visual massing of the proposals and will work with the topography of the site to provide screening;

Native tree & shrub planting is proposed beyond the site boundary to help visually settle the development into its wider landscape character setting and to aid screening;

A strong native vegetation boundary is proposed associated with the stream realignment, to help screen the site from the west;

An organic and gently sinuous form is proposed for the realigned stream to maximise its ecotone potential, reduce the speed of water flow and to create a water course which is natural in appearance;

Existing trees T05, T12, TG04, T17 & T18 are proposed for retention as part of the scheme, as well as hedgerows H01, H03, H06 & H07;

Planting surrounding the proposed water attenuation pool will help to provide a landscape buffer at the northern aspect of the site, and will help to screen views of the site from the north. The footprint for the boundary of public open space surrounding the pool has been designed to provide an organic continuation to existing vegetative forms located to the south of the B4388;

A high proportion of native vegetation is proposed, particularly at the site boundaries. These species have been informed by those found within the immediate landscape locality, to help to ensure continuity of landscape character;

The built forms of the street-scape proposed are varied and organic in form, as such the corresponding planting proposed within the interior of the site will also be organic and varied on form. This will help to reduce the perceived scale and massing of the scheme, as well as helping to reduce adverse visual impacts; and

As part of the design process the site layout has been amended to ensure that plots proposed on higher ground at the south of the site do not block views from the existing property, 'Bronheulwen' on Station Road.

3.11 ARCHAEOLOGY & HERITAGE

As part of the initial design process, we engaged with Clwyd-Powys Archaeological Trust (CPAT). It was agreed that the site had considerable archaeological and heritage significance. CPAT noted that the site contributed to “the Trefaldwyn historic landscape character area (HLCA 1070) within the Vale of Montgomery registered historic landscape (HLW (P) 2).” Consequently, a high level of archaeological and heritage reporting was recommended. This reporting was to be commissioned following a positive recommendation and advice from the pre-application enquiry.

By way of preparatory investigations, a Geophysical Survey of the site was undertaken by Tiger Geo in respect of the Archaeological Significance of the site as requested by Clwyd-Powys Archaeological Trust (CPAT). The findings of which are summarised below, and the report is included as supplemental document with this Outline Planning Application:

“The north-eastern part of the site contains potential archaeological features and finds associated with the Civil War battlefield of Montgomery. Finds relating to the Civil War are also recorded within the site, although more prominent in a field to the south-west on the opposite side of the B4388. Possible siege works (PRN172) are recorded here as upstanding banks that form part of a rectangular enclosure, although more likely remnants of field boundaries of medieval or later date with any siege works closer to the castle on the slopes of Ffridd Ffaldwyn”. Further details of archaeological evidence can be seen in the supplemental Geophysical Report section 3.1.5 and referenced throughout.

The report concludes that *“despite the number of anomalies mapped, overall, the past landscape seems here to have been agrarian and there is little convincing evidence for former settlement or industry.”*

An ASIDOHL 2 report has been commissioned and forms part of the outline application.

Heritage considerations have been thoroughly addressed in the Landscape and Visual Impact Assessment (LVIA) prepared by Lingard Farrow Styles, which carefully assessed the potential impacts of the development on the historic setting of the site, particularly in relation to Montgomery Castle. The LVIA identified key views and sightlines, ensuring that the design responded sensitively to the castle’s prominence and integrated with the surrounding historic landscape, preserving the character and setting of this significant heritage asset.

The proposed site development has been thoughtfully designed to complement and enhance the character of the surrounding area, particularly given its proximity to the Montgomery Conservation Area. The layout and siting of the housing reflect the traditional settlement pattern of the town, ensuring that the scheme integrates seamlessly with its historic context. The Montgomery Conservation Area will be carefully addressed in the Reserved Matters application, with a focus on preserving the area’s historic character and visual integrity. The detailed house design will take into account the key architectural features and materials of the conservation area, ensuring that the development respects the traditional street scape and complements the surrounding heritage. The reserved matters application will demonstrate a sensitive approach to integrating the new development with the conservation area, ensuring the preservation of its distinctive historic character while meeting the needs of the modern community.

3.12 DENSITY

LDP policy H4 deals with housing density and requires 27 dwelling units per hectare. The designated site at Verlon, allocated for 54 houses, does not meet the 27 houses per hectare density requirement specified by Powys LDP, given that the site is 3.17 hectares in size. The proposed density is around 17 houses per hectare and allows for additional green spaces, integrating with the local historic character and improving the green infrastructure of the site.

We are of the opinion that it is more important to respond to the settlement character of Montgomery rather than pursue a target dwelling no. per hectare. The calculated density per hectare without any P.O.S or attenuation (0.8 hectares) is 22 units per hectare.

The proposed density of approximately 17 houses per hectare at the Verlon site reflects a deliberate design choice to align with the requirements of the Landscape and Visual Impact Assessment (LVIA). Significant provision of public open space (POS) has been incorporated into the layout to maintain and enhance the historic landscape character of Montgomery, ensuring the development integrates seamlessly into its surroundings. This approach prioritizes the preservation of the area's visual and ecological value, creating a high-quality living environment that respects its unique setting.

