

PLANNING, DESIGN & ACCESS STATEMENT

Heol Crwys, Cwmafan

May, 2023



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Description of development:
Demolition of existing structures and construction of 43no. residential dwellings with associated infrastructure works

Location:
Heol Crwys, Cwmafan

Date:
May, 2023

Asbri Project ref:
S22.101

Client:
Tai Tarian



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Date	February, 2023	February, 2023
Revision	-	-

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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 The diagram (right), 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.

1.3 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 nine sections, commencing with a brief overview of the site context and analysis in Section 2. Section 3 provides the vision and brief of the proposal. Section 4 interprets and applies the context of the brief and vision for the site, whilst section 5 summarises how the design has evolved over time. Section 6 reviews planning policy. Section 7 sets out the proposal, explores the relevant design and access facets associated with the application and provides a response to planning policy. Section 8 comprises a planning appraisal. The document then concludes, under section 9.

1.5 This PDAS has been prepared on behalf of Tai Tarian to accompany a full planning application for 43 residential dwellings at Heol Crwys, Cwmafan.



Document/drawing	Prepared by
Application Form	Asbri Planning
PDAS	Asbri Planning
Site Location Plan	Spring Design
Proposed Site Plan	Spring Design
Existing Floor Plans and Elevations	Spring Design
Proposed Floor Plans and Elevations	Spring Design
Proposed Drainage Strategy Plan	Spring Design
Engineering Appraisal	Spring Design
Highway Works Plan	Spring Design
Preliminary Ecological Appraisal and Protected Species Survey	Hawkeswood Ecology
Coal Mining Risk Assessment	Integral Geotechnique
Ground Investigation Report	Integral Geotechnique
Hydraulic Model Assessment Report	Dwr Cymru Welsh Water
Tree Survey	Treescene
Tree Constraints Plan	Treescene

PROPOSED 3D VISUALS



View of proposed 1-bed apartment - House Type 212

View of proposed 1-bed bungalow - House Type 213



SITE IN LOCAL CONTEXT



MAY, 2023

SITE CONTEXT AND ANALYSIS



Natural Resources Wales' Development Advice Map



Natural Resources Wales' Flood Map for Planning

Overview

2.1 This section sets out the site's general location and provides a brief description of the application site and its immediate surroundings.

General Location and Surroundings

2.2 The application site extends to approximately 1.6ha and comprises an existing residential development located in the district of Bryn and Cwmafan, approximately 4.5km to the north of Port Talbot, and 9km east of Neath.

2.3 The surrounding context is overwhelmingly residential in nature. The site is adjoined by residential properties to all directions, comprising a mixture of two-storey terraced and semi-detached properties.

Site Features

2.4 The southern section of the site comprises vegetation, however the northern section comprises the 'Rofon Bungalows'. There are 30 bungalows onsite as existing, most of which are vacant, however a small proportion are still occupied. Tai Tarian (the applicant) have carried out tenant consultation with the leaseholders of the existing bungalows with regard to temporarily relocating the residents to facilitate the proposed development.

2.5 With regard to the topography of the site, the northern section which comprises the bungalows is generally flat, however the undeveloped southern section drops significantly in level.

Site Context

2.6 A review of the TAN:15 development advice map identifies the site within Flood Zone B, which is classified as an area known to have flooded in the past. Notwithstanding this, the Flood Map for Planning (left) shows that the site does not lie within a flood zone.

2.7 A review of CADW's map identified no listed buildings or scheduled ancient monuments within or adjoining the site.

2.8 The Coal Authority's interactive map shows that the site lies within a coal mining high risk development area. This application is therefore supported by a Coal Mining Risk Assessment.

2.9 A review of Neath Port Talbot Council's Local Development Plan (LDP) proposals map shows the site lies within the defined settlement limits of Bryn and Cwmafan and within a designated Settlement Protection Zone (Policy M2).

Access

2.10 Pedestrian and vehicular access is taken via Heol Crwys/Heol Jiwibili, which the site fronts onto. The area is well served by public transport, with bus routes linking Cwmafan to Neath, Port Talbot and the surrounding settlements. An existing bus stop lies to the west of the site (50m) at Heol Jiwibili.

2.11 In addition to street-lit footpaths along the traversing highway network, two strategic pedestrian routes lie within close proximity to the site. Route 887 runs to the south of the site and runs from Port Talbot to Afan Forest Park, to the north. Route 4 also passes through Port Talbot, which is a long-distance cycling route from London to Fishguard. Route 4 interlinks with the Route 887 link, as such it is easily accessible from Cwmafan.

2.12 An existing Public Right of Way intersects the site, linking Heol Crwys with Heol Jiwibili Road. The proposal will make beneficial use of the PRoW and seeks to enhance the route.

Planning History

2.13 A search has been undertaken in respect of the planning history at the site using the Council's online planning explorer. No recent planning history was identified at the site.

SITE CONTEXT AND ANALYSIS



Neath Port Talbot Public Right of Way map



Cadw Mapping

Pre-Application Discussions

2.14 A pre-application enquiry was submitted to the Council on the 10th November 2022 and a written response was issued on the 07th December 2022 (ref: Q2022/0214). The key points to arise from the response were as follows:

- The site is around 1.6 hectares and it is proposed to accommodate 43 homes. This would give a density of 26.8 dwellings per hectare, which is below the minimum requirement of 35 dwellings per hectare outlined in Policy BE1. The reduced density needs to be justified.
- The brick detailing and flat roofed entrance canopies on some housing types (House type 212) are not considered to be well represented in the locality and should be re-designed to try to reflect local character.
- Additional information to be provided on site landscaping to demonstrate how the retained areas are managed to increase the carrying capacity for reptiles and how they will be retained and protected in the future.
- The swift nest boxes are not appropriate for the height of properties and that this needs to be amended.
- Consideration required around facilitating active travel and sustainable travel options, with appropriate cycle/ mobility scooter storage and the provision of EV charging points.
- Visibility splays shall be provided for each entrance off Heol Crwys and Heol Jiwbili at 43 metres in either direction, set back at 2.4 metres.
- Swept path analysis of the movements within the parking court that serves plots P14 and P15 required.
- Bin store locations required adjacent to the public highway. The bin store areas must not obstruct driver visibility if adjacent to any of the proposed access points.

2.15 Following receipt of the pre-application response, the design team have reviewed the scheme which has resulted in minor alterations/improvements to the certain aspects, of which will be discussed within Section 7 and 8 of this PDAS.

SITE PHOTOGRAPHS



Existing context of Heol Crwys - one-storey bungalows.



Bungalows deteriorating in appearance and lack of resident parking, which is currently provided in the form of on-street laybys.



View of the site from Heol Jiwbili. Proposed location for dual aspect apartments.



Surrounding context at Heol Crwys - two-storey semi-detached dwellings. The proposed two-storey apartments would be commensurate with the surrounding scale.



Existing Public Right of Way which runs directly through the site. View from Heol Crwys.



Site's nearest residential receptor, at the north-western boundary. In respect of residential amenity, a respectful separation distance is evident.

THE VISION AND BRIEF

The Vision

3.1 The vision for the scheme is to create a residential development which will contribute towards the need for a range and mix of high-quality new homes within the locality, maximising the site's regeneration potential and sustainable location at Cwmafan.

3.2 It is the intention of the applicant to redevelop the site to create a modern site of contemporary standards, replacing the existing bungalows which are in varying states of disrepair. The adopted LDP's vision stresses the importance of delivering sustainable housing schemes to meet the needs of local communities, and the needs of the projected population by providing an adequate supply, mix, type and tenure of housing within sustainable settlements.

3.3 The location of the site is conducive to residential development, as it is well served by local services and facilities. A bus stop is located approximately 50m to the west of the site.

