
Planning, Design & Access Statement

**Land between Heatherwood and
Kingswood Lane,
Forden,
Welshpool,
Powys,
SY21 8LQ**

**Outline planning application (with
all matters reserved) for 10x
dwellings and all associated
works including formation of an
estate road, provision of public
open space, drainage and
landscaping.**

Mr & Mrs Jones

August 2026

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1.0 Introduction

- 1.1 This Planning, Design & Access Statement is prepared and submitted in connection with an outline planning application made to Powys County Council (“The Local Planning Authority”) for a proposed residential development comprising 10x dwellings and all associated works including the formation of an estate road, provision of public open space, drainage and landscaping works at Land between Heatherwood and Kingswood Lane, Forden, Welshpool, Powys, SY21 8LQ (“the Application Site”). The application is made in outline with all matters reserved.
- 1.2 The site was allocated for 10 dwellings as P17 HA2 within the Powys Local Development Plan (LDP) 2011-2026. Although the LDP ceased to form part of the statutory development plan on 31 March 2026, the allocation remains an important material consideration in the determination of this planning application.
- 1.3 Matters concerning ‘access’, ‘appearance’, ‘landscaping’, ‘layout’ and ‘scale’ are reserved for future consideration. The submitted Indicative Block Plan shows how 10 dwellings, an estate road, parking, gardens, public open space, drainage, landscaping and a buffer to Offa's Dyke could be accommodated within the site boundaries.
- 1.4 This Planning, Design & Access Statement should be read in conjunction with the other documentation submitted as part of the outline planning application, listed below:
- Completed Outline Planning Application Form
 - Green Infrastructure Statement
 - Drainage Statement
 - Drawing No: 82711 / GH / 001 – Location Plan
 - Drawing No: 82711 / GH / 002 Existing Block Plan
 - Drawing No: 82711 / GH / 003 Indicative Block Plan
 - Drawing No: 82711 / GH / 004 – Biodiversity Enhancement Plan
- 1.5 This statement assesses the proposal against the relevant planning policies and material considerations. It is designed to aid the planning officer in making their recommendation.

2.0 The Application Site & Background

- 2.1 The application site relates to an area of previously undeveloped agricultural land, comprising a total of approximately 1.34 acres (0.54 hectares).
- 2.2 Existing housing development lies to the north and west, including properties at Heatherwood. Kingswood Lane and further residential properties lie to the south-west, while agricultural land lies beyond Offa's Dyke Scheduled Monument, to the east.

- 2.3 Offa's Dyke Scheduled Monument MG138 and the Offa's Dyke Path National Trail adjoin the application site's eastern boundary. The monument, its archaeological interest and its setting are important considerations in the assessment of this outline planning application.
- 2.4 The Indicative Block Plan shows vehicular access via an extension of the existing estate road at Heatherwood. A separate pedestrian connection is shown to Kingswood Lane. As noted, matters relating to 'access' remain reserved for future consideration.
- 2.5 A water pipeline crosses the south-western part of the site. The Indicative Block Plan identifies a five-metre easement, although its precise width and any restrictions affecting roads, drainage, planting or other works must be confirmed with the relevant undertaker. This would be confirmed as part of a detailed submission forming part of a future reserved matters application.
- 2.6 The site lies within the LDP settlement boundary for Forden and was allocated as P17 HA2 for 10 residential dwellings. The allocation provides a strong basis for residential development on the site, and confirms that the principle of development is acceptable.
- 2.7 The Welsh Government's Predictive Agricultural Land Classification Map identifies the site as Grade 3b land. It is therefore not identified as 'best and most versatile' agricultural land, which comprises Grades 1, 2 and 3a. This classification relates to agricultural quality and does not determine the ecological value of the site.
- 2.8 Forden and Kingswood provide local facilities and bus services. A wider range of services, employment and public transport connections is available in nearby Welshpool.
- 2.9 The site is not within a National Park, National Landscape or conservation area. Relevant surrounding constraints include the Vale of Montgomery Registered Historic Landscape, the Long Mountain/Breidden Hills Landscape Character Area and Kingswood Meadow Site of Special Scientific Interest (SSSI).
- 2.10 An aerial view of the application site and its surroundings is provided below within Figure 1, with the application site roughly denoted by the orange star:

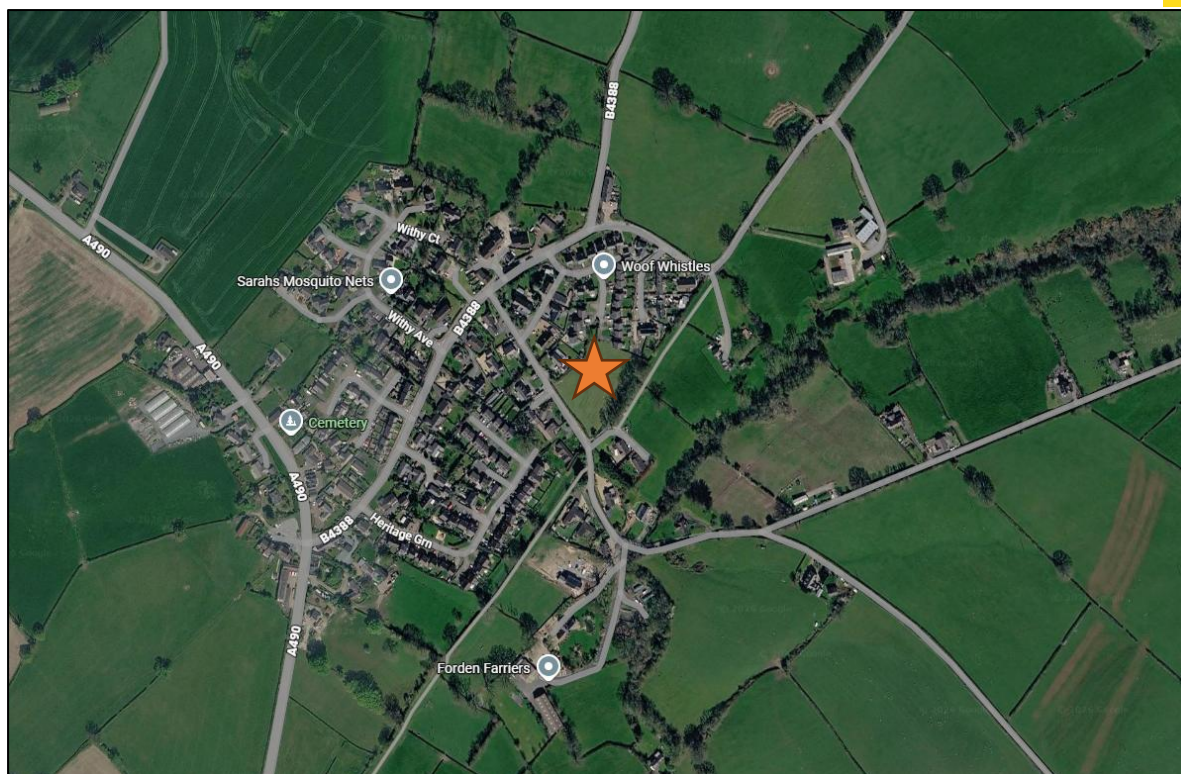


Figure 1: Aerial view of application site and surrounding context (source: Google Maps)

3.0 The Proposed Development

- 3.1 The application seeks outline planning permission, with all matters reserved, for up to 10 dwellings and associated works including a new estate road, public open space, drainage and landscaping.
- 3.2 The submitted layout is indicative only. Vehicular access, appearance, landscaping, layout and scale will be determined through a subsequent reserved matters application.

Housing Use and Amount

- 3.3 The proposed residential use and number of dwellings reflect former allocation P17 HA2. Ten dwellings across the 0.54-hectare site give an indicative gross density of approximately 19 dwellings per hectare.
- 3.4 The Indicative Block Plan shows a varied mix of two- and three-bedroom homes, including terraced, semi-detached and detached properties and a bungalow. It also identifies two affordable dwellings, representing 20% of the proposed total. The precise housing mix, tenure and affordable housing arrangements would be agreed through the reserved matters process and any necessary planning obligation.

Layout

- 3.5 The indicative estate road extends southwards from Heatherwood. The dwellings are arranged to provide active frontages, private gardens and off-road parking. A separate pedestrian connection is shown between the development and Kingswood Lane.
- 3.6 Development is kept away from the eastern boundary to provide a substantial undeveloped buffer alongside Offa's Dyke. This area is shown as public open space and landscaping, maintaining separation between the dwellings and the Scheduled Monument and providing an appropriate transition to the National Trail corridor.
- 3.7 The layout also safeguards the five-metre water-pipeline easement and indicates a pedestrian connection to Kingswood Lane. These features demonstrate that the principal constraints can be incorporated within the development without exceeding the allocated capacity of the site.