Additionally, the reduced density accommodates the need for effective surface water management through sustainable drainage systems (SuDS). By allocating sufficient space for natural attenuation features, the development minimizes flood risks and improves water quality, addressing key environmental considerations. This thoughtful balance between housing provision, landscape integration, and infrastructure needs demonstrates a commitment to sustainable and context-sensitive development, justifying the departure from the 27 units per hectare density target specified by the Powys LDP.

The proposed provision of 54 units at the Verlon site has been carefully informed by the findings of the Hurlstone Partnership Highways Report, which assessed the traffic flows and safety requirements for the surrounding area. The report identified that a lower housing density would mitigate potential traffic congestion and ensure safe and efficient access to the development. This aligns with the need to prioritise road safety for both residents and the broader community while maintaining an acceptable impact on the local transport network. By adhering to the recommendations of the Highways Report, the proposal demonstrates a balanced approach that accommodates housing needs without compromising on traffic safety or the functional integrity of the surrounding road infrastructure.

3.13 ECOLOGICAL VALUE & BIO-DIVERSITY IMPROVEMENT

The existing site has been used for grazing in relation to an agricultural holding. Pastureland is considered of low ecological value; however, it is worth noting the site is bounded by mature hedgerows which are of some ecological significance. Section 4.2.2 of the Preliminary Ecological Appraisal by Turnstone Ecology details the proposed mitigation required for the loss of a small amount of hedgerows and grassland. Due to the fact the application site is of “ecologically poor improved and species poor semi-improved grassland” a significant amount of mitigation can come forward to reflect any biodiversity loss. This has been fully outlined in the Arboricultural Survey and Impact Assessment Report and Green Infrastructure Statement by Lingard Farrow Styles included as part of this submission.

The Landscape Mitigation Plan includes the following planting and seeding:

- New specimen trees of native and ornamental species;
- New native hedgerow of 6 different species;
- Gapping up of existing hedgerow, using 6 different native species;
- New native tree and shrub planting bands; and
- Grass and wildflower seeding of different species to supplement the existing pasture as required and to provide biodiversity enhancement.

3.14 EXISTING ACCESS

The site is bounded by the B4388 Class II Forden Road to the east and the B4385 Class II Station Road to the south and west. Station Road links Leintwardine, Shropshire and Llanfair Caereinion, Powys whilst Forden Road links Montgomery and Welshpool. These two roads meet at a junction just south of the site from which the B4385 continues through the town to Shropshire, which is just over one-mile distance from the town. There are no Public Rights of Way crossing the site.

3.15 UTILITIES

Underground low voltage electricity is available from Forden Road. Mains water and foul drainage also exist on Forden Road and it is the intention to connect into existing apparatus. Surface water and foul water connections can be found on the reports included as part of this application by SLR.

3.16 AMENITY

The proposal is an extension of an existing site and we are intending to make the most of solar energy the orientation of the plots and houses reflect this. We have provided a layout to maintain privacy between the proposed and the existing dwellings. This layout also prevents over-shadowing as per the requirements in the SPG Residential Design.

3.17 PUBLIC OPEN SPACE

The extensive proposed Public Open Space (POS) in this development is designed to serve as a vibrant, accessible community resource, linking key amenities and enhancing the local environment. Central to this design is a new village green with links to walkable route around the attenuation basins. There are also active travel links from the development through to the footpath adjacent to the site. This safe, pedestrian- and cycle-friendly pathway will encourage sustainable travel options, promoting health and well-being among residents, especially children and families accessing Montgomery.

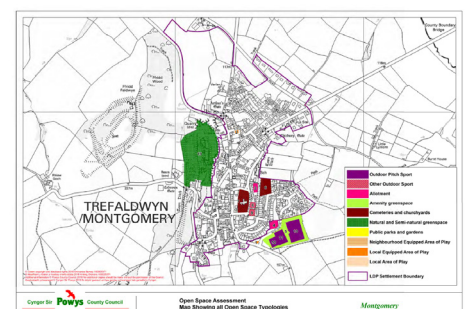
We confirm that the proposed development will include provision for new open space in line with the requirements of Local Development Plan (LDP) Policy DM3 and national guidance. As outlined in Guidance for Outdoor Sport and Play Beyond the Six Acre Standard by Fields in Trust, developments of 10–200 dwellings are required to contribute to Local Areas for Play (LAP), Locally Equipped Areas for Play (LEAP), and Multi-Use Games Areas (MUGA).

We confirm that the proposed development will include provision for new open space in line with the requirements of Local Development Plan (LDP) Policy DM3 and national guidance. As outlined in Guidance for Outdoor Sport and Play Beyond the Six Acre Standard by Fields in Trust, developments of 10–200 dwellings are required to contribute to Local Areas for Play (LAP), Locally Equipped Areas for Play (LEAP), and Multi-Use Games Areas (MUGA).

We acknowledge that Powys's Open Space Assessment identifies an under-provision of designated equipped play space and informal open space within Montgomery. The proposal seeks to address this deficiency through the inclusion of appropriate on-site play facilities, designed to meet the relevant standards. The type and nature of the provision have been informed by the identified deficiencies and tailored to meet the needs of the locality.

The submission demonstrates that the proposed open space provision contributes to Montgomery's provision as outlined in the Open Space Assessment and associated guidance (see figure below). A maintenance strategy and phasing scheme detailing the delivery, ongoing management, and upkeep of the open space will be submitted as part of the reserved matters stage and secured through appropriate planning conditions. We acknowledge the requirement for a condition to ensure the transfer of the open space provision in the event that the land is sold or transferred in the future. This approach ensures that the proposed open space is delivered and maintained to benefit the community in perpetuity.