3.4 The proposal will therefore provide 43no. affordable homes in a sustainable location, making effective use of brownfield land. It will lead to the creation of a high-quality and attractive place to live, and will contribute to creating a distinct sense of place whilst respecting the character and appearance of the surrounding area.

The Brief

3.5 The proposed development comprises a residential scheme consisting of 43no. affordable dwellings with associated infrastructure works including landscaping and parking.

3.6 The site currently comprises bungalows, of which are deteriorating in appearance and in need of regeneration. As shown on the proposed floor plans (Page 23-27), the proposed development comprises:

- House Type Reference 211 - 2no. x 1-bed dual aspect apartments (51m²);
- House Type Reference 212 - 20no. x 1-bed dual aspect apartments (51m²);
- House Type Reference 213 - 16no. x 1-bed bungalows (53m²);
- House Type Reference 321 - 4no. x 2-bed bungalows (61m²); and,
- House Type Reference 322 - 1no. x 2-bungalows (83m²).

3.7 Tai Tarian, the applicant, have been in dialogue with the Authority's Strategic Housing Team in respect of the development and the need for affordable housing. This includes an identified need for 3,100 affordable dwellings over the plan period across a range of housing types.

3.8 The Mid and South West Wales Housing Assessment summary for Neath Port Talbot identified a particular need for 1 and 2 bedroom properties with a smaller need for 3 bedroom properties within the settlement of Port Talbot. It is therefore considered that the above housing mix is appropriate in meeting the identified affordable housing need based on the evidence available.

3.9 Therefore in order to achieve the vision, a planning application will be submitted to Neath Port Talbot Council, representing a sizeable contribution to the Local Authority's housing requirements.

INTERPRETATION

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

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

4.2 The above steps have presented the key opportunities and constraints for the site, which are outlined below:

4.3 Opportunities

Settlement Boundary - the site is wholly within the settlement boundary relating to Bryn and Cwmafan where development is considered acceptable.

Brownfield Land - previously developed land should, wherever possible, be used in preference to greenfield sites where it is suitable for development.

Site Ownership - the site is wholly under the ownership of the applicant, Tai Tarian.

Sustainable Location - the site is considered to be located within a sustainable location and is well connected to a number of shops, services and facilities.

Housing Need - great opportunity to fulfil the housing needs in Neath Port Talbot.

Public Transport - public transport surrounds the site, with a bus stop within close proximity connecting the area to Neath, Port Talbot and Swansea.

Car Parking - the existing bungalows currently have minimal

parking provision. The proposal provides a significant improvement in terms of off-street parking for the residents.

Low Flood Risk - NRW's Flood Map for Planning shows that the site does not lie within a flood zone.

Existing Infrastructure/Utilities - given existing bungalows are situated at the site, utilities are present.

Pre-Application Discussions - the scheme has been subject to positive pre-application discussions with the Local Planning Authority (ref: Q2022/0214).

4.4 Constraints

Existing Tenants - a small proportion of the bungalows proposed to be demolished are still occupied. Tai Tarian have carried out tenant consultation with the leaseholders of the existing bungalows with regard to temporarily relocating the residents whilst development is ongoing.

Existing Public Right of Way - an existing public right of way runs directly through the site.

Site Topography - the southern section of the site slopes significantly in level to a point which is undevelopable.

OPPORTUNITIES AND CONSTRAINTS



MAY, 2023

DESIGN EVOLUTION

Initial Design Layout

5.1 This section of the PDAS describes the design evolution of the scheme in a way that can be read both by professionals and the public.

5.2 An initial scheme was developed by Spring Design in November 2021 which comprised 41no residential dwellings in the form of 1-bed dual aspect apartments, 1 and 2-bed bungalows and 2 and 3-bed houses.

5.3 As mentioned in Section 2.4 of this PDAS, the site comprises existing bungalows of which a small proportion are still occupied. During the initial tenant consultation that Tai Tarian undertook with existing residents, concerns were raised about the integration of family housing within the scheme due to the additional level of noise that it may generate, as the site comprises predominantly over 55's accommodation.

5.4 As a result of the initial conversations with the existing residents, the scheme was revised accordingly and all houses were omitted to address the concern raised regarding the integration of family housing and the additional level of noise it may generate. As a result of this, an additional four bungalows were incorporated into the scheme to compensate for the omittance of the houses. The proposed mix therefore comprised of dual aspect apartments and bungalows.

5.5 Following the omittance of houses from the scheme, the layout of the site was revisited. As shown on Page 13, the bungalows at the north-western aspect of the site were repositioned, adopting a north-to-south alignment opposed to east-to-west. In addition, the apartments off Heol Jiwbili were repositioned to the east of the existing public right of way.

5.6 Parking courtyards were also revised, adopting a layout which worked more effectively. The number of courtyards proposed was reduced from 6, to 5.

Schedule of Accommodation

Affordable

Ref	Description	M ²	No.
211	1 Bed Apartment	51	6 No.
212	1 Bed Apartment	51	12 No.
213	1 Bed Bungalow	53	15 No.
321	2 Bed Bungalow	61	5 No.
421	2 Bed	83	1 No.
531	3 Bed	92	3 No.

Total Affordable 41 No.



DESIGN EVOLUTION

Pre-Application / PAC Layout

5.7 A pre-application enquiry was submitted to Neath Port Talbot Council on the 10th November 2022 and subsequently a meeting was held with the planning officer Mr. Matthew Griffiths. A written response was issued on the 07th December 2022.

5.8 No fundamental issues were raised by the Local Authority during pre-application discussions, rather just justification and refinement in respect of the house design and site layout. Further to this, greater consideration in respect of active travel and sustainable travel options was requested by the Local Highway Authority, such as appropriate cycle/mobility scooter storage and the provision of EV charging points, however no objections we raised.

Schedule of Accommodation

Affordable

Ref	Description	M ²	No.
211	1 Bed Apartment	51	2 No.
212	1 Bed Apartment	51	20 No.
213	1 Bed Bungalow	53	16 No.
321	2 Bed Bungalow	61	4 No.
322	2 Bed Bungalow	83	1 No.

Total Affordable 43 No.



Full Planning Submission

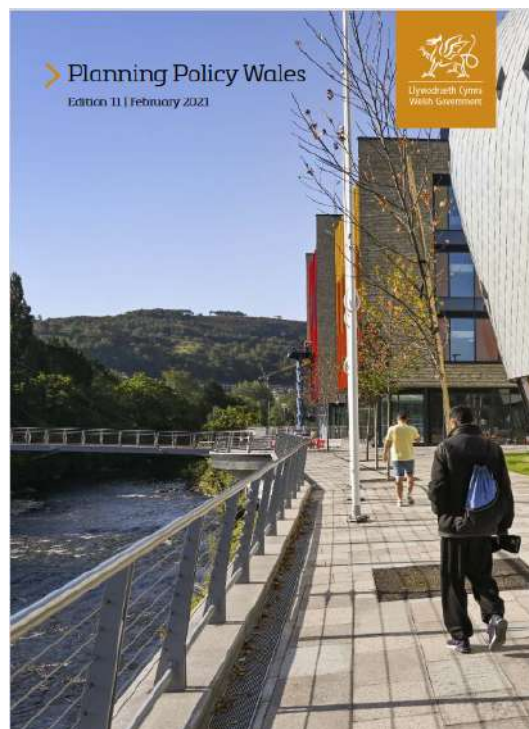
5.12 Bin storage areas are also provided adjacent to the public highway.

Affordable			
Ref	Description	M ²	No.
211	1 Bed Apartment	51	2 No.
212	1 Bed Apartment	51	20 No.
213	1 Bed Bungalow	53	16 No.
321	2 Bed Bungalow	61	4 No.
322	2 Bed Bungalow	83	1 No.
Total Affordable			43 No.

