

PROJECT | LAND @ HEOL TABOR, CWMAVON NEATH PORT TALBOT
PLANNING SUPPORTING STATEMENT

September 2024

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1. Introduction

This planning supporting statement forms part of a full planning application submission on behalf of Wayne Goodridge for the development of five bungalows on vacant land at Heol Tabor, Cwmavon, and located within the boundaries of Neath Port Talbot County Borough Council. The application is being submitted following the approval of outline planning permission reference number P2020/1071 for the construction of 4 x detached bungalows and 2 x semi detached dwellings.

The proposed development will be for the construction 5x2 bedroom detached bungalows.

The application site gently slopes from the North East to the South West.

There are no underground services that could cause concern for the development of the application site.



Satellite image indicating the site boundaries

2. Appraisal

The application site is a vacant parcel of land accessed off Heol Tabor, an adopted public highway, the building plot is adjacent to the road junction of Heol Tabor and Heol Tewgoed. The surrounding properties predominantly consist of ex-local authority housing, there a small number individual self-build properties near by located off Park Row.



Image showing of neighbouring properties at Heol Tabor (google images)

3. Local Searches

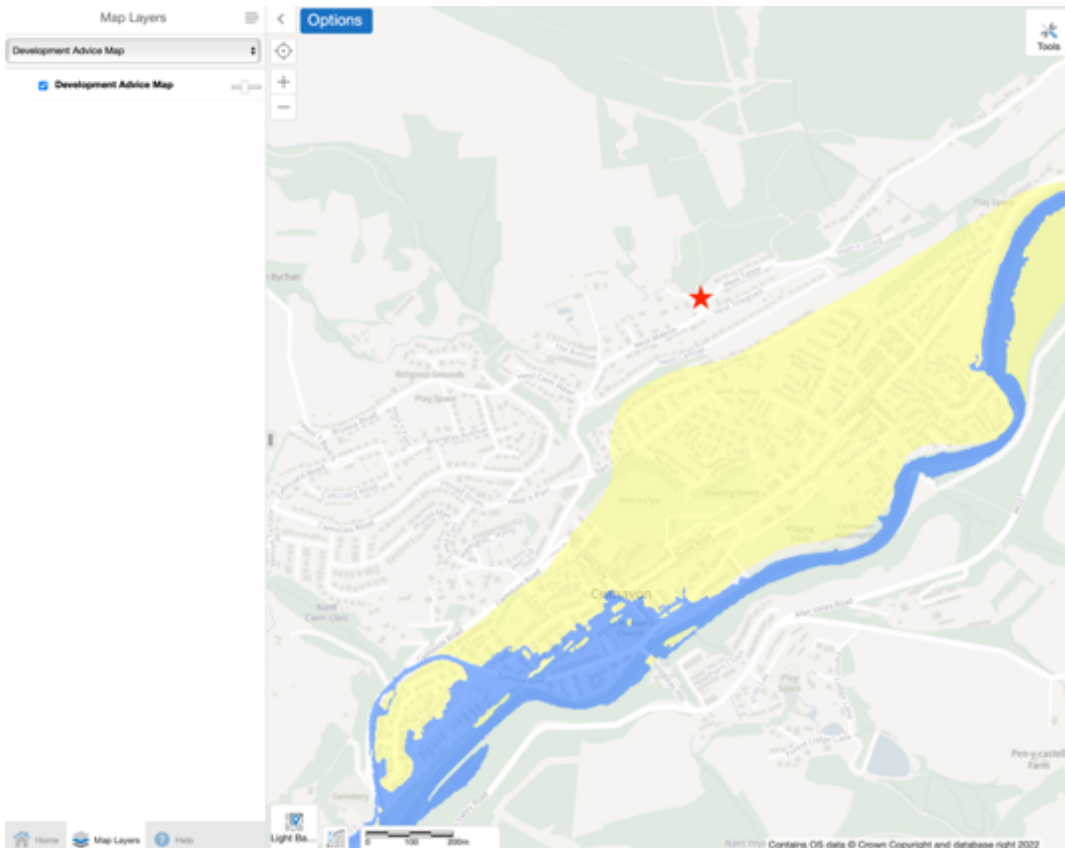


Image of National Resource Wales Development Advice Map

The Coal Authority Map Viewer

Planning | Coal Mining | Mine Water Heat | Environment Agency

Map Layers | Legend | Help

Find address or place

Map Layers

283,815 195,576 Meters

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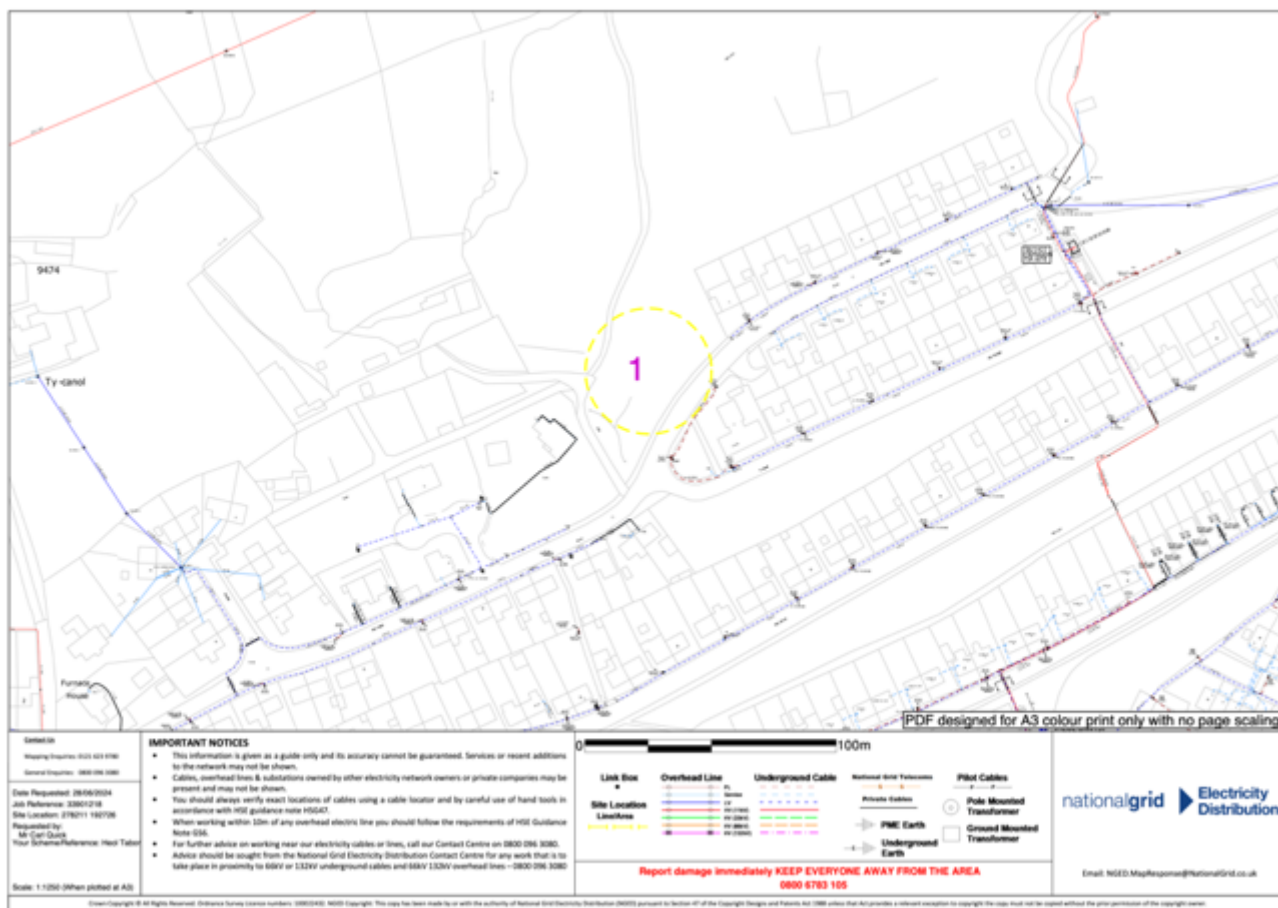


Image indicating national grid utilities (Electric)

4. Previous Planning Applications

- a. Pre-application – Q2018/0224
Negative Response
- b. Pre-application – Q2019/5122
Mixed Response
- c. Outline Planning Application – P2020/1071
Approved

5. Local Development Plan

Neath Port Talbot County Borough Council Local Development Plan (LDP) adopted in January 2016. The LDP identifies a number of key issues and included within this document reference is made for the 'need for additional homes' and the 'need for additional affordable housing throughout the County Borough'.

The decision to recommend planning permission for planning application reference P2020/1071 has been taken in accordance with Section 38 of The Planning and Compulsory Purchase Act 2004, which requires that, in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan comprises the Neath Port Talbot Local Development Plan (2011-2026) adopted January 2016.

