

DESIGN & ACCESS STATEMENT

Leiros Park, Neath

November 2020



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Description of development:

Full application for the development of 200 residential dwellings and associated works

Location:

Leiros Park, Neath

Date:

November 2020

Asbri Project ref:

S20.174

Client:

Hale Homes



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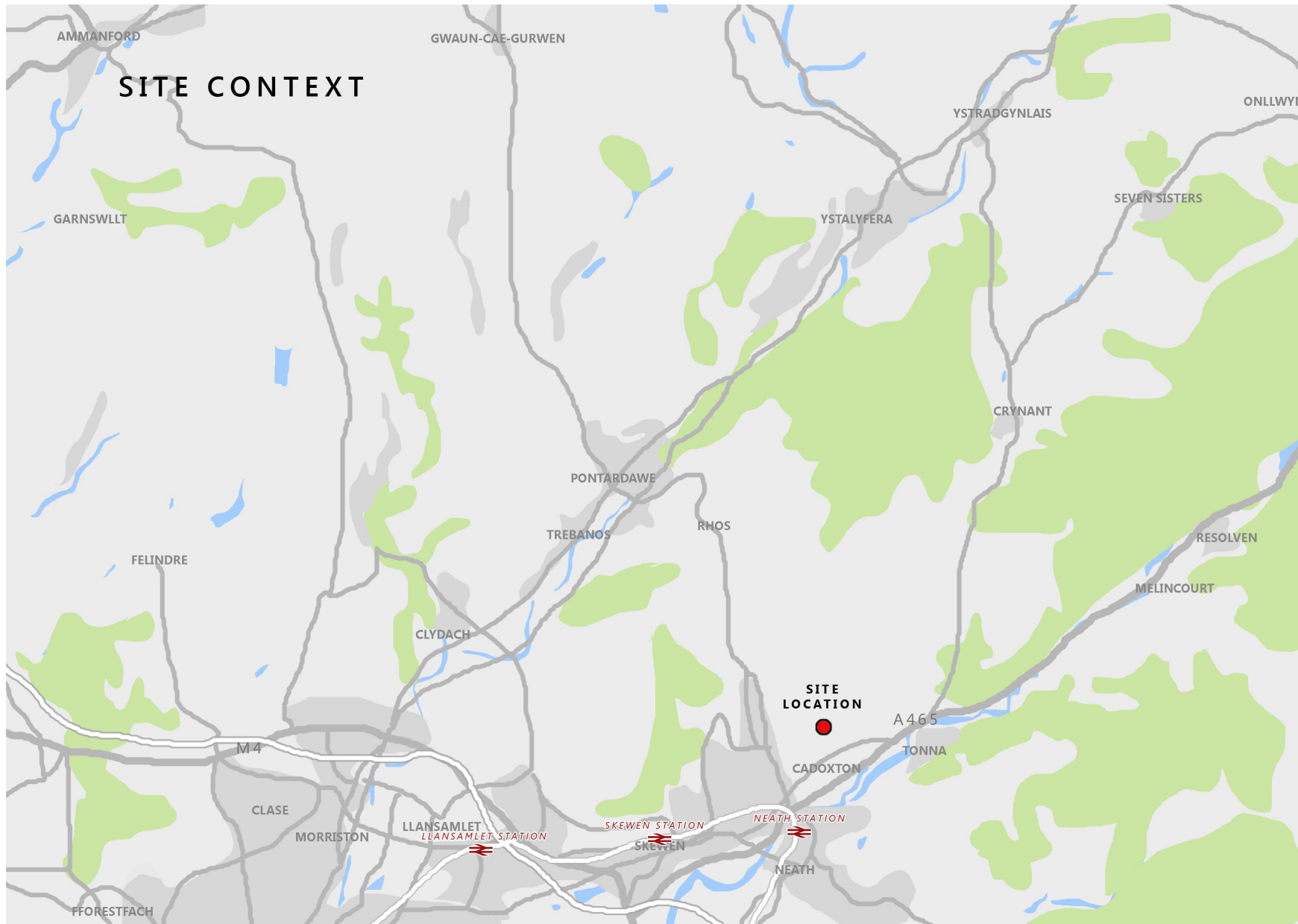
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Date	November 2020	November 2020
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SITE IN REGIONAL CONTEXT



INTRODUCTION/BRIEF AND VISION

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 below, extracted from Chapter 4 of Planning Policy Wales, 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.

1.4 The statement is subdivided into six sections, commencing with a brief summary of the proposal and a brief overview of the site context and analysis whilst section 3 interprets and applies the context of the brief and vision for the site. Section 4 summarises how the design has developed following consultation and Section 5 sets out the proposal, explores the relevant design and access facets associated with the application and provides a response to planning policy. The document then concludes, under section 6 justifying why it should be granted permission.

Brief and Vision

1.5 The vision is to develop this site which is located within the settlement boundary for Neath and allocated for residential development within the adopted LDP under Policy H1/2.

1.6 The brief was to develop a site layout, which complements the sites prevailing topography whilst maximizing the ability to provide usable Public Open Spaces.

1.7 The brief included the need to establish a distinctive sense of place for occupants and visitors whilst striving to acknowledge and complement the existing surrounding context.

1.8 The vision is to develop good quality housing which will provide occupants with a desirable and sustainable place to live which assists with achieving the goals of the Well-being of Future Generations (Wales) Act adopted by the Welsh Government in 2015. The Act places its focus on how successful residential developments can improve the health and well-being of their residents.



APPROXIMATE SITE LOCATION



SUMMARY OF THE PROPOSAL AND SITE CONTEXT

2.1 This Design and Access Statement (DAS) has been prepared on behalf of Hale Homes to accompany a full planning application for the development of 200 no. residential dwellings and associated works at land off Leiros Park, Neath. The application site is allocated in the development plan for residential development (Policy H1/2).

2.2 The application is supported by a site layout plan, floor plans, full elevational plans and site sections as well as technical supporting documents which illustrates that the site is capable of accommodating the development and its associated works, including access and landscaping.

Location

2.3 The application site is located in the town of Neath, which is situated in the principal area of Neath Port Talbot, in South Wales. The site lies to the north east of an established residential estate at Bryncoch; a suburb located to the north of the A465 and the A4230. Penywn Road links Bryncoch to the south of the town and the A465 and beyond. The A465 links to the M4 via junction 43 approximately 5.5km to the south west.