Scale and Appearance of Development

- 3.8 Scale and appearance are reserved matters. The indicative mix anticipates predominantly modest two-storey dwellings, with a bungalow towards the southern end of the site. This approach would reflect the domestic scale and varied character of surrounding development while limiting effects upon the setting of Offa's Dyke.
- 3.9 Detailed elevations and materials would be submitted at reserved matters stage. Building heights, roof forms and external materials are yet to be selected.

Access

- 3.10 The access design will follow the sustainable transport hierarchy by providing safe and convenient pedestrian movement within the site and connections to the local highway and footpath network. Secure cycle storage and electric vehicle charging provision would be incorporated at detailed design stage.

Open Space, Landscape and Biodiversity

- 3.11 Existing boundary vegetation would be retained wherever practicable and supplemented with new native planting. The submitted Biodiversity Enhancement Plan indicates new native hedgerow planting and integrated bird boxes, with further habitat features capable of being incorporated through a future detailed scheme.
- 3.12 The public open space and landscaped heritage buffer provide an opportunity to create a connected green corridor along the eastern edge of the development. Planting would be designed to respect views and the significance of Offa's Dyke, rather than to screen it.
- 3.13 Detailed landscaping would specify native and locally appropriate species, establishment and long-term management. The final scheme would be informed by any ecological and heritage advice arising through PAC and would demonstrate a net benefit for biodiversity by using the stepwise approach.

Drainage & Sustainability

3.14 Surface water would be managed through a sustainable drainage system in accordance with the statutory SuDS standards for Wales.

3.15 With regards foul drainage, this will connect to the nearby public sewer system; thus complying with the requirements of Welsh Government Circular 008/2018.



Figure 2: Extract of submitted Indicative Proposed Block Plan

4.0 Planning Policy Context

4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications be determined in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan for the purposes of this submission comprises the following:

- National Development Framework: Future Wales – The National Plan 2040 (introduced in February 2021); and
- The Powys Local Development Plan (2011-2026) (adopted in April 2018).

4.2 This section of the Planning, Design and Access Statement provides an overview of the Development Plan context and planning policy framework of specific relevance

to the determination of this application. For ease of reference, this overview is set out below at the national and local level.

National Planning Policy

4.3 Future Wales: The National Plan 2040 was adopted in February 2021 and replaced the Wales Spatial Plan (WSP). It provides a framework for the future spatial development of Wales. Future Wales comprises the first development plan of its kind within Wales. It is a development plan with a strategy for addressing key national priorities through the planning system, including sustaining and developing a vibrant economy, achieving decarbonisation and climate-resilience, developing strong ecosystems and improving the health and well-being of our communities.

4.4 Future Wales sets out its overarching ambitions based on the national planning principles and national sustainable placemaking outcomes set out in Planning Policy Wales by means of 11 outcomes. As set out on Page 52 of Future Wales, the 11 Outcomes are collectively a statement of where the Welsh Government aspire Wales to be in 20 years' time, as follows:

'A Wales where people live:

1... and work in connected, inclusive and healthy places

2... in vibrant rural places with access to homes, jobs and services

3... in distinctive regions that tackle health and socio-economic inequality through sustainable growth

4... in places with a thriving Welsh Language

5... and work in towns and cities which are a focus and springboard for sustainable growth

6... in places where prosperity, innovation and culture are promoted

7... in places where travel is sustainable

8... in places with world-class digital infrastructure

9... in places that sustainably manage their natural resources and reduce pollution

10... in places with biodiverse, resilient and connected ecosystems; and

11... in places which are decarbonised and climate-resilient'.

4.5 Policy 5 of Future Wales relates to Supporting the Rural Economy and notes that ***'the Welsh Government wants vibrant rural areas with services to meet the needs of those living there in a sustainable way. Strategic and Local Development Plans must develop policies that support rural areas. Where these plans identify growth in rural areas, it must be appropriate and proportionate to the needs of the settlement and the wider rural area they serve'***.

