

DESIGN & ACCESS STATEMENT

**Land to the east of Ger-y-Bont,
Penywaun**

September 2024



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Description of development:

Full planning application for residential development and associated works.

Location:

Land to the east of Ger-y-Bont, Penywaun

Date:

September 2024

Asbri Project ref:

22.137

Client:

Newydd Housing Association



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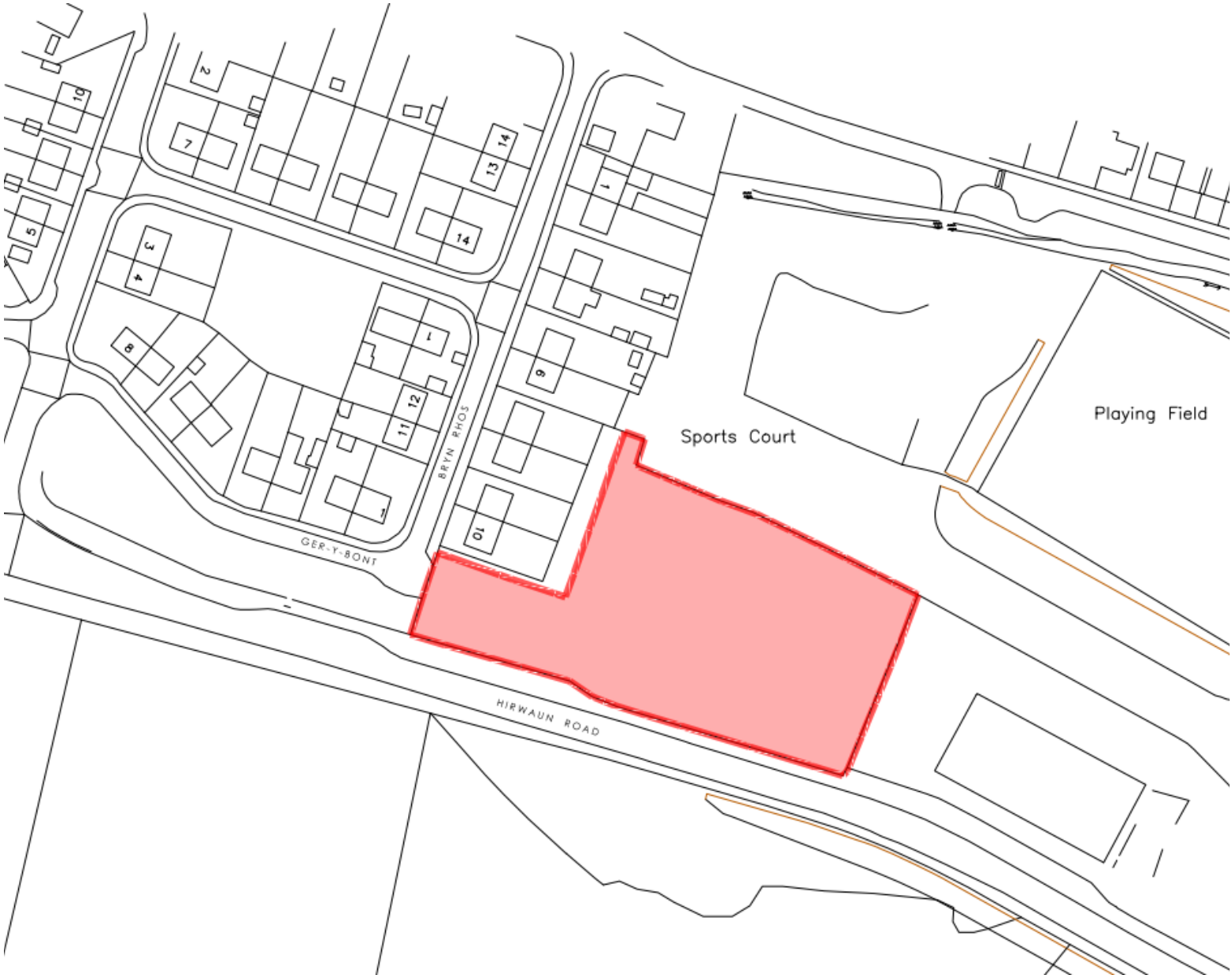
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Date	August 2024	September 2024
Revision		B

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SITE LOCATION



INTRODUCTION



Summary

1.1 The purpose of a Design & Access Statement (DAS) is to provide a clear and logical document to demonstrate and explain the various facets of design and access in relation to the site and to appraise the proposed development against relevant planning policies. It also presents the details of a planning application in a way that can be read both by professionals and the public.

1.2 The diagram to the left, extracted from Chapter 3 of Planning Policy Wales (12th Edition), summarises the five objectives of good design that should be taken into account when preparing a DAS. The circular nature of the diagram represents the equal weightings that need to be given to each of the 5 Objectives of Good Design: Access; Movement; Character; Environmental Sustainability and Community Safety.

1.3 The submitted Design and Access Statement adheres to guidance embodied in the Welsh Government publication, Design and Access Statements in Wales, published in June 2017. It also provides an appraisal of the development against the relevant national and local planning policies.

1.4 The statement is subdivided into eight sections, commencing with a brief summary of the proposal in section 2, along with the brief and vision for the project, whilst Section 3 provides a brief overview of the site context and analysis. Section 4 interprets the opportunities and constraints along with a summary of the how the design has developed following consultation. The Planning Policy framework to which the development would be assessed against is contained within Section 5 before moving onto Section 6 which sets out the proposal, explores the relevant design and access facets associated with the application. Section 7, thereafter, provides an assessment of the site against the key planning policies. The document then concludes, under section 8 with an appraisal of the development against the relevant policies, justifying why it should be granted permission.

Project Brief

1.5 This application has been prepared by Asbri Planning on behalf of Newydd Housing Association to apply for a full planning application for proposed development of 17no. affordable dwellings and associated works, at land to the east of Ger-y-Bont, Penywaun.

1.6 The Rhondda Cynon Taf County Borough Development Plan 2006-2021 identifies that the Council will look to deliver approximately 1,770 affordable units through the development plan period via the planning system. The proposed development offers the opportunity to provide a development mix of one-bedroom flats and two-bedroom dwellings of 100% affordable housing provision. The site is situated within a mixed tenure residential area within the centre of Penywaun and in close proximity to public transport connections and local facilities. As such, the site is identified as an excellent opportunity to deliver much-needed high quality affordable housing in the north of Rhondda Cynon Taf.

Vision

1.7 This proposal seeks to address the need for high-quality affordable housing within Rhondda Cynon Taf, as detailed within the Local Development Plan, on a sustainable vacant site located within the settlement boundary. As such, the proposed development will contribute towards the delivery of affordable housing within the Hirwaun/Penywaun area and within the north of RCT, through developing one and two-bedroom dwellings.

1.8 As detailed above, the application site comprises brownfield land and is located within the settlement boundary for Penywaun. It is located to the north south of the key settlement of Hirwaun, and is considered to represent a sustainable location for transport. As such, the proposed development is considered to be in accordance with national and local planning policy.