While the proposal would constitute a 'departure' from the Local Development Plan, there are considered to be material considerations which justify approval of the application, notably that the

Coal Mining Legacy issued have been suitably addressed and the site is surrounded by residential development on three sides, which in this particular instance allow a conclusion that the development would amount to appropriate 'infill' development. In addition, it would not have a detrimental impact upon residential amenity or upon the character and appearance of the surrounding area/open countryside, and there would be no adverse impact upon highway and pedestrian safety. Accordingly, while the proposal would be contrary to Policy SC1, it would otherwise comply with Policies AH1, OS1, EN6, EN7, EN8, M1, M2, TR2 and BE1 of the Neath Port Talbot Local Development Plan.

Strategic Policies

Policy SP 3

Sustainable Communities

The delivery of sustainable, healthy and cohesive communities and the conservation of the countryside will be promoted by:

- 1. Defining sustainable communities and locations for development by the identification of a settlement hierarchy that reflects the role and function of settlements;*
- 2. Defining settlement limits within which development which accords with the settlement hierarchy will be permitted in principle;*
- 3. Resisting inappropriate development outside settlement limits.*

Policy SP 7

Housing Requirement

In order to deliver the 7,800 new dwellings required to meet the economic growth strategy, provision will be made for the development of 8,760 additional dwellings between 2011-2026 including a 12.31% flexibility allowance.

Policy SP 8

Affordable Housing

Provision will be made to deliver 1,200 affordable housing units within Neath Port Talbot over the Plan period (2011-2026) through the following measures:

- 1. Setting thresholds and targets requiring housing developments to contribute to affordable housing provision; and*
- 2. Providing a framework for determining affordable housing exception sites.*

Policy SP 10

Open Space

Provision will be made to ensure that all residents have access to adequate open space through the following measures:

- 1. Ensuring that new development addresses local needs;*
- 2. Retaining and protecting existing open space.*

Policy SP 14

The Countryside and the Undeveloped Coast

The countryside and undeveloped coast, including landscapes, seascapes and agricultural land, will be protected and where feasible enhanced through the following measures:

- 1. The protection of open countryside through the control of inappropriate development outside settlement limits;*

2. The protection of undeveloped coast through the control of inappropriate development;
3. The designation of protection of Special Landscape Areas;
4. The designation and protection of Green Wedges.

Policy SP 22
Welsh Language

The Welsh language will be safeguarded and promoted in the following language sensitive areas:

1. Amman Valley
2. Swansea Valley
3. Pontardawe
4. The community of Crynant in the Dulais Valley

Topic Based Policies

Policy SC 1
Settlement Limits

Development within settlement limits that is proportionate in scale and form to the role and function of the settlement as set out in the Settlement Hierarchy will be acceptable in principle. Outside settlement limits, development will only be permitted under the following circumstances:

1. It constitutes a sustainable small scale employment use adjacent to a settlement limit; or
2. It constitutes live-work unit(s) immediately adjacent to a settlement limit in the Valleys Strategy Area only; or
3. It constitutes the small-scale expansion of an existing business or the suitable conversion of an existing building; or
4. It constitutes the appropriate replacement of an existing dwelling; or
5. It is an affordable housing exception site; or
6. It is an appropriate rural enterprise dwelling; or
7. It is an appropriate 'One Planet Development'; or
8. It is a sustainable tourism or farm diversification proposal that is suitable in a countryside location; or
9. It is associated with the provision of public utilities, infrastructure and waste management facilities that cannot reasonably be located elsewhere; or
10. It is associated with either agriculture, forestry, minerals or energy generation; or
11. It relates to the appropriate provision of accommodation for Gypsies / Travellers; or
12. It constitutes the provision of open space and small scale ancillary facilities adjoining the settlement limit.

Where development is permitted outside settlement limits, any new buildings must be located adjacent to existing buildings or settlements wherever possible and be of an appropriate scale and form.

Policy SP 4 Infrastructure

Developments will be expected to make efficient use of existing infrastructure and where required make adequate provision for new infrastructure, ensuring that there are no detrimental effects on the area and community.

Where necessary, Planning Obligations will be sought to ensure that the effects of developments are fully addressed in order to make the development acceptable.