2.4 The site's location within the context of Neath is shown to the *left*, page 6.

Site Features

2.5 The application site is irregular in shape and measures approximately 10.5 hectares in area.

2.6 The site is bound by fields to the north, beyond which is a disused quarry. A large area of woodland bounds the site eastern periphery whilst a number of existing residential properties are located to the south and west. There is a blanket TPO established on the site imposed from 2019.

2.7 The site is within walking distance of the services and facilities in Bryncoch, including a public house, local store and a couple of schools. The village has daily bus services to Neath which has a full range of services and facilities.

2.8 A review of Natural Resources Wales' Flood Risk Maps shows the site as being in Zone A, which is considered to be at little or no risk of flooding.

Access

2.9 Whilst there is no formal vehicular access routes throughout the site, access point are available for agricultural vehicles. Pedestrian access through the site can be achieved via the PRoW network.

Residential Context

2.10 The surrounding residential context comprises, for the majority, of two-storey properties, with some developments comprising of sporadic bungalows alongside two-storey properties. Parking is generally provided to the front of all properties with the majority being on-site allocations.

2.11 The surrounding façades vary from white painted render (Bittern Close/Kestrel Close) to more dated façades of pebbledash and brick (Alexander Road). Accompanying images indeed show that the residential context is not limited to one predominant type. Some properties have incorporated stonework into development which are rendered for the most part (Kestrel Close).

2.12 Bittern Court, directly to the south, is a residential cul de sac, comprising 7 detached properties, with two appearing to be bungalows. The larger south-facing properties have large dormer windows at the front of the properties and large rear gardens.

2.13 To the west, beyond some woodland, lies residential properties on Alexander Road. To the immediate north-west of the site, lies Leiros Farm.

Immediate surrounding context

2.14 The site is bound to the north by green fields, used for agricultural purposes. To the east, woodland abuts the site boundary.

SURROUNDING PROPERTIES



CROMWELL AVENUE



LEIROS PARK DRIVE



ALEXANDER ROAD



LEIROS PARK DRIVE



DAPHNE ROAD



SWALLOW TREE CLOSE

SUMMARY OF THE PROPOSAL AND SITE CONTEXT

2.15 There are no listed building or scheduled ancient monuments within the immediate site vicinity. The nearest listed building to the site is a grade II listed Limekiln near Neath Golf Course. Due to the presence of woodland between the application site and the listed structure, it is unlikely that the development will negatively effect on the 19th century limekiln.

2.16 There are no know Scheduled Ancient Monuments (SAM) within close proximity of the site.

Local Facilities

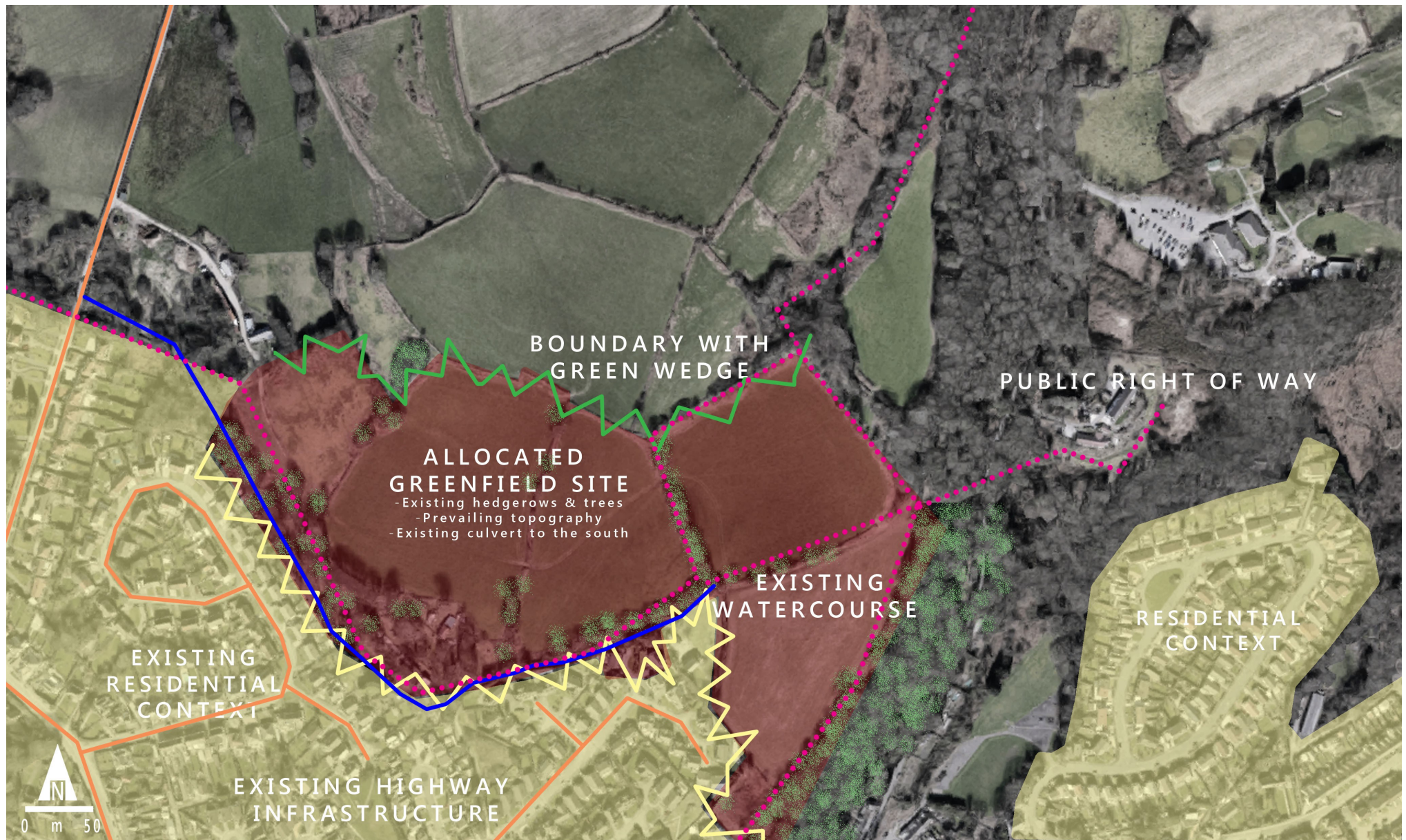
2.17 The site is located within close proximity to a range of local amenities situated within Rhydding itself including convenience stores, public houses and schools. Access to these amenities is attained via Leiros Parc Drive which is located approximately 165m to the south of the proposed south access. There is also a primary school located on Main Road, approximately 760m from the site, approx. a 16 minute walk from the development.

