



Crymlyn Grove,  
Skewen

# Design & Access Statement

Project No. 2285

17<sup>th</sup> September 2024

Architecture  
Civil Engineering  
Structural Engineering  
Urban Design  
Transport



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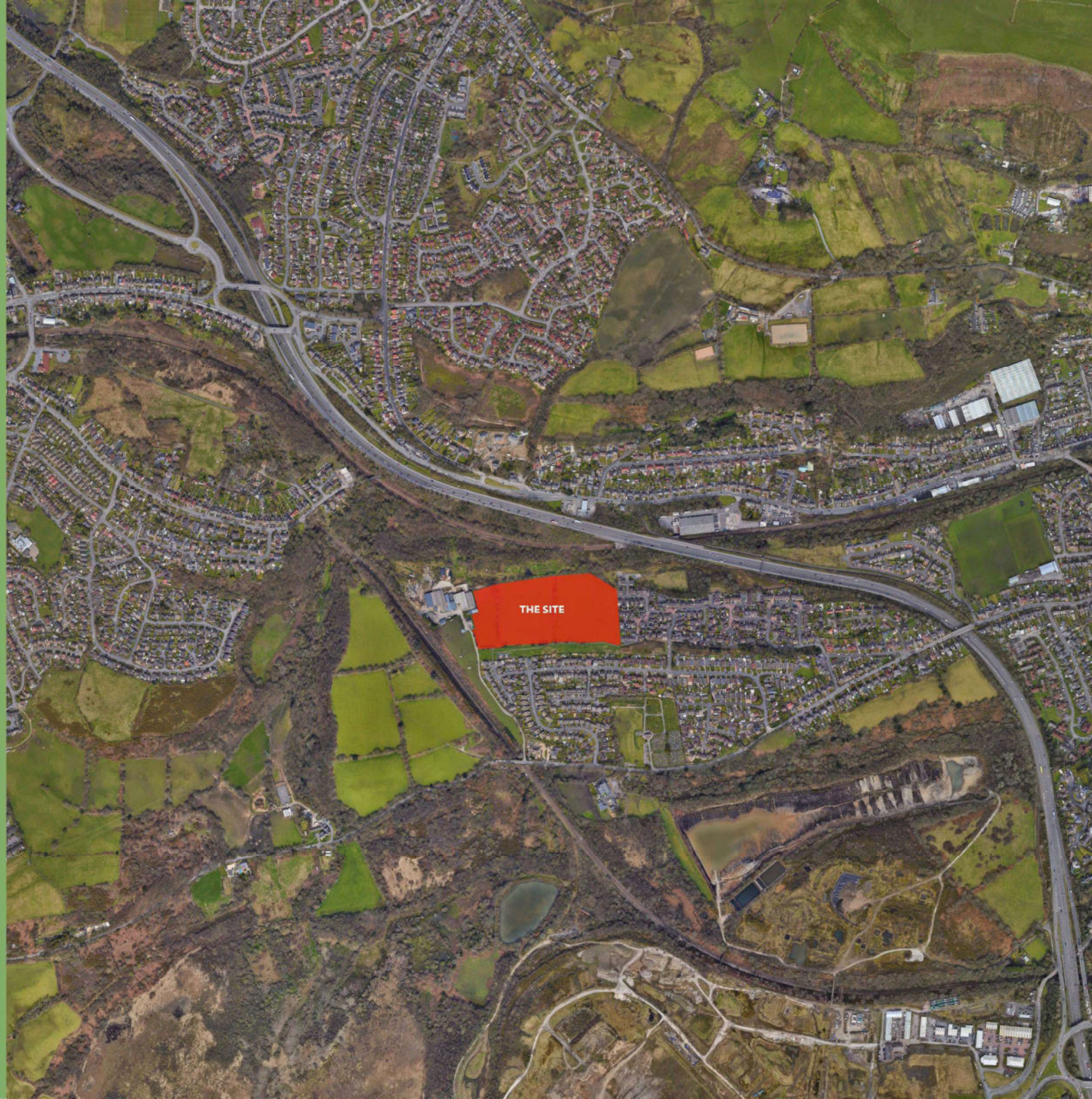
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## 1.0. Introduction

Spring Design was appointed by Pobl Group Ltd to undertake preliminary feasibility studies to establish the development potential and generate a design vision for the site.

The proposed scheme was designed following a detailed review of the site and the immediate surrounding area. The results of this review have informed the chosen design.

The site has also been the subject of a pre application submission and the responses received have been taken on board in the latest detailed layout.



## 2.0 Design Vision

The design vision for this proposal seeks to respond to the site analysis and local context study with a development that draws upon and reinterprets positive, familiar elements of Welsh vernacular architecture. A fabric-first approach with well-integrated low carbon heating and hot water systems delivers decarbonised and contextually appropriate dwellings.

In so doing, the design vision seeks to achieve the following objectives:

1. To create a unique development with its own distinct character and sense of place;
2. To create new public amenity value by protecting existing and providing new landscaping and green infrastructure;
3. To integrate SuDs and landscaping within the site to provide an attractive, biodiverse and sustainable environment for residents.

## 3.0 Quality Agenda

In addition to a meaningful site and contextual analysis that follows the guidance contained in the Welsh Government publication **Site & Context Analysis Guide: Capturing the Value of a Site (2016)** the design process has incorporated from its outset the principles of both **WDQR 2021** and **Lifetime Homes (2010)** as the relevant standards for social housing.

The feasibility studies undertaken to date ensure the deliverability of a project that complies with the floor areas identified within Appendix 11 - Notional Floor Areas 2019 of the Welsh Government publication **Social Housing Grant (SHG) Guidance for Registered Social Landlords and Local Authorities September 2019** and Appendix B of **WDQR 2021**.

The strength of the site analysis and resultant Site Layout, allied with the Design Team's thorough understanding of the objectives of **WDQR 2021**, will be sufficient to develop more detailed proposals that will continue to satisfy the Welsh Government quality agenda.

## 4.0 Summary of Proposals

### Location

Crymlyn Grove, Skewen

### Site Area

11.65 acres

### Applicant

Pobl Group Ltd

### Type of Application

Outline Planning application

### Proposals

153 dwellings comprising :-

- 38 x One bedroom Apartments
- 66 x Two Bedroom Houses
- 45 x Three Bedroom Houses
- 4 x Four Bedroom Houses

# 5.0 Site Analysis - Connectivity

The site is in an existing residential area in Skewen and comprises three fields separated by belts of landscaping. The site slopes gently from North to South and is currently open pastureland.