The POS has been carefully planned to retain existing mature trees, preserving the area's natural heritage and maintaining valuable habitats. These trees will form a central feature of the main village green, offering shaded areas and enhancing biodiversity within the site. The combination of well-connected active travel routes, a play area, accessible open spaces, and mature tree retention will provide residents with a sustainable, scenic, and environmentally conscious space that adds long-term value to the community. Details of this can be found in the Lingard Farrow Styles (LFS) report and drawings attached as part of this outline application. Details of the mature tree RPZ can be found in the the LFS Arboricultural Assessment.



Montgomery Open Space Assessment

3.18 AFFORDABLE HOUSING

Policy H5 establishes a specific target for affordable housing in the Severn Valley, requiring that new developments provide a 20% affordable housing contribution. Given the Severn Valley's strategic significance and high housing demand, H5 mandates that a certain percentage of new homes in the area be affordable. This policy aims to address local housing needs, ensuring that a diverse range of residents can live in the area and supporting the development of balanced, sustainable communities.

The development will have an affordable housing ratio of 20%, equating to some 11 units. Affordable housing will come with an occupancy condition to ensure that the benefits of affordable housing are enjoyed by generations to come. Any dwelling granted consent under these terms would have a condition to ensure this. We are happy for the council to apply the standard planning conditions required to meet the long term Affordable Housing SPG requirements. Plots 28 to 34 and plots 37 to 39 are proposed as affordable housing. Please refer to drawing Z006.3a.1.100 for their respective locations.

3.19 BROADBAND PROVISION

Policy 13 of Future Wales – The National Development Plan 2040 that's that "new developments should include the provision of Gigabit capable broadband infrastructure from the outset". This can be subject to a planning condition.

3.20 NOISE AND AIR QUALITY ASSESSMENT

Site P45 HAI known as Verlon was allocated within the Local Development Plan (LDP). As part of their allocation, any required environmental assessments, including air quality considerations, should have been considered during the promotion of these sites and evaluated as part of the LDP process. Consequently, it is our position that an air quality report is not necessary for this application at Verlon, as the environmental impact, including air quality, would have been appropriately assessed at the strategic planning stage.

Notwithstanding this, we have provided an outline review of potential air quality impacts as part of this application. This review identifies mitigation measures where necessary to ensure that the development complies with relevant standards and guidelines, further supporting the appropriateness of the proposed scheme.

3.21 NOISE AND AIR QUALITY ASSESSMENT & MEASURES

The air quality impacts of the proposed residential development comprising 54 dwellings and associated works at Land at Verlon Powys have been reviewed. The application site is an allocated housing site in the Local Development Plan.

The construction works have the potential to create dust. During construction it will therefore be necessary to apply a package of mitigation measures to minimise dust effects. With these measures implemented, residual effects will be 'not significant'. It should be recognised that, even with rigorous dust management plan in place, it is not possible to guarantee that the dust mitigation measures will be effective all the time, for instance under adverse weather conditions. The local community may therefore experience occasional, short-term annoyance. The scale of this would not normally be considered sufficient to change the conclusion that the effects will be 'not significant'.

Consideration has been given to the potential air quality impacts of the proposed development upon the local area. All impacts have been determined to be negligible following relevant guidance and the proposed development is unlikely to delay compliance with regulated thresholds in the local area. The effects will therefore be 'not significant'.

Consideration has also been given to potential cumulative impacts, both for construction and operational phases of local schemes. An outline review has been carried out and we are of the opinion that the cumulative effects will be 'not significant'.

The design of the proposed development includes a number of features to help minimise air pollution, including being located away from sources of pollution, having capacity for electric vehicle charging, and having good access to amenities and public transport.

Overall, the air quality effects of the proposed development are judged to be 'not significant'. It will be compliant with policies, strategies and legislation, and a suitable development for the application site in terms of air quality.

3.22 NOISE AND AIR QUALITY MITIGATION MEASURES

Design for Air Quality

The EPUK and IAQM guidance is clear that it is important that developments should incorporate good design and best practice measures to ensure any impacts are minimised as far as practicable, even where the pollutant are predicted below the AQOs/LVs. The Proposed Development includes the following good design and best practice measures by design:

The Proposed Development is located away and shielded by existing properties from local roads, helping to minimise exposure to air pollution for future occupants.

All proposed dwellings will have capacity for electric vehicle charging points.

The Proposed Development includes pedestrian and cycle access, helping to promote sustainable modes of transportation.

The application site also has good access to local amenities and public transport, helping to minimise pollutant emissions.

3.23 NOISE AND AIR QUALITY ASSESSMENT

During the construction phase a package of mitigation measures will be implemented to minimise dust effects and continuous measurements will be undertaken to monitor dust levels and take remedial action as necessary.

A Construction Environmental Management Plan (CEMP) will be prepared by the contractor that will incorporate the package of mitigation measures and will be agreed prior to construction works. This will include site management measures to record and respond to all dust and air quality pollutant emissions complaints, make a complaint log available and record any exceptional incidents that cause dust and air quality pollutant emissions. Regular site inspections will be carried out to monitor compliance with the CEMP, including recording inspection results and making inspection logs available to the Council.

During the operational phase, the effects of the Proposed Development upon the local area will be 'not significant' and no further mitigation measures are considered necessary.