2.18 Neath is located approx. 2.10km to the south east of the site and offers a broad range of facilities. Neath is accessible via public transport modes including local bus services.

Planning History

2.19 The site has no planning history of relevance.

INTERPRETATION PLAN



INTERPRETATION

Ordinance Survey, including Public right if way



NRW advice map



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

- 1) A full site analysis including, a full desktop study of the site and its surroundings;
- 2) A site visit and general visual assessment of the surrounding area including the built form and also how residents interact with the area; and
- 3) Discussion with the client to gain a clear understanding of the brief and vision for the project;

3.2 The above steps have presented key opportunities and constraints for the site which are outlined below; The concept for the development of the site has derived from the following:

Opportunities and Constraints

3.3 Opportunities

Allocated site – the site is a housing land allocation in the adopted Neath Port Talbot County Borough Council Local Development Plan.

Residential context – the site is bound to the west and south by residential properties, accordingly, residential use of the application site is considered to be a conforming land use.

Character – the site is principally surrounded by a number of large detached properties including bungalows and two storey units. The site development should complement and enhance the existing character.

Existing hedgerows – the site benefits from a green backdrop provided by existing vegetation.

Views – the sites topography affords views towards Baglan Bay.

3.4 Constraints

Topography – the site's biggest constraint is arguably its prevailing topography. This means that some sections of the site are undevelopable.

Green Wedge - the site is bound to the north by an allocated green wedge.

Access – the development requires the creation of a new access route into the development site. This will require the construction of an access route between two houses on Leiros Parc Drive.

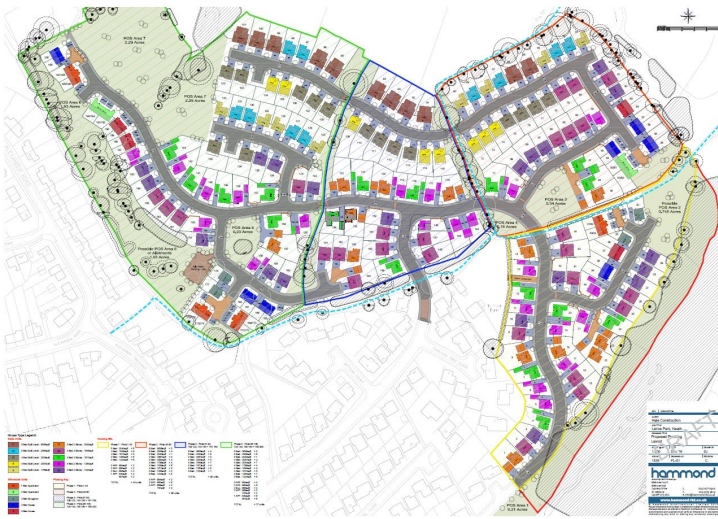
Existing residential curtilages – the south of the site abuts existing residential dwellings on Bittern Close, Leiros Parc Drive and Swallow Tree Close. Due to this proximity, it is important that the proposed development does not diminish the residential amenity of those occupying the existing neighbouring properties.

Existing culvert – to the south of the site lies an existing culvert which needs to be respected.

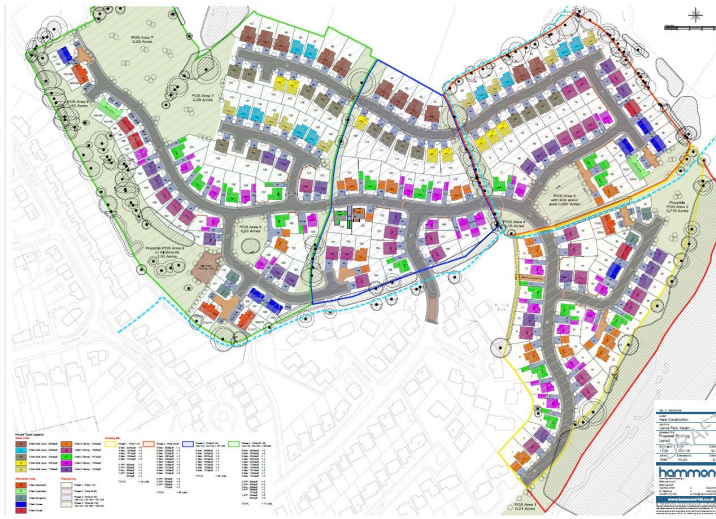
Existing vegetation - The development's design has had to account for the existence of a number of Category A & B tree on site. Their existence has affected amount of developable land. Their retention however positively contributes to the site's landscape impact and biodiversity. The trees to the boundaries are TPO.

Existing Public Right of Way - there are a number of existing PRW within or adjacent to the site; notably running along the sites southern boundary and along existing hedgerow boundaries within the site.

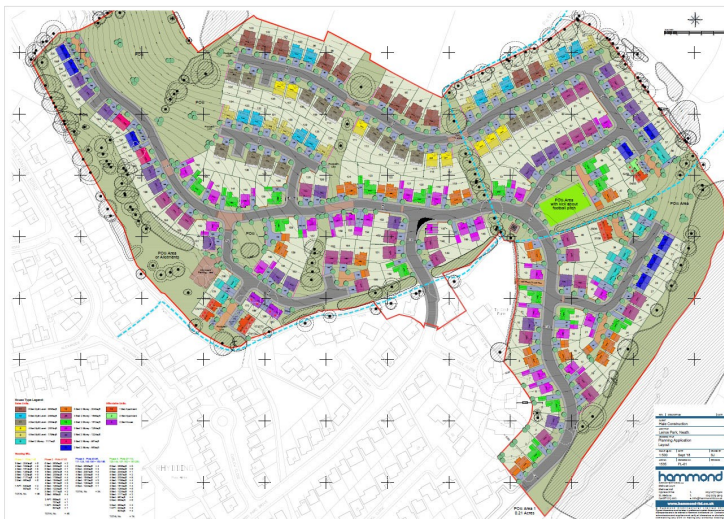
DESIGN DEVELOPMENT



DECEMBER 2016 REV C



DECEMBER 2016 REV D



SEPTEMBER 2018



SEPTEMBER 2020

NOVEMBER 2020

DESIGN DEVELOPMENT

Design Evolution

4.1 The design evolution has subtly evolved from the initially presented layouts. Changes made have been influenced both by the pre-application meeting and wider changes within the brief and vision for the site itself.