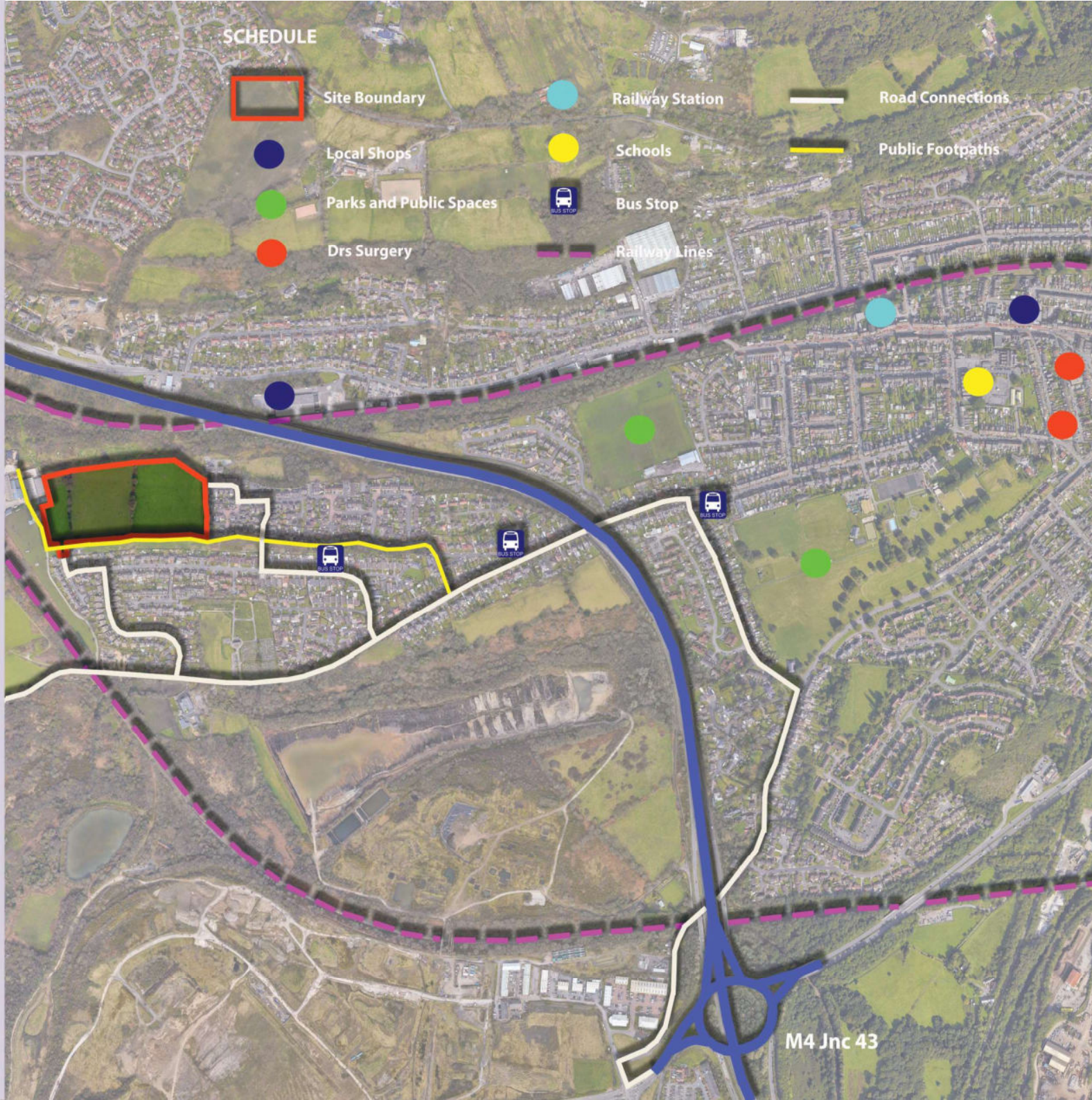
The site will be accessed through existing residential development onto a network of estate roads.

The boundaries of the site comprise post and wire and landscaping to the southern boundary, which in turn faces onto an existing area of public open space.

The boundary to the north is also post and wire and vegetation that is open to fields leading down to the railway and the M4 motorway.

The western boundary abuts the access to Pentwyn farm and the farm itself.

The final, eastern boundary abuts the existing residential development in Cae Morfa and comprise a mixture of fence types.



## 5.1 Site Analysis – S.W.O.T

### STRENGTHS

- Site has good public connections
- Existing bus stop route on Crymlyn Parc
- Established residential area
- Established utility services connections
- Established vehicle access on eastern boundary

### WEAKNESSES

- Proximity to M4 Motorway
- Construction of new access required across open space area at southern boundary.
- Overhead cables and Gas Main on southern boundary

### OPPORTUNITIES

- To complete the development pattern of the area
- Maintain as many quality established site trees as possible
- Create a new development with its own unique character
- Provision of new outward facing development overlooking green corridor
- Provision of new SuDS scheme as part of overall landscape approach
- The retention of existing trees and hedgerows.

### THREATS

- Site access from adjacent residential streets at the eastern boundary
- Overhead cable on southern boundary



5.2 Site Analysis – Site Photographs





### 5.3 Site Analysis – Site Photographs

The site is a greenfield site located on the edge of existing residential development. The closest adjacent dwellings are along the eastern boundary.

There is also residential development to the south, but this is separated from the site by a linear park running along the entire southern boundary. An overhead cable runs along this boundary.

The northern boundary comprises of wired fencing and faces onto the M4 motorway looking over rough grassland. The western boundary abuts an existing farm and buildings.

The site itself comprises three fields that are separated by lines of trees and hedge planting. The land is grassland and is currently used for grazing animals.

The site falls from the south to the north with a level difference of approximately 12m. This difference in level will inform the design in respect of layout and road pattern as well as SuDS proposals. The trees on the site have been subject to a detailed tree survey and it is intended to ensure that all trees considered suitable and safe, as identified by the survey, will be retained within the scheme.



**VIEWPOINT 1** - site entrance from Crymlyn Parc



**VIEWPOINT 4** - site entrance from Crymlyn Gardens



**VIEWPOINT 2** - play area along southern boundary



**VIEWPOINT 5** - northern boundary looking West



**VIEWPOINT 3** - Pentwyn farm



**VIEWPOINT 6** - southern boundary looking North East

## 5.4 Context Analysis – Flood Risk



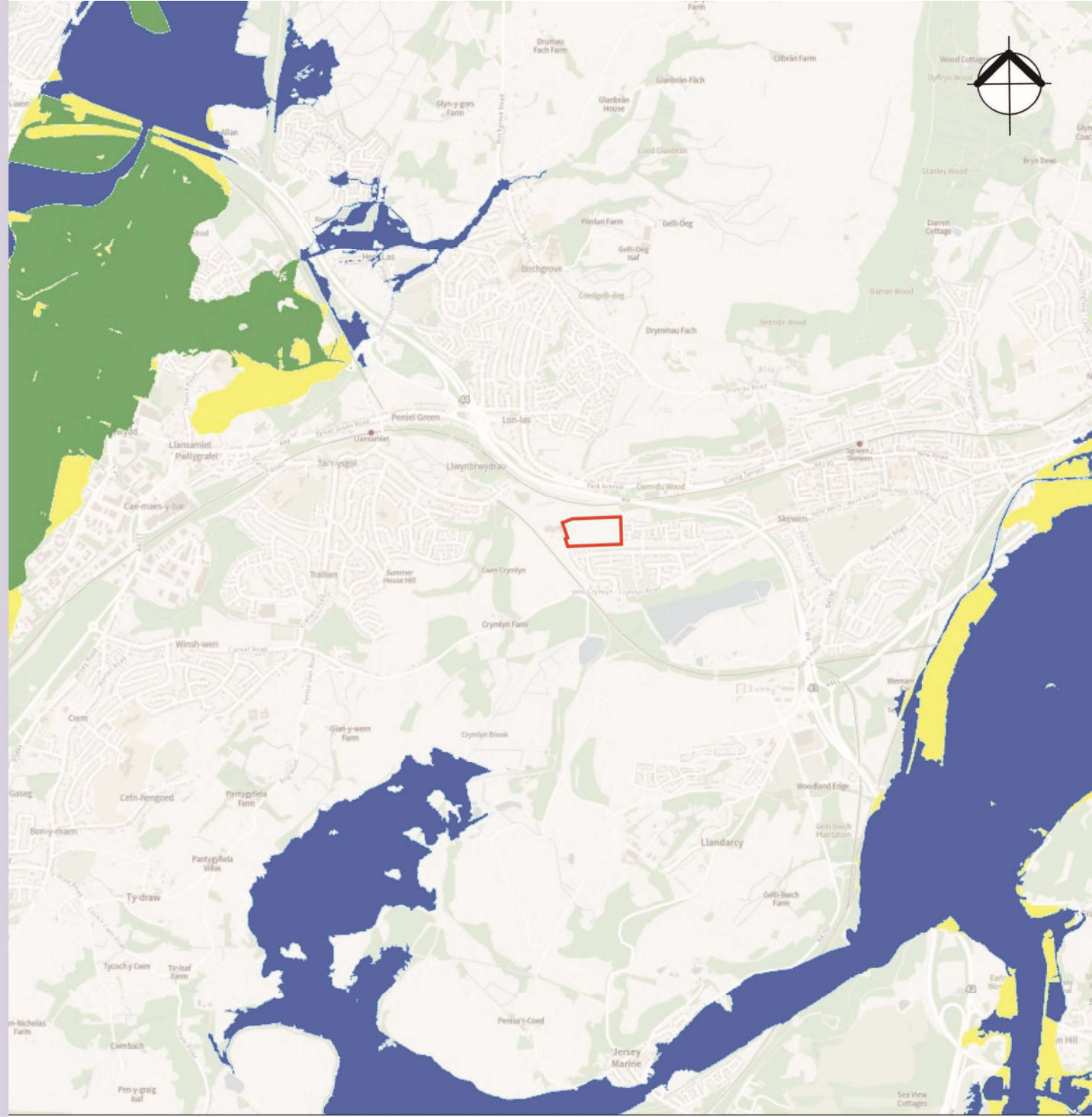
### Map Perygl Llifoedd / Flood Risk Map -