SITE & SURROUNDING AREA



SITE DESCRIPTION

General location

2.1 The application site is located to the east of the residential properties along Ger-y-Bont and to the north of Hirwaun Road (A4059) within the, centre of Penywaun. The site is centred on grid coordinates X:297509, Y: 204566.

2.2 The site's surrounding context is predominantly residential, with properties located adjacent to the west (Ger-y-Bont) and north (Haulfryn, to the north), with employment and leisure uses located to the east off Hirwaun Road and Gwladys Street. The site borders farmland to the east. Farmland is located opposite the site to the south of Hirwaun Road.

Site Description

2.3 The site comprises an irregular parcel of land which increases in steepness to the north-west, measuring approximately 0.5ha in size. The site is vacant scrub 'brownfield' land, and is considered to be unmanaged. Metal fencing stands around the perimeter of the site, at a height of approximately two metres. No existing structures are located within the site boundary.

2.4 The application is accompanied by a topographical survey which confirms that the site steeply slopes towards its north westernmost corner. The site elevation is approximately 208m AOD steeply sloping down to the west to 205m AOD.

2.5 Historically, the central and eastern area of the site was located in an area of colliery spoil associated with the Pwll Bryngwyn mine. The site up until 1990s was a parking area with a row of garages. These were demolished prior to 1996 and the site has remained mostly the same to the present day. The site, therefore, comprises brownfield, previously developed land.

2.6 The site is defined by hardstanding interspersed with mature vegetation. An area of vacant land with mature vegetation is to the north and Penywaun Recreation Ground to the east of the site.

2.7 The accompanying Tree Constraints Plan and Tree Report confirms that there are no trees located within the site boundary. Three no., trees are identified to be located immediately to the west of the site boundary, inclusive of

Ash (Category C – Low), Cypressup (Category C – Low), and Goat Willow (Category C – Low).

2.86 A review of the historic environment database and historic OS mapping shows there are no listed structures or Scheduled Ancient Monuments within the site boundary or in close proximity to the application site. The nearest identified heritage asset is the 'Remains of Gamlyn Railway Viaduct', an Ancient Scheduled Monument, located approximately 600m to the north-east of the application site (Cadw reference: GM533).

2.9 A review of the Welsh Government (NRW) Development Advice Maps for flooding confirms that the site is located within Flood Zone A, and is not considered to be at risk of flooding. NRW's Flood Map For Planning further ascertains that the site is not at risk of surface water, rivers, or sea flooding.

Access

2.10 Pedestrian and vehicular access to the site can be achieved via a gated access to the south of the site via Hirwaun Road. A secondary informal access is also achieved to the west between Hirwaun Road and the residential property at 10 Ger-y-Bont. The site has been enclosed for security purposes, as such, access is restricted for private use.

2.11 The site sits in a highly sustainable position, close to a range of local services and facilities and well positioned in terms of access to sustainable transport modes such as local bus routes. The following facilities are considered to be within walking distance to the site: Penywaun Primary School (approx. 550m), Penywaun Community Centre and Recreation Ground (approx. 220m), Colliers Arms Pub (approx. 360m), Gwladys Street Play Area (approx. 370m), Penywaun Fish Bar (approx. 420m), and Alan's Convenience Store (approx. 510m).

2.12 The nearest bus stop is located within circa 260m of the site on Gwladys Street which provides regular services to the surrounding area (e.g., including Merthyr Tydfil, Aberdare, Glynneath and Cwmaman via the no. 8, 9, 89 and 91 buses).

2.13 A review of Rhondda Cynon TafCT's Public Rights of Way Definitive Map shows that there are no Public Rights of

Way footpaths in close proximity to the site, with the nearest located approximately 220m south of the site (route code AUN/12/1).

Surrounding Context

2.14 As previously indicated, the surrounding context is largely residential, with residential properties adjoining the west and north of the site. Employment and leisure uses are located to the east of the site, while agricultural land is located opposite the site on the other side of Hirwaun Road.

2.15 A review of Welsh Government data on active travel indicates that the nearest identified active travel network is located approximately 800m to the north-east of the pre-application site, running adjacent to the Avon Cynon (reference: RCTAT22o).

2.16 Penywaun is classified as a 'Smaller Settlement', as per the Rhondda Cynon Taf County Borough Council Local Development Plan. Smaller Settlements such as Penywaun are identified for a small proportion of new development, which provide a limited range of services to meet local needs, in order to support the role of Key Settlements such as nearby Hirwaun.

2.17 A notable offsite feature is the Afon Cynon / River Cynon located approximately at 430m to the north of the site.

SITE CONTEXT



PLANNING CONTEXT



Planning History

3.1 A review of Rhondda Cynon Taf County Borough Council's online planning register indicates that the site is subject to the following planning history:

- Ref: 83/0267 - '*Proposed petrol filling station*'. Approved August 1983.
- Ref: 88/0466 - '*Petrol filling station including sales kiosk and car show room and flat*'. Approved December 1988.
- Ref: 91/0609 - '*Petrol filling station including manager's flat*'. Approved December 1991.
- Ref: 03/1480 - '*Outline residential development (north site)*'. Refused December 2003.
- Ref: 04//1329/13 - '*Proposed housing development consisting of 8no. semi detached houses and 2no. detached houses*'. Approved September 2017.
- Ref: 07/0566/15 - '*Variation of Condition 1(b) of outline planning permission 04/1329/13 by 2 year extension of periods for commencement of development, and submission for the approval of reserved matters*'. Approved May 2007.
- Ref: 08/1174/10 - '*The construction of 18no. dwellings and associated works*'. Approved February 2010.
- Ref: 14/1306/15/RVOC - '*Variation of Condition 1 of planning approval 08/1174 to extend the time period for commencement by a further five years*'. Awaiting Decision.

3.2 The above planning history indicates that the site is considered to be an acceptable location for development, subject to all relevant material considerations being addressed.

Pre-Application Enquiry with Rhondda Cynon Taf County Borough Council

3.2 A pre-application enquiry has been submitted by the applicant in April 2024 to demonstrate the site can readily accommodate 17no. affordable, one and two-bedroom housing units.

3.3 A formal pre-app response was issued by RCT Council in May 2024, which established the principle of development and included a number of comments relating to design, character, amenity, drainage, ecology, landscape, and highway matters. Please refer to the accompanying Planning Statement for a full review of the pre-application enquiry.

Statutory Pre-Application Consultation (PAC)

3.4 In accordance with Part 1A of 'The Town and Country Planning (Development Management Procedures) (Wales) (Amended) Order 2016" (DMPO 2016), all major developments are required to be subject of pre-application consultation, prior to the Planning Application being validated by the Local Planning Authority.