4.6 Whilst it is highlighted that cities and large towns will be the main development areas, Future Wales does acknowledge the importance of development in rural locations, and emphasises that such development in rural towns and villages ***"should be of appropriate scale and support local aspirations and need."*** It further stresses the need to reduce dependence on the private motor vehicle, and to support a modal shift to walking, cycling and public transport. However, the Welsh Government recognises that ***"travel by car may be the only realistic mode of travel for some, especially in remote areas."***

4.7 Placemaking also forms a key concept upon which many national planning policies are based. It is set out at Page 65 of Future Wales that ***“Placemaking is at the heart of the planning system in Wales and this policy establishes a strategic placemaking approach and principles to support planning authorities to shape urban growth and regeneration”***.

4.8 Future Wales divides Wales into four regions, North, Mid Wales, The South-West and The South-East. The Mid Wales region comprises Ceredigion, Powys and the majority of the Bannau Brycheiniog National Park. It is Wales’ most rural region and is home to 205,000 people. Whilst Forden / Kingswood is not identified as a Growth Area, it is closely connected with Welshpool; a Regional Growth Area within the Mid Wales region. This is clearly demonstrated via the National Connectivity route which connects the settlements, as per Figure 3 below:

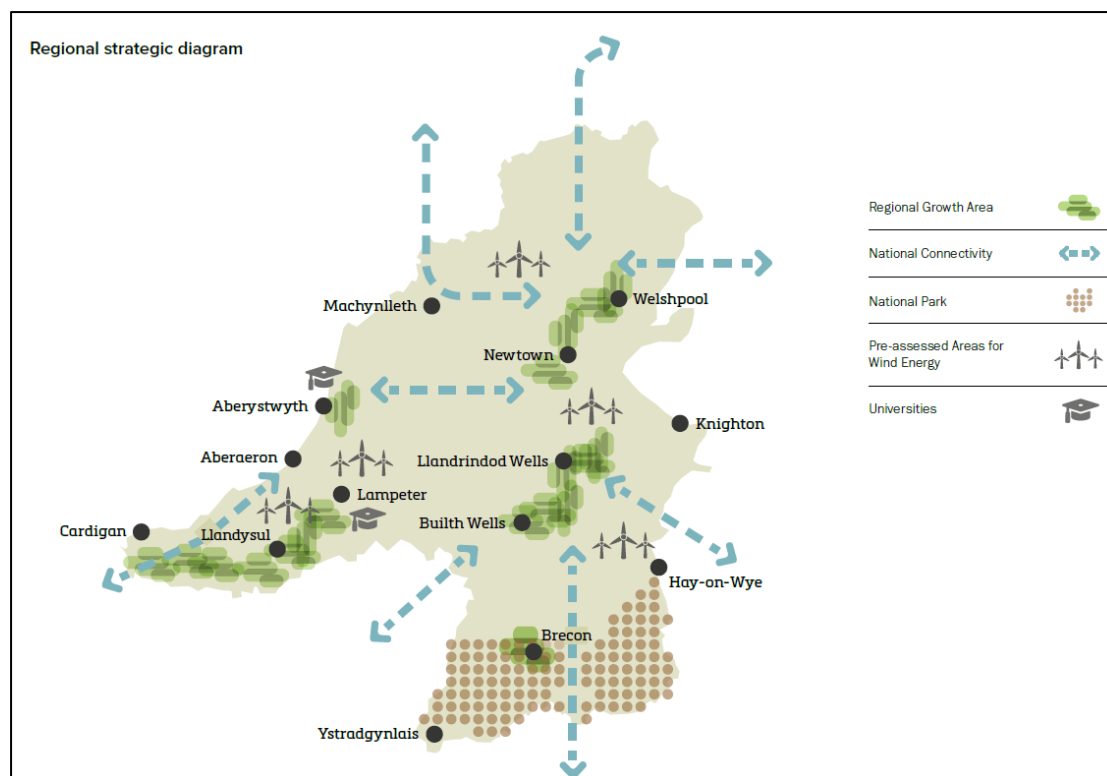


Figure 3: Regional Strategic Diagram (source: Future Wales, Pg 129)

4.9 Planning Policy Wales (PPW) (Edition 12, 2024) represents the Welsh Government's primary national planning policy guidance document – setting out the Government's main aims and aspirations for the nation in planning policy terms. Its primary objective is to ensure that the planning system in Wales itself contributes towards the delivery of sustainable development whilst improving the social, economic, environmental and cultural well-being of Wales, as required by the Well-being of Future Generations Act 2015 and other pertinent legislation.