Ref	Description	M ²	No.
211	1 Bed Apartment	51	2 No.
212	1 Bed Apartment	51	20 No.
213	1 Bed Bungalow	53	16 No.
321	2 Bed Bungalow	61	4 No.
322	2 Bed Bungalow	83	1 No.
Total Affordable 43 No.			



PLANNING POLICY



6. Planning Policy Overview

6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications be determined in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan for the purposes of this Planning Application comprises the following:

- National Development Framework: Future Wales - The National Plan 2040 (February, 2021);
- Neath Port Talbot Local Development Plan (adopted December, 2014).

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

- Planning Policy Wales Edition 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);
- Neath Port Talbot Council Supplementary Planning Guidance

6.3 This section of the PDAS provides an overview of the Development Plan context and planning policy framework of specific relevance to the determination of this application. For ease of reference, this overview is set out below at the national and local level.

National Level

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

6.4 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

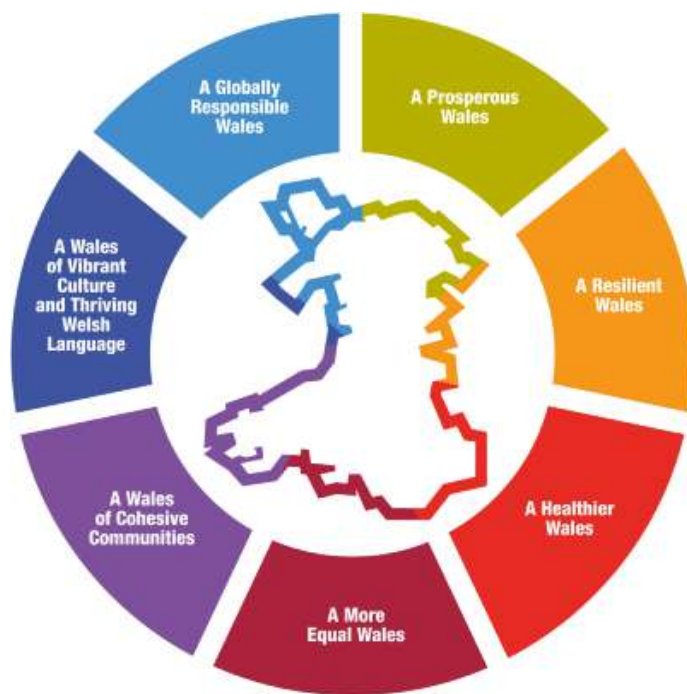
6.5 Within the Act, sustainable development is defined as follows: “the process of improving the economic, social, environmental and cultural well-being of Wales by taking action, in accordance with the sustainable development principle, aimed at achieving the well-being goals”. The Act sets out that 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

6.6 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.

6.7 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

PLANNING POLICY



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

6.8 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".*

6.9 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:

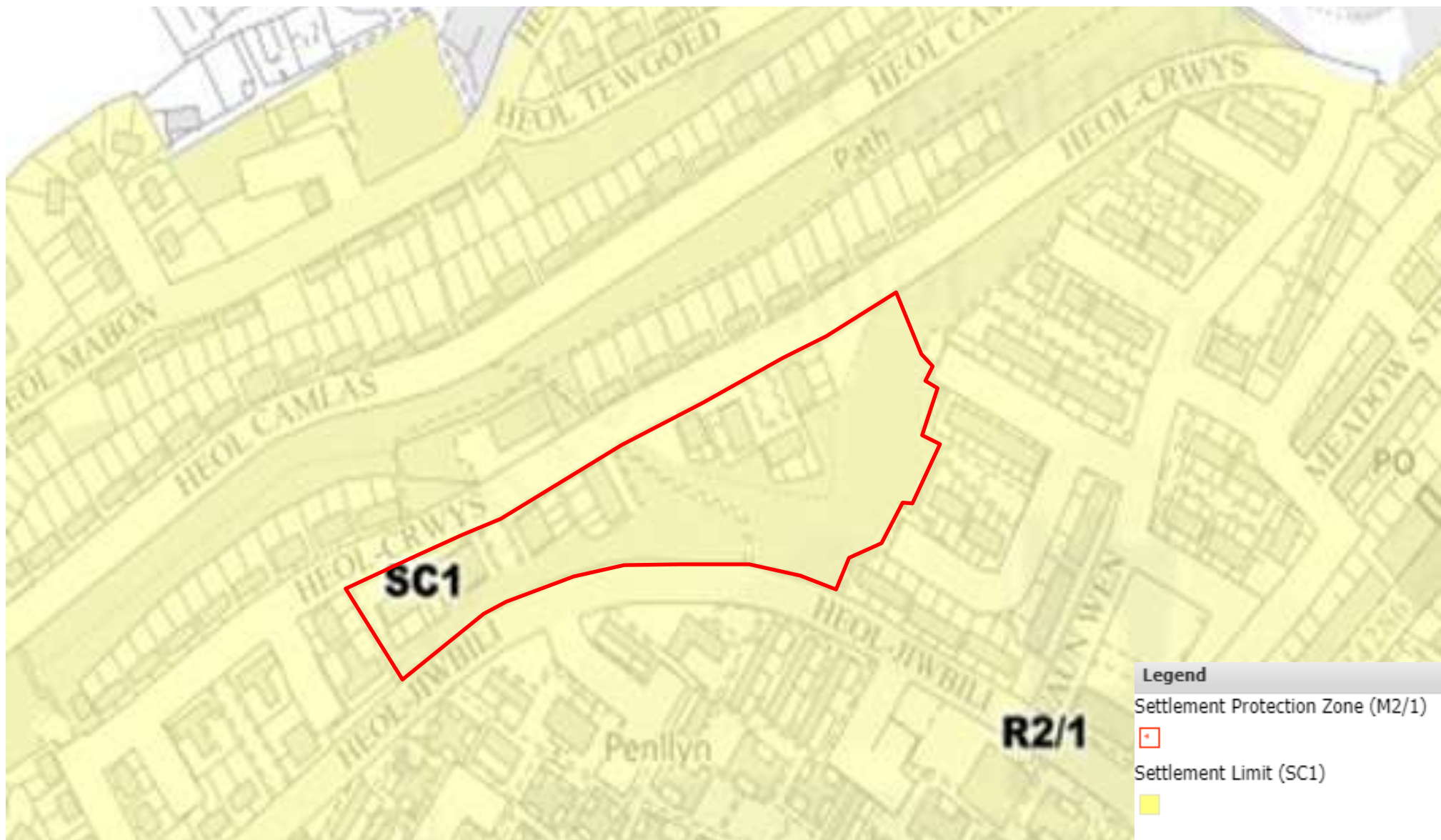
- *creating a rich mix of uses;*
- *providing a variety of housing types and tenures;*
- *building places at a walkable scale, with homes, local facilities and public transport within walking distance of each other;*
- *increasing population density, with development built at urban densities that can 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.*

Planning Policy Wales Edition 11

6.10 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.

6.11 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*

LDP PROPOSALS MAP



PLANNING POLICY

Policy reference	Relating to
<i>Strategic Policies</i>	
SP1	Climate Change
SP2	Health
SP3	Sustainable Communities
SP7	Housing Requirement
SP8	Affordable Housing
SP10	Open Space
SP15	Biodiversity and Geodiversity
SP16	Environmental Protection
SP19	Waste Management
SP20	Transport Network
<i>Topic Based Policies</i>	
SC1	Settlement Limits
H1	Housing Sites
AH1	Affordable Housing
I1	Infrastructure Requirements
OS1	Open Space Provision
OS2	Protection of Existing Open Space
EN6	Important Biodiversity and Geodiversity Sites
EN7	Important Natural Features
TR2	Design and Access of New Development
WL1	Development in Language Sensitive Areas
BE1	Design
W3	Waste Management in New Development

action, in accordance with the sustainable development principle, aimed at achieving the well-being goals”.