- **Inclusion of allotments and associated parking** - Allotment space is proposed to the west of the site, located to the south of plots 181 and 182. This will provide residents with greater amenity space, and ultimately, greater enjoyment of the development.
- **Increase in area of Public Open Space** - Pre-app discussions made clear the need for a larger area of POS. The submitted layout indicates that POS 5 is larger than previous iterations and incorporates a kick-about football pitch. This addresses the pre-app response's requirements for a more formalised POS with children's play provision.
- **Reconfiguration of Plots 71-78** - To the east of the site, plots 71-78 have been subject to reconfiguration which led to the removal of Plot 72's private drive and smaller footprints for Plots 73-75.
- **Reconfiguration of Plots 27-32** - To the south east of the site, plots 27-32 have been reconfigured in line with the recommendations outlined within the pre-app response. The plots now comprise of 6no. 2 beds instead of 3 beds and apartments as proposed within previous layouts.
- **Highway changes** - Increase in parking provision and provision of appropriate visibility spays and turning facilities

4.2 As such, the submitted layout plan is considered a more attractive and suitable layout and successfully demonstrates that the site can comfortably accommodate 200 properties of various types and sizes which address local need and predicted market demand. Additionally, the submitted layout demonstrates that public open space can be provided in accordance with the authority's development management principles and the requirements set out within the officer's

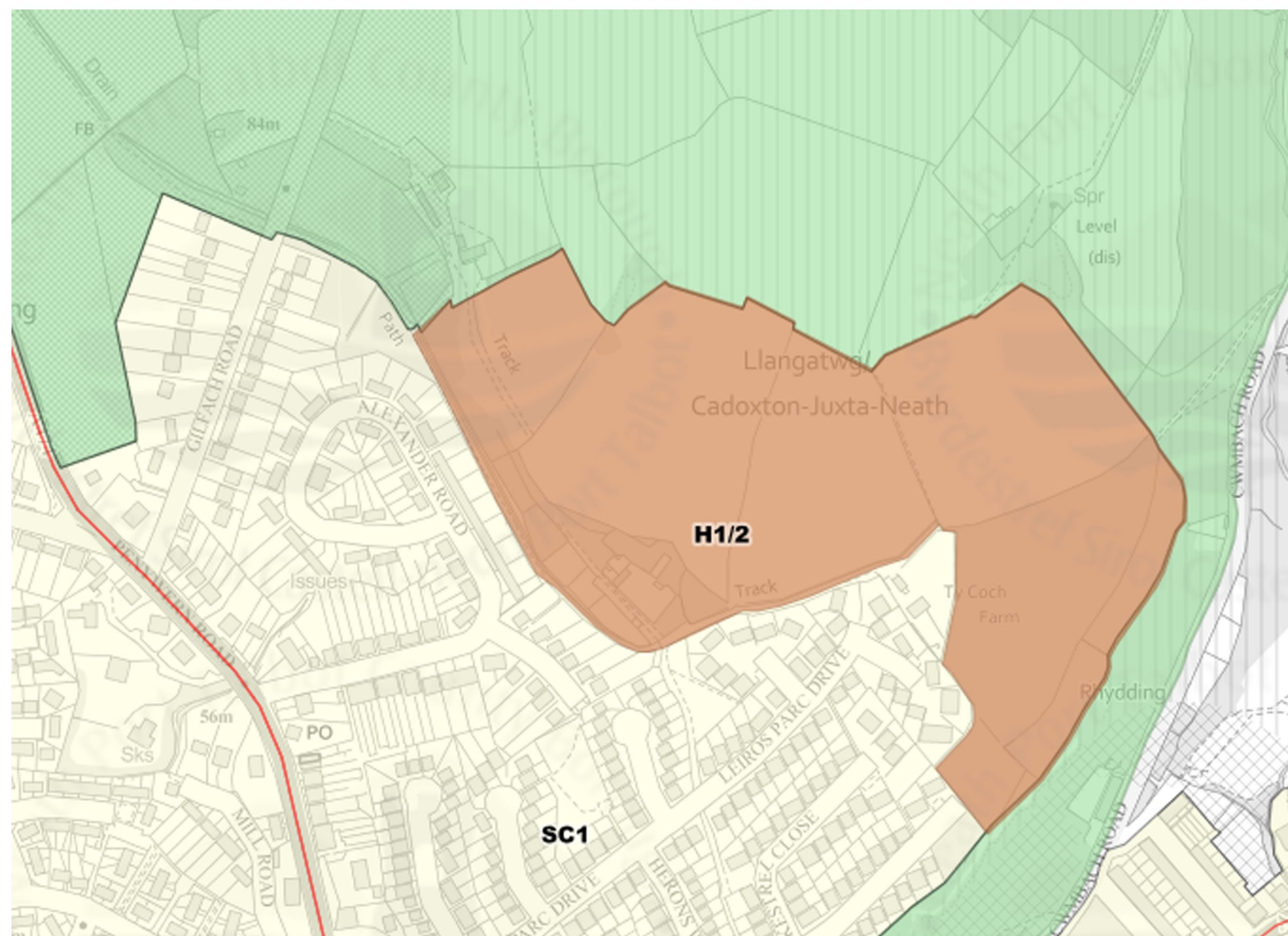
pre-application response.

Pre-Application Consultation

4.3 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 to pre-application consultation, prior to the Planning Application being validated by the Local Planning Authority.

4.4 It is considered that as a result of the Pre-Application Consultation (PAC) process the scheme has evolved to incorporate recommendations made by community, statutory and 'other' consultees.