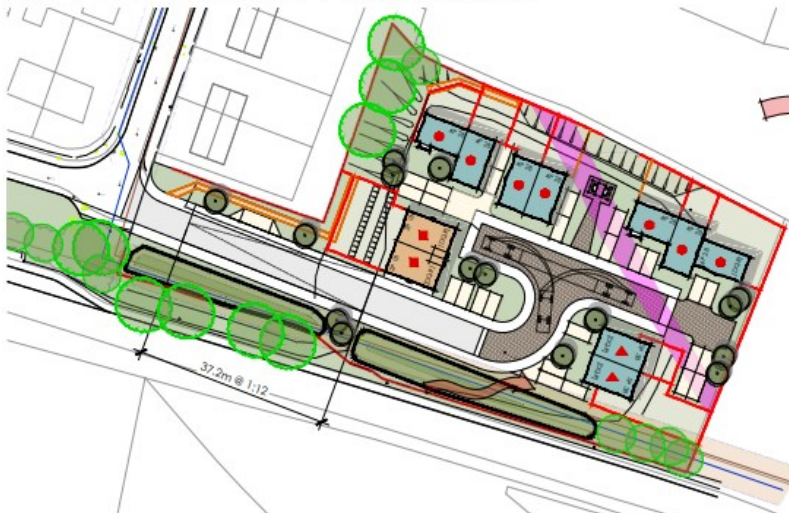
3.5 Accordingly, a Pre-Application Consultation is to be held between the 18th September and 16th October 2024 where all statutory, community and 'other' consultees are invited to view the submission package and provide their comments. Further details on the PAC process. All comments received are to be provided within a PAC Report which will accompany a future planning application.

SAB Pre-App

3.6 At the time of preparing this statement initial discussions with the SAB engineer have been undertaken, however, no official pre-application submission has been made. Through the process of these discussions and subsequent site investigation the SuDs design will be further developed and established.

DESIGN EVOLUTION

CONCEPT DESIGNS AND PROGRESSION



OPTION 1 - Consisting 13No dwellings with main access from the lower level of Ger-Y-Bont. Existing Adit defines dwelling positions and steep access road up to main level of site. Hammer head adoptable road within central area of site offering access to all properties and a public realm.



OPTION 2 - Consisting 14No dwellings with main access from the lower level of Ger-Y-Bont. Existing Adit defines dwelling positions and steep access road up to main level of site. Hammer head adoptable no within central area of site offering and properties access from shared surface courts.



OPTION 4 - Consisting 17No dwellings with main access from A4059 with 4No dwellings at the lower level and accessed from Ger-Y-Bont. Existing Adit defines dwelling positions and steep access road up to main level of site. Hammer head adoptable road within central area of site offering access to all properties and a public realm. Sudds design to both upper an lower areas.



OPTION 4 - Consisting 17No dwellings with main access from A4059 Sudds features accessed from Ger-Y-Bont. Existing Adit defines dwelling positions and steep access road up to main level of site. Hammer head adoptable road within central area of site offering access to all properties and a public realm.

CONCEPT DESIGNS

DESIGN & ACCESS STATEMENT



DESIGN EVOLUTION

4.1 The scheme has evolved over different iterations albeit the principles have remained consistent; to build much needed affordable accommodation which complements the existing residential context within Penywaun and complies with all local and national planning policies.

4.2 The initial concept scheme comprised of a scheme of 13no. affordable units (inclusive of one, two, and three bedroom units), with units proposed around the perimeter of the site. At this stage of design, access was proposed off Ger-y-Bont, to the west of the site.

4.3 Further exploration of the site's constraints and road layout led to a reconfiguration of the proposed layout, with Options 3 proposing access off Hirwaun Road with a tenure mix of 17 units, inclusive of one-bedroom flats and two-bedroom dwellings, similar to that proposed within the chosen design option. Option 3 was revised further into the current revision, in order to further ensure that placemaking principles and high quality design considerations were achieved, including landscaping and SUDs provision.

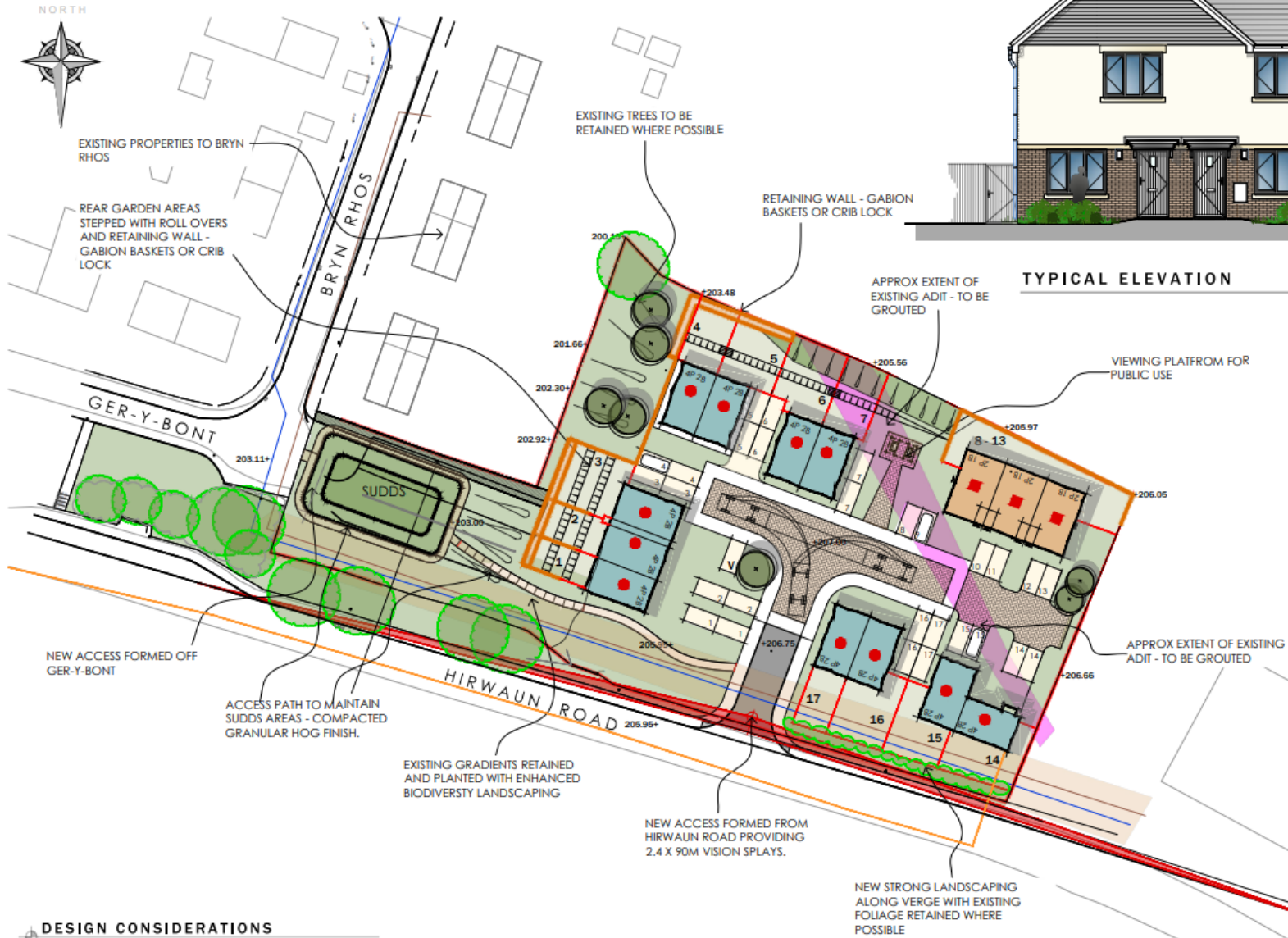
4.4 Ultimately, the scheme is constrained by the site boundaries, the increased topography to the north/north-west, and the need to ensure privacy to neighbouring properties and on Ger-y-Bont. As shown on the left, the design layout of the proposed scheme has been rationalised with extensive consideration provided, and has led to the formation of a layout (Option 4) which utilises access of Hirwaun Road positively, and achieves a high-quality development which possesses a strong identity and a 'sense of place'.