6.12 Placemaking is a key thread running through the 11th Edition of PPW. It is described as an “inclusive process, involving all of those with a professional or persona interest in the built and natural environment, which focuses on developing plans, making decisions and delivering developments which contribute to the creation and enhancement of sustainable development.

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

Technical Advice Notes

6.14 Planning Policy Wales is supplemented by various Technical Advice Notes (TAN's) which provide more in-depth guidance on specific issues. In this instance, guidance contained in TAN 2 Planning and Affordable Housing (2006), TAN 5 Nature Conservation and Planning (2009), TAN 12 Design (2016) and TAN 18 Transport (2007). The suitability of the proposals in this design context are demonstrated in this Design and Access Statement.

Local Level

Neath Port Talbot Local Development Plan

6.15 The Neath Port Talbot Local Development Plan was adopted in 2016 and is the prevailing development plan for the County. The site lies within the defined settlement limits of Bryn and Cwmafan and within a designated Settlement Protection Zone (Policy M2). In terms of policy allocations, the site is classified as ‘white land’.

6.16 The LDP policies considered relevant in the context of the proposed development are contained within the table on the left.

Supplementary Planning Guidance

6.17 The following adopted supplementary planning guidance are considered relevant to the proposal:

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

THE PROPOSAL



House Type 211 - Proposed Elevations



House Type 212 - Proposed Elevations



Overview

7.1 The proposal comprises a full planning application for residential development consisting of the demolition of all existing bungalows at the site and the construction of 43no. affordable dwellings along with associated infrastructure works at Heol Crwys, Cwmafan. The proposal comprises 100% affordable housing.

Access and Movement

7.2 The site will be accessed via Heol Crwys/Heol Jiwbili. The proposal includes the associated works to incorporate six separate off-street parking courtyards and pedestrian footpaths to accommodate the new dwellings.

7.3 Car parking is incorporated within the site layout. As shown on the proposed layout plan (Page 22), it will be provided onsite in the form of parking courtyards, however the existing layby parking along Heol Crwys will be retained and utilised. The total number of parking onsite equates to 50 spaces, it is envisaged that the level of parking to be provided combined with the existing layby parking is of an appropriate amount to support the development.

7.4 As discussed in Section 2 the site benefits from good links to public transport and active travel networks. A bus stop lies within 0.2km of the site. In addition two strategic pedestrian routes lie within close proximity to the site. National cycle route no. 887 runs to the south of the site from Port Talbot to Afan Forest Park and provides connection to national cycle route no. 4 which is a long distance route between London and Fishguard. Furthermore the local active travel network is being developed as required by the Active Travel Act.

7.5 Further to above a Public Right of Way runs directly through the site, linking Heol Crwys to Heol Jiwbili. The footpath way will be enhanced as part of the proposal.

7.6 The pre-application response stated that "consideration should be given in the final proposal to facilitating active travel and sustainable travel options, with appropriate cycle / mobility scooter storage and the provision of EV charging points." The scheme has therefore been developed by the design team and sustainable travel options have been incorporated into the scheme. As shown on the proposed site plan, cycle storage and three EV charging points are provided across the site. In addition, refuse storage has been reviewed following the comments received by the local highway authority at pre-application at a kerbside location.

Amount, Scale and Layout

7.7 The proposal includes 43no. residential dwellings. The proposed housing mix is as follows:

- House Type Reference 211 - 2no. x 1-bed apartments (51m²);
- House Type Reference 212 - 20no. x 1-bed apartments (51m²);
- House Type Reference 213 - 16no. x 1-bed bungalows (53m²);
- House Type Reference 321 - 4no. x 2-bed bungalows (61m²); and,
- House Type Reference 322 - 1no. x 2-bungalows (83m²).

7.8 The dwellings within the surrounding area are predominantly two-storey in height. As demonstrated in the supporting elevations (Page 23-27), the proposed development comprises a mixture of two-storey apartments and one-storey bungalows, and therefore can be considered of a proportionate scale for the locality.

7.9 The site benefits from a great opportunity regarding the layout as it can be designed to ensure no detrimental impact to the surrounding neighbour's privacy and amenity. This

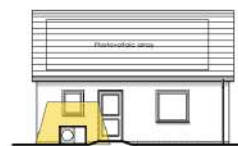
THE PROPOSAL



FRONT ELEVATION



GABLE ELEVATION



REAR ELEVATION



GABLE ELEVATION

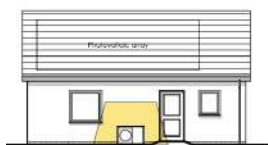
House Type 213 - Proposed Elevations



FRONT ELEVATION



GABLE ELEVATION



REAR ELEVATION



GABLE ELEVATION

House Type 321 - Proposed Elevations

was acknowledged by the Local Planning Authority in their pre-application response, by stating that the proposal "largely follows the existing layout of development and does have a similar form with more properties facing onto Heol Crwys and the creation of a more traditional street frontage. In general the scale and form of development is considered to be appropriate to its context."

7.10 Further to above the layout proposed ensures that appropriate and normally accepted separation distances are retained on the boundaries of the site, ensuring no harmful overlooking, overbearing or overshadowing impact would be experienced by future occupiers. The proposed layout thereby maximises the density without compromising the living conditions of its occupants.

Appearance

7.11 The proposal includes five different house types varying from apartments to bungalows, with all of the apartments being dual aspect in nature. The architect has developed a proposed material specification for the scheme which includes:

Walls

- Render with brick detailing.

Roof

- Slate Roof.

Windows/Doors

- UPVC.

7.12 It was noted in the pre-application response that whilst there is a wide variety of external facing materials used in the locality with brick and render dominating, the proposed brick detailing and flat roofed entrance canopies on some of

the housing types (House type 212) are not considered to be well represented in the locality.

7.13 Notwithstanding the above, it must be noted that many of the existing bungalows are of a deteriorating condition and due to this, the existing properties do detract somewhat from the character and appearance of the area. The proposal will therefore provide significant visual enhancements in the area.

Landscape and Biodiversity

7.14 There is existing mature vegetation at the site in the form of trees and hedgerows, but none of are protected as TPO trees as confirmed in the accompanying tree report. Given the trees and shrub present onsite there is an opportunity to build on this and improve the ecological value of the surrounding areas.

7.15 As mentioned, within the garden area soft landscaping features such as mature tree planting and green spaces are proposed. This will enhance the overall setting and provide important betterment in the form of biodiversity enhancement and sustainable drainage. Furthermore and as shown in Figure 5 of the Preliminary Ecological Appraisal, integral bat and bird boxes (house sparrow boxes, swift boxes and bat tubes) will be used in the new construction to further enhance the site's ecological value.

Community Safety

7.16 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.

7.17 It is considered that the site has been developed to reduce concealed areas that are not overlooked. Importantly this includes all areas of car parking which will be appropriately

THE PROPOSAL

lit and naturally overlooked.

Community Involvement

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

7.19 A full comprehensive summary of the pre-application consultation has been included within the accompanying pre-application consultation report, following responses received by statutory consultees as well as local councillors and residents.

Environmental Sustainability

7.20 The site is located in a sustainable location. Though vehicular parking will be provided as part of the development, a wealth of services can be accessed within desirable or acceptable walking distance (in accordance with CIHT standards).

7.21 Additionally, the public transport infrastructure serving the site is of a high-quality, as aforementioned.

7.22 Furthermore, SUDS areas and drainage details are discussed within the supporting documents, showing the site's sustainable drainage credentials.