#### Allwedd / Map Key

- Zone C1
- Zone C2
- Zone B
- Zone A

Graddfa / Scale at A3 1: 25,714

Dyddiad / Date  
22/07/2024



## 5.5 Context Analysis – Architectural

The site is located on the edge of an existing residential area. The principal access to the site runs through a new estate and the houses here provide a good frame of reference for the proposed development.

The principal access to the site is through Cae Morfa. Dwellings here are modern in appearance and predominantly clad in buff and red brick under grey and brown concrete tiled roofs. Render is also prevalent and is used for key buildings. Windows have brick detailing around them to emphasise the openings.

At the south western end of the site, via Crymlyn Gardens, is where the second access point is to be constructed. The houses here are older but very similar, modern houses with no distinctive architectural theme to inform a design solution for the site. The predominant materials on this part of the estate are again buff and red brick. There is also a row of 11 large detached houses with stone cladding to the front elevations.

Moving further afield the layout of the buildings remains the same but there is a greater variety of types including bungalows. Following this review of the area it is considered perfectly suitable to utilise the proposed elevation styles for the scheme which will create a site perfectly in keeping with its surroundings.



Stone clad dwellings in Crymlyn Gardens



Detached dwellings in Cae Morfa



Dwellings adjacent to site access in Cae Morfa



Detached dwellings in Cae Morfa



Dwellings adjacent to site in Crymlyn Gardens



Older bungalows in Crymlyn Parc

## 6.0 Design Development

### 6.1 Initial Design Option

Initial concept sketch following brief and site review. 163 units in total.



#### Key Design Principles

1. Principle entrance from Cae Morfa
2. Secondary entrance via Crymlyn Parc
3. Existing trees to be retained where possible to contribute to amenity and biodiversity
4. Provision of SuDS and swales for comprehensive drainage scheme
5. Defined hierarchy of streets

6.2 Second Design

Revised sketch layout with larger detached house types 153 units in total



### 6.3 Third Design

#### Key Design Principles

1. Outward facing units to northern boundary
2. SuDS lagoon combined and placed off site to create an attractive landscape feature
3. Outward facing units to southern boundary
4. Road hierarchy revised to increase shared surface roads.



Revised sketch layout with Suds and pumping station placed off site. Revised mix to client instruction. 158 units in total

## 6.4 Fourth Design

### Key Design Principles

1. Offsite Suds lagoon returned to the site.
2. Linear swale to northern boundary to provide onsite Suds drainage to provide onsite Suds drainage
3. Formal "squares" emphasised in the scheme to create focal points within the scheme.



Revised sketch layout with amended mix 154 units in total.

## 6.5 Fifth Design

Revised sketch following engineering review. Mix altered to be 50% affordable housing. Total units 150



### Key Design Principles

1. Dwellings moved away from agricultural buildings in Pentwyn Farm
2. Drainage swale added to central open space
3. Northern link road removed to accommodate landscaping and Suds drainage.



## 6.6 Final Layout

### Proposed Site Masterplan

The proposed development layout builds on the development concept and key design principles to achieve a permeable and cohesive development that sits well within the existing context and provides an attractive place to live.

The introduction of new landscaping and SuDS provision provide an attractive setting for the proposed building and a significant enhancement for biodiversity on the site.

### Proposals

153 dwellings comprising :-

38 x One bedroom Apartments

66 x Two Bedroom Houses

45 x Three Bedroom Houses

4 x Four Bedroom Houses

Building design is modern and contemporary, reinterpreting the language of the adjoining dwellings to produce its own unique character.



## 7.0 Response to TAN 12, Objectives of good design

### 7.1 Character

The appearance of the proposed buildings derives from a straightforward contemporary reinterpretation of familiar forms, using traditional materials and construction technology.

The principal characteristics of the appearance of the proposals are:

- The use of low maintenance finishes to ensure robustness and longevity;
- Clay facing brick or render elevations with panels of fibre-cement cladding panels to add visual interest and provide focus to architectural elements;
- Pitched roofs of simple geometry in concrete slates with occasional examples of roofs incorporating dormers;
- UPVC windows with simple, contemporary subdivision that allow excellent natural light and enhance the feeling of internal spaciousness on smaller properties;
- UPVC boxed eaves and verges;
- Slimline concrete cills;
- The use of oriels and bay windows to add interest and animation to elevations, particularly gables on corner plots;
- Well considered and balanced elevational compositions employing symmetry and repetition to create rhythm and harmony in street scenes;
- Clearly legible front entrances with simple canopies.

The architectural language is at once contemporary and familiar and, married with robust, high-quality materials, is designed to deliver safe, attractive and sustainable new neighbourhoods that will not only complement the place-making aspirations of the layout, but which will create a diverse, affordable yet aspirational places in which to live.



## 7.2 Placemaking Principles



### Mix of Uses

Places have a range of purposes which provide opportunities for community development, local business growth and access jobs, services and facilities via walking, cycling or public transport.

Development density and a mix of uses and tenures helps to support a diverse community and vibrant public realm.

### Public Realm

Streets and public spaces are well defined, welcoming, safe and inclusive with a distinct identity.

They are designed to be robust and adaptable with landscape, green infrastructure and sustainable drainage well integrated.

They are well connected to existing places and promote opportunities for social interaction and a range of activities for all people.

### Identity

The positive, distinctive qualities of existing places are valued and respected.

Design proposals identify and respond to unique features and opportunities of a location including heritage, culture, language, built and natural physical attributes.

## 7.2 Placemaking Principles



### People and Community

The local community are involved in the development of proposals. The needs, aspirations, health and well-being of all people are considered at the outset. Proposals are shaped to help to meet these needs as well as create, integrate, protect and/ or enhance a sense of community and promote equality.

