

PLANNING, DESIGN & ACCESS STATEMENT

**Former Gwaun Cae
Gurwen Primary
School, Water Street,
Neath Port Talbot**

August 2022



Summary

Proposal:

Full planning permission for proposed residential development and associated works to land former Gwaun Cae Gurwen County Primary School.

Location:

Former Gwaun Cae Gurwen Primary School, Water Street, Gwaun Cae Gurwen, Ammanford, Neath Port Talbot, SA18 1HA.

Date:

August 2022

Project Reference:

S21.262

Client:

Cartrefi D&D Homes

Product of:

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1.0 Introduction

- 1.1 The purpose of a Planning, Design & Access Statement (PDAS) 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 This PDAS has been prepared on behalf of Cartrefi D&D Homes to accompany an application for full planning permission for residential development and associated works at land former Gwaun Cae Gurwen Primary School. The site currently benefits from outline permission for 10 dwellings and associated works (ref. P2020/0289), this was approved 7th July 2021.
- 1.3 The diagram below, extracted from Chapter 3 of Planning Policy Wales 11, summarises the five objectives of good design that should be taken into account when preparing a PDAS. 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.



1.4 The following application plans/drawings are submitted:

Drawing name	Drawing reference
Proposed Floor Plans and Elevations – Plots 1 and 2	845.01.A
Proposed Floor Plans and Elevations – Plots 3, 4, 5 and 6	845.02.A
Proposed Floor Plans and Elevations – Plots 7, 8, 9 and 10	845.03.A
Proposed Site Plan	845.04.D
Proposed Site Plan and Site Sections	845.05.C
Site Block Plan and Location Plan	845.06
External Works Layout	845.07.B
Proposed Highways Plan	845.08.A
Proposed 3D Visuals	845.10
Drainage Strategy Plan	21505-C-001

1.5 The following supporting documents are submitted alongside the Planning Application:

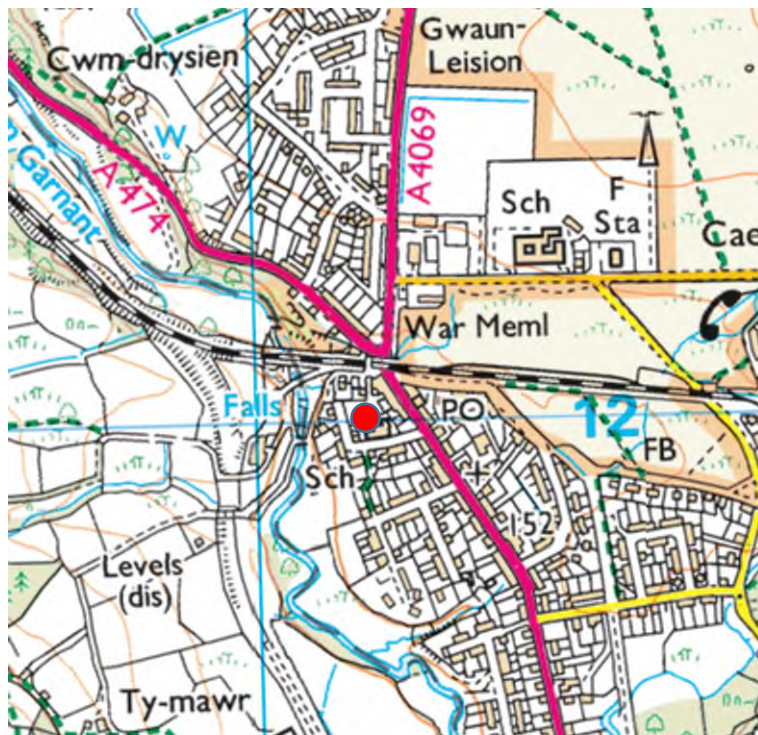
Document	Prepared by
Planning Application Forms	Asbri Planning
Planning, Design and Access Statement	Asbri Planning
Covering Letter	Asbri Planning
Welsh Language Impact Assessment	Asbri Planning
PAC Report	Asbri Planning
Placemaking Appraisal	Asbri Planning
Arboricultural Report	ArbTS
Ecological Appraisal Report	I&G Ecological Consulting
Bat Survey Report	I&G Ecological Consulting
Soft Landscape Proposals	DP Landscape Architecture
Soft landscape Management Plan	DP Landscape Architecture
Drainage Strategy and SuDS Compliance Statement	Quad Consult Engineers
Construction Phase Plan	DD Homes
Permeable Paving Design	Geoman

- 1.6 This Planning Statement presents the planning case for the proposed development having regard to the site and its surroundings, the planning history, and policy context. It considers the key policy issues and planning merits of the proposed development. The statement is structured as follows:
- **Section 2:** provides a description of the site and its surroundings, including a review of the site's Planning History.
 - **Section 3:** summarises the development proposals.
 - **Section 4:** outlines the relevant planning policy context, at both the national and local level.
 - **Section 5:** addresses the key planning considerations associated with the development proposal.
 - **Section 6:** provides a conclusion regarding the overall acceptability of the application

2.0 Site Description

The Site & Surroundings

- 2.1 The application site is a brownfield parcel of land located within Gwaun Cae Gurwen, Neath Port Talbot.
- 2.2 Gwaun Cae Gurwen is located approximately five miles east of the nearest town of Ammanford and nearly fifteen miles north of Swansea. Nearby villages include Cwmgors and Lower Brynamman to the north east and Garnant to the north west.
- 2.3 The site itself is well located within the centre of Gwaun Cae Gurwen adjacent to its facilities and amenities. It is located on Water Street which comes from Heol-Cae-Gurwen (A474).
- 2.4 The OS Map below gives further indication to the site's location (identified by red circle) within the wider surrounding area:



- 2.5 The application site is approximately 0.35ha and comprises land formerly part of Gwaun Cae Gurwen Primary School. The existing buildings on site have previously been demolished. The southern area of the site now currently comprises areas of hardstanding and overgrown shrubbery and constitutes previously developed land. Its northern area comprises a former grassed area and trees.