4.5 serving the access from Hirwaun road is considered to be the preferred location from an engineering, viability, placemaking and is acceptable from a highway safety perspective. The alternative arrangement would not be acceptable and it is not necessary to consider further given that the proposed access junction can be delivered suc-

cessfully without any detriment to highway safety. As such, it is considered to be acceptable and in accordance with Policy AW2 in that it would not unacceptably conflict with surrounding uses, Policy AW5 and AW6 as it would provide a high-quality design and NSA 12 as it would not adversely affect the highway network and would be accessible to local services by a range of modes of transport, on foot or by cycle.

IDENTIFIED OPTION - OPPORTUNITIES AND CONSTRAINTS

DESIGN CONSIDERATIONS



TYPICAL ELEVATION

- DESIGN CONSIDERATIONS**
- PROPOSED ACCESS DIRECTLY FROM ADOPTABLE HIGHWAY UTILISING SIMILAR LEVEL CROSSOVERS.
 - RETENTION OF EXISTING TREE BELT TO PERIMETER OF SITE.
 - POSITION OF EXISTING ADIT CONSIDERED.
 - RETENTION AND FORMATION OF GREEN INFRASTRUCTURE TO OFFER HORIZONTAL RELIEF ACROSS THE SITE
 - GABLE ROOF FEATURES ADDED TO BREAK UP LONG ROOFS AND TO OFFER VERTICAL RELIEF.
 - DEVELOPMENT RESPONDS TO THE EXISTING PATTERN OF STANDARD URBAN DEVELOPMENT
 - GOOD PEDESTRIAN PERMEABILITY AND SUSTAINABLE ROUTES FRONTING THE SITE LEADING TO LOCAL AMENITY AREAS.
 - SUDDS FEATURES TO BOTH UPPER AND LOWER LEVELS WITH GOOD ACCESS FOR MAINTENANCE.
 - LEVEL SITE OFFERING LTH LEVEL ACCESS THROUGHOUT.



DESIGN & ACCESS STATEMENT

INTERPRETATION

5.1 The concept for the development of the site has derived from the following:

- A full site analysis including a full desktop study of the site and its surroundings;
- A site visit and general visual assessment & planning appraisal of the site and surrounding area;
- Discussions with the client and a full understanding of the brief and vision of the project.

5.2 The above steps have presented the key opportunities and constraints for the site, which are outlined below and displayed on the constraints plan (left).

Strengths

- Settlement Boundary - the site lies within the settlement boundary for Penywaun. As such, it is located within an area where development is normally permitted.
- Site Context - the site is located within a highly residential context. As such the surrounding land use context of the site is suitable for the kind of development proposed.
- Access - the site is located off Hirwaun Road and Ger-y-Bont, which are considered to have good linkages to public transport connections. In addition, it is in close proximity to a number of local facilities.
- Proximity to Open Space - the site is located in close proximity to areas of high landscape quality, which will benefit future occupiers of the dwellings.

Weaknesses

- Topography - Increase in site's gradient to the north/north-west, which has influenced the proposed layout and design of the scheme.
- Existing Services - Close proximity of easements around the perimeter of the site boundary;

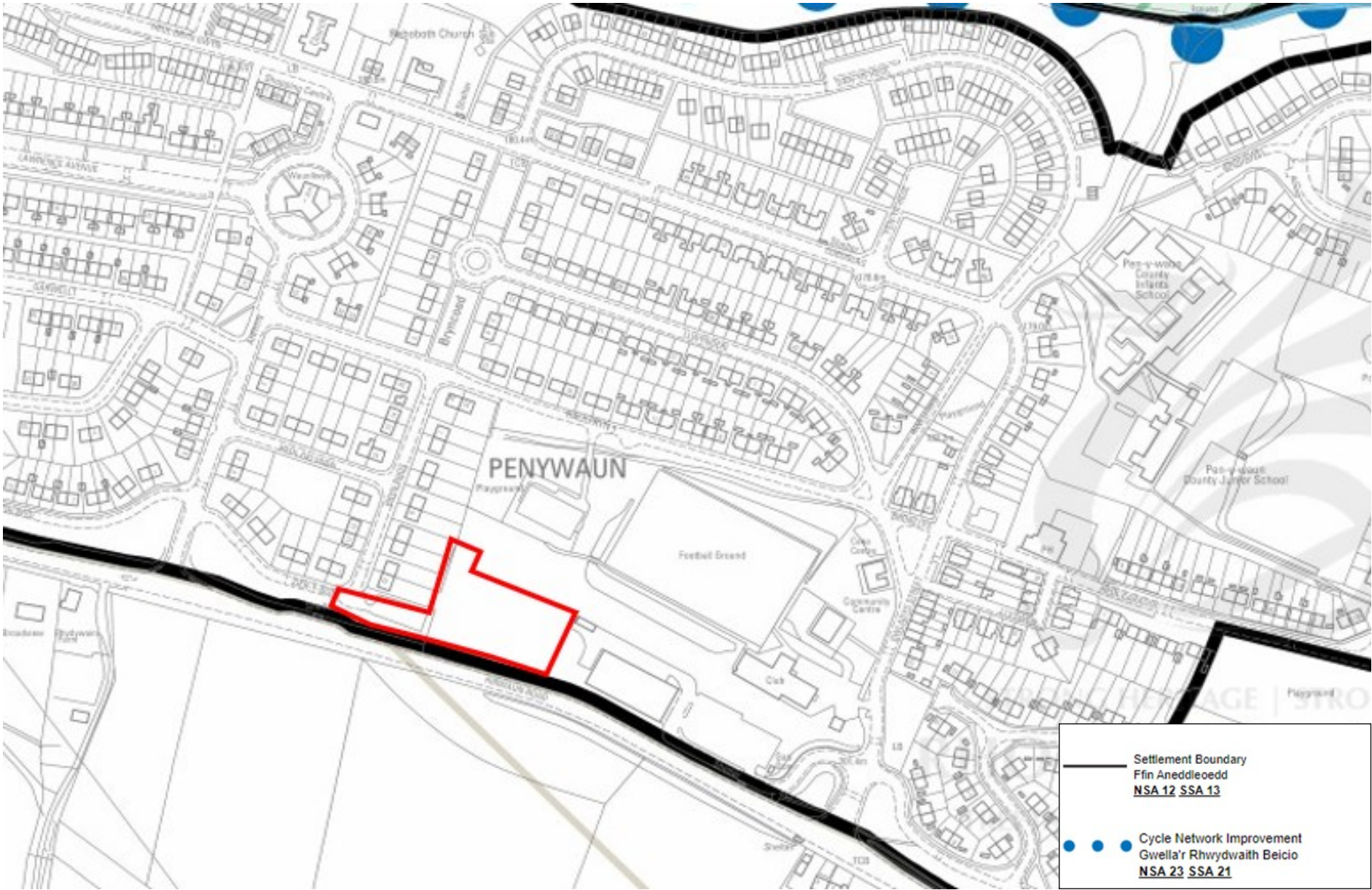
Threats:

- Loss of Ecology Features - In principle, loss of ecological value through clearance of the site to facilitate the proposed development.
- Contamination - A potential risk given the site's brownfield context, as indicated within the site's planning history.
- Noise - Given the proximity of industrial uses immediately to the east of the site.

Opportunities

- Strengthen Built Relationship - There are opportunities associated with strengthening the built environment within Penywaun through developing a vacant 'gap' on along Hirwaun Road.
- Improved Security - The proposed development would improve the security of the site, contributing to improved safety and security within the local area.
- Setting a Precedent - The proposed development would set a local standard for high-quality housing development both within Penywaun and further afield, with low-energy design, high quality landscape measures and SUDs.
- Delivery of Affordable Housing - Which would contribute significantly towards the housing objectives of the RCT Local Development Plan.
- Landscaping - Use of planting and landscaping buffers to soften the visual impact of new development onto the surrounding landscape.

LDP PROPOSALS MAP



PLANNING POLICY: NATIONAL

6.1 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 Planning Application comprises the following:

- National Development Framework: Future Wales – The National Plan 2040 (February, 2021);
- The Rhondda Cynon Taf Local Development Plan (2006-2021)

6.2 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);
- Rhondda Cynon Taf Council Adopted Supplementary Planning Guidance (SPG)

6.3 This section of the 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. A full review of the key national and local policies are included within the accompanying Planning Statement.

National Policy

Planning Policy Wales

6.4 Planning Policy Wales (Edition 12, February 2024) Planning Policy Wales (PPW) is the Welsh Government's principal statement of national policy and sets out the land use planning policies that should be taken into account by local planning authorities in Wales and may be material to decisions on individual planning applications.

6.5 Paragraph 3.3 emphasises the importance of good design in development proposals, and states that it is fundamental to creating "sustainable places where people want to live, work and socialise".

6.6 Paragraph 4.2.1 relates to affordable housing, and states:

"New housing development in both urban and rural areas should incorporate a mix of market and affordable house types, tenures and sizes to cater for the range of identified housing needs and contribute to the development of sustainable and cohesive communities"

Technical Advice Note

6.7 PPW is supplemented by a series of topic specific Technical Advice Notes (TANs), including the following which are of relevance:

6.8 *TAN2 'Planning and Affordable Housing'* provides advice on how the planning system, and local planning authorities, can adopt an affordable housing target within a local development plan that shapes local development policy and growth aims, based on the needs identified within needs assessments carried out.

6.11 *TAN12 Design* (2016) provides advice on how 'promoting sustainability through good design' and 'planning for sustainable building' may be facilitated through the planning system.

6.12 *TAN 18 'Transport' (2007)* offers national guidance on transportation related planning policies, and advises that it should be read in conjunction with Manual for Streets. It advocates the integration of land use planning and transport in order to promote resource and travel efficient settlement patterns, ensuring that development is located in areas of good accessibility, and managing parking provision."

Local Policy

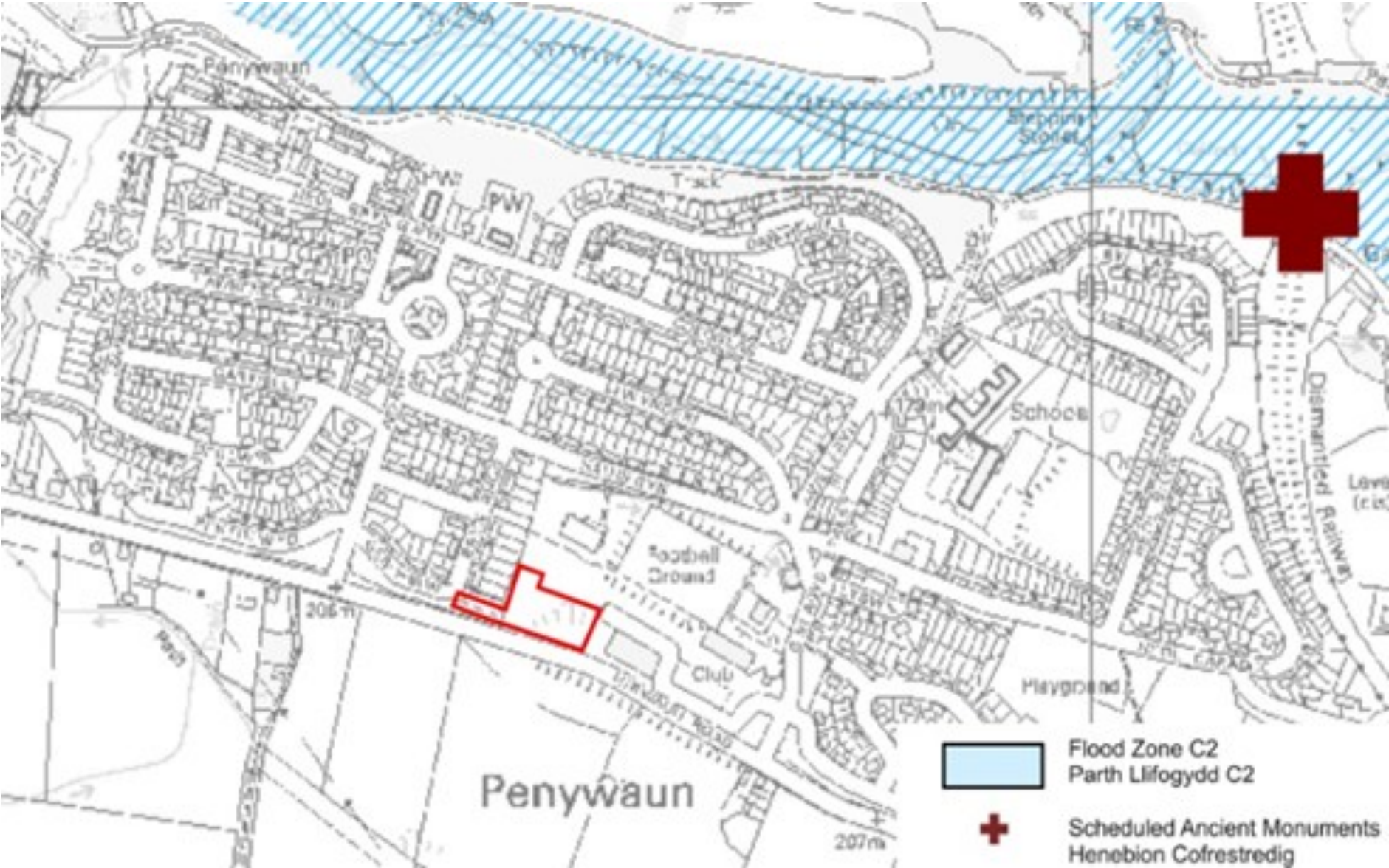
Rhondda Cynon Taf Local Development Plan 2006-2021

6.12 The RCT Local Development Plan was adopted in March 2011 and is the prevailing development plan for Rhondda Cynon Taf. As such, it is a material consideration for planning applications within the RCT county borough.