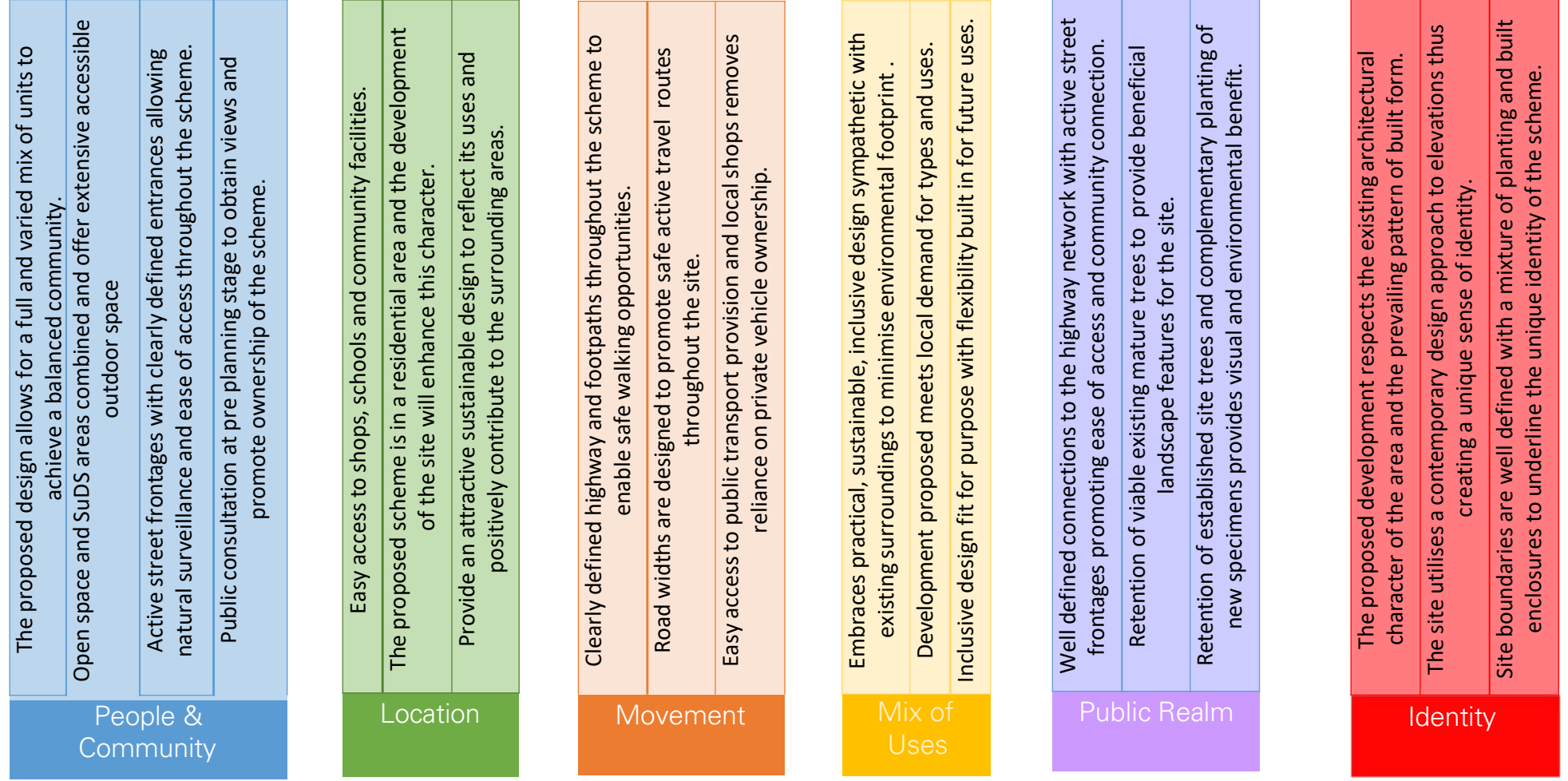
### Location

Places grow and develop in a way that uses land efficiently, supports and enhances existing places and is well connected. The location of housing, employment and leisure and other facilities are planned to help reduce the need to travel.

### Movement

Walking, cycling and public transport are prioritised to provide a choice of transport modes and avoid dependence on private vehicles. Well designed and safe active travel routes connect to the wider active travel and public transport network and public transport stations and stops are positively integrated.

## 7.2 Placemaking Principles



KEY PLACEMAKING PRINCIPLES FOR CRYMLYN GROVE

# 7.3 Access



Pumping station with engineers details

New traffic calming measures in accordance with highway engineers details

New access in accordance with highway engineers details

Three Storey apartments

Proposed Development adjacent to existing play area

Proposed footpath link

Proposed footpath link

Swarths accordance with highway engineers details

New access in accordance with highway engineers details

Three Storey apartments

Swarths accordance with highway engineers details

CAE MORFA

CRYMLYN PARC

Sewage Pkg Sta

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## 7.4 Movement

The site is in an established residential area with excellent links to pedestrian walkways and public transport facilities. There are many opportunities for active travel.

The new roads proposed in the scheme are all to be designed to adoptable standards with a clearly defined hierarchy. Where access to dwellings is provided by shared driveways, the design of these has also considered pedestrian safety.

Car parking provision is to the current Neath Port Talbot standards and is provided either on plot or in defined overlooked parking courts.

The attractiveness and safety of street frontages will be enhanced by residential development of the proposed scale and the natural surveillance it will provide to all frontages, streets and open spaces.

## 7.5 Environmental Sustainability

The objectives in respect of Environmental Sustainability, as defined in TAN 12: Design (March 2016), are as follows:

- *“Achieving efficient use & protection of natural resources”*
- *“Enhancing biodiversity”*
- *“Designing for change”*

These objectives are to be achieved by incorporating:

- *“Sustainability measures to reduce the environmental impact associated with buildings and minimising the demand for energy (low and zero carbon sources), water, and materials and creation of waste”*
- *“All homes for social rent will achieve EPC A and be fossil fuel free”*
- *“Approaches to development which create new opportunities to enhance biodiversity”*
- *“Adaptable and flexible development that can respond to social, technological, economic and environmental conditions/changes (e.g. the current and future effects of climate change) over time to minimise the need to demolish & rebuild”*

The design responds to its townscape setting and contributes to biodiversity and local environment by achieving the objectives of Access and Character, including Landscape Design, Scale, Amount, Layout and Appearance, to improve habitat connectivity & integrate with open spaces as described in sections 5.1 and 5.2 of this document.

## 7.6 Layout and Scale

The proposed layout has been designed following an extensive review of the surrounding area. The layout utilises a mix of apartments and houses that are designed to respect the location of the site. The form of the layout, using semi detached and terraced dwellings in a linear format, also reflects the prevailing character of the area.

The existing landscaping, in the form of tree belts running north to south across the site, forms the character of the site. The layout has been designed to accommodate these areas and to introduce them into public spaces where possible to secure their retention.

The site has also been designed to provide outward facing development where possible. This serves to provide a clear defensible boundary to the site as well as to ensure that public areas are overlooked.

The design has been developed to integrate its scale with that of the local context and therefore consists of two-storey housing interspersed with three storey apartment blocks.

The attention paid to ensuring that the scale and massing of the proposals relate appropriately to the immediate surroundings, together with the use of appropriate off-set distances within the site, negates any adverse impact on privacy for residents, both new and existing.

