



Design and access statement-Incorporating Planning statement, Affordable Housing statement, Lifetime Home Standard statement.

For the proposed residential development Land at Tanrallt Farm, Llanilar, Ceredigion SY23 4PJ

October 2025 V1

Design and access statement
For the proposed Residential Development, Land at Tanrallt Farm, Llanilar,
Ceredigion SY23 4PJ



PROJECT SUMMARY

► *Description of development:*

► Proposed residential development (outline, with all matters being reserved) of circa 43 affordable homes to include:

10 x 1 bedroom houses

4 x 1 bedroom bungalows

4x 2 bedroom bungalows

16 x 2 bedroom houses

7 x 3 bedroom houses

2 x 4 bedroom houses

► *Location:*

Land at Tanrallt Farm, Llanilar, Ceredigion SY23 4PJ

► *Date:*

► October 2025

► *Client:*

► Tair Chwaer Cyf

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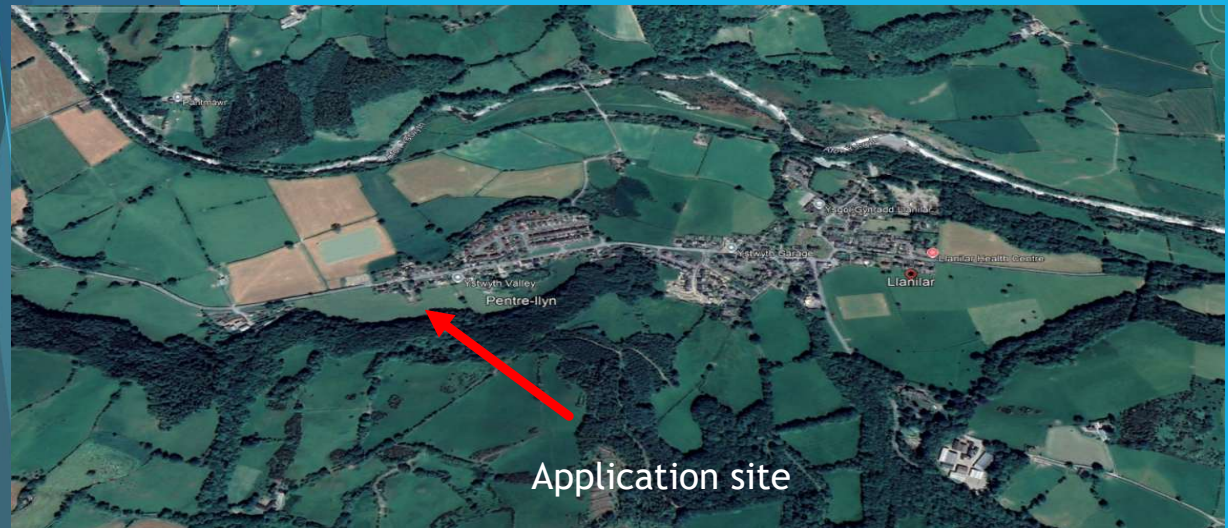
INTRODUCTION

Preseli Planning LTD have been instructed by Tair Chwaer Cyf, to submit an outline planning application for a residential development with all matters being reserved to Ceredigion County Council.

The application seeks outline approval with all matters being reserved for:

A Residential development of circa 43 units to include 1-4-bedroom dwellings. The application site would form an affordable housing exception site, which would be developed by a housing association and serve the Llanilar Rural Service Centre.

The principal concept of the scheme is aimed at providing quality, aesthetically pleasing, well designed sustainable homes to serve the Llanilar and surrounding local community. The following Design and access/ planning statement has been prepared to support a detailed planning application for the development.



Source: Google earth

As the proposal would form a major development and in line with the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 prior to the formal submission of a planning application to the Local Planning Authority ("LPA"), the applicant is required to undertake a pre-application consultation which shall include a design and access statement so that people can provide comments prior to the submission of the formal application.