- 2.6 The site is of differing levels. Its highest part is at its southern boundary and there is a significant drop to the north which leads to an area of turf and overgrown shrubbery. The images below give illustration to the site's features:

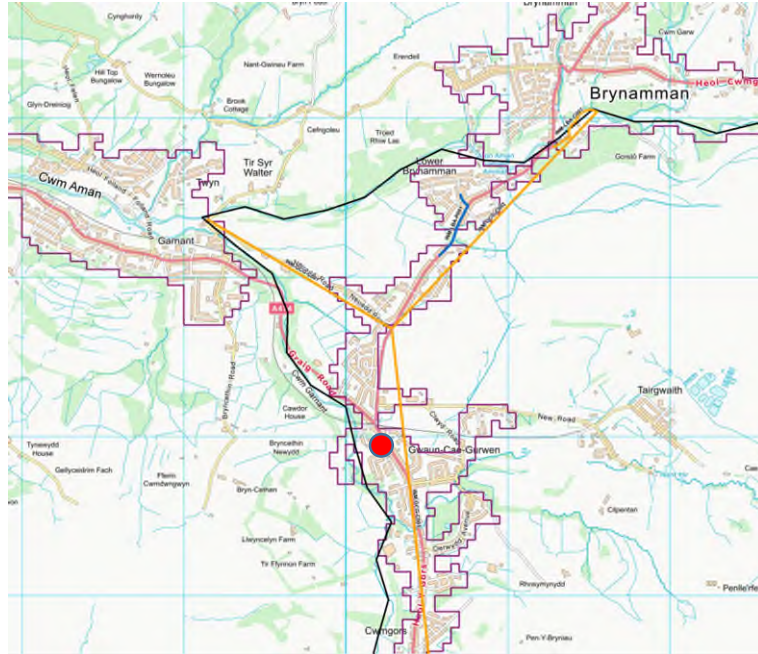




- 2.7 The western, eastern and northern boundaries consist of vegetation such as hedgerow and trees. The southern boundary of the site consists of the existing school gates, which meets Water Street and includes a basement yet to be demolished (illustrated below).



- 2.8 The site is accessed via Water Street which comes from Heol-Cae-Gurwen (A474). The A474 is the primary highway network linking Ammanford with Pontardawe. It passes through villages such as Glanamman and Garnant to the west and Cwmgors to the east.
- 2.9 Having regard to active travel, there is a public footpath to the south of the site running from Water Street to Gron Road. Future active travel networks have received Ministerial approval on 27th February 2021 indicate an integrated cycling network, shown by the orange line below:



- 2.10 The site is located within a predominately residential area primarily consisting of detached and semi-detached dwellinghouses. Its previous use as a school is therefore considered to be out of sorts within its existing residential context.
- 2.11 The site is situated within close proximity to several community facilities, which are within walking distance. Adjoining Water Street is Heol-Cae-Gurwen which is host to convenience stores a hair salon, post office and takeaways. Amman Valley medical practice is located a short distance away to the north just off Graig Road (A474). Cwmgors Rugby Club, Gwaun Cae Gurwen Community Clinic and Ysgol Gymraeg Cae Gurwen are located to the north off New Road.
- 2.12 The site is accessible via public transport by virtue of two bus stops located within walking distance of the application site. The bus stop off Graig Road (A474) gives access to settlements to the west, whilst the bus stop off Gwaun Cae Gurwen Road (A474) gives access to settlements to the east.
- 2.13 Although housing is predominated by semi-detached and detached dwellings, its design is varied, most are consistently two-storey in nature.
- 2.14 The materials used throughout the surrounding area primarily consist of brickwork, pebbledash and smooth/rough cast render with pitched roofs.
- 2.15 The following photographs give illustration to the design variety

found throughout the surrounding area:





Planning History

2.16 Records on Neath Port Talbot County Borough Council planning portal show that the application site has been subject to a degree of planning history which includes the following:

- P2012/1128 – Application for prior notification of proposed demolition of former primary school – Prior Notification not Required – 24th January 2013
- P2020/0289 – 10 dwellings and associated works (outline with all matters reserved) (Tree Survey; Arboricultural Impact Assessment and Tree Protection Scheme received 13/10/2020) – Approved – 7th July 2021

3.0 Development Proposals

- 3.1 The proposal is for full planning permission for residential development and associated works at land formerly Gwaun Cae Gurwen Primary School, Neath Port Talbot.
- 3.2 The proposed site plan (reproduced below) illustrates for 10 dwellings with the existing access retained off Water Street. The dwellings are oriented as 6 semi-detached dwellings fronting Water Street and a further 4 semi-detached dwellings located to the rear of the site.



- 3.3 The layout is reflective of the same layout that was granted outline planning permission referenced P2020/0289.

House Type and No. of Units

- 3.4 The proposal is to provide 10 dwellings, encompassing two house types which are as follows:

- 6x 3-bed semi-detached dwellings
- 4x 4-bed semi-detached dwellings

The 3D model images below show the house types in more detail. The second Image shows the 4x 4-bed semi-detached dwellings at the rear of the site and the 6x 6-bed semi-detached dwellings which front onto Water Street.



- 3.5 The proposed floor plans and elevations for Plots 1-6 indicate a pitched roof with a gable upon its front elevation. The front elevation indicates for three primary windows and a front door. The dwellings will be three bedroomed including a living area, open plan kitchen dining area, hallway and w.c. on the ground floor. The first floor will include one ensuite bedroom and two other additional bedrooms, as well as a bathroom.
- 3.6 The proposed floor and elevational plans for Plots 1 and 2 are provided below, which compensate for the change in levels on site:

**PROPOSED FLOOR PLANS AND ELEVATIONS
PLOTS 1 & 2**

FORMER PRIMARY SCHOOL, GWAUN-CAE-GURWEN



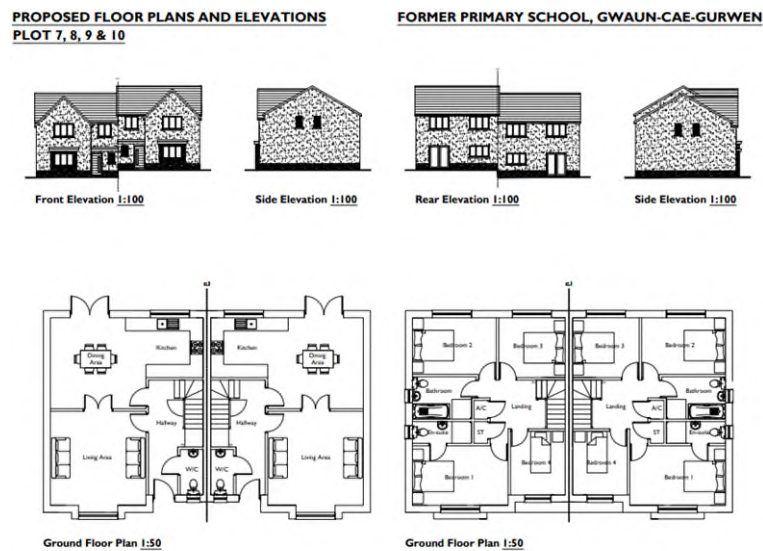
- 3.7 The proposed floor and elevational plans for Plots 3-6 are provided below:

**PROPOSED FLOOR PLANS AND ELEVATIONS
PLOTS 3, 4, 5 & 6**

FORMER PRIMARY SCHOOL, GWAUN-CAE-GURWEN



- 3.8 The proposed floor and elevational plans for plots 7-10 follow the same uniform pattern as those aforementioned but at a larger scale and based upon a larger footprint. The floor plans also illustrate for one additional bedroom on the first floor.
- 3.9 The proposed floor and elevational plans for plots 7-10 are provided below:



Design

- 3.10 The proposed scheme aims to address the five objectives of good design, which include: Access, Character, Environment Sustainability, Movement and Community Safety.