Measures to reduce pollutant emissions are principally being delivered in the longer term by the introduction of more stringent emissions standards, largely via UK law. Furthermore, the government, and local authority are working on improving air quality under the relevant air quality strategies and the LAQM regime.

Overall, the air quality effects of the Proposed Development are judged to be 'not significant'.

4.0 PLANNING

4.1 PLANNING HISTORY

P/2011/0239 - Construction of a new vehicular access

4.2 PLANNING POLICY FRAMEWORK

The planning policy framework for the determination of this enquiry is provided by both national and local planning guidance.

National planning policy is contained within Planning Policy Wales (PPW) Edition 12, published in February 2024. PPW is supported by 24 topic-based Technical Advice Notes (TANs), which are also relevant. The statutory 'development plan' for Montgomery is contained within Powys' Local Development Plan 2011-2026.

Planning Policy Wales (PPW)

PPW is the principal planning policy document of Welsh Government which needs to be taken into account in the preparation of development plans and in the determination of planning applications and appeals. The main thrust of PPW is to promote sustainable development by ensuring that the planning system provides for an adequate and continuous supply of land available and suitable for development. It dictates that available land must meet society's needs in a way that is consistent with overall sustainability principles. PPW recognises that planning and land use contributes to economic development, the conservation of Wales' natural assets and to the health, well-being and quality of life of individuals and communities.

4.3 TECHNICAL ADVICE NOTES

PPW is supported by 24 Technical Advice Notes (TANs) which provide more detailed guidance on a variety of issues. In respect of this application and depending on which option is being considered, the following TANs may be considered to be of relevance.

- TAN 02 - Planning and Affordable Housing
- TAN 04 - Retail and Commercial Development
- TAN 05 - Nature Conservation and Planning
- TAN 10 - Tree Preservation Orders
- TAN 12 - Design
- TAN 15 - Development and Flood Risk (2004)
- TAN 16 - Sport, Recreation and Open Space
- TAN 18 - Transport
- TAN 23 - Economic Development
- TAN 24 - The Historic Environment



ARCHITECTS

4.4 POWYS LOCAL DEVELOPMENT PLAN (LDP) POLICIES

Through careful use of the Powys LDP, the LDP objectives identified within themes 1-5 are to be met to ensure a successful development which achieves and exceeds the expectations both the council and the area of Montgomery.

The policies identified to be associated with the development to which this application relates are listed below:

- Strategic Policy SP1 - Housing Growth
- Strategic Policy SP2 – Employment Growth
- Strategic Policy SP3 – Affordable Housing Target
- Strategic Policy SP4 – Retail Growth
- Strategic Policy SP5 - Settlement Hierarchy
- Strategic Policy SP6 – Distribution of Growth across the Settlement Hierarchy
- Strategic Policy SP7 - Safeguarding of Strategic Resources and Assets
- Policy DM1 - Planning Obligations
- Policy DM2 - The Natural Environment
- Policy DM3 - Public Open Space
- Policy DM4 - Landscape
- Policy DM5 - Development and Flood Risk
- Policy DM6 - Flood Prevention Measures and Land Drainage
- Policy DM13 – Design and Resources
- Policy DM13 - Design and Resources
- Policy T1 - Travel, Traffic and Transport Infrastructure
- Policy H1 - Housing Development Proposals
- Policy H2 – Housing Sites
- Policy H3 - Housing Delivery
- Policy H4 - Housing Density
- Policy H5 - Affordable Housing Contributions

Strategic Policy SPI - Housing Growth:

Over the Plan period 2011-2026, the LDP will seek to maintain a 5 year supply of land for housing and provides land for 5,588 dwellings to meet the dwelling requirement of 4,500 additional dwellings. This site forms part of that housing land provision by virtue of it being an allocated site at P45HA1, providing the suggested target number of dwellings of 54. The primary aims of this policies are as follows:

Sustainability: SPI emphasizes that all development in Powys must contribute to sustainable development. This means balancing social, economic, and environmental needs to ensure that current and future generations can thrive.

Environmental Protection: Development must protect and, where possible, enhance the natural environment, biodiversity, and local ecosystems. This includes minimizing pollution, managing natural resources efficiently, and considering the impacts of climate change.

Social Well-being: SPI supports developments that promote social inclusion, health, and well-being. It encourages the provision of affordable housing, access to essential services, and the creation of safe and vibrant communities.

Economic Growth: The policy supports developments that contribute to the local economy, providing jobs and fostering economic resilience, while ensuring that such growth is compatible with environmental and social goals.

Strategic Policy SP2 – Employment Growth

This policy relates to the increase in the number of jobs within Powys. Though this policy seeks deeper into the provision of jobs through development directly, this development is expected to significantly contribute to the local economy by generating a range of job opportunities both during and after construction.

During the construction phase, the project will create numerous jobs for local contractors, labourers, electricians, plumbers, and other skilled tradespeople, thereby providing an immediate boost to employment in the area. Additionally, the project will likely support local suppliers of building materials and related services, further stimulating economic activity.

Post-completion, the influx of new residents will drive demand for local services and businesses, such as retail stores, healthcare, education, and hospitality. This increased demand can lead to the creation of more permanent jobs in these sectors, fostering long-term economic stability and growth in the Montgomery and Powys area. Moreover, the new housing could attract further investment in infrastructure and community amenities, enhancing the overall attractiveness of the region for both businesses and residents.