## 7.7 Detailed design and materials

The principal characteristics of the appearance of the proposals are:

- A tenure-neutral approach to materials, specification and detailing;
- The use of low maintenance finishes to ensure robustness and longevity;
- Clay facing brick and rendered elevations with panels of fibre-cement cladding panels to add visual interest;
- Pitched roofs of simple geometry in concrete slates with occasional examples of roofs incorporating dormers;
- Grey UPVC windows with simple, contemporary subdivision that allow excellent natural light and enhance the feeling of internal spaciousness on smaller properties;
- UPVC boxed eaves and verges;
- Slimline concrete cills;
- The use of oriels and bay windows to add interest and animation to elevations, particularly gables on corner plots;
- Well considered and balanced elevational compositions employing symmetry and repetition to create rhythm and harmony in street scenes;
- Clearly legible front entrances with simple canopies;
- Cast stone facing masonry;



## 7.8 Community Safety

The objectives in respect of Community Safety, as defined in TAN 12: Design (March 2016), are as follows:

- *“Ensuring attractive, safe public spaces”.*
- *“Security through natural surveillance”*

These objectives are to be achieved by promoting:

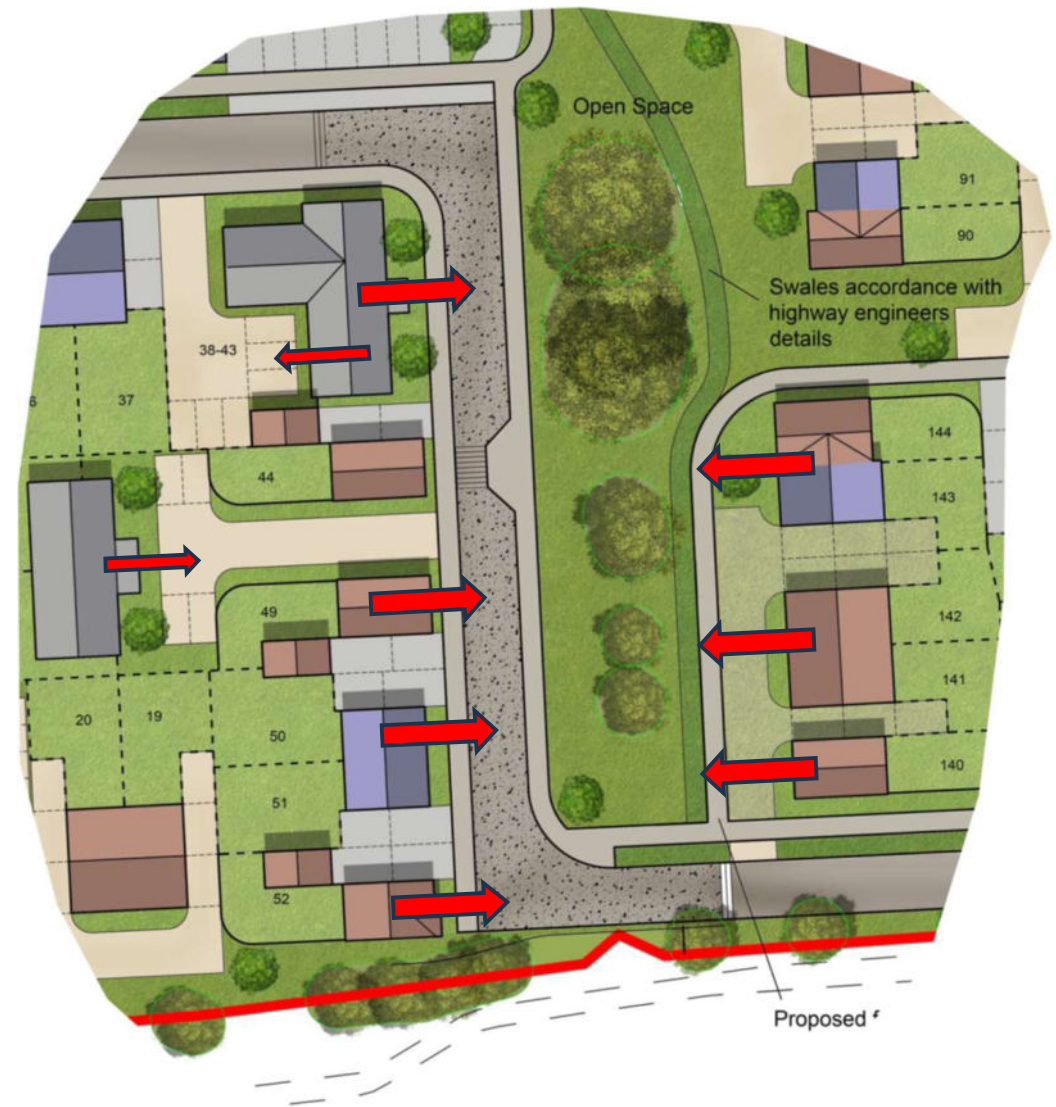
- *“High quality in the public realm”*
- *“Routes which are fit for purpose and will provide opportunities for safe physical activity and recreation to meet the needs of all members of society”.*
- *“A sense of ownership and responsibility for every part of the development”*

The development pattern of the proposals ensures continuity of enclosure, active frontages and legibility, which will contribute to a safer built environment.

Front doors are clearly legible and the external areas leading to them are clearly defined. In addition to clearly defining the distinction between public and private realms - and therefore reducing potential conflicts in uses - these features will provide defensible space and will promote a sense of ownership and responsibility.

Adequate lighting will be installed where required, whilst the orientation of the dwellings means that parking areas will benefit from natural surveillance to protect people and property by contributing to the safety of public spaces and routes.

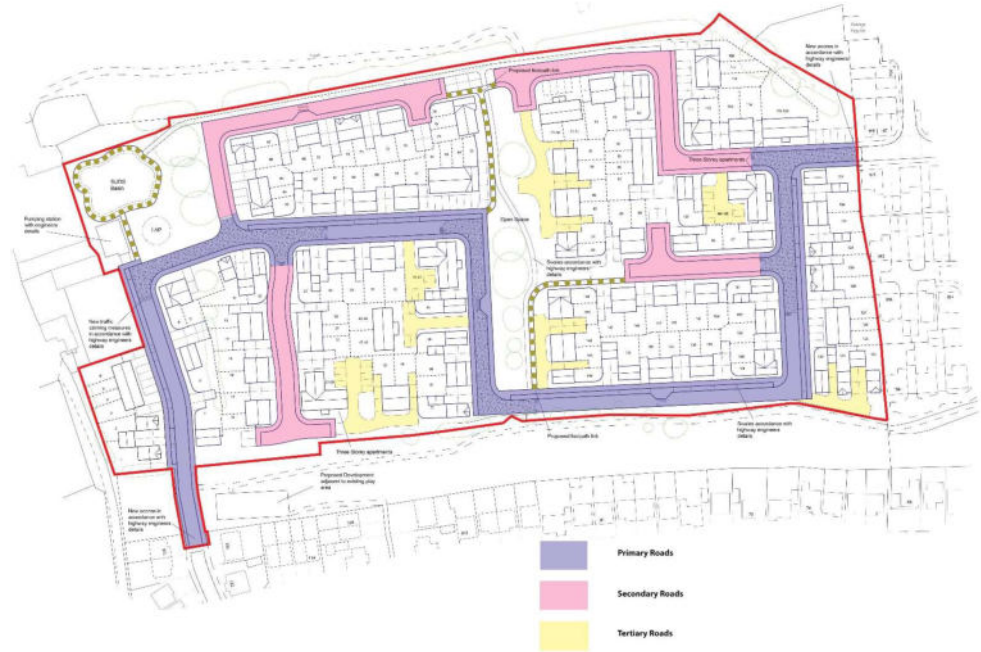
Natural surveillance of the proposed open space areas will be provided by ensuring that houses overlook these areas. The proposals will achieve Secured By Design Gold Standards.