LDP PROPOSALS MAP



PLANNING POLICY

Planning Policies	
Policy SP1	Climate Change
Policy SP2	Health
Policy SP3	Sustainable Communities
Policy SP4	Infrastructure
Policy SP5	Development in the Coastal Corridor Strategy Area
Policy SP8	Affordable Housing
Policy SP10	Open Space
Policy SP15	Biodiversity and Geodiversity
Policy SP16	Environmental Protection
Policy SP18	Renewable and Low Carbon Energy
Policy SP19	Waste Management
Policy SP20	Transport Network
Policy SP21	Built Environment and Historic Heritage
Policy H1/2	Housing Sites
Policy I1	Infrastructure Requirements
Policy SC1	Settlement Limits
Policy AH1	Affordable Housing
Policy OS1	Open Space Provision
Policy OS2	Protection of Open Space
Policy EN6	Important Biodiversity and Geodiversity sites
Policy EN7	Important Natural Features
Policy RE2	Renewable and Low Carbon Energy in New Development
Policy W3	Waste Management in New Development
Policy TR2	Design and Access of New Development
Policy BE1	Design

Introduction

5.1 The planning policy framework for the determination of this application is provided by the content and scope of National Planning Policy, which is contained within the tenth edition of Planning Policy Wales (PPW) and its associated Technical Advice Notes (TANs), together with the Local Planning Policy and its supplementary planning guidance.

5.2 The planning policy context for this application is provided in detail in the Planning Statement that accompanies this application. For a full review of pertinent policies please refer to the Planning Statement.

Planning Policy Wales

5.3 National planning policy is contained within the tenth edition of Planning Policy Wales (PPW), published by the Welsh Government in December 2018. PPW is supported by 21 topic-based Technical Advice Notes (TANs), which are also relevant. PPW is the Welsh Government's principal planning policy document, setting out the context for sustainable land use planning policy, within which Development Plans are prepared and development.

5.4 Section 3.17 of PPW relates to design and access statements (DAS) discussing that a DAS should communicate what development is proposed, demonstrate the design process that has been undertaken and explains how the objectives of good design and placemaking have been considered from the outset of the development process.

Well-being of Future Generations Act (2015)

5.5 The Well-being of Future Generations (Wales) Act came into force in 2015 and seeks to improve the social, economic, environmental and cultural well-being of Wales. The Act puts in place seven well-being goals in order to make sure that everyone works towards the same vision. The well-being goals are set out in the Planning Statement.

Technical Advice Notes

5.6 This application has been prepared in deference to the

latest version of TAN 12: Design, which was updated in March 2016, TAN 18: Transport and the suitability of the proposals in this design context are demonstrated in this Design and Access Statement.

Design and Access Statements in Wales (April 2017)

5.7 This guidance document sets out the requirements for a DAS, the benefits of preparing a DAS and some of the pitfalls that should be avoided when preparing the document. Section 5 of this document provides guidance on what to include in a DAS and how to communicate the proposals.

Local Development Plan

5.8 The development plan for the purposes of Section 38 (6) of the Planning and Compulsory Purchase Act 2004 is the Neath Port Talbot County Borough Council Local Development Plan (LDP) which was adopted January 2016.

5.9 Within the LDP Proposals Map, the site is identified as being a housing land allocation for 200 dwellings – H1/2 – Leiros Park Extension. A list of the most pertinent policies relevant to the determination of this application is provided, *left*.

Supplementary Planning Guidance

5.10 Furthermore, the following Supplementary Planning Guidance endorsed by NPT County Borough Council should be taken into account as a material consideration in the determination of the proposed application:

- Planning Obligations—October 2016 ;
- Affordable Housing – October 2016;
- Open Space and Greenspace July 2017;
- Parking Standards October 2016; and
- Design July 2017.

THE PROPOSED LAYOUT



THE PROPOSAL

Site Key

	1.8m High Close Board Fence
	1.8m High Brick Screen Wall
	450mm High Timber Knee Rail
	1.8m Timber Gate
	Retaining Wall Position <i>(indicative only - refer to engineers information)</i>
	1.8x1.8m Patio
	Bin collection Point
	Private parking space
	Visitor parking space
	Proposed Trees & Planting <i>(refer to landscape architects information)</i>
	Existing Hedgerow/Trees
	Existing route of Public Right of Way
	Sub Station Kiosk
	Block Paving
	Affordable Units (20 units)

Overview

6.1 This chapter is to explore the relevant design and access facets associated with the application and will assess the planning merits associated with the scheme.

Objectives of good design

6.2 The five objectives of good design are a set of principle considerations, as outlined in Technical Advice Note 12, to ensure developments effectively respond to local context so that they assimilate into the locality and are functional for their intended user. The five Objectives of Good Design are Access, Movement, Character, Environmental Sustainability and Community Safety – each of which will be dealt with separately in turn below.

Character

Amount

6.3 The accompanying planning layout demonstrates that the site is capable of accommodating 200 no. dwellings, expanses of Public Open Space and associated infrastructure. The schedule of accommodation is as follows;

- 11 no. 6 bedroom houses;
- 26 no. 5 bedroom houses;
- 67 no. 4 bedroom houses;
- 62 no. 3 bedroom houses;
- 28 no. 2 bedroom houses, bungalows & apartments; and
- 6 no. 1 bed apartment.

6.4 The proposed amount fully accords with the sites allocation in the LDP and represents a gross housing density of 17 dwellings per hectare which reflects the constraints presented by the sites inherent topography.

6.5 The proposal, which incorporates 20 no. affordable housing units (10%).

Scale

6.6 The scheme comprises a vast mixture of property types;

18 in total. There is a mix of;

- Three and a half split level;
- two and a half split level;
- 2 storey; and
- dormer bungalows;

6.7 The scale proposed complements the surrounding vernacular where a mixture of 2.5 storey; 2 storey and bungalows exist.

6.8 The acceptability of the proposed scale is reflected in the accompanying site sections which demonstrate that the privacy and amenity of surrounding properties are respected and any over-bearing impacts avoided.

Layout

6.9 Central to the layout design is the inclusion of a 7.3m wide highway loop, which runs from Daphne Road to the south to Leiros Park Drive. The Road has been designed to accommodate a service bus; upon occupation of the site, the existing bus route will be rerouted, to enter the site. The majority of properties along this loop have been designed to provide a strong frontage onto the internal carriageway.

6.10 Three principle roads, 5.5m in width spur from the bus loop. These lead in turn to secondary roads which serve a smaller number of properties, and terminate in a number of private drives. Properties have been orientated to provide a strong frontage to the principle and secondary streets. Small clusters are proposed surrounding private drives, which serve a maximum of 5 properties.