[illegible]

	Site Boundary
	1.8 m High close boarded timber fence
	1.8m High brick screen wall with brick piers
	0.6m High timber knee rail
	Existing vegetation
	Indicates potential locations for mature tree planting
	Dual aspect buildings
	Timber storage sheds
	Bin stores
	Rotary Lines
	Cycle storage units
	Integral Bat Tube
	House Sparrow Terrace
	Swift Nest Box

Measured in North, South, East and West side of tree.

Tree number.

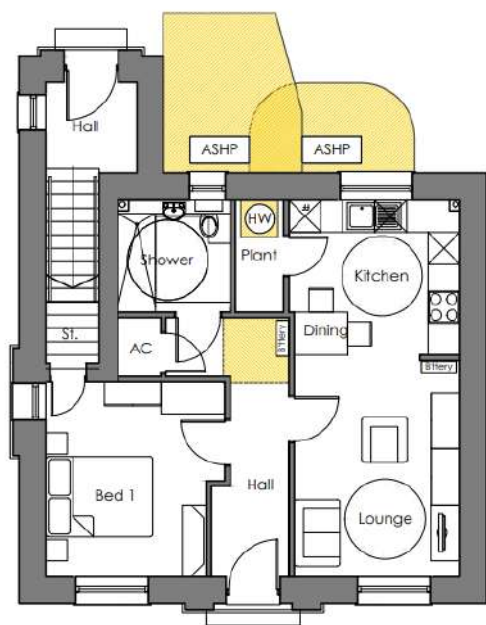
(I - Individual tree, G - Group, A - Tree area, W - Woodland, H - Hedgerow)

Root Protection Area (RPA)
A layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of the roots and soil structure is treated as a priority.

Ref	Description	M ²	No.
211	1 Bed Apartment	51	2 No.
212	1 Bed Apartment	51	20 No.
213	1 Bed Bungalow	53	16 No.
321	2 Bed Bungalow	61	4 No.
322	2 Bed Bungalow	83	1 No.
Total Affordable			43 No.

	Private Parking spaces finished in tarmac/adam
	Private drives to be finished in porous tarmac/adam
	Private footpaths & patios to be finished in concrete paving slabs

HOUSE TYPE 211 - 2P1B WALK-UP APARTMENTS



GROUND FLOOR PLAN



FIRST FLOOR PLAN

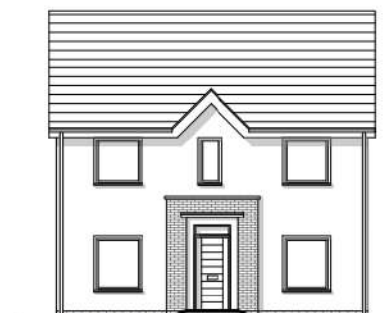
AREA SCHEDULE

WDQR 2021 Area Requirements	
2 Person 1 Bed Walk-up:	53.0m ²
GF Flat	52.4m ²
FF Flat	58.4m ²
Averaged GIA:	55.4m²

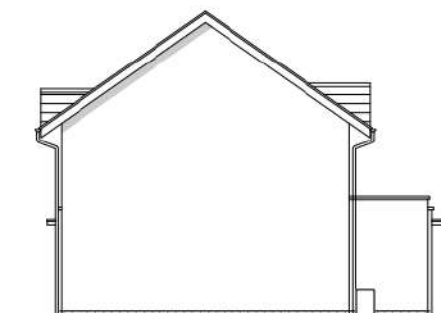
WDQR 2021 General Storage Requirements	
2 Person 1 Bed Walk-Up:	1.5m ²

GF	
Airing Cupboard (AC)	0.9m ²
Store	1.3m ²
Total:	2.2m²

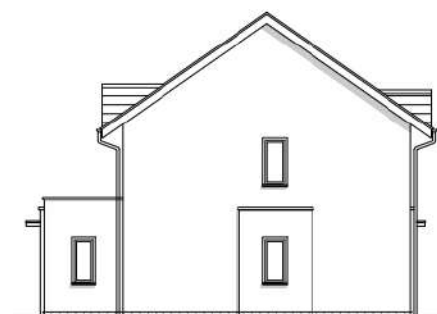
FF	
Airing Cupboard (AC)	0.8m ²
Store	0.7m ²
Total:	1.5m²



FRONT ELEVATION



SIDE ELEVATION

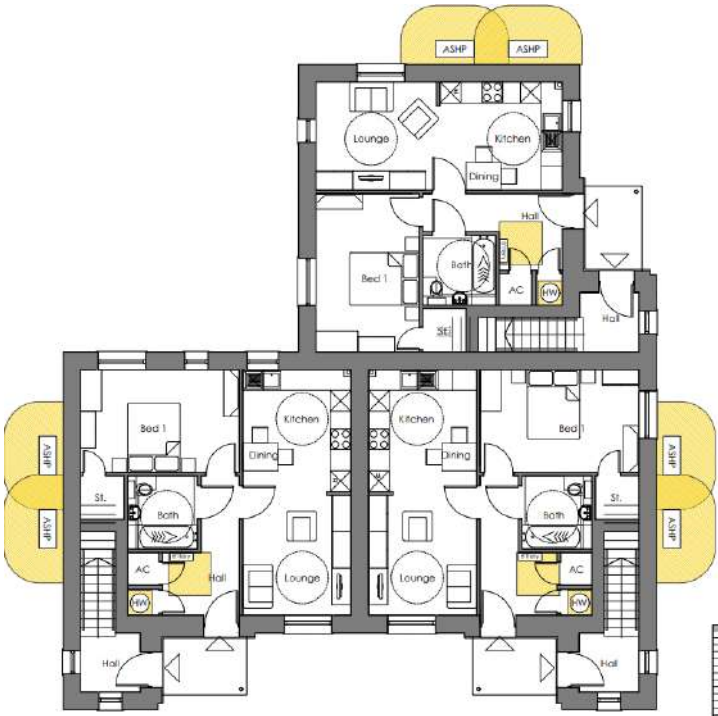


SIDE ELEVATION



REAR ELEVATION

HOUSE TYPE 212 2P1B WALK-UP APARTMENTS



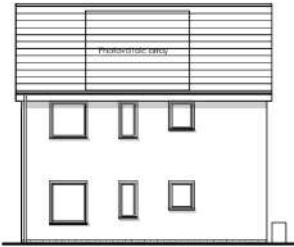
GROUND FLOOR PLAN



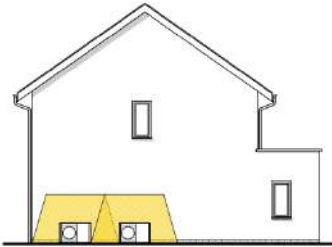
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

AREA SCHEDULE

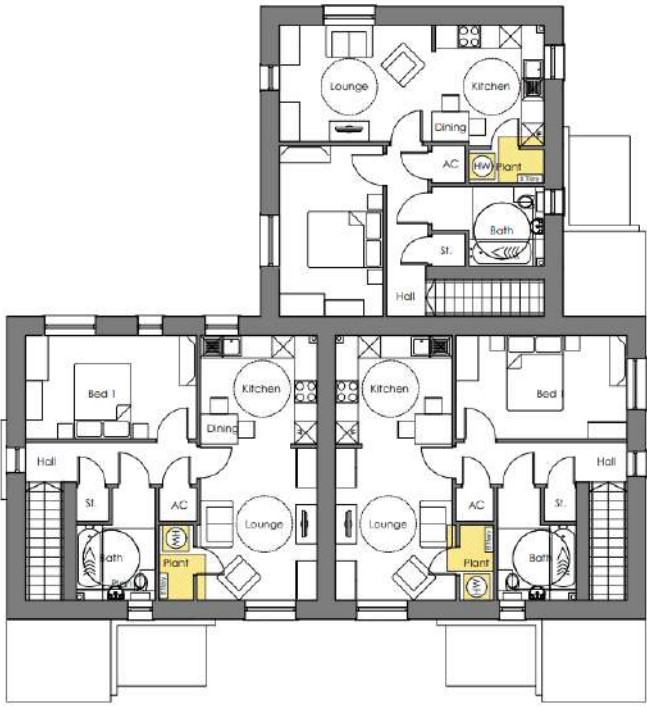
WDQR 2021 Area Requirements
2 Person 1 Bed Walk-up: 53.0m²