## 7.9 Streets

All the proposed roads will be designed to adoptable standards, but the layout ensures that there is a clear hierarchy of streets within the scheme. The main primary route through the site has many directional changes to maintain a reduced speed through the site and maximise pedestrian safety.

Secondary roads are incorporated to serve housing groups away from primary routes. There is to be only one road that traverses the site to maintain the integrity of the landscaping belts within the site and these are supplemented by pedestrian footpath links giving access to open space area and providing pedestrian linkage through the site.



## 7.10 Spaces and Public Realm

The public realm is recognised as a key element in the design of the site. The retention of the existing landscaping allows the creation of a central open space area and boundary planting has been retained where possible to maintain the character of the site. All open space areas are to be overlooked by dwellings to ensure safety to users and to maximise the green views available to residents.

The use of swales alongside of the primary access route also allows the introduction of new tree planting and a high-quality landscape led environment for all.



## 7.11 Landscape Design

The strategic landscape approach to the spatial organisation of the site will be outlined in the **Green Infrastructure Strategy** which will be produced by the appointed Landscape Architect.

The proposed soft landscaping planting palette is based upon, wherever possible, a native selection of species.

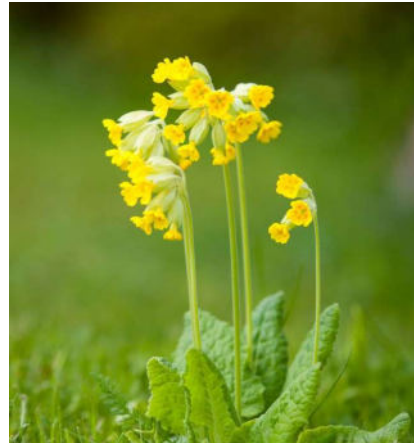
The palette consists of the following:

- Bioretention planting;
- Ornamental planting;
- Native hedgerow planting;
- Wildflower mix.

Bioretention areas are intended to intercept surface water run-off during storm events and add to the overall biodiversity and amenity value when dry. The plant species have been selected for alternating wet/ dry conditions while providing visual, biodiversity and amenity value. The images on this page provide an illustrative sample of the possible species.



Hard fern (*Blechnum spicant*)



Cowslip (*Primula veris*)



Oxeye daisy (*Leucanthemum*)



Wood anemone (*Anemonoides nemorosa*)



Dogwood (*Cornus sanguinea*)



Elder (*Sambucus nigra*)



Rowan (*Sorbus aucuparia*)



Wild Cherry (*Prunus avium*)

## 7.12 Response to Planning Policy

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 Planning Application comprises the following:

- National Development Framework: Future Wales - The National Plan 2040 (February, 2021);
- Neath Port Talbot Local Development Plan 2011 – 2026 (adopted January 2016);

In addition to the Development Plan, the Planning Application has been informed by policy and guidance set out in the following:

- Planning Policy Wales Edition 12 (February, 2024), informed by The Well-Being of Future Generations (Wales) Act 2015, and supplemented by Technical Advice Notes;
- Building Better Places: The Planning System Delivering Resilient and Brighter Futures (July, 2020);
- Neath Port Talbot Supplementary Planning Guidance.

This section of the PDAS 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.



### 7.12.1 The Well-Being of Future Generations (Wales) Act 2015

The Well-Being of Future Generations (Wales) Act 2015 (which came into force on 1st April 2016) requires “*public bodies to do things in pursuit of the economic, social, environmental and cultural well-being of Wales in a way that accords with the sustainable development principle*”. The Act sets out seven ‘well-being’ goals as follows:

- A prosperous Wales
- A resilient Wales
- A healthier Wales
- A more equal Wales
- A Wales of cohesive communities
- A Wales of vibrant culture and thriving Welsh language
- A globally responsive Wales



### The Seven Well-Being Goals of the Well-being of Future Generations Act

Within the Act, sustainable development is defined 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”. The Act sets out that when making decisions, public bodies need to take into account the impact they could have on people living in Wales in the future and must apply the sustainable development principle in all decisions.

## 7.12.2 National Development Framework: Future Wales – The National Plan 2040

The National Development Framework: Future Wales – the National Plan 2040 was published on 24th February 2021. 'Future Wales' sets out the Welsh Government's 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. As stated above, the National Development Framework has Development Plan status.

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. The 11 Outcomes are collectively a statement of where the Welsh Government aspire Wales to be in 20 years' time which are 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*
11. *...in places which are decarbonised and climate-resilient*

## 7.12.3 Placemaking

Placemaking forms a key concept upon which many national planning policies are based. *"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"*.

Policy 2 '*Shaping Urban Growth and Regeneration – Strategic Placemaking*' of Future Wales is of key relevance in terms of placemaking, which states the following:

*"The growth and regeneration of towns and cities should positively contribute towards building sustainable places that support active and healthy lives, with urban neighbourhoods that are compact and walkable, organised around mixed-use centres and public transport, and integrated with green infrastructure. Urban growth and regeneration should be based on the following strategic placemaking principles:*

- *creating a rich mix of uses;*
- *providing a variety of housing types and tenures;*
- *building places at a walkable scale, with homes, local facilities and public transport within walking distance of each other;*
- *increasing population density, with development built at urban densities that can support public transport and local facilities; establishing a permeable network of streets, with a hierarchy that informs the nature of development;*
- *promoting a plot-based approach to development, which provides opportunities for the development of small plots, including for custom and self-builders; and*
- *integrating green infrastructure, informed by the planning authority's Green Infrastructure Assessment."*

#### 7.12.4 Planning Policy Wales Edition 12

Planning Policy Wales (PPW) Edition 12 was published on 24th February 2024. The primary objective of PPW is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being of Wales, as required by the Planning (Wales) Act 2015, the Well-being of Future Generations (Wales) Act 2015.

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”*.

Placemaking is a key thread running through the 12th Edition of PPW. It is described as an *“inclusive process, involving all of those with a professional or persona interest in the built and natural environment, which focuses on developing plans, making decisions and delivering developments which contribute to the creation and enhancement of sustainable development”*.

PPW emphasises that good design is fundamental to creating sustainable places whilst previously developed (also referred to as brownfield) land should, wherever possible, be used in preference to greenfield sites where it is suitable for development.