SITE IN LOCAL CONTEXT

General Location

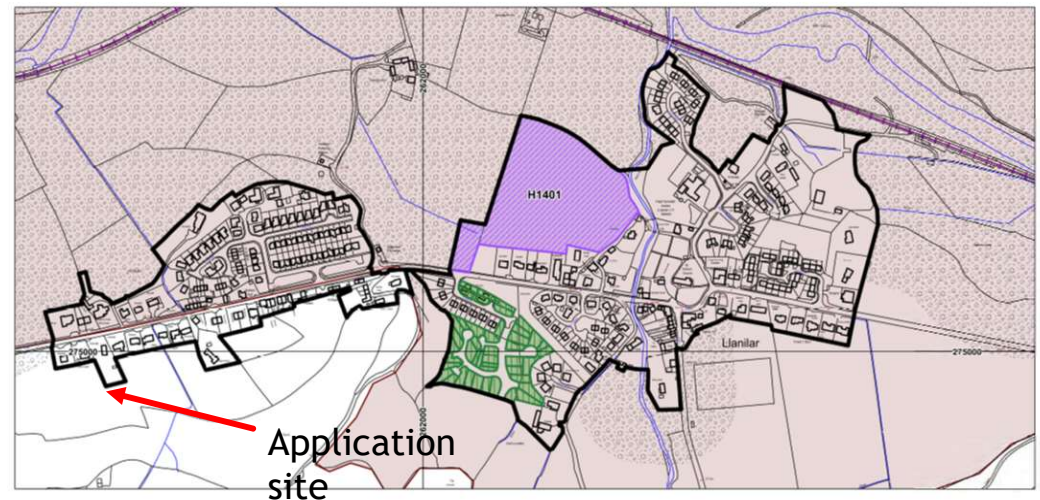
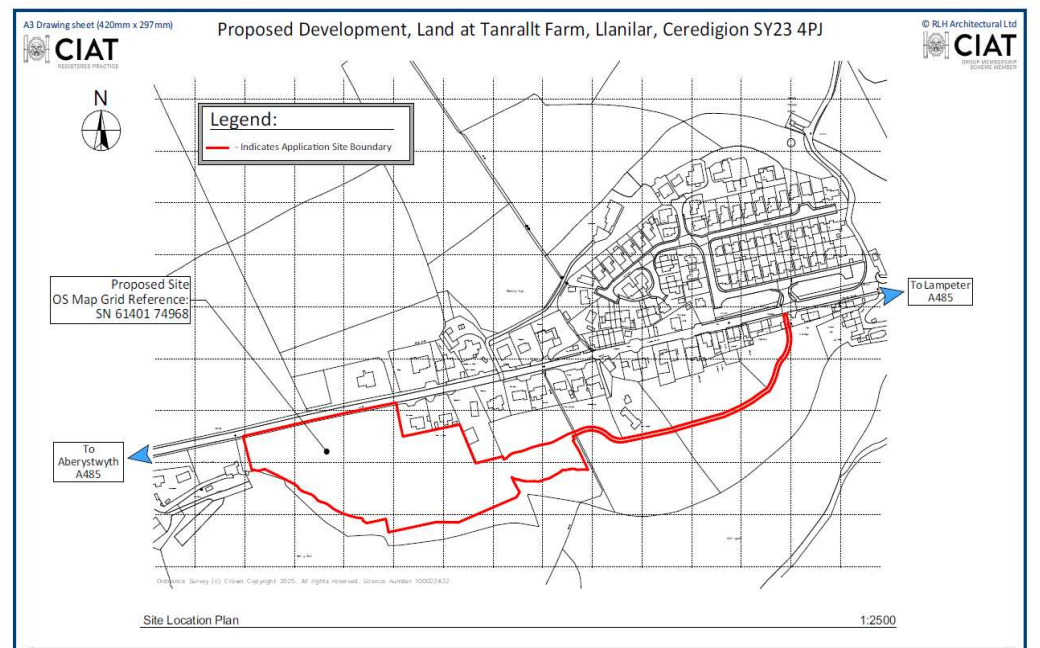
This site comprises of an elongated parcel of land which runs in parallel to the A485 highway. The site forms an infill parcel of land located adjacent to the west aspect of the settlement Llanilar settlement. The application site developable area extends to an approximate area of 2.03 hectares (Ha) between the western aspect of the settlement of Llanilar and properties at Tanrallt.

Residential development in the Lanilar settlement comprises of a mixed form of single/two storey dwellings detached and semi-detached dwellings which vary in density. Generally, to the south of the highway and west of the settlement are detached dwellings of a mixed scale, form and material finish. Located to the north of the highway is a higher density cul-de-sac of residential dwellings (Cwm Aur). The application site itself comprises of agricultural land, which is bounded by dense ancient woodland to the south, where levels rise, and the A485 highway to the north.

The site topography comprises of the site levels rising from the north to south. The topography between the highway to the mature trees rises by 18 metres, as identified on the topographical information provided to support the application (dwg no R614-101C).

With regard to planning history, there is a historical planning application (reference 891643(outline)) for the erection of two dwellings which was refused on the 12/01/1990. A further application (reference 891743) for the erection of one dwelling under an outline application was also refused 12/01/1990.

A pre application enquiry for the erection of 9 units (ref Q240115) was also submitted to Ceredigion County Council. This identified site constraints and raised concerns regarding the lack of connectivity with the settlement.



Source: Ceredigion LDP proposals map

Graddfa / Scale (Fel y'u cynhyrchwyd ar A3 / as produced on A3): 1 : 4,000

Character

The proposal will seek to gain full planning permission to develop the site for residential purposes, with circa 43 No. affordable dwellings, including infrastructure to adoptable standards, landscaping improvements, biodiversity mitigation & enhancements.

The scheme proposes developing the site which would represent an economic and beneficial use of a undeveloped site, that would make a contribution to the council's affordable housing land supply.

As mentioned earlier in the preceding paragraphs of this statement, the site will be accessed directly from the A485 highway which serves the Llanilar settlement. The development also promotes active travel, as it has incorporated features such as a bus stop at the site entrance public footways within the site, which link back to the existing bus stop located in Llanilar. This associated infrastructure would promote active travel and integration within the existing community as provision for a recreational area has also been provided.