6.13 As shown on the previous page, the Rhondda Cynon Taf Local Development Plan Proposals Map indicates that the site is included within the defined settlement boundary for Penywaun, and is not subject to any designations or strategic allocations. As such, it is considered to be classified as vacant 'white' land within the settlement boundary, where development is normally deemed to be acceptable subject to compliance with all national and local planning policies.

6.14 As such, the following LDP Policies are relevant to this proposal: (see next page)

LDP CONSTRAINTS MAP



PLANNING POLICY: LOCAL DEVELOPMENT PLAN

Policy Reference	Referring to
Core Strategy Policies	
CS1	Development in the North
CS5	Affordable Housing
Area Wide Policies	
AW1	Supply of New Housing
AW2	Sustainable Locations
AW5	New Development
AW6	Design and Placemaking
AW8	Protection and Enhancement of the Natural Environment
AW10	Environmental Protection and Public Health
Strategy Area Policies	
NSA10	Housing Density
NSA11	Affordable Housing
NSA12	Housing Development Within and Adjacent to Settlement Boundaries

6.15 Policy CS1 ‘Development in the North’ states that there is an emphasis on building strong, sustainable communities. This is to be achieved via a number of measures, including through providing high quality, affordable accommodation that promotes diversity in the residential market.

6.16 Policy CS5 ‘Affordable Housing’ of the LDP states that a total of 1,770 affordable housing units are required to be developed throughout the duration of the development plan period.

6.17 Regarding the sustainable placement of new development, Policy AW2 ‘Sustainable Locations’ advises that sustainable locations are defined as sites which are located within the settlement boundary or Northern Strategy Area, would not conflict with surrounding uses, are well connected to public transport linkages, are located in close proximity to local services, are not located in areas of flood risk, and support the roles and functions of the settlements defined within the settlement hierarchy.

6.18 On good design, Policy AW6 states that development proposals should demonstrate a number of good design principles in order to be supported, including being of appropriate scale and massing, reflecting the local context, incorporate landscaping positively, comprise the efficient use of land, and are of high standards of design which reinforce attractive qualities and local distinctiveness.

6.19 Policy NSA10 ‘Housing Density’ advises that residential developments proposed within the northern area of RCT should achieve a minimum net residential density of 30 dwellings per hectare.

6.20 Similarly, Policy NSA11 ‘Affordable Housing’ advises that residential developments proposed within the northern area of RCT should achieve an affordable provision of at least 10% of all units delivered.

6.21 Finally, Policy NSA12 ‘Housing Development Within and Adjacent to Settlement Boundaries’ advises:

“Development in the Northern Strategy Area will be permitted within the defined settlement boundaries where it can be demonstrated that: 1. The proposed development does not adversely affect the provision of open space; 2. The proposed development does not adversely affect the highway network and is accessible to local services by a range of modes of transport, on foot or by cycle; 3. The proposed development does not adversely affect the provision of car parking in the surrounding area; and 4. Where sites are contaminated or subject to land instability, adequate remediation can be achieved

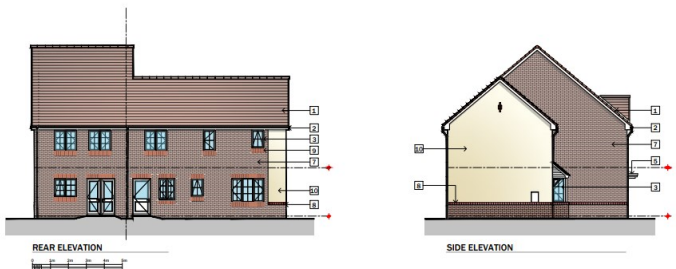
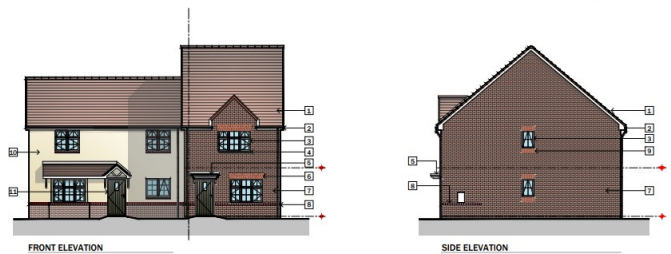
Development in the Northern Strategy Area will be permitted within the defined settlement boundaries where it can be demonstrated that: 1. The proposed development does not adversely affect the provision of open space; 2. The proposed development does not adversely affect the highway network and is accessible to local services by a range of modes of transport, on foot or by cycle; 3. The proposed development does not adversely affect the provision of car parking in the surrounding area; and 4. Where sites are contaminated or subject to land instability, adequate remediation can be achieved.”

Supplementary Planning Guidance (SPG)

6.22 The following Supplementary Planning Guidance documents adopted by Rhondda Cynon Taf County Borough Council are also considered relevant to this planning application:

- Design & Placemaking SPG; (Adopted March 2011)
- Affordable Housing SPG (Adopted March 2011)
- Nature Conservation SPG (Adopted March 2011)
- Planning Obligations SPG (Adopted December 2014)
- Access Circulation and Parking SPG (Adopted March 2011)

THE PROPOSAL & PLANNING APPRAISAL



Overview

7.1 To ensure that the development effectively responds to the local context, the principal considerations that will form the chapter, and to which the application will be assessed on, will be the five objectives of good design which are a set of principle considerations, as outlined in Technical Advice Note 12. These include an assessment of the proposed access, the overall character of the site including the amount, scale and layout, the appearance and landscape as well as the community safety and environmental sustainability of the site

Amount, Scale and Layout

7.2 The proposed development seeks to develop a small parcel of land located off Ger-y-Bont, off Hirwaun Road, in Penywaun.

7.3 As part of this planning application, it is proposed to develop 17 one and two-bedroom affordable residential units at the site. This has been considered with regard to the existing context of the site, including the residential properties to the west of the site, and the industrial uses to the east of the site.

7.4 In terms of density, the adopted LDP specifies that all housing development proposals should seek to make the most sustainable and efficient use of land and advocates a minimum density of 30 dwellings per hectare on all sites within the defined Northern Strategy Area of Rhondda Cynon Taf (Policy NSA11)

7.5 The proposed development comprises 17no. units across a site area of 0.5Ha. As such, the minimum dph requirement of 30 dwellings per hectare set out within Policy NSA11.