Area Based Policies

Policy SP 5 Development in the Coastal Corridor Strategy Area

In the Coastal Corridor Strategy Area, sustainable growth and development will be promoted to benefit the County Borough as a whole, while protecting and enhancing the area's character and environment. This will be achieved through the following area-specific measures:

1. Making provision for the majority of new residential development along the coastal corridor;
2. Allocating Strategic Regeneration Areas at Coed Darcy (Neath) and Harbourside (Port Talbot);
3. Allocating Strategic Employment Sites at Baglan Bay and Junction 38 (M4) Margam;
4. Safeguarding existing employment uses and sites for employment purposes;
5. Promoting mixed use regeneration schemes at Neath Town Centre, Port Talbot Town Centre and Aberafan Seafront;
6. Developing a University Campus at Fabian Way;
7. Managing urban form and setting through the designation of Green Wedges;
8. Improving public and private transport provision including the following schemes:
 - (a) Highway improvements at Baglan Energy Park, Coed Darcy, Ffordd Amazon, and Harbour Way;
 - (b) New interchange and railway station improvements at Port Talbot;
 - (c) Park and Share scheme at Junction 38 (M4) Margam.

Topic Based Policies – communities and housing

Policy H1 Housing Sites

Policy H 1

Housing Sites

Land is identified for residential development at the following locations:

COASTAL CORRIDOR					
Spatial Area	Reference	Site Name	Settlement	Estimated Number of Units	Site Area (ha)
Neath	H01	Gorffwyd's Care Home	Brynorch	15	0.6
	H02	Lleisur Park Extension	Brynorch	200	12.2
	H03	Groves Road (Phase 2)	Cirle	40	1.2
	H04	Ocean View	Jenny Marine	81	2.7
	H05	Deer Field Lower School	Llangford	100	3.3
	H06	Hafod House Care Home	Neath	12	0.4
	H07A	Neath Town Centre Redevelopment	Neath	50	3.7
	H08	Crymlyn Grove (Phase 2)	Stowen	75	2.8
	H09	Crymlyn Grove (Phase 3)	Stowen	150	5.6
	H10	Went Quay	Stowen	50	3.4
	H11	Neath Road / Fairland Road	Tonna	300	11.6
	H12A1	Wauwanch	Brynorch	13	0.3
	H12A2	Groves Road (Phase 1)	Cirle	34	1.2
	H12A3	Elba Crescent	Crymlyn Burrows	50	3.9
	H12A4	Area 1, Coed Darcy Urban Village	Llandarcy	157	3.8
	H12A5	Coed Darcy Urban Village	Llandarcy	2,400	285.1
	H12A6	Eaglebrook, Midwytylan	Neath	50	2.5
	H12A7	Gardmor (Phase 2), Midwytylan	Neath	34	1.1
	H12A8	Briton Ferry Road	Neath	28	0.4
	H12A9	The Rapids	Neath	12	0.1
H12B1	Barons Court	Neath Abbey	15	0.6	
H12B2	Cardinal Road	Stowen	16	0.5	
H12B3	Crymlyn Grove (Phase 1)	Stowen	81	3.3	

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COASTAL CORRIDOR					
Spatial Area	Reference	Site Name	Settlement	Estimated Number of Units	Site Area (ha)
Port Talbot	H0112	Blawithan School (land to the rear of)	Baglan	141	5.9
	H0113	Woolfurn Close	Carmarthen	130	4.0
	H0114	Western Lagoon	Carmarthen	130	5.9
	H0115	Neath Port Talbot College (Morgan Campus)	Margam	70	1.8
	H0116	Gardiner Comprehensive School	Port Talbot	90	0.8
	H0117	Woolfurn Close	Port Talbot	380	10
	H0118	Allen Lido and land to the rear of 'Tyrn School'	Sandfields	150	3.1
	H0119	Bay View Social Club	Sandfields	23	0.3
	H0120	Purcell Avenue	Sandfields	115	3.5
	H0121	Morfa Allen Care Home	Sandfields	10	0.5
	H0122	Ty Morfa Road	Sandfields	70	1.8
	H0123	Woolfurn Farm	Baglan	130	10.2
	H0124	Thruway Road	Baglan	10	0.4
	H0125	Spyglass	Baglan	24	0.8
	H0126	Abbotstown	Baglan Mews	42	1.2
	H0127	Faring Farm	Baglan	25	2.2
	H0128	Cappamere	Carmarthen	80	2.6
	H0129	Robert Lodge Lane	Carmarthen	12	1.6
	H0130	Grovebank	Margam	30	0.9
	H0131	Station Road	Port Talbot	14	0.1
	H0132	Royal Buildings, Talbot Road	Port Talbot	46	0.2
	H0133	Ophry Road	Talbot	14	0.2
COASTAL CORRIDOR TOTAL				5,400	101.2