Strategic Policy SP3 - Affordable Housing Target:

SP3 sets a specific target for affordable housing provision in the Severn Valley area whereby this development must provide a 20% affordable housing contribution.

Given the Severn Valley's strategic importance and its higher demand for housing, the policy outlines a requirement that a particular percentage of new housing developments in the Severn Valley must be affordable. This approach is aimed at addressing the local housing needs of the area, ensuring that a diverse range of residents can afford to live there, and supporting the creation of balanced, sustainable communities within this key region of Powys.

With the proposal of 54 units, it has been determined and provision has been made for 11 units to ensure this target is met. Plots 28 to 34 and plots 37 to 39 are proposed as affordable housing. Please refer to drawing Z006.3a.1.100 for their respective locations

Strategic Policy SP5 – Settlement Hierarchy

Powys LDP SP5 focuses on "Settlement Hierarchy and Sustainable Growth," aiming to guide development by categorizing settlements based on their size, role, and function. The policy promotes directing growth to higher-tier settlements, such as towns and larger villages, where existing infrastructure and services can adequately support new development. By concentrating development in these areas, SP5 ensures that growth is sustainable and aligned with the capacity of local infrastructure, enhancing and maintaining local services and facilities. This approach helps manage and focus development effectively while supporting the overall sustainability of the region.

In relation to Powys LDP SP5, Montgomery is identified as a key settlement within the local development plan's settlement hierarchy. As a higher-tier settlement, Montgomery is prioritized for development due to its existing infrastructure, services, and role as a local service centre. SP5 supports directing growth to Montgomery to leverage its established amenities and facilities, ensuring that new developments contribute to and benefit from the town's capacity. This approach aligns with the policy's goal of promoting sustainable growth and maintaining the effectiveness of local services and infrastructure.

Strategic Policy SP6 - Distribution of Growth across the Settlement Hierarchy

Montgomery is designated as a key settlement within the settlement hierarchy, receiving a notable portion of the overall growth allocated for these areas, with towns taking up 50% of the total housing provision targets for Powys. This higher-tier position means Montgomery is prioritized for development, reflecting its importance as a central hub.

The growth distribution for Montgomery is designed to align with its existing infrastructure and services, ensuring that new developments are sustainable and well-integrated. The strategy balances growth across the hierarchy, directing significant development to Montgomery where it can be effectively supported, while maintaining overall sustainability and managing the impact on local resources and services.

Strategic Policy SP7 - Safeguarding of Strategic Resources and Assets

This policy focuses on protecting and enhancing the county's natural landscapes and biodiversity. The policy aims to prevent development from negatively impacting key environmental features, including Sites of Special Scientific Interest (SSSIs) and Special Areas of Conservation (SACs). It supports conservation efforts and promotes sustainable development practices that respect and improve natural resources and ecosystems. Additionally, SP7 requires developers to incorporate measures that mitigate environmental impacts and to integrate green infrastructure into new projects, ensuring that development aligns with the principles of environmental stewardship and sustainability.

To provide the appropriate mitigation to ensure the protection of the above assets, a number of studies have been undertaken, and additional consultants appointed to undertake them. Lingard Farrow Styles (LFS) have undertaken a Landscape Visual Impact Assessment (LVIA) which has been appended to this submission, detailing the impact the proposed development will have on the nearby Montgomery Castle, which is Grade I listed (Cadw ref. 7947). This report has also detailed the mitigation to be undertaken to ensure the protection and preservation of Montgomery Castle, thus providing as minimal an impact as possible. Details of this mitigation can be found in their report. An ASIDOHL 2 report has been commissioned and this forms part of the outline application.

To assess the impact the scheme may have on the biodiversity on the site, a Preliminary Ecological Assessment has been undertaken on the site by Turnstone Ecology. This report concludes that areas of open space and shrubbery will enhance the wildlife in and around the site, providing a positive offset against the existing site which has little ecological value.

Policy DM2 – The Natural Environment

Policy DM2 requires that new projects avoid adverse effects on important natural features such as landscapes and wildlife habitats. Developers must adopt mitigation strategies to address any potential environmental impacts and integrate green infrastructure and ecological enhancements into their plans. Furthermore, DM2 mandates environmental assessments for proposals that could significantly impact natural resources or ecosystems, ensuring that development is both environmentally responsible and sustainable.

As stated for SP7 above, a number of consultants have been appointed, including Lingard Farrow Styles (LFS) and Turnstone Ecology to provide a positive change for the biodiversity and landscaping on the site. LFS have undertaken numerous studies and have produced a detailed landscape design to compliment the development, ensuring the improvement of both biodiversity and wildlife in the area. This is outlined in their Landscape mitigation plan, the arboricultural survey and impact assessment which form part of this application.

Policy DM3 - Public Open Space (POS)

DM3 emphasizes the importance of high-quality design in development projects to create well-integrated and attractive places. The policy requires that developments contribute positively to their surroundings by considering aspects such as architectural design, local character, and the creation of functional and aesthetically pleasing spaces. It mandates that proposals demonstrate how they enhance the character of the area, respect the scale and context of their location, and promote a sense of place. By focusing on design excellence and place-making, DM3 aims to ensure that new developments improve the overall quality of the built environment and contribute positively to the community.