7.6 The properties are designed around the perimeter of the site with access off Hirwaun Road into the site, and directed centrally before turning west and east to provide level access to each property. Part of the internal access road is proposed to be adopted for the initial part, with the rest of the road within the site comprising private

highway.

Access and Movement

7.7 The proposed development includes an access road off Hirwaun Road that has been designed to adoptable standards with a 5.5m carriageway and footways included on one or both sides of the internal access roads for its entire lengths.

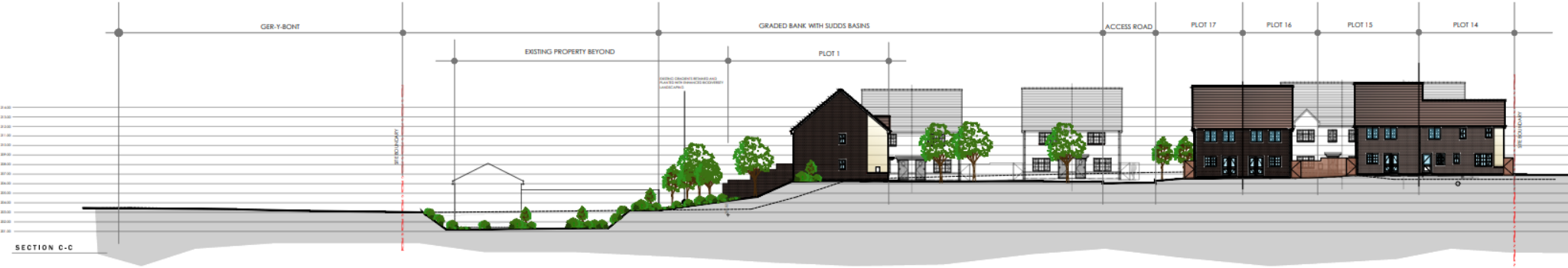
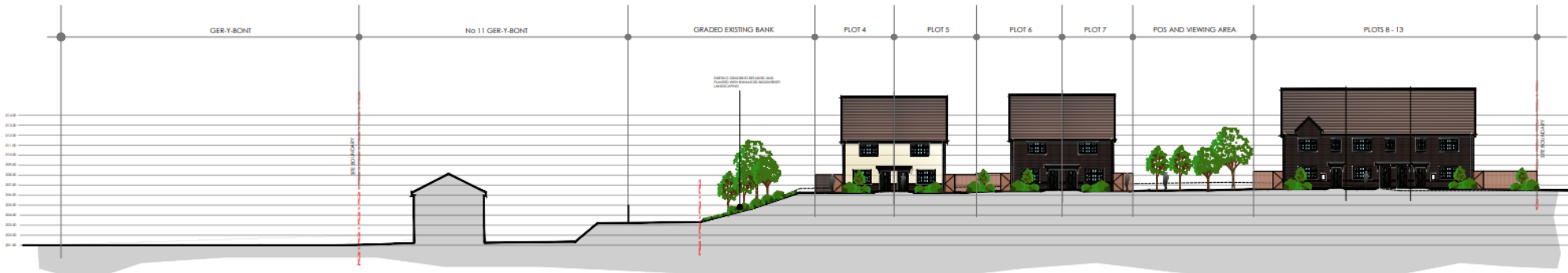
7.8 With reference to the provision of car parking spaces, the properties are afforded one space per bedroom, in line with CSS Wales Parking Standards 2008. An additional space is proposed for visitor parking, cumulating in a total of 28 car parking spaces proposed. All parking for the proposed dwellings will be located along the front elevation and will be designed for electrical vehicle charging.

7.9 With regards to access, the accompanying Transport Note demonstrates that:

- That the quantum of development is such that traffic flows will be below the threshold of 300 two-way movements, as set out within the Design Manual for Roads and Bridges (DMRB);
- That appropriate access off Hirwaun Road into the site can be achieved;
- The proposed access has been reviewed against applicable standards, within the context the local highway environment and safety record; and
- The proposed simple priority junction design is appropriate for this location and proposed development, with right-turn facility deemed as not required.

7.10 It is, therefore, considered that the access provision is acceptable, in accordance with national and local planning policies in particular Policy AW2 in that it would not unacceptably conflict with surrounding uses, Policy AW5 and AW6 as it would provide a high-quality design and NSA 12 as it would not adversely affect the highway network and would

PROPOSED STREET SCENES (SECTIONS)



THE PROPOSAL & PLANNING APPRAISAL

be accessible to local services by a range of modes of transport, on foot or by cycle.

7.11 The site sits in a highly sustainable position, close to a range of local services and facilities and well positioned in terms of access to sustainable transport modes such as local bus routes. The following facilities are considered to be within walking distance to the site: Penywaun Primary School (approx. 550m), Penywaun Community Centre and Recreation Ground (approx. 220m), Colliers Arms Pub (approx. 360m), Gwladys Street Play Area (approx. 370m), Penywaun Fish Bar (approx. 420m), and Alan's Convenience Store (approx. 510m).

7.12 The nearest bus stop is located within circa 260m of the site on Gwladys Street which provides regular services to the surrounding area (e.g., including Merthyr Tydfil, Aberdare, Glynneath and Cwmaman via the no. 8, 9, 89 and 91 buses).

Landscaping and Biodiversity Enhancements

7.13 Biodiversity enhancement opportunities have been incorporated into the detailed design of the development, in line with the objectives detailed within the Environment (Wales) Act which places a duty on Local Planning Authorities to conserve and enhance biodiversity.

7.14 This planning application is accompanied by a Green Infrastructure Statement (Tirlun Design Associates), which, as required by national planning policy, sets out how biodiversity and green infrastructure are being enhanced as part of the proposed development.

7.15 As established within the accompanying GI Statement, the landscape proposal for the site seeks to retain existing treeline on the south-western site boundary. This to be enhanced across the site through the planting of native and non-native tree and plant species across the site, in particular at the west of the site near to the rear of properties off Ger-y-Bont and at the east of the site through hedgerow planting.

7.16 A range of herbaceous and shrub plants will be provided throughout the site to increase amenity and biodiversity of the site. Tree planting will be planted to help cool the land during the summer months and provide structural interest in the winter. Where appropriate, native tree planting will be provided. The drainage proposals include swales to the south and east of the site, with permeable paving provided on the private drive areas. The swale will be seeded appropriately with a species-rich grass mix suitable for damp and dry conditions.

7.17 The development proposals have considered the existing green infrastructure on the site, particularly the existing ecology and proposed vegetation. Mitigation and enhancements include appropriate measures for avoidance of impacts on bats, planting of new trees, shrub planting, species rich seeding and , AND the installation of bat and bird boxes. These new features would contribute to the wider green infrastructure of the site and local context, whilst enhancing biodiversity.