Each dwelling will have the benefit of private amenity areas. A community recreation area to serve residents of the site and general community would also be provided immediately to the east of the development. Provision of further green areas have been pepper potted around the site.

The site layout plan identifies a scheme of circa 43 dwellings comprising of a mix of 1-4 bedroom houses and bungalows. Based on the developable site area of 2 hectares, this would equate to approximately 21.5 dwellings per hectare. Which would be considered an efficient use of land given topography, biodiversity buffer, SuDS and open space requirements, however it should be noted that the layout and density is indicative at this juncture.

As the development would form an outline permission with all matters being reserved, the scale and character of the development has set out scale parameters. These are included on dwg R614-104C.

[Design and access statement](#)

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Unit Scale Parameters			
Unit Type	Building width (gable)	Building length (frontage)	Building height (ridge)
2 Person 1 Bedroom Houses	9.5 - 10.5m	8.0 - 9.0m	9.0 - 10.0m
2 Person 1 Bedroom Bungalows	8.0 - 9.0m	8.0 - 9.0m	6.0 - 7.0m
3 Person 2 Bedroom Bungalows	9.0 - 10.0m	8.0 - 9.0m	6.0 - 7.0m
4 Person 2 Bedroom Houses	9.0 - 10.0m	6.0 - 7.0m	9.0 - 10.0m
5 Person 3 Bedroom Houses	9.5 - 10.5m	6.0 - 7.0m	9.0 - 10.0m
6 Person 4 Bedroom Houses	9.5 - 10.5m	8.5 - 9.5m	10.0 - 11.0m

Residential development comprises of single and two storey dwellings. The different scale and forms of development have been strategically placed in the site. These take into account levels and reduce the visual impact of the built form upon the existing environment.

In terms of design, the proposed dwellings have been considered to follow similar development patterns within the vernacular. These are a mix of and single and 2 story dwellings.

Typically, the external materials have been chosen to match in where possible, whilst offering a low-maintenance solution. The choice of roofing slate provides a long-term and sustainable option for the roofs, painted/coloured render/clad walls; pvc fascia's and barge boards and rainwater goods, will result in hardwearing, low-maintenance properties. This also reinforces the lifetime homes strategy.

Indicative image scheme of the proposal has been included below and in the supporting information.

A schedule of enclosed rear garden accommodation identifies the generous private amenity areas associated with each unit type.

Benchmarking against WG standards for social housing at a minimum garden area of 30sq.m for bungalows and 40 sq.m for houses, the proposals are plentiful.

The housing mix is aimed at providing a mix of house types to cater for changing patterns in household size.

The housing market requirements in the local area suggest there is a demand for 1 and 2 bedroom properties. This demand has been reflected by the proposed mix, as over 75% of the proposed units would form 1 and 2 bedroom dwellings. (Please refer to appendix 1, for housing demand figures)

Unit areas ranging from 54m2 being the smallest to 110m2 being the largest are reasonable in size to meet space standards and are not excessive to impact on the provision of unit density across the scope of the development.

The nature of the residential development in terms of its siting, scale and character would be compatible with the surrounding area with mixed forms of residential development immediately to the east and west aspects of the site.

The proposed layout would feature as a cul-de-sac of residential dwellings. This arrangement would be compatible and in keeping with the existing residential development in the Llanilar settlement. Where the cul-de-sac arrangement of residential properties exist.



Indicative Unit Mix/Density

2 Person 1 Bedroom Houses	54.0sq.m.	x 10
2 Person 1 Bedroom Bungalows	51.0sq.m.	x 4
3 Person 2 Bedroom Bungalows	58.0sq.m.	x 4
4 Person 2 Bedroom Houses	83.0sq.m.	x 16
5 Person 3 Bedroom Houses	93.0sq.m.	x 7
6 Person 4 Bedroom Houses	110.0sq.m.	x 2
Total No of Units =		x43

Sustainability

Based on the site forming a housing exception site on land adjacent to the Llanilar settlement boundary and infilling land, the proposal is considered to form a sustainable development, which would satisfy the strategic policies of the Ceredigion Local Development Plan (S03 Development in Rural Service Centres and S05 Affordable Housing).

As part of the supporting information drawing r614-101C and R614-102C, have identified several constraints, which have been considered and mitigated into the proposed scheme. These namely are ecological buffer zones along the mature ancient woodland to the south (which achieves a 21-metre buffer zone from the building line) and the rising levels to the south of the site increasing by 18 metres.