This overall layout has been designed with attractive and usable Public Open Space (POS) in mind, there are a number of areas of POS around the site including a central 'green' square which features new paths giving access from the adjacent B4388 across to the primary approach road through the site. The space also features provision for

Policy DM4 - Landscape

Policy DM4 focuses on protecting and enhancing the visual and environmental quality of landscapes affected by development. The policy requires that development proposals assess their impact on the local landscape and ensure that designs minimize any negative effects. It emphasizes integrating landscaping measures that blend with the natural surroundings, maintain the character of the area, and enhance visual appeal. By addressing factors such as scale, design, and context, DM4 aims to ensure that new developments contribute positively to the landscape while preserving its distinctive qualities and scenic value.

Lingard Farrow Styles (LFS) has undertaken comprehensive landscape design work to align with Powys's planning requirements for landscape design. Their approach involves conducting detailed assessments to understand the site's characteristics and integrating design solutions that address both visual and environmental aspects. In accordance with Powys planning guidelines, LFS's design ensures that developments harmonise with the natural surroundings, enhance local landscape character, and incorporate green infrastructure. This includes strategies to preserve and enhance biodiversity, manage visual impact, and create functional, aesthetically pleasing outdoor spaces. By adhering to these requirements, the application aims to contribute to sustainable development that respects and improves the landscape quality.

A Landscape Mitigation Plan (drawing ref. 3081-001) has been developed in conjunction with the LVIA process, informing the final site layout. It has been designed to complement the surrounding landscape character, improve the biodiversity, structure, and connectivity of local vegetation resources, and provide screening/filtering of the proposed development. As part of the LVIA process, amendments have been made to the proposed housing layout, to enable existing boundary vegetation which has been assessed as being important for screening, to be retained, as well as identifying areas where additional planting would be beneficial.

Key aspects of the Landscape Mitigation Plan include:

- Proposals for 3 No. bands of public open greenspace spanning east-west through the site. These will break up the visual massing of the proposals and will work with the topography of the site to provide screening;
- Native tree & shrub planting is proposed beyond the site boundary to help visually settle the development into its wider landscape character setting and to aid screening;
- A strong native vegetation boundary is proposed associated with the stream realignment, to help screen the site from the west;
- An organic and gently sinuous form is proposed for the realigned stream to maximise its ecotone potential, reduce the speed of water flow and to create a water course which is natural in appearance;
- Existing trees T05, T12, TG04, T17 & T18 are proposed for retention as part of the scheme, as well as hedgerows H01, H03, H06 & H07;
- Planting surrounding the proposed water attenuation pool will help to provide a landscape buffer at the northern aspect of the site, and will help to screen views of the site from the north. The footprint for the boundary of public open space surrounding the pool has been designed to provide an organic continuation to existing vegetative forms located to the south of the B4388;
- A high proportion of native vegetation is proposed, particularly at the site boundaries. These species have been informed by those found within the immediate landscape locality, to help to ensure continuity of landscape character;
- The built forms of the street-scape proposed are varied and organic in form, as such the corresponding planting proposed within the interior of the site will also be organic and varied on form. This will help to reduce the perceived scale and massing of the scheme, as well as helping to reduce adverse visual impacts; and
- As part of the design process the site layout has been amended to ensure that plots proposed on higher ground at the south of the site do not block views from the existing property, 'Bronheulwen' on Station Road.

Policy DM6 - Flood Prevention Measures and Land Drainage

This policy addresses how to manage and mitigate flood risk in development projects. The policy requires that any development within identified flood risk areas demonstrates measures to minimize flood risk and manage surface water effectively. This includes conducting flood risk assessments to ensure that new projects do not exacerbate existing flood risks and incorporating appropriate drainage solutions to manage runoff. By enforcing these requirements, DM5 aims to protect people and property from flood hazards while supporting sustainable development practices. A full SuDS design has been undertaken by SLR and details of this can be found in their report

A summary of the objectives of their drainage strategy are below; Undertake a desk-based review of the available data for the site to assess flood risk and surface water drainage issues, review the relevant planning policy documents to ensure that the development is in accordance with these and other relevant regional and local guidance, assess whether the development will result in an increase of surface water runoff and how this can be mitigated through the application of SuDS, present a summary and justification of the strategy and associated SuDS adopted on site, append key technical drawings, calculations and preliminary designs, evaluate a conceptual foul water drainage solution.

Policy DM13 - Design and Resources

Policy DM13 focuses on promoting sustainable design practices in new developments by efficiently using resources and minimizing environmental impact. The policy requires that development proposals incorporate energy-efficient design, sustainable building materials, and practices that reduce resource consumption and waste. It emphasizes the integration of renewable energy sources and green technologies to enhance environmental performance and resilience. By adhering to DM13, developments are expected to contribute to resource conservation, reduce carbon footprints, and support broader sustainability goals within the region.

The house types proposed will adhere to DM13 by incorporating sustainable design practices and efficient use of resources. Each house will feature energy-efficient systems, such as high-performance insulation, low-energy windows, and renewable energy technologies like solar panels. Additionally, sustainable building materials will be used to minimize environmental impact and resource consumption. Water conservation measures, such as rainwater harvesting and efficient fixtures, will also be integrated.

Detailed specifications and design features addressing these sustainability requirements will be submitted as part of the reserved matters application, following the approval of this outline application. This ensures that the final design fully complies with DM13 and demonstrates a commitment to high standards of resource efficiency and environmental responsibility.