Access

- 3.11 The proposed development has been designed in line with the principles of inclusive design and will be in full compliance with Approved Document M of the Building Regulations, which relates to access and use of buildings. The proposed plan retains one of two existing vehicular accesses into the site and includes its widening to ensure the passing of two vehicles. The existing access is illustrated within the image below:



Character

- 3.12 Plots 1-6 will follow the existing pattern of road frontage properties at Water Street. The access road into the site will then extend from Water Street forming an estate road within the development leading to the four semi-detached dwellings to the rear of the site.
- 3.13 Although the existing design context within the surrounding area is significantly varied, it is considered that the proposed design is in keeping with the surrounding area due to the materials used within the development.
- 3.14 The dwellings will be located within a site that was historically host to the village's primary school. Following its demolition, the site has begun to deteriorate, it is therefore considered the proposed development will enhance the visual impact of the area.

Environmental Sustainability

- 3.15 Given the sites proximity to public transport and active travel routes, the site promotes the use of sustainable transport. As mentioned within Section 2 of this statement, the site is located within walking distance to convenience stores and other essential services. It is envisaged that this will reduce the need for a car, which in turn reduces the carbon footprint for future residents. The use of locally sourced materials will contribute to the reduction in the carbon footprint of the scheme overall.

Movement

- 3.16 A fundamental component of good design is for the site to be accessible by several modes of transport. It has been demonstrated throughout this statement that the site is well located for both public transport and active travel methods giving access to other nearby

settlements and the wider county.

- 3.17 Water Street comes from Heol Gwaun-Cae-Gurwen (A474). The A474 is the primary highway network linking Ammanford to the west and Pontardawe to the east. The M4 Motorway is accessible from both of these locations giving access to the wider south Wales region.
- 3.18 The application site is a short distance away from the schools within the area. Ysgol Gymraeg Gwaun Cae Gurwen is a short 8-minute walk away from the site whilst the area's comprehensive school is located a 20-minute drive away by car or bus.
- 3.19 The nearest train station is located in Ammanford, which is approximately a 14-minute journey by car. The station within Ammanford links with the wider rail network.

Community Safety

- 3.20 It is considered that the proposed development will enhance the existing community safety conditions at Water Street. The existing site can be a drawing factor to antisocial behaviour therefore its redevelopment will enhance the safety of the area.
- 3.21 In addition to the above, the properties will be within public view encouraging natural surveillance throughout the scheme.
- 3.22 Having regard to highway safety, the access/egress point will have adequate visibility splays from both directions, which will create a safe environment for both vehicles and pedestrians.

Ecological Enhancements

- 3.23 The proposed development will include several ecological enhancement methods. These include:
- Buffer zone for reptile refuge
 - 10 no. Ibstock Bat Box to be affixed to each gable end of the dwellings
 - 6 no. Mix of Eco Kent, Schwegler 2FR, Schwegler 1FF, Schwegler 1FS, Schwegler 2FS (or similar) Bat Boxes to be affixed to mature trees around the site.
 - 3 no. Open Fronted Bird Boxes to be affixed to the north facing elevations of the dwellings.
 - 2 No. Small-Holed Bird Boxes to be affixed to the north facing elevations of the dwellings.
 - 5 No. Mix of Bird Boxes for small and large birds to be affixed to mature trees around the site.
 - Planting scheme

4.0 Planning policy context

Introduction

- 4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications be determined in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan for the purposes of this Planning Application comprises the following:
- National Development Framework: Future Wales – The National Plan 2040 (February, 2021);
 - Neath Port Talbot Local Development Plan (adopted December, 2014).
- 4.2 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 11 (February, 2021), 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);
 - Swansea Council Supplementary Planning Guidance.
- 4.3 This section of the Planning Statement provides an overview of the Development Plan context and planning policy framework of specific relevance to the determination of this application. For ease of reference, this overview is set out below at the national and local level.

National Level

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

- 4.4 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
- 4.5 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.

National Development Framework: Future Wales – The National Plan 2040

4.6 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.

4.7 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*

Placemaking

4.8 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".*

- 4.9 Policy 2 of Future Wales is of key relevance in terms of placemaking, which states the following:

Policy 2 – Shaping Urban Growth and Regeneration – Strategic Placemaking

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.*

- 4.10 Key placemaking principles are summarised below:

Mix of uses

To create activity throughout the day and enable people to walk and cycle, rather than being reliant on travelling by car, places should have a rich mix of residential, commercial and community uses within close proximity to each other. Urban growth and regeneration should integrate different uses within neighbourhoods.

Variety of housing

To ensure places are socially mixed and cater for varied lifestyles, they should have a mix of housing types and tenures and space that allows for home-working. Urban growth and regeneration should cater for families, couples and single people of different ages, as well as providing a mix of affordable and private housing.

Walkable scale

To enable active and healthy lives, people should be able to easily walk to local facilities and public transport. Urban growth and regeneration should be focused within inner city areas and around town centres, as well as around mixed use local centres and public transport. Co-working

hubs offering an alternative to home-working are an important feature of the economy, and these should be located in town and local centres.

Density

To support the economic and social success of our towns and cities, including sustaining public transport and facilities, urban growth and regeneration should increase the population density of our towns and cities. New developments in urban areas should aim to have a density of at least 50 dwellings per hectare (net), with higher densities in more central and accessible locations. It may be necessary to take social distancing requirements into consideration when designing public and communal spaces.

Street network

To provide a framework for different uses and types of housing to be integrated within neighbourhoods, urban growth and regeneration should be based on a network of streets that enable social distancing if necessary. The street network should be permeable, with streets primarily connecting at both ends with other streets and providing links into, out of, and through places. The street network should have a hierarchy, with streets that have different characters and functions.

Plot-based development

To create varied and interesting places, which can be developed and change over time, and provide opportunities for people to design and build their own homes and workspaces, as well as open up the housing market to small and local builders, urban growth and regeneration should provide opportunities for the development of small plots. A plot-based approach to development should be promoted, including the subdivision of larger sites to be built in small plots or as a group of plots.

Green infrastructure

To enable urban areas to play their part in supporting ecosystem resilience, the use of innovative nature-based solutions should form part of strategies for urban growth and regeneration. Through Green Infrastructure Assessments, specific opportunities should be identified to ensure that green infrastructure is fully integrated.