4.10 The planning system is central to achieving sustainable development in Wales. It provides the legislative and policy framework to manage the use and development of land in the public interest which is consistent with key sustainability principles.

4.11 Sustainable development is defined at Page 7 of PPW as follows: ***“the process of improving the economic, social, environmental and cultural well-being of Wales by taking action, in accordance with the sustainable development principle, aimed at achieving the well-being goals”***. Paragraph 1.18 sets out that ***“Legislation secures a presumption in favour of sustainable development in accordance with the development plan unless material considerations indicate otherwise to ensure that social, economic, cultural and environmental issues are balanced and integrated”***.

4.12 In terms of Placemaking, in accordance with the National Development Framework, placemaking is also at the heart of PPW – Paragraph 2.1 for example states that ***“Everyone engaged with or operating within the planning system in Wales must embrace the concept of placemaking in both plan making and development***

management decisions in order to achieve the creation of sustainable places and improve the well-being of communities”.

- 4.13 It is summarised succinctly at Paragraph 2.3 that ***“The planning system should create sustainable places which are attractive, sociable, accessible, active, secure, welcoming, healthy and friendly. Development proposals should create the conditions to bring people together, making them want to live, work and play in areas with a sense of place and well-being, creating prosperity for all”.***
- 4.14 Paragraph 3.12 of PPW outlines that ‘good design’ is also about avoiding the creation of car-based developments by minimising the need to travel and reliance on the car, whilst maximising opportunities for people to make sustainable and healthy travel choices for their daily journeys. It is stated that ***“Achieving these objectives requires the selection of sites which can be made easily accessible by sustainable modes as well as incorporating appropriate, safe and sustainable links (including active travel networks) within and between developments using legal agreements where appropriate”.*** However, it is acknowledged that car use may be of greater necessity in rural locations such as Llansantffraid and its surroundings.
- 4.15 PPW also states that planning authorities should aim to ***“promote the re-use of previously developed vacant and underused land.”*** In settlements, such land should generally be considered suitable for appropriate development where its re-use will promote sustainability principles and any constraints can be overcome.
- 4.16 Section 5.3.1 emphasises how the planning system should ***“facilitate the delivery, decarbonisation and improvement of transport infrastructure in a way which reduces the need to travel, particularly by private vehicles, and facilitates and increases the use of active and sustainable transport.”***
- 4.17 In line with the Sustainable Transport Hierarchy outlined in Figure 8 of PPW, the use of private motor vehicles is clearly discouraged. Paragraph 4.1.13 of PPW further outlines the purpose of the hierarchy as a tool ***that “should be used to reduce the need to travel, prevent car-dependent developments in unsustainable locations, and support the delivery of schemes located, designed and supported by infrastructure which prioritises access and movement by active and sustainable transport.”***
- 4.18 As well as the national policy guidance outlined within PPW and Future Wales, the more detailed guidance set out within the following Technical Advice Notes (TANs) is also of relevance to this application:
- TAN 5: Nature Conservation and Planning
 - TAN 11: Noise
 - TAN 12: Design
 - TAN 15: Development, Flooding and Coastal Erosion
 - TAN 18: Transport
 - TAN 23: Economic Development
 - TAN 24: The Historic Environment

Local Planning Policy

4.19 The Powys Local Development Plan (2011-2026) was adopted in April 2018 and is the prevailing development plan for the county of Powys. As such, it is a material consideration for planning applications within the Powys LPA area.

4.20 As noted, the application site lies wholly within the settlement/development boundary for the 'Large Village' of Forden / Kingswood as per Policy SP5 of the Powys LDP. Figure 4, below, shows the LDP Proposals Map Inset for Forden and Kingswood, showing the location of the application site within the settlement boundary, as allocation ref: P17 HA2:



Figure 4: Powys LDP Proposals Map Inset

4.21 In light of the above, it is considered the following policies contained within the Powys LDP are of relevance to this application:

- SP1: Housing Growth
- SP5: Settlement Hierarchy
- SP6: Distribution of Growth Across the Settlement Hierarchy
- SP7: Safeguarding of Strategic Resources and Assets
- DM2: The Natural Environment
- DM6: Flood Prevention Measures and Land Drainage
- DM10: Contaminated and Unstable Land
- DM13: Design and Resources
- DM16: Protection of Existing Employment Sites
- T1: Travel, Traffic and Transport Infrastructure
- H1: Housing Development Proposals

- H3: Housing Delivery
- H4: Housing Density

4.22 Paragraph 3.1.1 of the LDP lists some of the LDP's objectives moving towards 2026, with one of these stating:

“Provide a level of growth that supports the area’s social and economic needs, including enabling the provision of housing and employment in sustainable locations so as to both retain and attract the working age population and improve opportunities for the younger generations”.