6.11 On plot, car parking is provided in accordance with the authorities parking standards. Parking is provided in the form of linear parking spaces which run parallel to their associated property; bay parking to the front of properties and garages are provided for the larger properties.

Public Open Spaces

6.12 A total of 6 areas of Public Open Space are proposed throughout the site. These are highlighted on the plan, *left* and

PUBLIC OPEN SPACE



THE PROPOSAL



discussed in turn below;

POS Area 1 - Kick about football pitch;

6.13 Area 1 is large enough to hold an informal 5-a-side football pitch. This is the most reasonably flat surface on the development site and the only area capable of accommodating a formal sports pitch.

POS Area 2 & 3 - Children's Play Area

6.14 Area 2 is located along the sites most southern boundary and measures 0.21 acres. This area extends beyond the application site boundary but is within the applicants control. Area 3 which measures 0.23 acres is positioned more centrally within the site. Both sites are large enough to accommodate a Local Area of Play (LAP).

POS Area 4 - Woodland Walks

6.15 It is considered that improvement could be made to areas 4 in the form of woodland footpaths, bins and benches to encourage dog walking and recreation. Information/fact boards could also be provided in this areas, detailing local woodland species and animals. This would encourage informal education and learning.

POS Area 5 - Local Landscape Area of Play;

6.16 Area 5, which is inherently steep will comprise of natural play, equipped to include features such as tree trunks, logs, grassy mounds, gravel and natural planting. Natural play contributes positively to wellbeing, resilience and offers children access to rich stimulating environments which offer an opportunity to explore freely. Natural play areas exploit the topography of the site to create an attractive and challenging play area that will engage children.

POS Area 6 - Allotments & Woodland Walks.

6.17 Area 6 is proposed to accommodate allotments and their associated car parking. The proposed area would help meet the councils requirement of 0.2 acres of allotment space. It should be noted that some of the area will be left as informal public open space/woodland walking area.

6.18 It is considered that the variety of open space will aid social inclusion and improve health and well-being by ensuring that all residents have easy access to the natural environment and to good quality open space.

Appearance

6.19 As aforementioned the site layout comprises 17 different house types, the majority of which are detached though a small number of semi-detached properties are proposed. All house types comprise common design themes, including large gables, expanses of glazing and Juliet balconies. Cills take the form of reconstituted stone whilst heads take the form of splayed facing brickwork, which has been incorporated to enhance the design and add subtle incidence and variety. Gable roofs are proposed, a number of which comprise of dormer features and rooflights.

6.20 The finishing materials of the proposed development will comprise of a palette of render, stone and brick. The varied palette has been consciously selected to deliver an aesthetically attractive scheme whilst also ensuring that the scheme assimilates with neighboring properties.

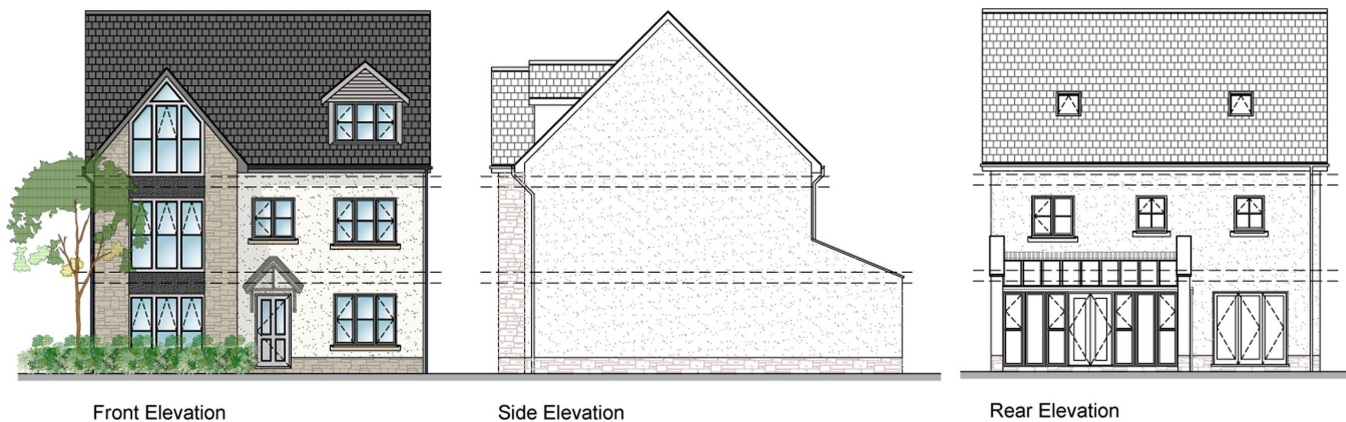
6.21 It is clear from the above that the materials and the overall appearance of the scheme have been consciously selected in order to introduce a high quality design with particular consideration to the existing architectural features within the built form.

6.22 Accordingly, it is considered that the architectural approach is to be commended as a quality design solution, enhancing the local vernacular, in line with the aspirations of local development plan policies.

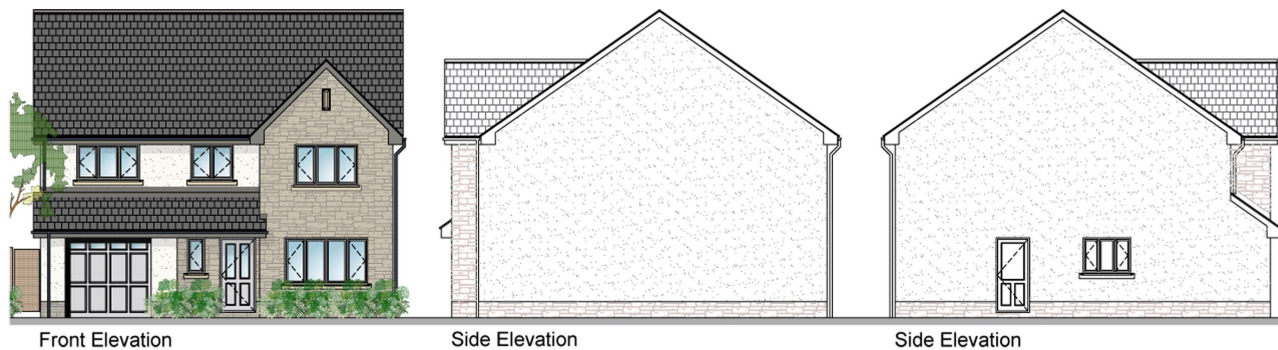
Access

6.23 The site is to be developed in line with the guidance contained in 'Technical Advice Note (TAN) 12: Design (2016), and the principles of Manual for Streets and Manual for Streets 2. In this respect, the site follows a clear hierarchical approach in respect of site users, with pedestrians and other