Biodiversity and Green Infrastructure

- 4.11 It is identified that the strategic focus of Future Wales on urban growth requires “an increased emphasis on biodiversity enhancement (net benefit) in order to ensure that growth is sustainable.” The associated importance of green infrastructure is highlighted: “As the population of Wales becomes increasingly urban, the opportunity to optimise well-being benefits from green infrastructure will be greatest in and around these areas. Innovative use of nature-based solutions and integrating green infrastructure in and around urban areas can help restore natural

features and processes into cities and landscapes. Providing locally accessible, high quality green spaces and corridors helps to maintain and enhance the strategic functioning of our natural resources and ecological networks and address physical and mental well-being."

- 4.12 Policy 9 of Future Wales is of key relevance in regard to green infrastructure and biodiversity enhancement, which states the following:

Policy 9 – Resilient Ecological Networks and Green Infrastructure

To ensure the enhancement of biodiversity, the resilience of ecosystems and the provision of green infrastructure, the Welsh Government will work with key partners to:

- identify areas which should be safeguarded and created as ecological networks for their importance for adaptation to climate change, for habitat protection, restoration or creation, to protect species, or which provide key ecosystems services, to ensure they are not unduly compromised by future development; and*
- identify opportunities where existing and potential green infrastructure could be maximised as part of placemaking, requiring the use of nature-based solutions as a key mechanism for securing sustainable growth, ecological connectivity, social equality and well-being.*

Transport

- 4.13 Future Wales identifies that transport in Wales is currently dominated by the car and that *"our reliance on travelling by car is limiting the opportunity for physical activity and social contact to be built into people's everyday lives and is exacerbating air and noise pollution, particularly along major routes and at busy destinations...This has an adverse impact on people's health and well-being, contributing to life-limiting illnesses associated with physical inactivity, loneliness and isolation".*

- 4.14 The importance of the implementation of policies which require development to be directed towards sustainable locations and designed to make it possible for everyone to make sustainable and healthy travel choices is highlighted in Future Wales, and it is stated that planning authorities will be required *"to refuse planning permission for car-dependent developments which would otherwise encourage car use and undermine sustainable travel"* (page 85).

Planning Policy Wales Edition 11

- 4.15 Planning Policy Wales (PPW) Edition 11 was published on 24th February 2021. 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.

- 4.16 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

- 4.17 In accordance with the National Development Framework, placemaking is also at the heart of PPW which states that *“Everyone engaged with or operating within the planning system in Wales must embrace the concept of placemaking in both plan making and development management decisions in order to achieve the creation of sustainable places and improve the well-being of communities”.*
- 4.18 It is summarised succinctly that *“The planning system should create sustainable places which are attractive, sociable, accessible, active, secure, welcoming, healthy and friendly. Development proposals should create the conditions to bring people together, making them want to live, work and play in areas with a sense of place and well-being, creating prosperity for all”.*
- 4.19 Placemaking is defined within PPW as follows: *“Placemaking is a holistic approach to the planning and design of development and spaces, focused on positive outcomes. It draws upon an area’s potential to create high quality development and public spaces that promote people’s prosperity, health, happiness, and well being in the widest sense. Placemaking considers the context, function and relationships between a development site and its wider surroundings”.*
- 4.20 A set of ‘national sustainable placemaking outcomes’ are outlined within PPW, which it advises should be used to inform the assessment of development proposals. The national outcomes are defined as follows:
- *Creating and Sustaining Communities*
 - *Enables the Welsh language to thrive*
 - *Appropriate development densities*
 - *Homes and jobs to meet society’s needs*
 - *A mix of uses*
 - *Offers cultural experiences*
 - *Community based facilities and services*
 - *Making Best Use of Resources*
 - *Makes best use of natural resources*
 - *Prevents waste*

- *Prioritises the use of previously developed land and existing buildings*
- *Unlocks potential and regenerates*
- *High quality and built to last*
- *Maximising Environmental Protection and Limiting Environmental Impact*
 - *Resilient biodiversity and ecosystems*
 - *Distinctive and special landscapes*
 - *Integrated green infrastructure*
 - *Appropriate soundscapes*
 - *Reduces environmental risks*
 - *Manages water resources naturally*
 - *Clean air*
 - *Reduces overall pollution*
 - *Resilient to climate change*
 - *Distinctive and special historic environments*
- *Growing Our Economy in a Sustainable Manner*
 - *Fosters economic activity*
 - *Enables easy communication*
 - *Generates its own renewable energy*
 - *Vibrant and dynamic*
 - *Adaptive to change*
 - *Embraces smart and innovative technology*
- *Facilitating Accessible and Healthy Environments*
 - *Accessible and high quality green space*
 - *Accessible by means of active travel and public transport*
 - *Not car dependent*
 - *Minimises the need to travel*
 - *Provides equality of access*
 - *Feels safe and inclusive*
 - *Supports a diverse population*
 - *Good connections*
 - *Convenient access to goods and services*

Good Design

- 4.21 The importance of good design in development proposals is highlighted where it states that “*Good design is fundamental to creating sustainable places where people want to live, work and socialise. Design is not just about the architecture of a building but the relationship between all elements of the natural and built environment and between people and places. To achieve sustainable development, design must go beyond aesthetics and include the social, economic, environmental, cultural aspects of the development, including how space is used, how buildings and the public realm support this use, as well as its construction, operation, management, and its relationship with the surrounding area*”.

- 4.22 Good design must enable development proposals to address the issues of inclusivity and accessibility for all. *"This includes making provision to meet the needs of people with sensory, memory, learning and mobility impairments, older people and people with young children...Good design can also encourage people to meet and interact with each other, helping to address issues surrounding loneliness. Good design must also involve the provision of measures that help to reduce the inequality of access to essential services, education and employment experienced by people without access to a car. Design measures and features should enable easy access to services by walking, cycling and public transport".*
- 4.23 Good design promotes environmental sustainability and contributes to the achievement of the well-being goals - *"Developments should seek to maximise energy efficiency and the efficient use of other resources (including land), maximise sustainable movement, minimise the use of non-renewable resources, encourage decarbonisation and prevent the generation of waste and pollution".*
- 4.24 The importance of good design in terms of ensuring high environmental quality is set out: *"Landscape and green infrastructure considerations are an integral part of the design process. Integrating green infrastructure is not limited to focusing on landscape and ecology, rather, consideration should be given to all features of the natural environment and how these function together to contribute toward the quality of places".*
- 4.25 Good design is also about avoiding the creation of car-based developments by minimising the need to travel and reliance on the car, whilst maximising opportunities for people to make sustainable and healthy travel choices for their daily journeys. It is stated that *"Achieving these objectives requires the selection of sites which can be made easily accessible by sustainable modes as well as incorporating appropriate, safe and sustainable links (including active travel networks) within and between developments using legal agreements where appropriate".*