GF Flat 52.4m²
FF Flat 58.4m²
Averaged GIA: 55.4m²

WDQR 2021 General Storage Requirements
2 Person 1 Bed Walk-Up: 1.5m²

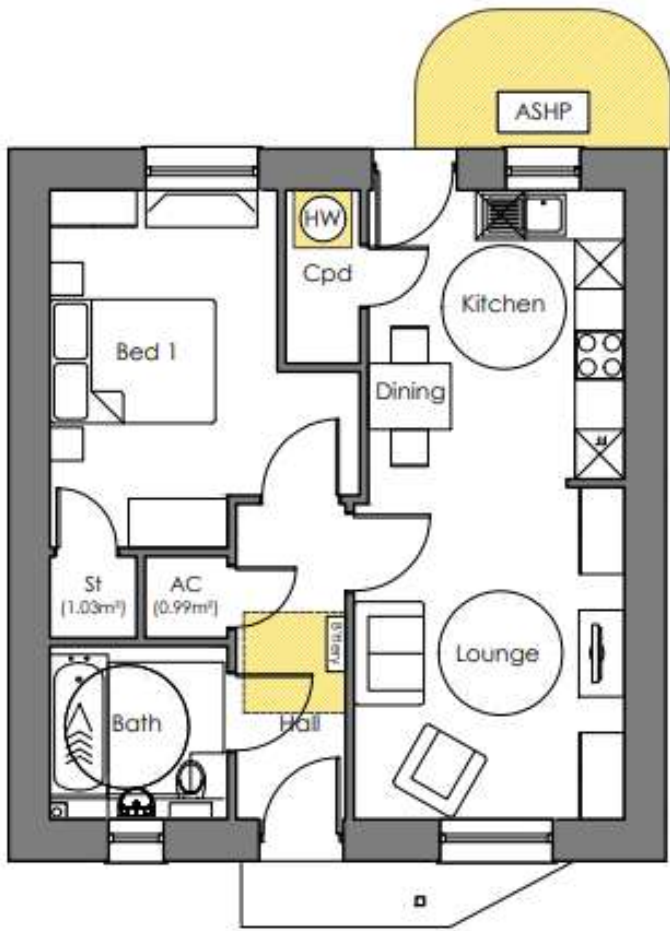
GF
Airing Cupboard (AC) 0.9m²
Store 1.3m²
Total: 2.2m²

FF
Airing Cupboard (AC) 0.8m²
Store 0.7m²
Total: 1.5m²



FIRST FLOOR PLAN

HOUSE TYPE 213 - 2P1B WALK-UP BUNGALOWS



AREA SCHEDULE

WDQR 2021 Area Requirements
2 Person 1 Bed Walk-up: 53.0m²

GF Flat	52.4m ²
FF Flat	58.4m ²
Averaged GIA:	55.4m²

WDQR 2021 General Storage Requirements
2 Person 1 Bed Walk-Up: 1.5m²

GF

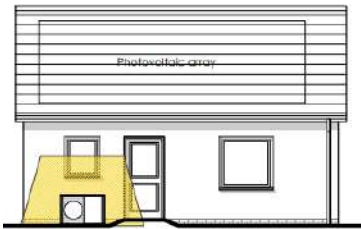
Airing Cupboard (AC)	0.9m ²
Store	1.3m ²
Total:	2.2m²