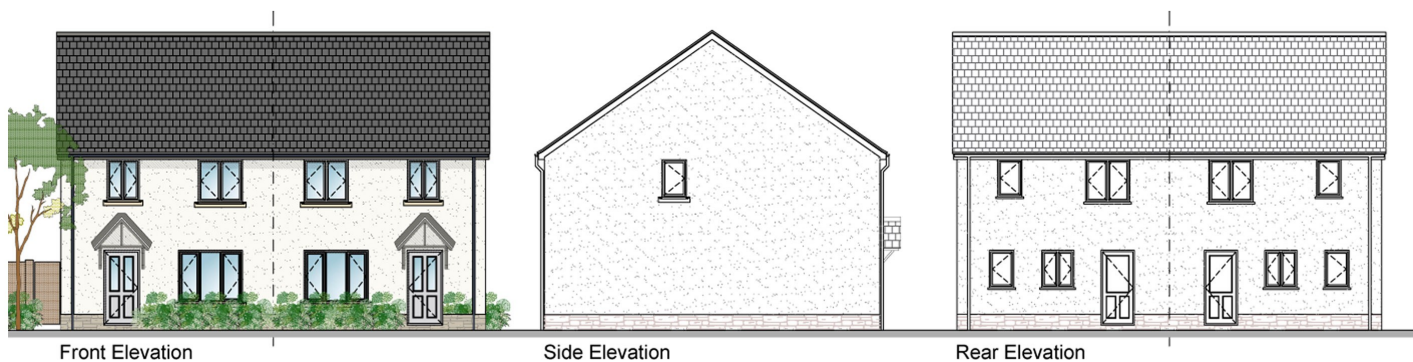
HOUSE TYPE EXAMPLES



5 Bed market dwelling



4 Bed market dwelling



3 Bed affordable dwelling

THE PROPOSAL

vulnerable road users at the top of this hierarchy, and the emphasis on creating a sustainable development which links to the surrounding residential development and existing local facilities with safe, direct and attractive pedestrian connections.

Vehicular access

6.24 As part of the development it is proposed to provide two points of vehicular access; one access from Leiros Parc Drive, and the other from Daphne Road. These accesses will form an extension to both existing carriageways, connecting with the proposed development's internal layout.

6.25 The internal layout of the proposed development has been designed with sufficient width and geometry to accommodate bus movement. A standard 12m bus may enter the site via Daphne Road and successfully navigate the estate road and exit to Leiros Park Drive.

Pedestrian and cyclist access

6.26 The proposed vehicular accesses will also provide the main point of access for pedestrians and cyclists with 2m wide footways along both sides of the access roads.

6.27 There are existing Public Right of Way routing through the site that are to be maintained; the first is situated along the southern boundary of the site, the second runs on a north south axis, along the existing hedgerows.

6.28 The development will provide the necessary pedestrian and cyclist infrastructure within the site to encourage residents to walk and cycle, with 2m wide footways included on one or both sides of the carriageway for its entire length and, where appropriate, shared use private drives also included, prioritising the needs of pedestrians and cyclists over that of vehicles.

Parking

6.29 On-site parking provision for the development is proposed in the context of the parking standards of the

Highway Authority and Local Planning Authority, published in the Supplementary Planning Guidance dated July 2016. It is proposed that all resident spaces will be provided within the curtilage of the site, either on plot by way of garages or in allocated bays adjacent to the properties.

6.30 Based on the application of the Council's Parking Standards the maximum level of parking provision required is 602 residential car parking spaces and 40 visitor spaces. Car parking at the proposed development is to be provided in accordance with Neath Port Talbot's maximum parking standards.

Movement

Pedestrian Accessibility

6.31 There is continuous footway provision connecting the application site to Neath Town Centre. There are footways either side of the access roads and pedestrian crossing provision by way of dropped kerbs at junction crossings. There is tactile paving, pedestrian refuges and dropped kerbs present on all arms of the Cadoxton roundabout. A signal-controlled pedestrian crossing is also located on Cadoxton Road. Approximately 50m north of the Leiros park junction there is a signal controlled pedestrian crossing with tactile paving and pedestrian refuge. This provides opportunities for pedestrians with opportunities to cross the A474 safely to reach destinations to the north-west of the application site.

Cycling routes

6.32 There are no formal cycle routes running directly past the site. However, there are several local cycle routes, both advisory and signposted, in proximity of the site that facilitate local connectivity as well as leading to national cycle route (NCN) 47. NCN 47 of the National Cycle Network forms the main cycle route through Neath, running along the southern side of the River Neath through the town. It is a long distance route starting at Newport and finishing at Fishguard passing through Carmarthen.

Bus and Rail

6.33 It is now a fundamental part of design standards to ensure that new developments are as accessible as possible by several modes of transport. The application site is well served by public transport, with the nearest bus stops located approximately 250m south of the application site on Herons Way. From here, the 150 service (Neath to Leiros Park) runs Monday-Saturday 4 times daily. Other stops are located on Penywern Road (A474) with more frequent services calling at these stops. Neath bus station is located within 1.7 km to the south of the application site. There are existing pedestrian routes providing safe access to the bus stops and station from the application site.

6.34 Neath Railway station is located approximately 1.7km to the south of the application site. The station is located on the Swansea to London Paddington line providing frequent inter-city services to Swansea to the west and, Port Talbot, Bridgend and Cardiff to the east and onwards to London Paddington. Local services are also provided by Arriva Trains Wales and these provide access to inter-mediate railway stations that are not served by the inter-city service between Swansea and London Paddington.