Welsh Language

- 4.26 It is set out in PPW that the Welsh language is part of the social and cultural fabric and its future well-being will depend upon a wide range of factors, particularly education, demographic change, community activities and a sound economic base to maintain thriving sustainable communities and places. PPW states *"If required, language impact assessments may be carried out in respect of large developments not allocated in a development plan which are proposed in areas of particular sensitivity or importance for the language".*

Sustainable Transport

- 4.27 PPW advises that the planning system has a key role to play in reducing the need to travel, particularly by private car, and supporting sustainable transport, by facilitating developments which:
- *“are sited in the right locations, where they can be easily accessed by sustainable modes of travel and without the need for a car;*
 - *are designed in a way which integrates them with existing land uses and neighbourhoods; and*
 - *make it possible for all short journeys within and beyond the development to be easily made by walking and cycling”.*
- 4.28 *“Development proposals must seek to maximise accessibility by walking, cycling and public transport, by prioritising the provision of appropriate on-site infrastructure and, where necessary, mitigating transport impacts through the provision of off-site measures, such as the development of active travel routes, bus priority infrastructure and financial support for public transport services”.*
- 4.29 It is Welsh Government policy to require the use of a sustainable transport hierarchy in relation to new development, which prioritises walking, cycling and public transport ahead of the private motor vehicles.

Active Travel

- 4.30 The importance of developing local active travel networks to help mitigate the impact of new development by providing an alternative mode of travel to the private car is highlighted in PPW.

Public Transport

- 4.31 PPW advises that the availability of public transport is an important part of ensuring a place is sustainable.

Green Infrastructure

- 4.32 The importance of green infrastructure is highlighted throughout PPW. It is summarised that *“The quality of the built environment should be enhanced by integrating green infrastructure into development through appropriate site selection and use of creative design. With careful planning and design, green infrastructure can embed the benefits of biodiversity and ecosystem services into new development and places”.*

Sustainable Drainage Systems (SuDS)

- 4.33 The importance of considering SuDs as an integral part of the development process it is stated that *“The provision of SuDS must be considered at the earliest possible stage when formulating proposals for new development”.* It is advised that *“Design for multiple benefits and green infrastructure should be secured wherever possible and as part of*

Green Infrastructure Assessments suitable approaches towards the provision of SuDS should be identified”.

Technical Advice Notes

- 4.34 The following Technical Advice Notes (TANS) are of relevance to the development proposal.
- 4.35 TAN 2 Planning and Affordable Housing (2006): outlines the general concept of affordable housing as being: *“the ability of households or potential households to purchase or rent property that satisfies the needs of the household without subsidy”*. The guidance requires local planning authorities to: *“include an affordable housing target in the development plan which is based on the housing need identified in the local housing market assessment, indicate how the target will be achieved using identified policy approaches and monitor the provision of affordable housing against the target and where necessary take action to ensure that the target is met”*.
- 4.36 TAN 5 Nature Conservation and Planning (2009): provides advice about how the land use planning system should contribute to protecting and enhancing biodiversity and geological conservation. It seeks to demonstrate how local planning authorities, developers and key stakeholders in conservation can work together to deliver more sustainable development that does not result in losses from the natural heritage but instead takes every opportunity to enhance it.
- 4.37 TAN 11 Noise (1997): provides advice on how the planning system can be used to minimise impact of noise without placing unreasonable restrictions on development. It outlines some of the main considerations which local planning authorities should take into account in drawing up development plan policies and when determining planning applications for development which will either generate noise or be exposed to existing noise sources.
- 4.38 TAN 12 Design (2016): provides advice on design considerations and states that development should aim to:
- *Create places with the needs of people in mind, which are distinctive and respect local character*
 - *Promote layouts and design features which encourage community safety and accessibility*
 - *Focus on the quality of the places and living environments for pedestrians rather than the movement and parking of vehicles*
 - *Avoid inflexible planning standards and encourage layouts which manage vehicle speeds through the geometry of the road and building*

- *Promote environmental sustainability features, such as energy efficiency, in new housing and make clear specific commitments to carbon reductions and/or sustainable building standards*
- *Secures the most efficient use of land including appropriate densities*
- *Consider and balance potential conflicts between these criteria*

4.39 TAN 18 Transport (2007) confirms that integration of land use planning and development of transport infrastructure has a key role to play in addressing the environmental aspects of sustainable development. Paragraph 2.4 indicates that by influencing the location, scale, density and mix of land uses and new development, land use planning can help to reduce the need to travel and length of journeys, whilst making it easier for people to walk, cycle or use public transport.

4.40 TAN 20 Planning and the Welsh Language (2017): advises that in determining individual planning applications and appeals, considerations relating to the use of the Welsh language may be taken into account so far as they are material. Mitigation measures can reduce or eliminate potential adverse impacts of development on the Welsh language, while enhancement measures may deliver wider benefits from a development. It is advised that planning applications should not routinely be subject to Welsh language impact assessment, as this would duplicate the SA and LDP site selection processes. Provided that the SA has given due consideration to the Welsh Language, an impact assessment at application stage would not be based on any further information than that which has been presented during the plan preparation stage.

Local Level

Neath Port Talbot Local Development Plan

- 4.41 The Neath Port Talbot Local Development Plan (LDP) was adopted December 2014 and is the prevailing development plan for Neath Port Talbot.
- 4.42 The following LDP policies are of relevance in the determination of the Planning Application.

Policy reference	Relating to
<i>Overarching Policies</i>	
SP3	Sustainable Communities
SC1	Settlement Limits
<i>Topic Based Policies</i>	
SP7	Housing Requirement
SP15	Biodiversity and Geodiversity
EN7	Important Natural Features
TR2	Design and Access of New Development
BE1	Design
SP22	Welsh Language
WL1	Development in Language Sensitive Areas

Supplementary Planning Guidance

- 4.43 The following Supplementary Planning Guidance (SPG) adopted by Neath Port Talbot is of relevance to the proposed development:
- Biodiversity and Geodiversity
 - Parking Standards
 - Design
 - Development of the Welsh Language

5.0 Appraisal

Overview

- 5.1 As stated above, 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. This section of the Planning Statement aims to identify the main issues of relevance to the determination of the Planning Application, and assess the scheme against the Development Plan.
- 5.2 The key material considerations of relevance in the determination of the application are as follows:
- Background
 - The principle of development
 - Visual amenity
 - Residential amenity
 - Access and highway safety
 - Ecology
 - Drainage

Background

- 5.3 The site currently benefits from outline planning permission for 10 dwellings and associated works, approved 7th July 2021, referenced P2020/0289. It is therefore considered that the principle of residential development at this location has been established. The previous approval includes a proposed site layout plan which is reflective to that proposed as part of this application. This application includes further details such as house types, ecological enhancement measures and planting scheme.