#### 7.12.5 Technical Advice Notes

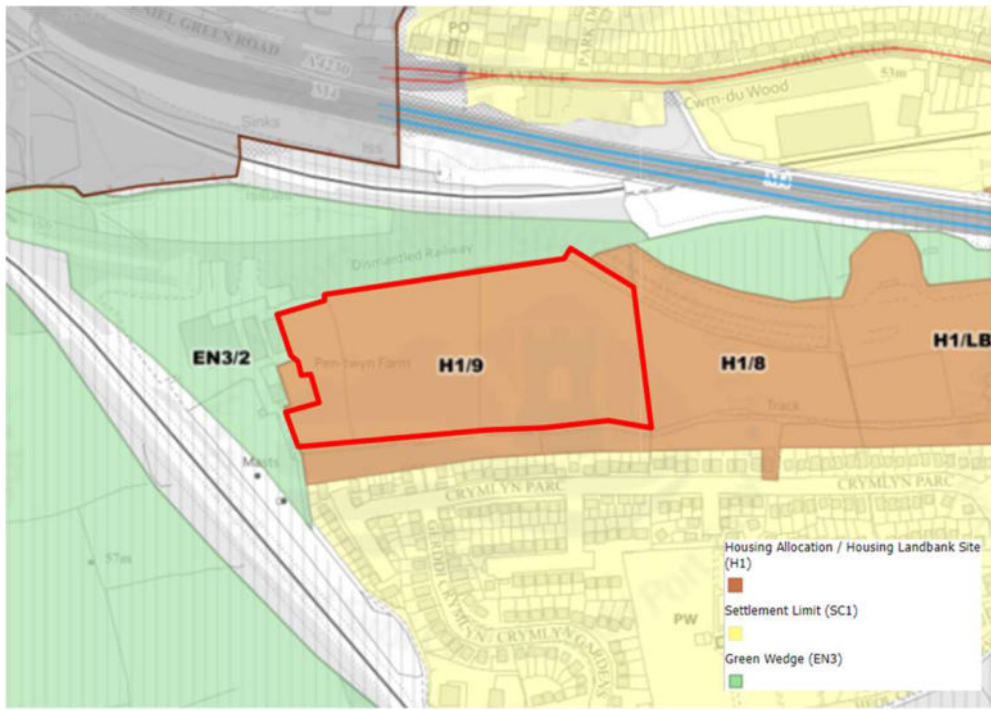
Planning Policy Wales Ed. 12 is supplemented by various Technical Advice Notes (TAN's) which provide more in-depth guidance on specific issues, including (inter alia); TAN 12 Design (2016) & TAN 18 Transport (2007).

#### 7.12.6 Neath Port Talbot Local Development Plan

The Neath Port Talbot Local Development Plan was adopted in 2016 and is the prevailing development plan for the County. The adopted LDP Proposals Map indicates the application site is located within the defined settlement boundary as set out by **Policy SC1 ‘Settlement Limit’**. Furthermore, the application site is an allocated housing site, (reference H1/9) under **Policy H1 ‘Housing Sites’**. The policy text identifies the application site as Crymlyn Grove (Phase 3), Skewen, and can accommodate an estimated 150 residential units over a site area of 5.6 Ha. The application site is also located within the **‘Coastal Corridor Strategy Area’** under **Policy SP5**, which seeks to encourage sustainable growth and development and directs most of the new residential development along the coastal corridor. An extract of the Neath Port Talbot LDP Proposals Map is included below.



Neath Port Talbot LDP – cover page



Neath Port Talbot LDP Proposals Map Extract

Appendix A – Policy H1 Housing Sites provides a brief description of the site, alongside an overview of site-specific delivery and implementation issues, including information regarding site constraints, necessary mitigation / compensation measures and the potential S106 / infrastructure requirements that will be needed in order to bring the sites forward for development. An extract of the site table is adjacent:

Site	Site Description	Site Characteristics Opportunities and Constraints
H1/9 Crymlyn Grove (Phase 3) Skewen.	The greenfield site is located to the rear of the Crymlyn Parc Estate and adjacent to the LDP housing allocation (H1/8)	<ul style="list-style-type: none"> <li>Highways – two points of access required to enable a looped highway arrangement.</li> <li>Biodiversity – existing hedgerows/stone walls should be retained where possible for connectivity, the north eastern part of the site is important for connectivity for reptiles and invertebrates, further assessment of reptiles, badgers and Himalayan Balsam is required: trees on the northern part of the site should be retained to screen development from the M4 Motorway – an assessment of noise in respect of the proximity of the site to the M4 will be required; the impact of site drainage on Crymlyn Bog SAC will need to be considered in detail at the planning application stage</li> <li>Affordable Housing Provision – 25% on site requirement</li> <li>Utilities – an appropriate buffer to the high pressure gas pipeline will be required, overhead power lines cross the site; part of the site is at an elevation where mains water pressure cannot be guaranteed and consequently a mains water supply may be required at the cost of the developer; onsite mains potentially required for sewerage connection; drainage scheme comparable with adjacent site potentially required.</li> <li>Contamination - desk top study required.</li> <li>Open Space provision – on site requirement; existing children’s playground may need relocating to an accessible location with safe cycle / pedestrian links.</li> <li>Education Provision – potential financial contribution required.</li> <li>Waste – a Site Waste Management Plan will be required in accordance with Policy W3</li> <li>Energy – an Energy Assessment will be required in accordance with Policy RE2</li> </ul>

Policies specifically relevant to Design & Access considerations are set out below:

**Policy TR 2 Design and Access of New Development:** Development proposals will only be permitted where all the following criteria, where relevant, are satisfied:

1. The development does not compromise the safe, effective and efficient use of the highway network and does not have an adverse impact on highway safety or create unacceptable levels of traffic generation;
2. Appropriate levels of parking and cycling facilities are provided and the access arrangements for the site allow for the safe manoeuvring of any service vehicles associated with the planned use;
3. The development is accessible by a range of travel means, including public transport and safe cycle and pedestrian routes;
4. Transport Assessments and Travel Plans are provided for developments that are likely to create significant traffic generation.

**Policy BE 1 Design:** All development proposals will be expected to demonstrate high quality design which fully considers the natural, historic and built environmental context and contributes to the creation of attractive, sustainable places.

Proposals will only be permitted where all the following criteria, where relevant, are satisfied:

1. It complements and enhances the character and appearance of the site, building or area in terms of siting, appearance, scale, height, massing and elevation treatment;
2. It respects the context of the site and its place within the local landscape, including its impact on the important arterial gateways into the County Borough, its effects on townscape and the local historic and cultural heritage and it takes account of the site topography and prominent skylines or ridges;
3. It utilises materials appropriate to its surroundings and incorporates hard and soft landscaping and screening where appropriate;

1. It would not have a significant adverse impact on highway safety, the amenity of occupiers of adjacent land or the community;
2. Important local features (including buildings, amenity areas, green spaces and green infrastructure, biodiversity and ecological connectivity) are retained and enhanced as far as possible;
3. It achieves and creates attractive, safe places and public spaces, taking account of 'Secured by Design' principles (including where appropriate natural surveillance, visibility, well-lit environments and areas of public movement);
4. It plays a full role in achieving and enhancing an integrated transport and communications network promoting the interests of pedestrians, cyclists and public transport and ensures linkages with the existing surrounding community;
5. It uses resources, including land and energy, as efficiently as possible through:
  - a) Making the best and most efficient use of the land available through being of appropriate density considering the character and appearance of the area, normally a minimum of 35 dwellings per hectare in the Coastal Corridor Strategy Area or a minimum of 30 dwellings per hectare in the Valleys Strategy Area;
  - b) The layout and form of the development does not preclude the reasonable use of other adjacent land;
  - c) Developing brownfield land in preference to greenfield land where possible;
  - d) Minimising building exposure while maximising solar gain.
1. Its drainage systems are designed to limit surface water run-off and food risk and prevent pollution;
2. The layout and design of the development achieves inclusive design by ensuring barrier free environments, allowing access by all and making full provision for people with disabilities



The LDP policies considered relevant in the context of the proposed development are set out within the table below.