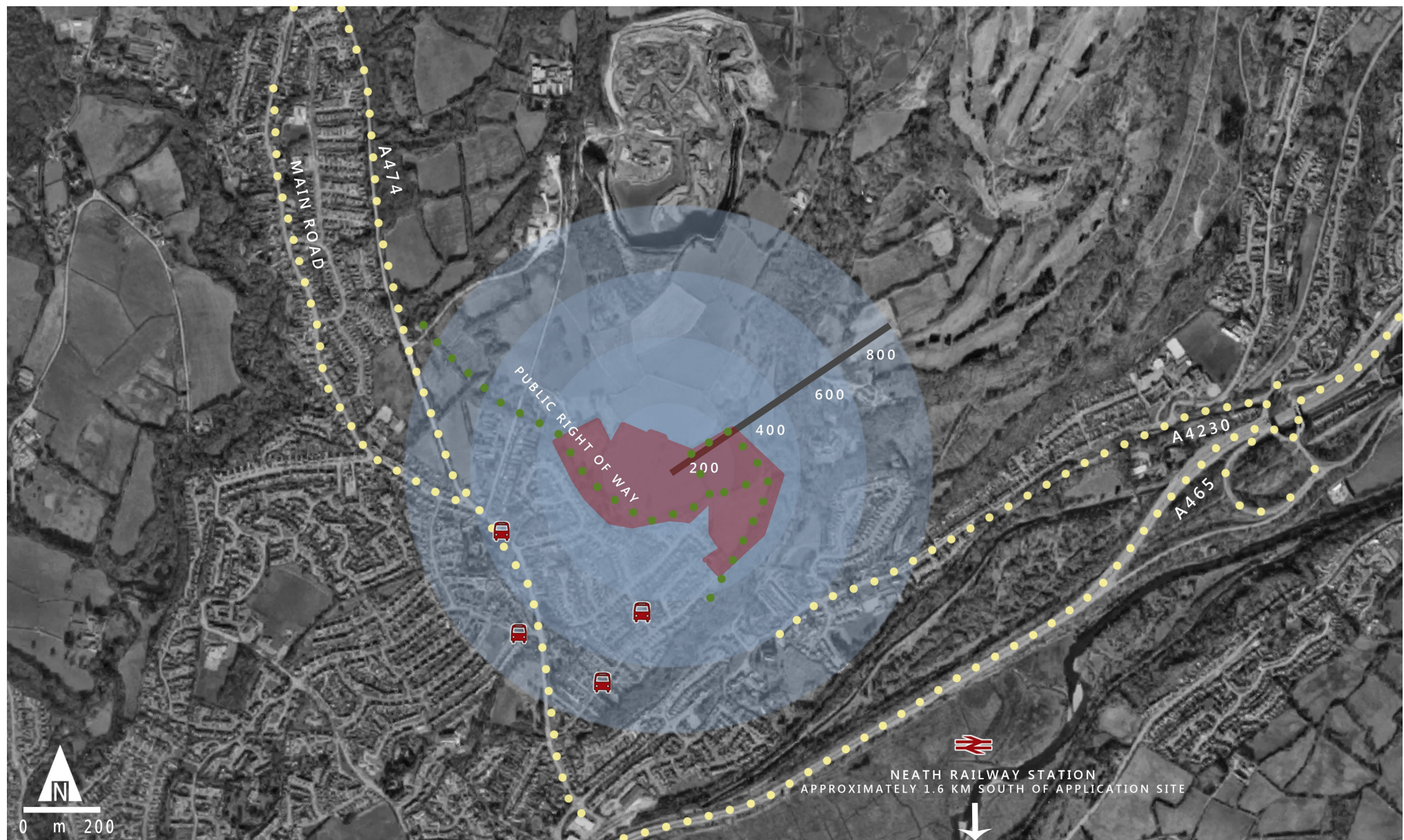
Environmental Sustainability

6.35 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.

6.36 The accompanying planning layout demonstrates that the site can successfully accommodate a robust landscaping scheme whilst acknowledging its existing high-quality nature. The layout demonstrates a commitment to retain a large number of category A and B trees along with principle hedgerow boundary's which have demarked the existing agricultural fields and are an important landscape feature.

6.37 Large expanses of Public Open Space are proposed; a

MOVEMENT PLAN



NOVEMBER 2020

THE PROPOSAL

number of which are to be retained as woodland walks and made good. These spaces will promote activity, contribute positively to overarching wellbeing goals and ensure the survival of onsite species whilst enhancing the site's biodiversity credentials.

6.38 The application is accompanied by an EclA prepared by Bay Ecology. The mitigation measures proposed would allow for retention of habitats similar to some of the ecological valuable habitats to be lost (i.e. hedgerow, treeline, scrub, woodland and grassland habitats) and this, combined with appropriate management, would potentially provide resource for continued use of the site by reptiles, bats, birds and Badger.

6.39 The site is situated within a sustainable location by virtue of its position within close proximity to a number of essential services within Neath itself.

6.40 The site will be developed to accord with the latest Building Regulations standards. The overall sustainability principles of the development therefore are considered to be high.

Community Safety

6.41 TAN 12 suggests that 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.

6.42 Secure by Design standards have been taken into account in the development proposals, thus ensuring a positive relationship between private and public space. In this respect, 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.

SITE PHOTOGRAPHS



NOVEMBER 2020

CONCLUSION

Conclusion

7.1 This Design and Access Statement (DAS) has been prepared on behalf of Hale Homes to accompany a full planning application for residential development of 200 no. units and associated works at Leiros Park, Neath.

7.2 In regards to the principle of development, the site lies within the settlement boundary and is allocated for residential development within the LDP Policy H1/H2. As such, it is considered that the principle of developing the site for residential development is firmly established.

7.3 The layout demonstrates that the scale, form, massing, layout and design are considered to be appropriate to the local setting. As such, it is considered the proposed development can easily relate to the existing residential character of Leiros Park.

7.4 It is believed that the layout represents a housing density which constitutes an efficient use of the developable area and enables the site to accommodate several suitable areas of public open space.

7.5 In view of the above, it is considered that the proposed development has suitably addressed the key material considerations for this site and its approval would provide a quality development that would complement and enhance the existing residential context. Furthermore, development of the site will contribute to the LDP's housing target and provide a percentage of much needed affordable homes.

7.6 Consequently, it is considered that this Statement clearly demonstrates that the scheme, as presented, complies with the relevant national and local planning policies including but not limited to; SP3, SP8, SP10, SP20, Policy H1/2, EN7 and BE1. As well as relevant supplementary planning guidance which relate to the appropriate siting of new development and acceptable forms of residential development.

7.7 As such it is respectfully requested that Neath Port Talbot County Borough Council grant full planning consent for the proposed residential development of 200 units and associated works at Leiros Park, Neath.