Policy T1 - Travel, Traffic and Transport Infrastructure

Policy T1 of the LDP focuses on ensuring that new developments are well-integrated with the transport network and support sustainable travel options. The policy requires that development proposals demonstrate how they will provide adequate transport infrastructure, including access roads, parking facilities, and connections to public transport. It emphasizes the importance of minimizing traffic impacts, promoting walking and cycling, and supporting public transportation use. By adhering to T1, developments are expected to enhance connectivity, reduce congestion, and contribute to a more sustainable and accessible transport system. There are a number of new pedestrian and cycle active travel routes proposed through the site. Please refer to the site plan for details.

The highway review by the Hurlstone Partnership confirms that the proposed development of 54 dwellings at Verlon is acceptable in terms of its impact on the existing road network. The study found that the new link road required by the Adopted Powys Local Development Plan is not necessary to facilitate the development. Traffic generated by the 54 units falls within the normal range of day-to-day variations and will not cause noticeable changes in activity or increased conflict. Visibility at the B4385 Station Road / Pool Road and B4388 Forden Road junction is acceptable, and despite constraints for left-turn movements, the junction has a good safety record with no significant accident concerns.

The study also demonstrates that the proposed priority junction serving the initial 54 dwellings can accommodate traffic efficiently and could be upgraded to support up to 200 units if the link road is constructed in the future. The site layout has been designed to facilitate potential changes to the access priority, should the Highway Authority require adjustments to align with future development. This flexibility ensures the network can adapt to long-term growth without compromising safety or capacity.

In conclusion, the existing road network has sufficient capacity to accommodate the modest traffic increase from the development, and the impact is considered acceptable. Provisions for future adjustments to road layouts and priorities further enhance the scheme's feasibility, ensuring it aligns with both current and potential future requirements.

The LHA made this summary on their pre-application advice (23/0044/PRE): *The HA considers that some initial development up to the proposed 54 units could be accommodated within the existing highway network without significant detriment to highway safety. Some mitigation may be required to accommodate this and the requirements for Active Travel would still need to be met in this initial phase. It is accepted that an initial phase would enable future capital investment in a revised road network capable of supporting a larger scale phased development. The HA would however wish to have a firm commitment to the nature of a phased programme and requirement for a junction improvement.*

Policy H1 - Housing Development Proposals

H1 outlines the framework for delivering new residential housing across the county. The policy sets out targets for the number of new homes to be built, prioritizes development in sustainable locations, and specifies requirements for affordable housing provision. It emphasizes directing growth to identified settlement areas and ensuring that new housing meets local needs while adhering to design and environmental standards. By implementing H1, the plan aims to support balanced and sustainable housing growth, addressing demand and promoting community well-being.

Policy H2 - Housing Sites

Policy H2 manages housing development specifically on sites that have been allocated within the Local Development Plan. The policy outlines that new housing must be developed on these designated sites to meet the county's housing targets and support planned growth. It emphasizes the importance of adhering to the specific criteria and requirements set for each allocated site, including considerations for infrastructure, design, and environmental impact. By concentrating development on these allocated sites, H2 aims to ensure that housing growth is well-planned, sustainable, and effectively integrated into the existing community framework.

Designated within the Powys Local Development Plan (ref. P45 HA1), known as Verlon, the site associated to this application has been allocated for housing development. Located in Montgomery, this site is designated to accommodate 54 new residential units. The designation includes requirements for infrastructure provision, such as access roads, utilities, and amenities, as well as considerations for integrating the development with existing surroundings and addressing any environmental or planning constraints.

The proposed development at Verlon offers a balanced mix of housing types, including terraced, semi-detached, and detached properties, catering to diverse family needs. The range of 2 to 5-bedroom homes provides options for various household sizes, ensuring inclusivity and flexibility within the community. Each unit is designed with a generous plot, offering ample private outdoor space and contributing to a spacious, high-quality living environment. This varied housing mix not only supports the creation of a vibrant, mixed community but also aligns with local housing demand while respecting the character of the area.

Policy H3 - Housing Delivery

H3 establishes requirements for including affordable housing within new residential developments. The policy mandates that a portion of new housing projects must be designated as affordable to address local housing needs and promote inclusive communities. It specifies criteria for what constitutes affordable housing, including tenure options and income thresholds, and ensures that these provisions are integrated from the outset of development projects. By implementing H3, the plan aims to provide equitable access to housing and support the creation of balanced, sustainable communities. There is a considerable demand for housing in Montgomery and it is anticipated that this development will be delivered in one place.

With the proposal of 54 units, it has been determined and provision has been made for 11 units to ensure this target is met. Plots 28 to 34 and plots 37 to 39 are proposed as affordable housing. Please refer to drawing Z006.3a.1.100 for their respective locations.

Policy H4 - Housing Density

Policy H4 sets out guidelines for the appropriate density of residential development to ensure efficient land use and maintain the quality of living environments. The policy requires that new housing developments achieve a balance between providing sufficient housing units and preserving the character and amenity of the area. It specifies minimum density levels to optimize land use while also considering factors such as local context, infrastructure capacity, and the need for green space. By regulating housing density, H4 aims to promote sustainable development and create well-designed, livable communities.