Appearance and Design

7.18 The proposed dwellings have been designed with a materials palette which is sympathetic to that of the existing surrounding vernacular. As illustrated on the external finishes site plan, the following materials will be utilised:

- Walls—Facing brickwork, rough cast render (off white finish) with soldier course cills and heads and prefabricated flat gauge arch in smooth dark red brick
- Roof - Reconstituted slate roof (dark red)
- White uPVC Fascias, Soffits and Bargeboards
- Black uPVC rainwater goods
- White uPVC double glazed windows
- GRP composite front entrance doors. Colour: TBC GRP porch canopy over

7.19 The proposed development will therefore be sympathetic to the surrounding residential context which comprises a mix of house type with varying materials. Notwithstanding, the properties will be contemporary in

energy efficiency and sustainability through the adoption of a fabric first approach to retain heat and the installation of PV panels on the roofs.

Community Safety

7.20 TAN 12 suggests community safety can be achieved via design solutions that can aid crime prevention. These include providing natural surveillance, improving safety by reducing conflicts in uses, and promoting a sense of ownership and responsibility.

7.21 The provision of the dwellings in their current location and orientation enables enhanced natural surveillance of the wider surroundings which will be beneficial for the safety and welfare of the prospective residents as well as the neighbours. Each plot is capable of incorporating private parking and amenity space thus creating a strong sense of space for future occupiers. The layout and each property has been designed to comply with Secure by Design Standards and will make use of a vacant, open site which could be used for anti-social behaviour.

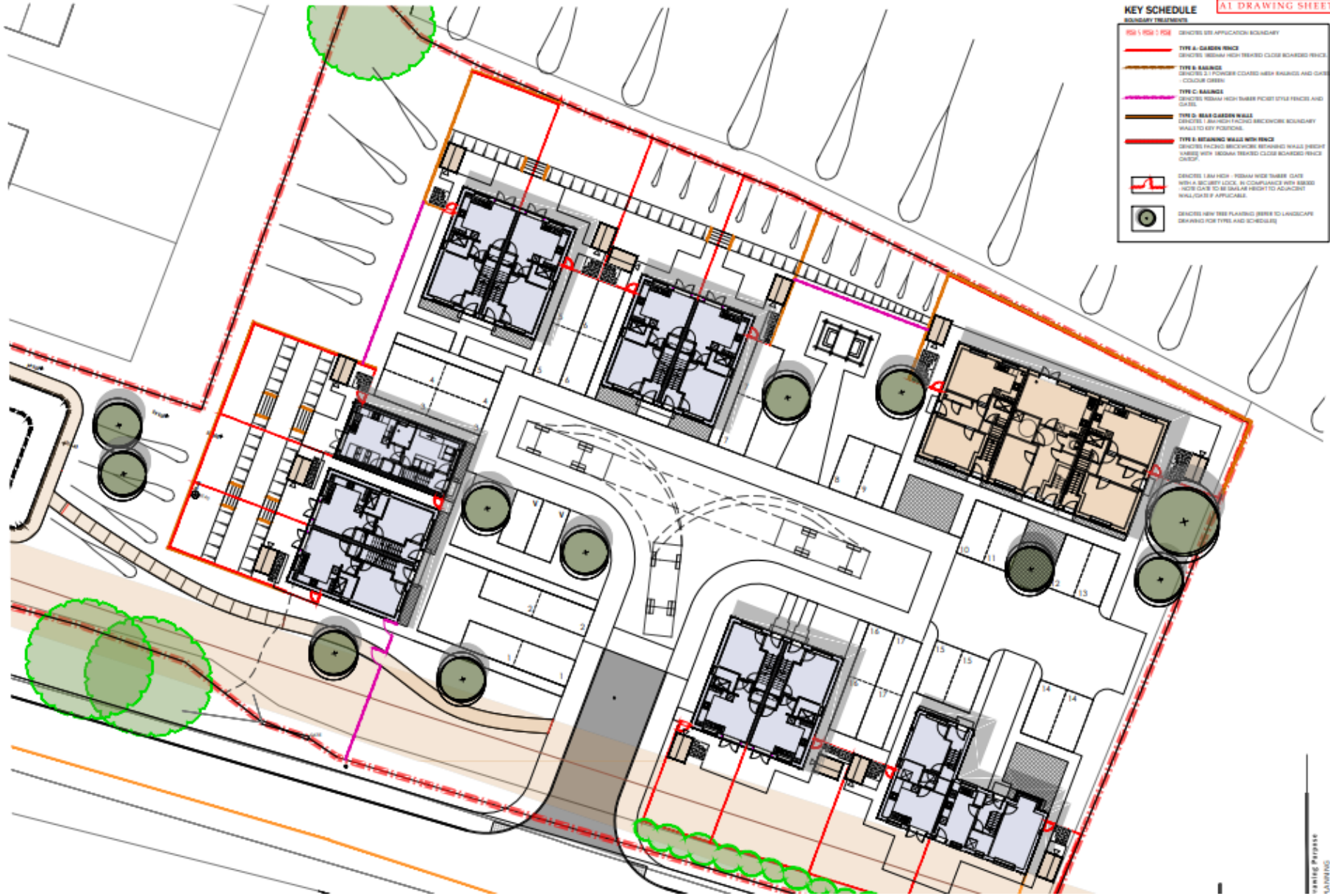
7.23 Taking into account all of the above, it is in no doubt that the future development of the site can be designed to ensure a high level of personal and community safety.

Environmental Sustainability

7.24 As identified within Technical Advice Note 12, the objectives that developers need to respond to in respect of Environmental Sustainability include that of achieving efficient use and protection of natural resources, enhancing biodiversity and designing for change.

7.25 The development of the site will enhance the environmental and biodiversity capacity of the site through the retention of the trees located to the east of the site and additional landscaping throughout. The site is in a sustainable location by virtue of its position within the settlement boundary of Penywaun and within close proximity to public transport, thus minimising the use of the personal car.

LANDSCAPE PLAN



DESIGN & ACCESS STATEMENT

7.26 The site will be developed to accord with the latest Building Regulations standards, therefore, the overall sustainability principles of the development are considered to be high. As aforementioned, the dwellings will adopt a fabric first approach in respect of heat retention and also solar PV panels on the roofs and air source heat pumps will also enable a micro-generation of energy that can be used as a renewable energy source for the properties.

PROPOSED CGI'S



DESIGN & ACCESS STATEMENT

CONCLUSION

8.1 This Design and Access Statement has been prepared by Asbri Planning on behalf of Newydd Housing Association, in respect of the full planning application for the proposed development of 17no. affordable dwellings and associated works at land north of Hirwaun Road, Penywaun, Rhondda Cynon Taf.

8.2 The application site comprises previously developed 'brownfield' land, situated within the defined settlement boundary for Penywaun. As such, the principle of development is established.

8.3 As such, based on the material considerations outlined within this statement and the accompanying drawings and documents, it is concluded that the proposal represents an acceptable and sustainable form of development which is appropriate for the location. The proposals therefore comply with the relevant national and development plan planning policies and supplementary planning guidance.

8.4 It is for these reasons that it is respectfully requested that Rhondda Cynon Taf County Borough Council grant full planning permission for the development.