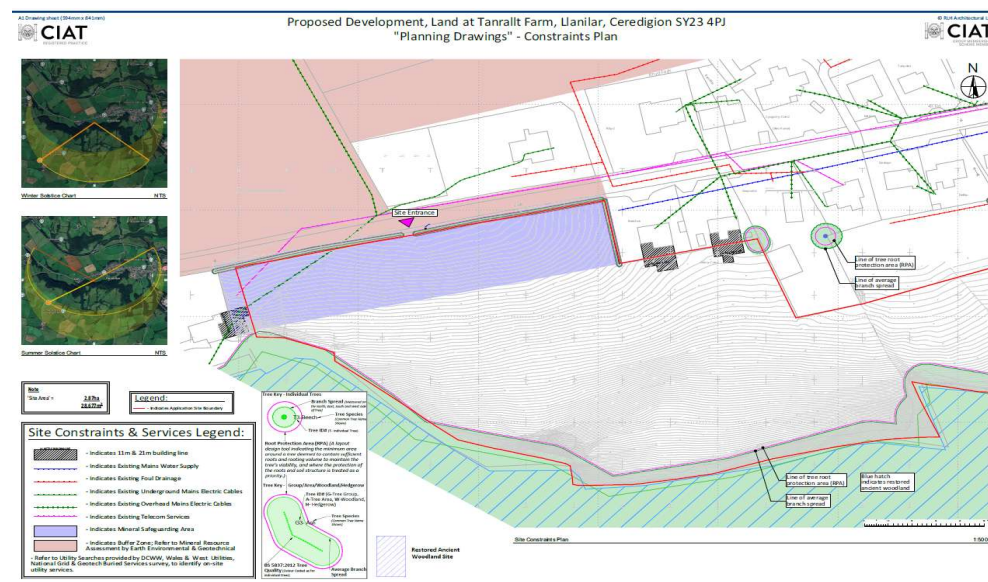
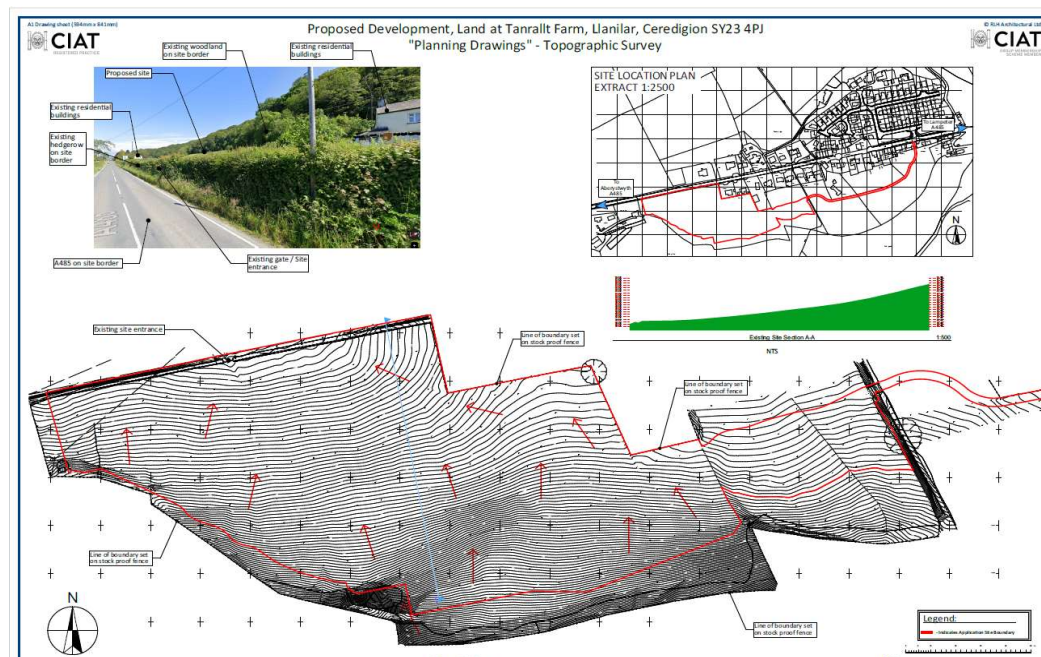
The development has also represented a sustainable form of development by way of incorporating a sustainable design with the use of renewable technology to include Solar panels to the dwellings roof, air source heat pumps and rain gardens as indicated on the accompanying block plan layout (R614-104C). Such features support improved resource efficiency and minimizes the developments carbon footprint, while also having an inclusive design that is compliant with the latest building regulation requirements and support the aims of lifetime homes.

To provide enhancement landscaping features would comprise of native shrubs, which would provide screening and improve hedgerow densities. Other features could include the use of bird and bat boxes with bee bricks being strategically placed within the site. Provision has also been made for adequate soakaways and drainage basins to acquire sustainable urban drainage approval. Further evaluation of the potential features have been included in the supporting Green Infrastructure Statement.

Based on the above, the indicative proposal has had regard to environmental sustainability and considered the site constraints, while illustrating enhancements and encouraging resource efficiencies.

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Accessibility & Movement

The principal highway which serves Llanilar is the A485 which links to the A487 trunk road serving Aberystwyth to the west. To the east of the village the A485 highway splits to the B4575.