The designated site at Verlon, allocated for 54 houses, does not meet the 27 houses per hectare density requirement specified by Powys LDP, given that the site is 3.17 hectares in size. The proposed density is around 17 houses per hectare and allows for additional green spaces, integrating with the local historic character and improving the green infrastructure of the site. We are of the opinion that it is more important to respond to the settlement character of Montgomery rather than pursue a target dwelling no. per hectare. The calculated density per hectare without any P.O.S or attenuation (0.8 hectares) is 22 units per hectare.

The proposed density of approximately 17 houses per hectare at the Verlon site reflects a deliberate design choice to align with the requirements of the Landscape and Visual Impact Assessment (LVIA). Significant provision of public open space (POS) has been incorporated into the layout to maintain and enhance the historic landscape character of Montgomery, ensuring the development integrates seamlessly into its surroundings. This approach prioritizes the preservation of the area's visual and ecological value, creating a high-quality living environment that respects its unique setting.

Additionally, the reduced density accommodates the need for effective surface water management through sustainable drainage systems (SuDS). By allocating sufficient space for natural attenuation features, the development minimizes flood risks and improves water quality, addressing key environmental considerations. This thoughtful balance between housing provision, landscape integration, and infrastructure needs demonstrates a commitment to sustainable and context-sensitive development, justifying the departure from the 27 units per hectare density target specified by the Powys LDP.

Policy H5 - Affordable Housing Contributions

H5 outlines the requirements for including affordable housing in new residential developments. The policy mandates that a specified percentage of new housing projects must be designated as affordable to address local housing needs. It sets clear guidelines for the proportion of affordable units required, which helps ensure that developments contribute to meeting the demand for affordable housing and supports the creation of inclusive, balanced communities. By implementing H5, Powys aims to integrate affordable housing effectively into new developments and address regional housing challenges.

H5 establishes a specific target for affordable housing in the Severn Valley, requiring that new developments provide a 20% affordable housing contribution. Given the Severn Valley's strategic significance and high housing demand, H5 mandates that a certain percentage of new homes in the area be affordable. This policy aims to address local housing needs, ensuring that a diverse range of residents can live in the area and supporting the development of balanced, sustainable communities. For the proposed development of 54 units, provisions have been made to include 11 affordable housing units to meet this requirement.

With the proposal of 54 units, it has been determined and provision has been made for 11 units to ensure this target is met. Plots 28 to 34 and plots 37 to 39 are proposed as affordable housing. Please refer to drawing Z006.3a.1.100 for their respective locations.

5.0 CONCLUSION

The proposal for 54 houses at the Verlon site in Montgomery presents a significant opportunity to benefit the local area while aligning with Powys planning policies. By adhering to the requirements set out in policies like H5 for affordable housing and addressing concerns related to highways, heritage, ecology, and land contamination, the development is designed to complement the town's settlement pattern and meet the housing needs of the community. The inclusion of 11 affordable units ensures that a diverse range of residents can find homes in Montgomery, promoting a balanced and sustainable community.

The landscape design by Lingard Farrow Styles, is a key component in ensuring the development harmonises with the surrounding Conservation Area and townscape. Recognizing the importance of Montgomery's natural beauty and historical significance, the design emphasizes the preservation and enhancement of existing green spaces, particularly mature hedgerows, which are integral to the area's rural character and ecological value. By incorporating these natural features into private gardens and communal areas, the design maintains vital ecological corridors that support local wildlife, further enriched by the addition of bird and bat nesting boxes.

In consideration of the site's location within the Montgomery historic landscape character area, the design carefully blends the new housing with the existing townscape, using materials and planting schemes that reflect Montgomery's heritage. This thoughtful approach ensures that the development complements the town's unique character rather than detracting from it. Additionally, the landscape design integrates green frontages and public open spaces, which are essential for creating a cohesive and welcoming community. These spaces are designed not only for aesthetic appeal but also to encourage social interaction and provide recreational opportunities, enhancing the overall living experience.

To further support the development, SLR Consulting has undertaken a detailed highways and drainage design. Their work ensures that the existing infrastructure can accommodate the proposed development, addressing concerns related to traffic flow and surface water management. By optimizing the road network and implementing effective drainage solutions, the SLR design supports both the functional needs of the development and the sustainability of the surrounding environment.

To mitigate the visual impact, particularly from key viewpoints, strategic planting and contouring have been incorporated to create a seamless transition between the built environment and the natural landscape. This approach aligns with Powys planning policies, which prioritize preserving the character and quality of the local environment. By addressing concerns related to visual impact, heritage preservation, and ecological enhancement, the landscape design by Lingard Farrow Styles, combined with SLR expert highways and drainage planning, ensures that the development is not only in compliance with the Powys Local Development Plan but also contributes positively to Montgomery.

DISCLAIMER

This report has been prepared for the sole and exclusive use of Powis Estates for whom it was commissioned and has been prepared in response to their particular requirements and brief. This report may not be relied upon by any other party. The Contracts (Rights of Third Parties) Act 1999 shall not apply to this report and the provisions of the said Act are expressly excluded from this report. This report may not be used for any purpose other than that for which it was commissioned. This report may not be reproduced and/or made public by print, photocopy, microfilm or any other means without prior written permission of Hughes Architects. The conclusions resulting from this study and contained in this report are not necessarily indicative of future conditions or operating practices at or adjacent to the site. Much of the information presented in this report is based on information provided by others. That information has neither been checked nor verified by Hughes Architects.