4.23 LDP Objective 1 confirms that the LDP aims to provide adequate, appropriately located land for 5,588 dwellings to deliver a dwelling requirement of 4,500 which will meet all the housing needs of Powys’ increasing and ageing population and its decreasing size of households, including open market and affordable housing, gypsy and traveller accommodation and other specialist housing needs.

4.24 LDP Objective 3 relates to the efficient use of land, and states: ***“To support the re-use and remediation of suitably and sustainably located previously developed land and where this is not possible to make efficient use of green field sites”.***

4.25 Policy SP5 relates to the Settlement Hierarchy, and states:

“The LDP spatial strategy is based on the following sustainable settlement hierarchy which takes account of a settlement's size, levels of service provision and the capacity and suitability of a settlement to accommodate sustainable growth.

The sustainable settlement hierarchy comprises: Towns, Large Villages, Small Villages, Rural Settlements, Open Countryside including the Undeveloped Coast.

The development limits for Towns and Large Villages are set by designated Development Boundaries shown on the LDP inset maps.”

4.26 Under Policy SP5, Forden and Kingswood is classed as a ‘Large Village’.

4.27 Policy SP6 refers to Distribution of Growth across the Settlement Hierarchy:

“Housing and employment development is distributed in accordance with the following settlement strategy based on a settlement’s levels of service provision and size (households) and subject to its capacity to accommodate sustainable growth.”

4.28 Regarding housing in Large Villages, it reads:

“A significant proportion of new housing development required will be directed to Large Villages. This will be through commitments and new allocations and on suitable sites within the development boundary. Additionally affordable housing will be permitted on exception sites forming logical extensions to the settlement.”

4.29 Policy H1 relates to Housing Development Proposals, and states the following:

“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”.***

4.30 Furthermore, the following Supplementary Planning Guidance (SPG) adopted by Powys County Council is of relevance to the proposed development:

- Biodiversity & Geodiversity
- Conservation Areas
- Residential Design
- Archaeology
- Historic Environment

5.0 Review of Main Material Planning Considerations

Overview

5.1 The key issues identified and material considerations of relevance in the determination of the application are as follows:

- *The principle and amount of residential development*
- *Housing mix, density and affordable housing*
- *Design, landscape character and amenity*
- *Ecology, green infrastructure and open space*
- *Highway safety, access and sustainable movement*
- *Flood risk & drainage*
- *Historic environment and archaeology*
- *Welsh Language and Community Considerations*

Principle of Development

5.2 The site was specifically allocated for 10 dwellings under Policy H2 as P17 HA2. Although the Powys LDP has expired, the allocation remains a strong material consideration supporting the principle and amount of residential development.

5.3 The allocation process considered the greenfield status of the site and its relationship with Offa's Dyke. The principle of using the land for housing has therefore been accepted, subject to the current proposal satisfactorily addressing access, heritage and all other technical matters.

- 5.4 The site is contained by established residential development and would form a logical extension to the current built form of the area. Its development would make efficient use of an allocated site while retaining an open landscaped edge alongside the Scheduled Monument.
- 5.5 The principle of up to 10 dwellings is therefore supported by Policies SP1, SP5, SP6, H1 and H2, subject to the resolution of detailed and technical matters.

Housing Mix, Density and Affordable Housing

- 5.6 The indicative density of approximately 19 dwellings per hectare is below the former Policy H4 guide of 27 or more dwellings per hectare for Large Villages. This is justified because the allocation itself identifies a capacity of 10 dwellings and the site must also accommodate public open space, a heritage buffer, drainage, access and the water-pipeline easement.
- 5.7 The type of housing is that of smaller two and three bedroom homes and a bungalow, providing the potential to meet a wide range of different household needs. The final mix will be established through reserved matters and informed by up-to-date local housing evidence.
- 5.8 Two indicative affordable dwellings represent a 20% contribution, consistent with Policy H5 for the Severn Valley sub-market area. Their tenure, size, delivery and long-term affordability would be agreed with the Council and secured through an appropriate planning obligation or planning condition.