The Principle of Development

- 5.4 As has been outlined above, the principle of residential development is considered to be established by virtue of granting outline planning permission. Notwithstanding, it is considered that the proposal meets the requirements outlined within national and local planning policy.
- 5.5 Planning Policy Wales (Edition 11) outlines that previously developed land (brownfield land) should, wherever possible, be used in preference to greenfield sites where it is suitable for development. Previously developed land (brownfield land) is defined as land that *“is or was occupied by a permanent structure (excluding agricultural or forestry buildings) and associated fixed surface infrastructure.”* The application site was occupied by Gwaun Cae Gurwen Primary School historically, which has previously been demolished. It is therefore

considered that the proposal meets the requirements outlined by PPW in regards to the use of previously developed land.

- 5.6 PPW outlines that all components of the planning system in Wales must embrace the concept of placemaking in order to achieve the creation of sustainable places and improve the well-being of communities. "Placemaking" is defined by PPW as:

"a holistic approach to the planning and design of development and spaces, focused on positive outcomes. It draws upon an area's potential to create high quality development and public spaces that promotes people's prosperity, health, happiness and well being in the widest sense.

Placemaking considers the context, function and relationships between a development site and its wider surroundings. This will be true for major developments creating new places as well as small developments created within a wider place.

Placemaking should not add additional cost to a development, but will require smart, multi-dimensional innovative thinking to implement and should be considered at the earliest possible stage. Placemaking adds social, economic, environmental and cultural value to development proposals resulting in benefits which go beyond a physical development boundary and embed wider resilience into planning decisions."

- 5.7 At a strategic level, traditional planning policy topics can be clustered around four themes (shown below) which contribute individually to placemaking. These themes draw together the linkages between planning policies to make it clear how individual components contribute to placemaking. Annex B of PPW demonstrates how the national sustainable placemaking outcomes relate to the 7 well-being goals and the themes of PPW.



- 5.8 Appendix A of this statement includes a Placemaking Appraisal against the National Sustainable Placemaking outcomes. The Appraisal demonstrates that the proposed development meets all Placemaking outcomes outlined within PPW.
- 5.9 The application site lies within a Welsh Language Sensitive Area as allocated within the Neath Port Talbot LDP proposals map. PPW outlines that the Welsh language is part of the social and cultural fabric and its future well-being will depend upon a wide range of factors, particularly education, demographic change, community activities and a sound economic base to maintain thriving sustainable places. Policy SP22 (*Welsh Language*) of the Neath Port Talbot LDP outlines the Welsh language will be safeguarded and promoted within certain areas of the borough. Previously, the former Welsh Language Board identified and designated a 'Language Development Area' in Neath Port Talbot which included Gwaun Cae Gurwen. This area is of special linguistic significance, as the main language of daily life is Welsh. PPW therefore suggest, if required, language impact assessments may be carried out in respect of large developments not allocated in a development plan. As such, a language impact assessment accompanies this proposal which demonstrates the impact upon the Welsh language is negligible.
- 5.10 As has been demonstrated throughout this statement, the site is within a sustainable location, with good public transport links and access to modes of active travel. It is also well located to essential services and amenities. This is supported by the settlement hierarchy outlined within Policy SP3 (*Sustainable Communities*). Gwaun Cae Gurwen is allocated as a 'Large Local Centre' which is described as a settlement with adequate public transport links with clusters of one or more retail units and local services, with one or more retail units and local services, with one or more community facilities and employment provision. It is therefore considered the proposal meets the requirements of Policy SP3.
- 5.11 Policy SC1 (*Settlement Limits*) states development within settlement limits that is proportionate in scale and form to the role and function of the settlement will be acceptable in principle. The application site is located within the settlement limits of Gwaun Cae Gurwen as allocated within the LDP proposals map. The proposed density of 28.57 dph, including the retention of habitat areas for reptiles on site, and highway improvements is considered to be acceptable. The scale of the proposed development is therefore considered to be proportionate to its surroundings and allows for efficient use of an underused site.

- 5.12 Included within Policy SP7 (*Housing Requirement*) are allowances. It states these sites will not be specifically identified within the Plan and can comprise Windfall and Small Sites. The application site constitutes a windfall site as it is a site of 10 residential units or more and is previously developed site. It is therefore considered that the proposal is supported by Policy SP7.

Visual Amenity

- 5.13 The primary Policy to be considered in regards to visual amenity is Policy BE1 (*Design*). It states all development proposals will be expected to demonstrate high quality design. The design of the proposed development has considered the existing natural, historic and built environment context. The 6 semi-detached dwellings incorporate a road frontage, which follows the existing context on Water Street.
- 5.14 The proposed development is considered to enhance the visual amenity of that existing. The existing site is currently overgrown with shrubbery and of differing levels dominated by an area of hardstanding at its southern boundary. It is proposed to incorporate a planting and landscaping scheme which will enhance the existing visual amenity at the site.
- 5.15 In addition to the above, the surrounding area is characterised by existing residential development suggesting the proposed residential development would assimilate with its surroundings.

Residential Amenity

- 5.16 The surrounding land-use context is predominantly characterised by residential dwellings, it is therefore necessary to assess the impact of the proposed development upon the amenity of neighbouring residential dwellings. In this regard, it should be acknowledged that the proposed scale, siting and layout of the development have been designed to minimise the detrimental impact upon the residential amenity of neighbouring residents.
- 5.17 Suitable separation distances are respected within the proposed development ensuring no harmful overlooking, overbearing or overshadowing impact upon the existing and future occupiers.
- 5.18 The proposed layout thereby maximises the density of the site without compromising the living conditions of its occupants.

Access and Highway Safety

- 5.19 The proposed development has been designed in line with the principles of inclusive design and will be in full compliance with Approved Document M of the Building Regulations, which relates to access and

use of buildings. The proposed plan retains one of two existing vehicular access' into the site and includes its widening to ensure the passing of two vehicles. It is not considered that the development will compromise the safe, effective and efficient use of the highway network.

- 5.20 In regards to parking, the application site is located within Zone 4 (*Suburban or Near Urban*) identified as the outer edges of the largest towns; suburban locations in towns; the whole of smaller settlements offering a range of local facilities. There is an at least hourly bus service to the town centre and there may also be a railway station in town. Local facilities include a local centre within 400m walking distance. Some other basic amenities such as a doctor's surgery are also available within the same walking distance.
- 5.21 The requirement for parking is one space per bedroom up to 3 spaces. Notwithstanding, Appendix F of the parking standards SPG allows for reductions in parking requirement. Sustainability points will be awarded to developments for their proximity in terms of walking distance to local facilities, public transport, cycle routes and the frequency of local public transport.
- 5.22 The application site scores in excess of 10 points therefore leading to a reduction of 2 parking spaces per dwelling. It is therefore considered that the proposed allocation of 2 parking spaces per dwelling is appropriate and meets the requirements outlined within the Parking SPG and Policy TR2.

