

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		Globally 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 developmentl. 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 artifical 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 Ystylafera. 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 irregular 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 Abercrave.
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.