Design and Visual Impact

- 5.9 Detailed design is reserved for future consideration, but the submitted plan demonstrates that a coherent residential layout can be achieved. The estate road provides a clear structure, dwellings face the street and public spaces, and each plot can accommodate suitable parking and private amenity space.
- 5.10 The site is visually related to existing housing at Heatherwood and Kingswood Lane. A modest domestic scale varied, but coordinated house types and locally appropriate materials would allow the development to integrate with the settlement.
- 5.11 The most sensitive edge is to the east, where the site adjoins Offa's Dyke. The indicative layout responds by excluding built development from the monument with a substantial buffer and locating open space and landscaping along this boundary.
- 5.12 Subject to these principles being carried through at reserved matters stage, the site can accommodate a high-quality development consistent with PPW, TAN 12 and Policy DM13.

Residential Amenity

- 5.13 The LDP states that development proposals should (amongst other things):

“Respect the existence and amenities of neighbouring uses including approved development. These amenities include privacy (affected by overlooking), light

(natural and man-made), noise (including that which arises from hours of operation), air quality (odour, fumes and dust), and pests (vermin and birds attracted by litter)”.

- 5.14 Policy DM13 of the LDP seeks to ensure that development does not unacceptably affect the amenity of neighbouring properties or future occupants through overlooking, noise, loss of light or other planning impacts.
- 5.15 The application is submitted in outline, with all matters reserved. The indicative layout demonstrates that up to 10 dwellings can be accommodated while maintaining an appropriate relationship with existing properties at Heatherwood and along Kingswood Lane.
- 5.16 The detailed siting, scale, orientation and window positions of the dwellings will be considered at reserved matters stage. These details can ensure that the development does not result in unacceptable overlooking, overshadowing or overbearing impacts.
- 5.17 The indicative layout also shows that suitable private gardens, parking and separation between dwellings can be provided. The detailed design will ensure future occupants receive acceptable levels of privacy, daylight and outdoor amenity space.
- 5.18 Any temporary disturbance during construction can be controlled through appropriate planning conditions – such as a construction management plan. The proposal is therefore capable of being developed without causing unacceptable harm to residential amenity, in accordance with Policy DM13 of the LDP.

Ecology, Green Infrastructure & Open Space

- 5.19 A Preliminary Ecological Appraisal has not been undertaken at this stage. However, the site comprises managed agricultural grassland which is considered likely to be of limited ecological value, subject to confirmation by a suitably qualified ecologist.
- 5.20 The Grade 3b agricultural classification indicates that the site is not best and most versatile agricultural land. The former housing allocation supports the principle of development but does not remove the need to assess ecological effects.
- 5.21 The proposal will apply the stepwise approach by first seeking to avoid harm, then minimising unavoidable effects, providing mitigation and, only where necessary, compensation. Existing boundary vegetation would be retained wherever practicable and the eastern corridor would remain free from buildings.
- 5.22 Enhancement measures will be based on the confirmed ecological baseline. They could include species-rich grassland, native trees and hedgerows, integrated bird and bat features, hedgehog gaps and wildlife-sensitive lighting.
- 5.23 Kingswood Meadow SSSI lies within the wider settlement area but does not adjoin the site. Given the modest scale and residential nature of the proposal, no direct effect is anticipated; however, the need for any further assessment will be informed by consultation with the Council's ecologist and Natural Resources Wales.

Highway Safety, Access & Sustainability

- 5.24 The Indicative Block Plan shows vehicular access through Heatherwood and a separate pedestrian connection to Kingswood Lane.
- 5.25 The PAC will allow the Highway Authority to confirm the scope of information required. This may include measured traffic speeds, visibility splays, a highway-capacity and safety assessment, swept-path analysis, pedestrian provision and details of any off-site works. The detailed access and estate-road design would then respond to that evidence.
- 5.26 The settlement has bus connections and local facilities, while the proposed pedestrian connection would link the site to Kingswood Lane and the wider footpath network. The National Trail lies immediately east of the site, although any connection or interface with it would need to respect the Scheduled Monument and be agreed with the relevant bodies.
- 5.27 The proposal therefore has the potential to support safe pedestrian movement and access to public transport, but a firm conclusion on highway acceptability should follow the PAC response and any required technical work.