Policy Reference	Relating To
<b>Overarching Policies</b>	
SP1	Climate Change
SP2	Health
SP3	Sustainable Communities
SC1	Settlement Limits
SP4	Infrastructure
I1	Infrastructure Requirements
<b>Area Based Policies</b>	
SP5	Coastal Corridor Strategy Area
<b>Topic Based Policies</b>	
SP7	Housing Requirement
H1	Housing Sites
SP 8	Affordable Housing
AH1	Affordable Housing
SP10	Open Space
OS1	Open Space Provision
SP15	Biodiversity & Geodiversity
EN7	Important Natural Features
SP16	Environmental Protection
EN8	Pollution and Land Stability
SP20	Transport Network
TR2	Design & Access of New Development
BE1	Design
W3	Waste Management in New Development

### *Supplementary Planning Guidance*

The following adopted supplementary planning guidance is considered relevant to the proposals:

- Planning Obligations (adopted October 2016);
- Open Space and Greenspace (adopted July 2017);
- Biodiversity and Geodiversity (adopted May 2018);
- Parking Standards (adopted October 2016); and,
- Design (Adopted July 2017).

# 8.0 Building Design

## 2 Person 1 Bed – Apartment, Type 211

- Grey Interlocking flat profile concrete roof tiles
- Grey UPVC windows
- Black UPVC rainwater goods
- Facades to be rendered colour Smooth White (OEA)
- Photovoltaic Panels to roof
- Air source heat pump to rear elevations



Front Elevation



Rear Elevation

## 2 Person 1 Bed – Apartment, Type 212

- Grey Interlocking flat profile concrete roof tiles
- Grey UPVC windows
- Black UPVC rainwater goods
- Facades to be rendered colour Smooth White (OEA) and Stone where illustrated
- Photovoltaic Panels to roof
- Air source heat pump to rear elevations



Front Elevation



Side Elevation

## 2 Person 1 Bed – Apartments, Type 213

- Grey Interlocking flat profile concrete roof tiles
- White UPVC windows
- Black UPVC rainwater goods
- Facades to be rendered colour Smooth White (OEA)
- Fibre Cement cladding – Colour Charred Larch.
- Red facing bricks
- Photovoltaic Panels to roof
- Air source heat pump to rear elevations



## 2 Person 1 Bed – Apartments, Type 214

- Grey Interlocking flat profile concrete roof tiles
- White UPVC windows
- Black UPVC rainwater goods
- Facades to be rendered colour Smooth White (OEA)
- Fibre Cement cladding – Colour Charred Larch.
- Red facing bricks
- Photovoltaic Panels to roof
- Air source heat pump to rear elevation



### 4 Person 2 Bed – House, Type 421

- Grey Interlocking flat profile concrete roof tiles
- Grey UPVC windows
- Black UPVC rainwater goods
- Facades to be rendered colour Smooth White (OEA)
- Photovoltaic Panels to roof
- Air source heat pump to rear elevation



### 4 Person 2 Bed – House, Type 421

- Grey Interlocking flat profile concrete roof tiles
- Grey UPVC windows
- Black UPVC rainwater goods
- Facades to be red facing brick
- Photovoltaic Panels to roof
- Air source heat pump to rear elevation



## 5 Person 2 Bed – House, Type 531

- Grey Interlocking flat profile concrete roof tiles
- Grey UPVC windows
- Black UPVC rainwater goods
- Facades to be rendered colour – Smooth White
- Photovoltaic Panels to roof
- Air source heat pump to rear elevation



Front Elevation



Rear Elevation

## 5 Person 2 Bed – House, Type 532

- Grey Interlocking flat profile concrete roof tiles
- Grey UPVC windows
- Black UPVC rainwater goods
- Facades to be red facing bricks
- Fibre cement cladding – colour Charred Larch
- Photovoltaic Panels to roof
- Air source heat pump to rear elevation



FRONT ELEVATION



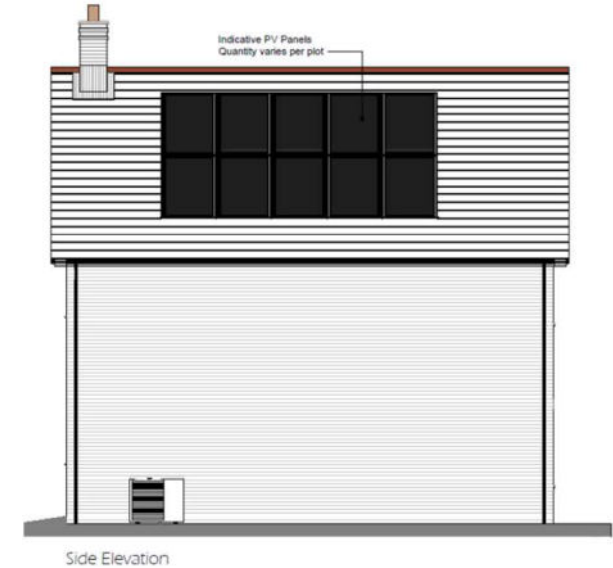
SIDE ELEVATION



REAR ELEVATION

## 6 Person 4 Bed – House, Type 642

- Grey Interlocking flat profile concrete roof tiles
- Grey UPVC windows
- Black UPVC rainwater goods
- Facades to be render colour Smooth White
- Stone facades to projecting front entrance
- Photovoltaic Panels to roof
- Air source heat pump to rear elevation



## 6 Person 4 Bed – House, Type 642

- Grey Interlocking flat profile concrete roof tiles
- Grey UPVC windows
- Black UPVC rainwater goods
- Facades to be red facing bricks
- Fibre cement cladding – colour Charred Larch
- Photovoltaic Panels to roof
- Air source heat pump to rear elevation



## 2 Bedroom Howard House Type

- Grey Interlocking flat profile concrete roof tiles
- Grey UPVC windows
- Black UPVC rainwater goods
- Facades to be render colour Smooth White
- Photovoltaic Panels to roof
- Air source heat pump to rear elevation



## 2 Bedroom Rhiwbina House Type

- Grey Interlocking flat profile concrete roof tiles
- Grey UPVC windows
- Black UPVC rainwater goods
- Facades to be Red Facing brick
- Photovoltaic Panels to roof
- Air source heat pump to rear elevation



### 3 Bedroom Letchworth House Type

- Grey Interlocking flat profile concrete roof tiles
- Grey UPVC windows
- Black UPVC rainwater goods
- Facades to be render colour Smooth White
- Photovoltaic Panels to roof
- Air source heat pump to rear elevations



### 3 Bedroom Oakdale House Type

- Grey Interlocking flat profile concrete roof tiles
- Grey UPVC windows
- Black UPVC rainwater goods
- Facades to be render colour Smooth White
- Photovoltaic Panels to roof
- Air source heat pump to rear elevations





## 9.0 Conclusion

This Design Statement explores in detail how the associated planning application will deliver a well-designed residential development that is clearly integrated with the existing residential neighbourhood and highway network, and which fully complies with the intentions set out in both local and national planning guidance.

The key placemaking concepts driving the design proposals can be summarised as follows:

1. Creating a strong sense of place through high quality residential architecture, materials and a robust layout that clearly defines the private and public realms;
2. Placing landscape design at the heart of the proposals by retention of the existing landscaping where possible and reinforcing it with a new comprehensive landscape scheme;
3. Maximising and strengthening pedestrian safety and connectivity within and beyond the site;
4. Providing active frontage, security, natural surveillance and both visual and physical permeability within and along the edges of the proposed development to ensure a safe and sustainable place to live;.

The successful resolution of each of these intentions is evident in the preceding sections of this document.



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