The plans are indicative only at this stage but show the site will be centrally accessed by vehicles directly from the A485 highway frontage. Movements of vehicles internally would be accommodated via road spurs to the east and west aspects to serve dwellings and the provided vehicular parking. The indicative layout also demonstrates public footpaths along the vehicle routes would direct pedestrian to a created bus stop to the east of the main site access.

The site layout has provided turning heads to allow vehicles to access and leave the site in a safe manner. The indicative layout has provided a satisfactory number of parking spaces and made provision for visitor car parking spaces (one parking space per one bedroom unit, two parking spaces for 2 bedrooms and three parking spaces for the 3 and 4 bedroom units. A further 11 visitor parking spaces have also been made available. The development could also make provision to accommodate cycle stores. This provision would satisfy the Ceredigion Supplementary Planning guidance (Parking standards) and relevant requirements of policies DM06 (High Quality Design and Place making) and DM09 (Design and Movement) of designing a scheme where movement and accessibility around the development has formed a fundamental consideration.

In terms of pedestrian movements, a pavement access next to the proposed internal routes would be provided throughout the site. The pavements would provide a safe level access and links between dwellings linking to the community recreation area to the east. From here a pedestrian footway would provide a link to the rear of existing dwellings and centrally enter the Llanilar settlement, adjacent to the existing bus stop located at Cwm Aur. The pedestrian access and installation of the bus stop would promote active travel in the site and be constructed to an adoptable standard.

In terms of public transport links, the nearest bus stop is known as Cwm Aur bus stop located approximately 400 metres to the east of the application site. This would be linked by the proposed footpath to the rear of the dwellings, which front the A465 highway. The bus stop provides access to the 585 bus route. This is an active and regular service between Lampeter-Tregaron and Aberystwyth. In addition to the existing bus stop, the development has made provision for a further bus pull in adjacent to the proposed site access. Considering the above, the site would be accessible from private transport methods while also offering regular public transport links and being well connected to other settlements, such as Aberystwyth in the wider area to promote active travel and the use of a rail service.



Source: google earth

Cwm Aur Bus Stop, Google earth image



Proposed site access. Source: Google earth

OTHER PLANNING MATTERS - LANDSCAPING & BIODIVERSITY

Indicative landscaping arrangements have been provided on the site plan (dwg no R614-104C). This illustrates a site sensitive scheme, to soften the development and overtime, imbed it well within its surroundings. The SUDS design, including individual 'private, front gardens', will offer improved, site wide biodiversity and enhanced 'green' infrastructure. The streetscapes and home occupiers will benefit from the natural world being brought close to their front doors.

Based on the absence of trees across the site (excluding the southern boundary), the intention is to ensure a native scheme of tree planting has been considered in the landscape proposals.

Crabb and co Ecology have undertaken an extended Phase 1 ecological appraisal and species surveys, inclusive of bat, bird and badger survey. The report identifies the potential impacts the proposed development has on the local biodiversity.

Ecological buffer zones, sensitive lighting strategies, bat tubes, bird boxes, bee bricks, and hedgehog highways could all form part of the mitigation strategy across the development. These features will be assessed and designed to accompany any future reserved matters application.

The Ecology report acknowledged the ancient woodland to the south of the site is being used by badgers and, bat and bird species. On this basis it was recommended that further survey work could be undertaken. The findings could then be submitted as part of the reserved matters application.

ARCHAEOLOGY AND HISTORIC ENVIRONMENT

The site is located approximately 750 metres to the south of Pant Mawr Hillfort (CD170) and 1.4 kilometres to the west of the Pen y Castell Group (CD024) which form recognised schedule monuments. In addition to the schedule monuments there is a Grade II listed building known as Glanhau (81973) located over 700 metres to the east of the application site. There is also a cluster of other Grade II listed features such as railing beyond this to the east Bryn llar (81975, 81967, 81974, 81972 and 81980) Having regard to the nature of the development, the topography of the area and the distances involved, with existing intervening natural screening being in situ, it is not anticipated that the proposed development would have an impact on the setting of the schedule monuments or listed buildings, which will remain protected.

COMMUNITY SAFETY

►AS ILLUSTRATED ON THE ACCOMPANYING INDICATIVE BLOCK PLAN, THE PROPERTIES WOULD BE PUBLICLY VIEWED FROM THE INTERNAL HIGHWAY ROUTES. THE PLAN HAS ALSO MADE PROVISION FOR PRIVATE AND SECURE AMENITY AREAS, WHICH COULD BE DEFINED BY APPROPRIATE BOUNDARY TREATMENTS.

►THE ORIENTATION AND SEPARATION DISTANCE BETWEEN DWELLINGS WOULD PROVIDE PRIVACY, SUFFICIENT LIGHT WITH ADEQUATE SOCIAL AMENITY AREAS BEING PROVIDED IN THE ALLOCATED PUBLIC OPEN SPACE AREAS.

►THE PROPOSED LAYOUT WOULD ALSO PROVIDE NON HARMFUL SURVEILLANCE BETWEEN DWELLINGS. THIS WOULD PROVIDE A SECURE ENVIRONMENT THROUGH PARKING PROVISIONS AND WALKWAYS/ PAVEMENTS WITHIN THE SITE.