Flood Risk & Drainage

- 5.28 The flood map for planning Data Map Wales shows that there are no flood zones within or adjacent to the application site, although low and medium surface-water risk is recorded in parts of the wider area.
- 5.29 The site is greenfield and the development will introduce impermeable surfaces. Surface water must therefore be managed through SuDS, with runoff controlled at source and discharge limited to an appropriate greenfield rate where required.
- 5.30 A detailed Drainage Scheme will accompany a future reserved matters application in the event that this outline application is approved. It is noted that separate SAB approval will also be required prior to any construction or site preparation works taking place on the ground. As such, it is considered that detailed assessment of surface water drainage arrangements could be made in the future as part of a reserved matters and SAB application.
- 5.31 The detailed layout will preserve the identified water-pipeline easement. Foul drainage is intended to connect to the public sewer, subject to confirmation of the point of connection and capacity. The Replacement LDP indicates that capacity at the wastewater treatment works serving Kingswood is not expected to be an issue.

Historic Environment and Archaeology

- 5.32 Offa's Dyke is one of the most important early medieval linear monuments in Britain. The section adjoining the site is Scheduled Monument MG138, Offa's Dyke: Section West of Court House Farm. Its significance derives from its surviving fabric, archaeological potential, linear form, landscape setting and relationship with the Offa's Dyke Path National Trail.
- 5.33 The LDP allocation recognises this constraint and assumes a reduced capacity to allow for a heritage buffer. The indicative layout responds by keeping dwellings away

from the eastern boundary and using the intervening land as open space and landscaping.

- 5.34 No Heritage Impact Assessment or archaeological survey accompanies the application at this time. However, as noted, the principle of development in this location has already been established within the LDP through the allocation of the land for residential development.
- 5.35 The allocation provides a clear policy basis for residential development alongside the scheduled monument.

Welsh Language and Community Considerations

- 5.36 The proposal is limited to the 10 dwellings already planned for through the adopted LDP. It would provide a mix of homes, including affordable housing, helping to support the population and services of Forden and Kingswood.
- 5.37 The scale of development is proportionate to the settlement and is not expected, in itself, to cause a significant adverse effect upon the Welsh language. Opportunities to support the language through bilingual naming and signage can be considered at detailed stage in accordance with TAN 20 and the Council's requirements.
- 5.38 The public open space and pedestrian links would provide community benefits, while the affordable homes would respond to local housing need – providing two new homes for local people with an affordable housing need.
- 5.39 As per the submitted Indicative Proposed Block Plan, the two affordable dwellings would be a 3-bed dwelling and a 2-bed dwelling. It is considered these dwellings would help to meet an identified need within the locality.
- 5.40 As noted, the proposed open-market dwellings also vary in their scale and type – with a mixture of terraced, semi-detached and detached dwellings being proposed alongside a bungalow.

6.0 Conclusion

- 6.1 This Planning, Design & Access Statement has been prepared on behalf of Mr & Mrs Jones (the Applicants) in support of an outline planning application, with all matters reserved, for up to 10 dwellings and associated estate road, public open space, drainage and landscaping at land between Heatherwood and Kingswood Lane, Forden (“the Application Site”).
- 6.2 The site was allocated as P17 HA2 for 10 dwellings within the Powys LDP. Although that Plan ceased to form part of the statutory development plan on 31 March 2026, the allocation remains an important material consideration supporting the principle and amount of residential development.
- 6.3 The Indicative Block Plan demonstrates that 10 dwellings, affordable housing, public open space, a buffer to Offa's Dyke, landscaping, drainage, parking and the water-

pipeline easement can be considered within the site. Vehicular access is shown through Heatherwood, with a separate pedestrian connection to Kingswood Lane.

6.4 The proposal also provides a clear basis for delivering a net benefit for biodiversity through the stepwise approach, sustainable drainage, locally appropriate design, inclusive access and a housing mix which includes 20% affordable housing provision.

6.5 It is considered the site forms a logical location for a new small-scale residential development, and importantly, the proposal complies with the requirements of the statutory development plan, along with both local and national planning policy guidance. As such, it is respectfully requested that Powys County Council, as Local Planning Authority, grants outline planning permission for the development.