Ecology

- 5.23 Accompanying this application is an Ecological Appraisal Report produced by I&G Ecological Consulting which forms an update to a previous survey undertaken April 2019 to support a previous application for residential development.
- 5.24 A combination of desk and field surveys were undertaken at the proposed site and it was identified that the majority of the area within the planning site boundary has negligible ecological value.
- 5.25 In terms of the site's ecological potential, the hedgerows and trees are currently the most ecologically valuable habitat on site. Native hedges should be augmented with native tree saplings to close canopy gaps and then managed appropriately for wildlife. Suitable Root Protection Zones must be marked and protected before start of construction.
- 5.26 Nectar provision currently provided by the ephemeral/short perennial growth which has regenerated on the spoil heaps can be mitigated

for by way of native and pollinator friendly planting.

- 5.27 There are several non-native invasive plants on site, all of which require eradication, in advance of site preparation. A suitable Treatment Strategy should be agreed with the LPA as part of any planning application.
- 5.28 All non-native invasive species will be removed from site following agreed methodology.
- 5.29 New buildings will include artificial habitats such as bat brick/boxes, bird bricks/boxes or Swift/Swallow cups as appropriate. Additionally, access gaps will be created in all garden boundaries dividing walls/fences to allow free movement of small mammals such as hedgehogs.
- 5.30 This application is supported by a Bat Survey Report which was also undertaken by I&G Ecological Consulting. This was undertaken on 25th November 2021 and the report confirms the findings of that survey. It is considered that the site has negligible potential to support roosting bats, and a negligible risk of bats using the features present. The results concluded that there are currently no bats using the building.
- 5.31 Enhancement measures required as part of the development and recommendations include:
- Recommendation 1: x6 of a mix of Eco Kent, Schwegler 2FR, Schwegler 1FF, Schwegler 1FS, Schwegler 2FS (or similar) bat boxes to be affixed to mature trees around the site.
 - Recommendation 2: x1 Ibstock Bat Box to be affixed to each gable end of the x10 new dwellings.
- 5.32 The trees/shrubs in the northern part of the site, together with hedges and the building, all constitute bird habitat. All nesting birds are protected under Section 1 of the Wildlife and Countryside Act of 1981. Therefore, vegetation clearance should be planned outside the nesting bird season. Recommendations for enhancement include:
- Recommendation 3: Prior to works commencing 5x a mix of bird boxes for small and large birds to be affixed to mature trees around the site.
 - Recommendation 4: 3x open fronted bird boxes and 2x small-holed bird boxes to be affixed to the north facing elevations of five of the dwellings.
- 5.33 In order to enhance the site for biodiversity, additional and/or

superior planting can provide improved habitat. It is recommended that the planting and aftercare of new native hedges and majority native shrub planting is in accordance with the Landscape Management Plan and Soft Landscape proposals produced by DP Landscape Architecture (Nov. 2021). Additionally, the existing native hedge should be interplanted (gapped up) with native trees and managed appropriately for wildlife.

- 5.34 An arboricultural report accompanies this application produced by ArbTS. The purpose of the report is to give an assessment to the quality of the trees at the site and to assess the arboricultural impact of the proposed development design and provide details regarding the protection of retained trees during construction work. Adhering to the tree protection details as found within the report, the proposed development can be constructed without any significant long-term adverse impact onto the retained trees or the amenity of the area.
- 5.35 In taking the above into account it is considered the proposal meets the requirements of Policy SP15 (*Biodiversity and Geodiversity*) and Policy EN7 (*Important Natural Features*) as the impacts of the development have been mitigated and enhanced.

Drainage

- 5.36 A schematic drainage layout and drainage strategy and SuDS compliance statement accompanies this application.

Proposed Foul Drainage

- 5.37 The 6 proposed dwellings fronting Water Street will connect directly on the Welsh Water Foul Sewer located within the road. The remaining 4 proposed dwellings will connect on the existing Welsh Water combined sewer crossing the site in the Northwest corner.

Proposed Surface Water Drainage

- 5.38 Permeability tests undertaken on site demonstrated that the ground was not suitable for drainage systems based on fully permeable ground techniques. Further geotechnical site investigation including testing to BRE365 will be undertaken as part of the site redevelopment.
- 5.39 The surface water drainage for the proposal will comply with SAB/SuDS protocols, and work within the site layout and constraints of the proposed development.

6.0 Conclusion

- 6.1 This Planning, Design and Access Statement has been prepared on behalf of Cartrefi D&D Homes for full planning permission for proposed residential development and associated works to land former Gwaun Cae Gurwen County Primary School.
- 6.2 It is considered the principle of development for residential development is established as the site benefits from outline permission which is reflective of this scheme.
- 6.3 The proposal is considered to enhance the character and landscape as the existing site is currently overgrown with shrubbery and of differing levels dominated by an area of hardstanding at its southern boundary. It is proposed to incorporate a planting and landscaping scheme which will enhance the existing visual amenity at the site. The site is within a sustainable location which will encourage the use of active travel and public transport.
- 6.4 In addition to the above, it is considered that the proposal fully accords with both national and local policies and there are no material considerations anticipated to prevent the planning application to be determined in accordance with the relevant planning policy framework. As such, it is respectfully requested that Neath Port Talbot County Borough Council consider this application favorably and grant planning permission for the proposal.