►A PRE APPLICATION ENQUIRY HAS ALSO BEEN UNDERTAKEN WITH THE DESIGNING OUT CRIME POLICE OFFICER. THEY OFFERED NO OBJECTION TO THE DEVELOPMENT PROVIDED THE PEDESTRIAN LINK PATH FROM THE DEVELOPMENT SITE IS LIT AND DESIGNED IN ACCORDANCE WITH BS5489-1:2020. THIS RESPONSE CAN BE FOUND IN APPENDIX 2.

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Future maintenance

- In terms of the sites future maintenance the highway and pedestrian link would be constructed to a standard which could be adopted and maintained by the local authority.
- As the site is forming a housing exception site this would be the responsibility of the registered social housing landlord.
- The open space elements of the development is likely to be the responsibility of an appointed estate management company, which will be governed by the developer (social housing landlord)
- Based on the development being constructed from high quality sustainable materials the development should stand the test of time for the medium to long period, therefore forming a sustainable development that can be appropriately maintained.
- hardwearing materials would be used for pedestrian and vehicular access in the proposed development. These features would be maintained to provide safe ingress and egress within and around the site.



MAIN PLANNING CONSIDERATIONS

The application seeks outline consent with all matters being reserved for a residential development of circa 43 units. The residential development would form a residential exception site and serve as affordable housing.

Affordable housing statement

The Llanilar settlement is defined as a Rural Service Centre (RSC) under policy S03 of the Ceredigion LDP. The policy refers to housing being in settlement boundaries, however it does link with the exception site policy (Policy S05). Policy S05 (Affordable Housing) seeks to secure affordable homes. Criterion 3 permits 100% affordable housing provided there is an affordable housing need. It also states Rural Housing exception site will only be permitted in RSC's, 'Linked settlements' and 'Other Locations.'

As the development would be located adjacent to the Llanilar settlement boundary, which is defined as a Rural Service Centre, by policy S03 of the Ceredigion LDP supports 100% affordable housing sites in or adjacent to Rural Service Centres provided there is a justified affordable housing local need.

To support the justified need the housing association Barcud intends to delivery the development and support the scheme. Their letter and housing figures included in the appendix 1 identifies the justified need.

The demand figures supplied by Barcud highlight a direct need for 40 units in Llanilar with over 70 % of this demand being for 1 and two bedroom units. This is reflective by the proposed development as over 75 % of the proposed units form 1 and 2 bedroom units. The justification for the development and house type demand is further supported by the demand for affordable housing in the area, as nearby settlements such as Llanfarian have a high demand totalling 55 units of which 78% of the requirement is for 1 and 2 bedrooms. The need for the development is also reinforced by the failed delivery of housing allocations in the settlement (H1401). Currently no planning application to develop the site has been forthcoming since the LDP was adopted in 2007.

Based on this assessment and the developer forming a housing association, it can be concluded there is a justified demand for affordable housing in the area with house types of this scale and design satisfying the need. On this basis the principle of the development and of this scale would be supported by the adopted Ceredigion Local Development Plan policies (S01,S03 and S05)



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MAIN PLANNING CONSIDERATIONS

Design considerations

With regard to detail design considerations the development would delivery a housing density equating to 21.5 dwellings per hectare. This density value indicated by the Ceredigion Settlement Group Statement, advises the Llanilar settlement has a general density value of 23 dwellings per hectares. Due to the site topography (land levels rising to the south (by 18 metres) and buffer zone between the development and ancient woodland) these factors are considered sufficient reason to accept a slightly less density value. On this basis the proposal would have an in keeping density value with the character and built form in the area to satisfy policy LU06 of the Ceredigion LDP.

The dwellings layout have also been designed to allocate sufficient private and general amenity provision to occupiers, while also having sufficient separation distances a minimum distance of 21 metres window to windows to prevent overlooking. The indicative layout with the scale paraments would therefore accord with the requirement for the general policy DM06 (High quality design and Placemaking) relating to amenity.

In addition to private amenity space, the development has recognised an open space requirement to serve occupants of the development and the community of Llanilar. The development has provided a recreation area to the east covering 1626 square metres. The recreation space will be served by an adoptable footpath, which centrally links to the settlement making it accessible for all and resulting in a community benefit. This arrangement forms an overprovision based on the Ceredigion SPG requiring 1200 square metres of open space for a development of this scale. The proposal therefore complies with the open space SPG and Policy LU24 (provision of new open space) of the Ceredigion LDP.

Landscaping/Ecology

The application forms an outline application with all matters being reserved such as landscaping. The indicative proposal as per site plan (R614-104C) has illustrated landscaping features being incorporated which include the planting of trees, hedgerows, and drainage basins. Specific details regarding landscaping and its management could be provided with a detailed landscape management plan as part of the reserved matters application. The supporting green infrastructure statement highlights the site having a low base line. The green infrastructure assessment also highlights opportunities for the site to incorporate biodiversity and ecological features for enhancements with sensitive receptors such as the ancient woodland to the south being protected. The application has also been accompanied with an ecological survey which supported the sensitivity of the ancient woodland to the south. As part of the outline application, with all matters being reserved the proposal has demonstrated an indicative site layout which could provide a landscaping scheme that would integrate the development within its surroundings, while also providing an ecological enhancement and biodiversity net gain to satisfy policies DM06, DM13, DM14, DM15, DM 17 and DM 20 from the adopted Ceredigion LDP.