FF

Airing Cupboard (AC)	0.8m ²
Store	0.7m ²
Total:	1.5m²



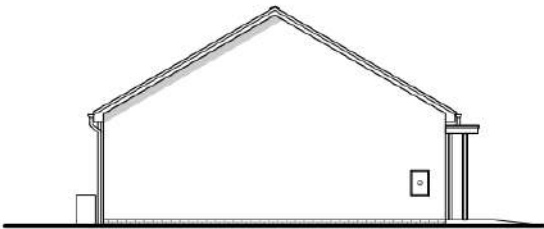
FRONT ELEVATION



REAR ELEVATION

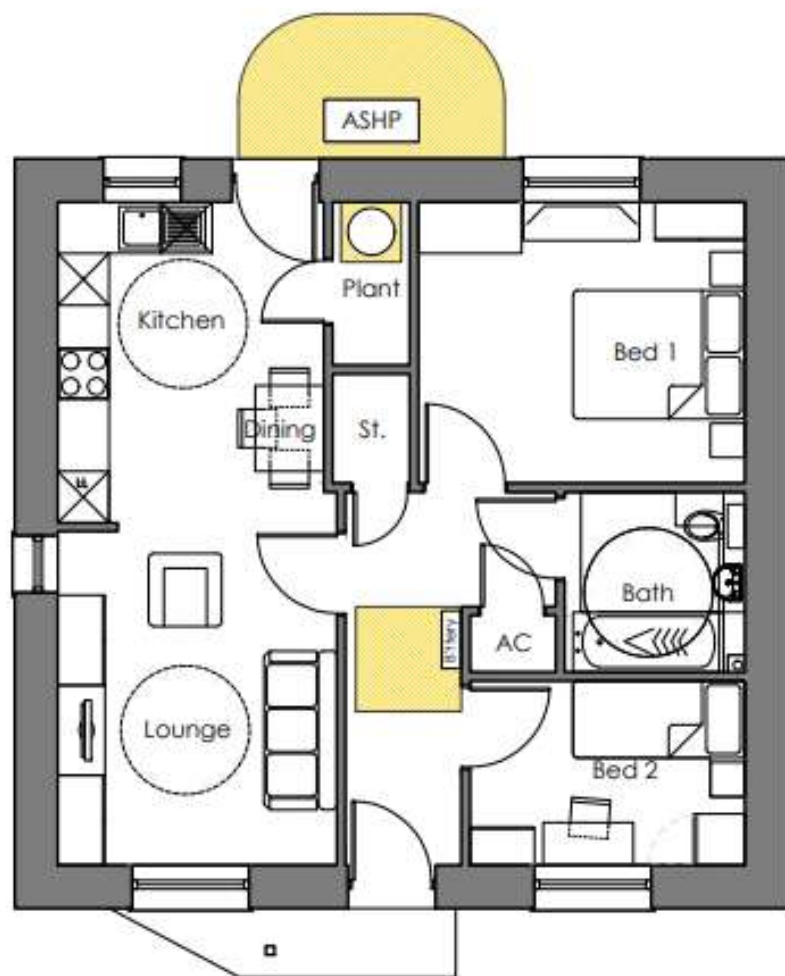


GABLE ELEVATION



GABLE ELEVATION

HOUSE TYPE 321 - 2-BED WALK-UP BUNGALOWS



STORAGE SCHEDULE

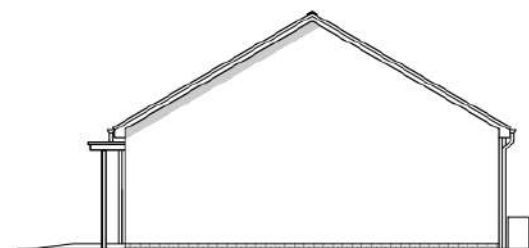
WDQR 2021 Area Requirements

2 Person 1 Bed Bungalow: 53.0m²Measured GIA: 53.0m²

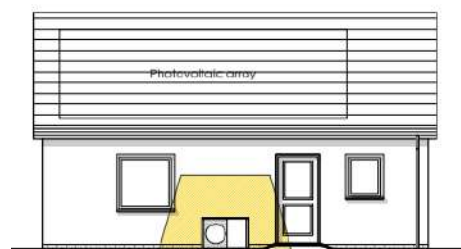
WDQR 2021 General Storage Requirements

2 Person 1 Bed Bungalow: 1.5m²Store 1.0m²Airing Cupboard (AC) 1.0m²Total: 2.0m²

FRONT ELEVATION



GABLE ELEVATION



REAR ELEVATION



GABLE ELEVATION

HOUSE TYPE 322 - 2-BED WALK-UP BUNGALOWS



AREA SCHEDULE

WDQR 2021 Area Requirements

3 Person 2 Bed Bungalow:	58m ²
Wheelchair adaptations:	+25m ²
Total:	83m²

Measured GIA: 82.4m²

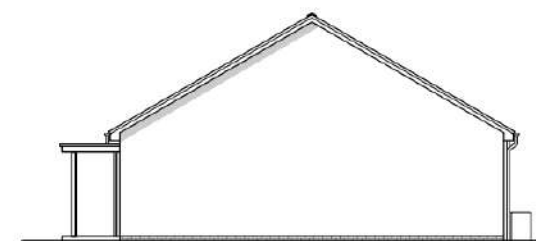
WDQR 2021 General Storage Requirements

3 Person 2 Bed House:	2.0m ²
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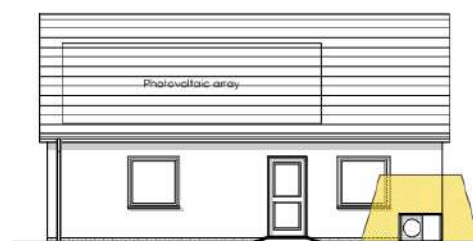
AC	0.8m ²
Store	1.2m ²
Total:	2.0m²



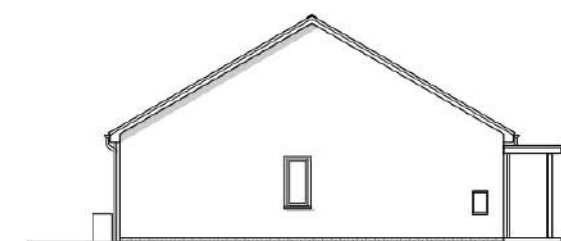
FRONT ELEVATION



GABLE ELEVATION



REAR ELEVATION



GABLE ELEVATION

PLANNING APPRAISAL

8.1 This section aims to identify the main issues relevant to the determination of the application and assess the scheme against the relevant planning policy framework. These matters are considered to be as follows:

- Principle of development;
- Impact of the development on the character and appearance of the surrounding area;
- Impact of the development on residential amenity;
- Access and highway considerations; and,
- Other material considerations.

Principle of Development

8.2 The proposal seeks to redevelop the site for residential development purposes to provide 43no. affordable dwellings at Heol Crwys, Cwmafan.

8.3 The site comprises 'white land' within the defined settlement limits of the adopted LDP and is situated within a residential, sustainable and accessible location; within walking distance of a range of facilities, including public transport. Of the 43 dwellings proposed, just three dwellings are to be developed sits outside of the existing infrastructure/development plateau. As such by virtue of the site's location and the existing land-use, it is considered that the principle of development is established.

8.4 The proposal has been subject to positive pre-application discussions with the LPA (ref: Q2022/0214). It was confirmed that the principle of development is considered acceptable, with no objections from the Authority's internal consultees subject to some minor amendments to the scheme.

8.5 Policy SP7 (Housing Requirement) outlines the need to deliver 8,760 additional homes across the County to meet the projected level of future population growth. The site is not allocated for residential development within the Local Development Plan, nor does it have a housing commitment, as

such it can be regarded as a windfall site. The Plan makes provision for an additional 825 dwellings on windfall sites across the County. The proposal comprises redevelopment of a brownfield site to provide 43no. affordable dwellings which will contribute significantly to the County's housing supply. The proposed development is therefore considered to accord with Policy SP7.

8.6 Policy SP8 (Affordable Housing) states that a key function of the LDP is to cater for Neath Port Talbot's housing requirement through an appropriate supply and mix of housing tenures in order to provide an affordable and acceptable standard of housing for all groups in society in accordance with Welsh Government policy. Meeting affordable housing need is a fundamental element of the strategy, and provision has been made within the LDP to deliver an additional 1,200 affordable dwellings within the County across the LDP period. The proposal seeks to provide 43 dwellings on brownfield land, delivering a scheme which is 100% affordable. On this basis, the proposal complies with Policy SP8 and AH1 of the Local Development Plan.

8.7 The site is located in a highly sustainable location, and its redevelopment is considered to produce a mix of residential homes which will create a vibrant community with its own local distinctiveness and sense of place in line with principles established within Policy SP3 (Sustainable Communities) of the LDP, Future Wales and Planning Policy Wales.

8.8 In light of the above, the principle of developing the site for the purpose proposed is established. As confirmed under subsequent headings, it will not give rise to any significant adverse impacts upon the character of the area and highway safety whilst providing a contribution to the area's housing land supply requirements.

Impact on Character and Appearance of the Surrounding Area

8.9 The application site is well-related to the existing settlement pattern of Cwmafan, with the nearest residential properties located to the northern/western boundaries of the site. The proposed development comprises a mix of bungalows and two-storey apartment blocks, which responds well to the established character of the area as the surrounding properties on Heol Crwys/Jiwbili are generally two-storey in scale.

8.10 As stated in the pre-application response, Criterion 8 of Policy BE1 (Design) requires developments to make the best and most efficient use of the land available through being of appropriate density taking into account the character and appearance of the area, with a minimum target of 35 dwellings per hectare being required. The site measures approximately 1.6 hectares and 43 dwellings are proposed, providing a density of 26.8 dwellings per hectare.

8.11 Whilst we note that the proposed density falls below the minimum requirement, the ability of the site to accommodate additional dwellings is significantly constrained by the topographical nature of the site, which was acknowledged by the Local Planning Authority in the pre-application response.

8.12 In addition to the site topography, the scheme has introduced 51 onsite parking spaces for residents along with SuDS features in the form of rain gardens

8.13 Therefore, given the developable area of the site is of a much smaller quantity than the overall site area, it is considered that the proposed layout maximises the number of dwellings that can be developed at the site, whilst retaining a sufficient area of private amenity space for future residents in addition to providing onsite parking and SuDS features. Overall it is considered that the proposed layout is a significant

PLANNING APPRAISAL

betterment to that currently existing.

8.14 Further to above, soft landscaping is provided across the site in the form of native tree and shrub planting. The existing vegetation to the south will be retained and protected in accordance with BS 5837:2012, which will reduce the visual impact of the site from the southern aspect.

8.15 The palette of external materials proposed is considered contemporary in nature, adopting a design which is appropriate with reference to the site's surroundings.

8.16 Overall, it is considered that the proposed development is in accordance with Policy BE1 (Design) of the LDP.

Impact on Residential Amenity

8.17 The site lies in an area surrounded by existing residential properties, however the LPA confirmed during pre-application discussions that the layout proposed achieves a reasonable standard of amenity to neighbouring properties and would not lead to an unacceptable impact on amenity.

8.18 Notwithstanding the above, it is acknowledged that the scheme is sensitive insofar that there are existing residents occupying the flats which are proposed to be redeveloped. As a matter of good practice, Tai Tarian (the applicant) have undertaken tenant consultation with these residents to gauge their opinions on the development, and also in respect of relocating the residents during redevelopment of the site. As evidenced in Section 5 of this PDAS, the scheme was revised accordingly following concerns raised by the existing residents during the tenant consultation.