Appendix A

Planning Policy Wales (Edition 11) Placemaking Appraisal

Planning Policy Wales v.11 - National Sustainable Development Placemaking Appraisal Framework Former GCG School, Gwaun Cae Gurwen											
PPW Placemaking Outcomes	Strategic and Spatial Choices	Productive & Enterprising	Active and Social	Distinctive and Natural	Locally Responsible	Prosperous	Resilient	Healthier	More Equal	Cohesive Communities	Vibrant Culture
Manner in which scheme complies											
Maximising Environmental Protection and Limiting Environmental Impact											
Has resilient biodiversity and ecosystems											Accompanying this application is an Ecological Appraisal Report produced by I&G Ecological Consulting which forms an update to previous survey undertaken April 2019 to support a previous application for residential development. A combination of desk and field surveys were undertaken at the proposed site and it was identified that the majority of the area within the planning site boundary has negligible ecological value. New buildings will include artificial habitats such as bat brick/boxes, bird brick/boxes or Swift/Swallow cups as appropriate. Additionally, access gaps will be created in all garden boundaries dividing walls/fences to allow free movement of small mammals such as hedgehogs.
Has distinctive and special landscapes											The site is not situated within a National Park or Special Landscape Area, as such, is not subject to protected landscape designations. Notwithstanding, it is considered that the development will assimilate into and blend seamlessly into its natural and built surroundings whilst enhancing the established vernacular, particularly when considering the design against previous developments.
Has integrated green infrastructure											This application is accompanied by a proposed site layout plan, which illustrates the siting and amount of additional hedgerow, tree and wildflower planting. The proposed development will therefore enhance and ensure it integrates into its green infrastructure.
Has appropriate soundscapes											Given the scale of the development, it is considered that no concerns in regard to noise will arise.
Reduces environmental risks											Given the nature of the development and the site's previous use, it is not envisaged that any environmental risks will arise.
Manages water resources naturally											This application is supported by a Drainage Strategy which outlines how the scheme will manage Foul and Surface Water. The Surface Water strategy will be subject to approval by the SAB.
Has clean air											Through the adoption of best practice construction methods, it is not envisaged that the development will present any Air Quality concerns.
Reduces overall pollution											It is vital that the development does not result in pollution spill, particularly during construction phase. As such, the developer will be required to comply with a Construction Environmental Management Plan which will include mitigatory measures to ensure that no impacts as a result of pollution arise.
Is resilient to climate change											The site lies within Gwaun Cae Gurwen where services and facilities including shops and schools are available, therefore reducing the need for long car journeys to commute or shop. Moreover, the development is easily accessible by foot by virtue of existing public footpaths giving access to community facilities within the surrounding area. The area host to several bus stops, encouraging modes of sustainable transport throughout the county.
Has distinctive and special historic environments											The site is not occupied by any listed buildings, nor is it situated within a conservation area. As such, the proposed development will not result in a harmful impact to distinctive and special historic environments.
Facilitating Accessible and Healthy Environments											
Has accessible and high quality green space											Significant landscape planting is to be provided throughout the site. Moreover, the site's location means future occupiers will have immediate access to high quality green space within the surrounding area.
Is accessible by means of active travel and public transport											The site is accessible via existing footpaths.
Is not car dependent											The site is accessible, with bus stops throughout the area.
Minimises the need to travel											As aforementioned, the site lies within close proximity to services, public transport nodes and active travel routes. It is therefore considered the development will reduce reliance on the private car. Notwithstanding, should car travel be required, the distances will be minimal given the services and facilities available within surrounding area.
Provides equality of access											The dwellings are to be DQR and WDQR compliant, as such, will be accessible to all. The dwellings will also be designed to ensure that they are adaptive to change including provision to accommodate an ageing population.
Feels safe and inclusive											The proposed layout has been carefully designed to deter criminal activity and anti-social behaviour by minimising opportunities to commit crime or to impact negatively on the quality of life of those using the development. Car parking spaces are overlooked throughout the proposed development, improving levels of natural surveillance. The proposed development will therefore feel safe and inclusive and will increase surveillance in the surrounding areas.
Supports a diverse population											The proposed housing mix comprises a mixture of 3 and 4-bed units which supports a diverse population.
Has good connections											The site is accessible by existing footways and PRoWs providing Active Travel opportunities.
Has convenient access to goods and services											The proposed development site is located within close proximity to an array of services and facilities within Gwaun Cae Gurwen. Access is both convenient and sustainable.
Promotes physical and mental health and well-being											It is considered that through the provision of significant landscape planting and given that the site lies within close proximity to community facilities and active travel routes, the proposed development will promote physical and mental health and well-being.
Makes best use of natural resources											
Makes best use of natural resources											The development is designed to ensure the best use of natural resources and the construction stage will also aim to employ local people and source materials from the local area, wherever possible.
Prevents waste											Sustainable construction methods will be adopted which will reduce the creation of waste.
Prioritises the use of previously developed land and existing buildings											The site consists of the previous Gwaun Cae Gurwen Primary School which has now been demolished. It consists of previously developed, therefore there is prioritisation upon previously developed land in line with the requirements of PPW 11.
Unlocks potential and regenerates											The proposal is for the redevelopment of land previously occupied by the former Gwaun Cae Gurwen School. It is therefore considered that the proposal unlocks the potential of an underused and degrading site within a sustainable location.
Is of high quality and built to last											The homes will be built with longevity in mind to ensure they respond to social, technological, economic and environmental conditions/changes over time, minimising the need to demolish and rebuild.
Growing our Economy in a Sustainable Manner											
Fosters economic activity											Whilst the development does not comprise traditional economic uses, it is considered that the scheme will facilitate short term economic benefits in the form of construction jobs and local trade.
Enables easy communication											Given the residential nature of the scheme, communication is not considered to be relevant.
Generates its own renewable energy											Given the nature of the residential nature of the scheme, renewable energy is not considered to be relevant although it will be designed to accord with latest Building Regulation standards.
Is vibrant and dynamic											The layout, as proposed, will foster activity and interaction between occupiers with the surrounding communities and facilities.
Is adaptive to change											The dwellings will be required to conform with DQR and WDQR standards. As such, will be adaptive to change, particularly for an ageing population.
Embraces smart and innovative technology											Whilst not strictly relevant to a residential development, it is considered that the homes will be built with technological longevity in mind to ensure that they are able to respond to technological advances. Moreover, the development will be connected to digital infrastructure enabling internet connection for all homes.
Creating and Sustaining Communities											
Enables the Welsh language to thrive											The village itself is host to a Welsh-medium primary school which is Ysgol Gymraeg Gwaun Cae Gurwen. In regards to comprehensive schools, it falls within the catchment area of Ysgol Yslyffera. It is therefore considered that the development is ideally located to allow the Welsh language to thrive. Additionally, a Welsh Language Impact Assessment accompanies this submission which demonstrates the proposed development will not impact the Welsh Language Sensitive Area.
Has appropriate development densities											The proposed development achieves a net density of 29 homes per hectare. Whilst this is below the net residential density outlined within national policy, the application site is regular in shape and a significant emphasis has been on ensuring an ecological buffer to the north of the site. Additionally, when disregarding the land occupied by the both attenuation basins and LAP the proposed development meets the residential density required.
Has homes and jobs to meet society's needs											The proposal is for residential development with a mix of dwelling types and tenures, therefore it is considered it will contribute to the housing need within the society.
Has a mix of uses											The site lies within Gwaun Cae Gurwen which includes a mix of uses such as shops, pharmacies, public houses and food places.
Offers cultural experiences											The site is a short distance away from Carreg Cennen Castle in Trapp, the National Botanical Gardens in Llanarthney and the National Showcaves Centre for Wales north of Abercric.
Has community based facilities and services											Gwaun Cae Gurwen is host to several community based facilities such as a post office, community centre, park, convenience and food stores, leisure facilities, and education facilities.