MAIN PLANNING CONSIDERATIONS

Drainage

The development will require approval from the Sustainable Drainage Approval Body (SAB) and as indicated on the indicative layout (Dwg no R614-104C) features such as drainage basins, rainwater gardens, permeable paving can be incorporated in the development. These would provide the benefit of surface water attenuation, while also creating environmental enhancement features throughout the development. This indicative drainage arrangement would also form an appropriate drainage strategy to satisfy the requirements of TAN 15 (development, flooding and coastal erosion). Therefore, subject to the detailed approval from the Sustainable Drainage Approval Body, the proposal could accord with the requirements set out in policies DM 05 (Sustainable development and Planning gain) and DM 13 (Sustainable Drainage System). and could provide the required drainage strategy to accord with TAN 15.

Highways/Parking

The application forms an outline consent with all matters including access being reserved. Notwithstanding this one vehicular access would be created directly onto the A485 highway approximately 60 metres to the west of the 20 miles per hour zone of Llanilar. The access as referenced on dwg R614-104C would accommodate adequate visibility splays in both directions. Based on the access being close to the Llanilar 20 mph zone and the highway to the west comprising of a bend, the anticipated vehicle speeds of passing traffic are low. With regard vehicular movements in and around the site the cul-de-sac arrangement with parking and turning areas as per the indicative dwg (R614-104C) have been laid out to an adoptable standard.

To promote active travel the development has also indicatively demonstrated the site being well served for pedestrian users as level footpaths, pavements and road crossings would be provided throughout the site. Furthermore, the development would also provide a pedestrian link for users from the site back to a central point in the Llanilar settlement. The development would also promote the use of public transport as the pedestrian link would adjoin the Llanilar settlement adjacent to an existing bus stop. In addition, a Bus pull in with a pedestrian link has been accommodated to the north of the access. Therefore, based on these site characteristics, the created vehicular and pedestrian access has indicatively demonstrated in the outline proposal, that it would comply with the relevant policies in terms of vehicular and pedestrian movements.

With regard to parking requirements the indicative proposal would meet the amount of parking spaces as set out by the Ceredigion Supplementary Planning guidance (Parking standards) of providing 1 space per bedroom to a maximum requirement of 3 spaces and visitor parking of 1 space per 5 units.

MAIN PLANNING CONSIDERATIONS

Agricultural Land Classification

ALC-outside flooding zone which forms a constraint to the settlement

Section 3.59 from Planning Policy Wales states the below:

“When considering the search sequence and in development plan policies and development management decisions considerable weight should be given to protecting such land from development, because of its special importance. Land in grades 1, 2 and 3a should only be developed if there is an overriding need for the development, and either previously developed land or land in lower agricultural grades is unavailable, or available lower grade land has an environmental value recognised by a landscape, wildlife, historic or archaeological designation which outweighs the agricultural considerations. If land in grades 1, 2 or 3a does need to be developed, and there is a choice between sites of different grades, development should be directed to land of the lowest grade”

An agricultural land classification report has been undertaken by ‘Oracle Environmental Experts’. This has concluded that 77.8 % of the site has a lower grade agricultural value being 3b and 4. Other potential sites have been identified in or adjacent to the Llanilar settlement boundary, however these are constrained by flood zones or do provide the same site area, which has a higher percentage of lower grade value agricultural land. In addition, the supporting evidence from Barcud (Appendix 1) justifies an overriding need to deliver affordable housing.

In addition to the protection of agricultural land the Ceredigion LDP also looks to safeguard minerals as set out by policy 27 (Sustainable supply of Mineral Resources). Given the proximity of existing dwellings from the development site and the recognised ancient woodland to the south, it is considered that no mineral extraction from the site would be feasible in the interest of amenity and ecological protection.

Lifetime homes statement

The application has been submitted as an outline application, notwithstanding this the developer would be committed to provide a high proportion of dwellings to the lifetime homes standard. The dwellings and site would be designed to be adaptable to occupants of varying abilities over their lifetime. This element will also be governed by building regulations document ‘M’ to ensure the dwellings and layout can be adaptable to all for current and future occupants.

Welsh Language impact statement

A further policy consideration is the impact the development would have upon the Welsh language. This is also emphasised in the Settlement Goup Statement where potential phasing of development may be required in the interest of protecting the Welsh language. Based on the majority of housing being provided forming one and two bedrooms the population influx will not be high upon the settlement. Furthermore, due to their being a high demand in the locality and the dwellings forming an affordable solution managed by a local housing association, residents are likely to have a local connection and be Welsh speakers, who already reside in the locality. Therefore, based on the scale of the units not attracting a large population influx and the house type being desirable to suit local needs, it can be concluded that the development is unlikely to have an adverse impact upon the Welsh language and comply with policy DM01 of the Ceredigion LDP.