8.19 With regard to the adjacent properties, normally accepted separation distances are respected within the proposed development to ensure no harmful overlooking, overbearing or overshadowing impact would be experienced by future occupiers. The proposed layout thereby maximises the density

without compromising the living conditions of its occupants.

8.20 With regard to construction noise and activity from the proposed development, adequate control measures are captured within the accompanying draft Construction Environmental Management Plan. These measures will be implemented to ensure that any potential impacts on residential amenity is minimised.

8.21 Overall it is considered that the proposal would not have any significant adverse impact upon the residential amenities of existing or future occupiers. As such the proposal is considered to be acceptable in terms of residential amenity and is therefore in accordance with LDP Policy.

Access and Highway Considerations

8.22 The site is situated within a highly sustainable and accessible location. Movement to and from the site is taken via Heol Crwys, which is two-way, single carriageway residential road. The road is subject to a speed limit of 30mph and pedestrian footways and street lighting are present within the vicinity of the application site. It is considered that the proposed development of 43no. dwellings will not result in a significant increase of traffic utilising Heol Crwys.

8.23 The proposed dwellings can be accessed via Heol Crwys to the north, and Heol Jiwibili to the south. To facilitate the development, the proposal seeks to introduce new parking courtyards and pedestrian footpaths to accommodate the new dwellings.

8.24 In regard to car parking, due consideration has been made to the CSS Wales Parking Standards (2014). The Parking Standards outlines that for residential developments within Zones 2 to 6, one space per bedroom is required up

to a maximum of three bedrooms. The proposed housing mix comprises a total of 48 bedrooms across the site. Therefore, based upon the CSS Wales Parking Standards the requirement for all of the units is 48 spaces.

8.25 As shown on the proposed site plan, a total of 50 parking spaces inclusive of 3no. EV charging spaces has been provided across the site. It is therefore contested that the level of parking to be provided exceeds the CSS Wales Parking Standards requirement of 48 spaces.

8.26 Notwithstanding the above, it must be noted that the site currently comprises 30 dwellings with no onsite parking. To accommodate the existing dwellings, 8 spaces are provided in the form of layby parking along Heol Crwys, a significant under provision. The proposed layout should also be considered a significant betterment in terms of highway safety as resident parking will be located off the existing highway.

8.27 The proposed layout has ensured that adequate turning spaces is provided for vehicles to easily manoeuvre within the parking courtyards, which has been confirmed by Swept Path Analysis.

8.28 Refuse and recycling has also been taken into consideration within the proposed layout. Bin collection points are located adjacent to existing highway, aligning with the Council's kerbside refuse and recycling scheme.

8.29 In terms of public transport, a bus stop is located to the west of the site (250m) along Heol Jiwibili, providing regular services for the area.

8.30 Pedestrian accessibility is of a very high standard at the site. The site benefits from existing pedestrian infrastructure on Heol Crwys and the surrounding area, along with well-lit streets to provide safe spaces designated for pedestrians. In

PLANNING APPRAISAL

addition, an existing public footpath intersects the site, directly linking Heol Crwys (north) to Heol Jiwibili (south). Cycle parking has been provided for residents in the form of Sheffield stands, with 21 spaces situated across the site.

8.31 It is therefore considered that the proposal is considered to be acceptable in terms of its sustainable location and highway/pedestrian safety and therefore complies with Policies SP20 (Transport Network) and TR2 (Design and Access of New Development).

Other Material Considerations

Affordable Housing

8.32 As mentioned above, Policy AH1 outlines that proposals that include residential development on sites within settlement limits with capacity for 3 or more dwellings will be required to contribute to affordable housing provision. The proposed development seeks to provide 100% affordable homes onsite, fulfilling Policy AH1 requirements.

Flood Risk/Drainage

8.33 The property is not located within a high-risk flood zone. Natural Resources Wales' Flood Map for Planning shows that the site does not lie within a flood zone. As such the site is considered to be at little or no risk of fluvial or coastal/tidal flooding. It is therefore considered that the proposed use is not of flooding concern.

8.34 Dwr Cymru Welsh Water have provided a Hydraulic Model Assessment for the site, which states that the new dwellings should connect onto the 6inch AC mains to the south. DCWW have acknowledged that the dwellings will cause some detriment, however conclude by stating that it should cause no issues.

8.35 Regulation, adopted on the 7th January 2019, requires all new developments of more than 1 dwelling house or where

construction area is 100m² or more to submit a Sustainable Drainage Systems (SuDS) application demonstrating compliance with the statutory SuDS standards for the design, construction, operation and maintenance of surface water drainage systems serving new developments. It is noted that the drainage strategy for foul and surface water will be developed with regard to Schedule 3 of the Flood and Water Management Act 2010 and will therefore require a separate drainage consent from the Council's SAB Authority.

Ecology

8.36 A preliminary ecology survey has been undertaken by Hawkeswood Ecology which confirms that the site is of limited biodiversity value in terms of habitats present, however fragrant agrimony is present which is a species of Local Conservation concern.

8.37 The protected species scoping survey confirmed that the buildings to be demolished do not support roosting bats or breeding birds. Notwithstanding this, recommendations have been provided to enhance the site for bird nesting and bat roost potential.

8.38 The Ecology Report concludes by stating that the site may support a strong population of slow worms. A Reptile Mitigation Briefing Note prepared by Hawkeswood Ecology therefore accompanies this application. Reptile proof fencing will be erected to isolate the development areas to prevent animals moving onto the site during the demolition and construction works.

8.39 In respect of enhancement, small areas of bramble will be cut annually (at start of cutting season) to provide basking areas, small piles of rocks will be provided within these to allow for cover and warm basking spots. Furthermore, reptile hibernacula is proposed, which the location to be agreed by an Ecological Clerk of Works (ECW),

who will be appointed for the lifetime of the project.

8.40 Further biodiversity enhancement measures are also proposed in the form of integral bat tubes, house sparrow terraces and swift nest boxes to enhance the site for bird nesting and bat roosting.

Land Stability

8.41 Following a review of the Coal Authority's Interactive Mapping System it was acknowledged that the site lies within a high-risk development area. As such a Coal Mining Risk Assessment has been carried out by Integral Geotechnique (July, 2022) and accompanies this application. The Report concludes that based upon their professional knowledge of coal seams in the area given the site lies in a high-risk development area, shallow unrecorded workings could be present. As such, due to the potential presence of unrecorded mine workings at a shallow depth, intrusive site investigations are necessary.

8.42 Integral Geotechnique have also produced a Ground Investigation Report (March, 2022) to accompany the application which states that comprehensive intrusive site investigations are required across the site in order to facilitate a detailed technical and financial appraisal. In addition, further works in the form of deeper shell and auger boreholes may be required if competent ground is not encountered at shallow depths.

Trees

8.42 A Tree Report and Constraints Plan provided by Treescene accompanies this planning application. The reports confirms that no trees found onsite were considered as Category A, with the majority comprising low-quality or those in such a condition that they cannot be realistically retained as living trees on a long-term basis.

CONCLUSION

9.1 This Planning, Design and Access Statement (PDAS) has been prepared on behalf of Tai Tarian to accompany a full planning application for the proposed development comprising the demolition of existing structures and the construction of 43no. residential dwellings at Heol Crwys, Cwmafan.

9.2 A review of the LDP proposals maps identifies the site is unallocated, whiteland. The site is not subject to environmental or ecological designations, and is currently occupied by existing housing.

9.3 Therefore, the principle of residential development at the site is considered to be established, as confirmed through the pre -application response.

9.4 It has been established that the site is situated in a sustainable location, with a range of services and public transport links.

9.5 The ambition for the site is to deliver a contemporary development of 100% affordable housing within Cwmafan which takes advantage of the site's sustainable location, in accordance with the Council's housing strategy within the LDP.

9.6 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 favourably and grant planning permission for the proposal.