CONCLUSION

The site is located immediately adjacent to the defined settlement boundary of Llanilar, which forms a Rural Service Centre (RSC). The development seeking outline permission for a 100 % affordable housing development has demonstrated a need to serve the settlement and locality, which has been reflected by the proposals scale and form. The identified need has been supported by the local housing association Barcud, who will develop the site, as such the principle of the development is acceptable and represents a sustainable development, which would relate well to its setting and have an acceptable impact on the environment. The proposal therefore complies with policies S01, S03, S05, LU02, LU06, LU24, LU27, DM01, DM06, DM10, DM13, DM14, DM15, DM17 and DM20 of the Ceredigion LDP.

In reaching this conclusion, we wish for the Authority to consider that regard has been given to the requirements of sections 3 and 5 of the Well Being of Future Generations (Wales) Act 2015.

If the Authority require any further information or wish to discuss any matters relating to the submission, then please do not hesitate to contact Gethin Beynon from Preseli Planning LTD.

APPENDICIES

Appendix 1 - Barcud demand housing figures

Appendix 2 - Designing out crime officer response



► Appendix 1

Design and access statement
For the proposed Residential Development, Land at Tanrallt Farm,
Llanilar, Ceredigion SY23 4PJ



Prif Weithredwr y Grŵp / Group Chief Executive:
Jason Jones

Pencadlys / Head Office
Barcud
Uned 4
Parc Busnes Pont Steffan
Llanbedr Pont Steffan
Ceredigion SA48 7HH

Swyddfa Rhanbarthol / Regional Office
Barcud
Tŷ Canol House
Ffordd Croesawdy
Y Drenewydd / Newtown
Powys SY16 1AL

Sion Jenkins
(sent via email 11/07/25)

Dyddiad / Date
11/07/2025

Gofynnwch am / Please ask for
Geraint Roberts

Llinell uniongyrchol / Direct line
01686620501

Ein cyf / Our ref
Llanilar

Eich cyf / Your ref

Dear Mr Jenkins,

Proposed Development at land at Tanrallt Farm, Llanilar, Ceredigion, SY23 4PJ

I refer to our recent correspondence in relation to the above site.

I can confirm that Barcud is very interested in developing affordable housing at the site.

I have investigated the affordable housing need in Llanilar and the surrounding communities and can confirm that there is high demand for affordable homes in the area.

The proposed development is well placed to deliver the affordable homes that are needed and I am therefore more than happy to support your planning application.

If you have any further queries please do not hesitate to contact me.

Yours sincerely,

Geraint Roberts BSc MA MRTPI
Interim Head of Development



Getir ateb yn Gymraeg neu Saesneg
You may reply in Welsh or English
0300 111 3030
post@barcud.cymru

Sylfeini cadarn / Firm foundations
Cartrefi gwell / Better homes
Cymunedau cryf / Strong communities

Mae Barcud wedi'i gofrestru dan Ddeddf Cymdeithasau Cydweithredol a Chymdeithasau Budd Cymunedol 2014 ac mae ganddo reolau elusenol.
Barcud is registered under the Co-operative and Community Benefit Societies Act 2014 with charitable rules.

Housing need register

General Needs							
		Bedrooms					
Location	Bands	1	2	3	4	5+	Notes
Abermagwr	A		1		1		
	B						
	C						
	Total	0	1	0	1	0	
Llanfarian	A	4	13	3	1	1	
	B	6	2	1	1	1	
	C	14	4	3	1		
	Total	24	19	7	3	2	
Llangwryfon	A	1			1		
	B						
	C	1		1			
	Total	2	0	1	1	0	
Llanilar	A	3	10	3	3		
	B	4	2	1		1	
	C	3	6	3	1		
	Total	10	18	7	4	1	
Lledrod	A	1			1		
	B						
	C				1		
	Total	1	0	0	2	0	

Appendix 2

Design and access statement
For the proposed Residential Development, Land at Tanrallt Farm, Llanilar, Ceredigion SY23 4PJ



Appendix 2

Good afternoon Rob,

Thank you for completing the online registration, it has now arrived in our inbox. It was good to have a discussion about the development last week, definitely preferable to email tennis

Just to confirm in writing; I do not have any objections to the inclusion of a pedestrian link into the village.

As stated in the proposal, the path will be 3m wide and lit to BS5489-1:2020 – meeting SBD requirements and from a design / layout perspective, the curves within the path are open enough to allow a good field of view ahead

As discussed, the only recommendation that I would make, would be to ensure that the entrance/exit area for the path next to the bus stop be as open as possible.

Looking forward to seeing this develop

Regards,
Gareth



Gareth Rankin-Hill Cwnstabl Heddlu/Police Constable 858
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Hwb Atal Ganolog /Central Prevention Hub
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