VALLEYS					
Spatial Area	Reference	Site Name	Settlement	Estimated Number of Units	Site Area (ha)
Dulas Valley	H15/024	Maes Marchog	Barnes	16	0.6
	H15/025	Glyn Dulais Care Home	Glynne	21	0.8
Heath Valley	H15/026	Heath Valley	Swansea	48	1.9
	H15/027	Park Avenue	Glynneath	130	13.2
	H15/028	Heath Valley	Glynneath	81	2.7
	H15/029	Wolfs Hall	Glynneath	17	0.8
Pontardawe	H15/030	High 1 New Avenue	Glynneath	16	0.5
	H15/031	Bryn Mawr (Phase 2)	Albion	52	2.4
	H15/032	Wynne Road	Albion	30	3.8
	H15/033	Carmarthen School (Phase 2)	Pontardawe	52	1.3
	H15/034	Wales Stone / Wales Park, Wylfyr	Pontardawe	115	3.9
	H15/035	Bryn Mawr Farm	Wales	130	6.8
	H15/036	Pontardawe	Pontardawe	50	1.2
	H15/037	Bryn Mawr (Phase 1)	Albion	36	2.4
	H15/038	Carmarthen School (Phase 1)	Pontardawe	80	2.6
	H15/039	Wales Stone	Pontardawe	40	0.8
	H15/040	Wales Stone, Wylfyr	Pontardawe	19	0.8
	H15/041	Glen Yn Aon (Phase 2), Wymondley	Pontardawe	15	0.5
Swansea Valley	H15/042	Compton 1 Golf	Wylfyr	30	3.9
	H15/043	Talbot Wharf	Wylfyr	130	7.0
	H15/044	Glen Yn Aon	Glynneath	64	2.5
	H15/045	Glynneath (Phase 1)	Glynneath	40	1.2
	H15/046	Glynneath (Phase 2)	Glynneath	64	1.9
VALLEYS TOTAL				1,400	60.1
H01 TOTAL				6,800	101.2
H01 & H02 TOTAL				8,200	161.1
OVERALL TOTAL				7,120	403.3

Policy AH 1

Affordable Housing

All new housing developments, including conversions, on sites accommodating 3 or more units will be required to contribute to affordable housing provision.

Affordable Housing Percentage Targets will be sought in the following spatial areas.

Coastal Corridor:

- Neath - 25%
- Port Talbot - 25%

Valleys:

- Pontardawe - 10%

The exact affordable housing contribution to be provided will depend on the circumstances of each proposal and the viability of the scheme.

The provision of affordable housing will be implemented through the use of planning conditions, obligations and/or legal agreements between the Council, Developers and Registered Social Landlords.

Policy OS 1

Open Space Provision

Where there is a quantitative deficiency in outdoor sport, children's play, informal space or allotments, provision will be sought, including the requirement for maintenance, in conjunction with all new residential developments of 3 or more dwellings, based on the following standards:

Open Space Standard

Outdoor Sport 1.6 hectares per 1,000 population

Children's Play 0.25 hectares per 1,000 population

Informal Space 0.55 hectares per 1,000 population

Allotments 0.19 hectares per 1,000 population

In the case of employment or commercial development proposals of over 1,000 sqm, provision will be sought for associated amenity space.

Policy EN 6

Important Biodiversity and Geodiversity Sites

Development proposals that would affect Regionally Important Geodiversity Sites (RIGS), Local Nature Reserves (LNRs), Sites of Interest for Nature Conservation (SINCs), sites meeting SINC criteria or sites supporting Local Biodiversity Action Plan (LBAP) or S42 habitats or species will only be permitted where:

1. They conserve and where possible enhance the natural heritage importance of the site; or
2. The development could not reasonably be located elsewhere, and the benefits of the development outweigh the natural heritage importance of the site.

Mitigation and/or compensation measures will need to be agreed where adverse effects are unavoidable.

Policy EN 7

Important Natural Features

Development proposals that would adversely affect ecologically or visually important natural features such as trees, woodlands, hedgerows / field boundaries, watercourses or ponds will only be permitted where:

1. Full account has been taken of the relevant features in the design of the development, with measures put in place to ensure that they are retained and protected wherever possible; or
2. The biodiversity value and role of the relevant feature has been taken into account and where removal is unavoidable, mitigation measures are agreed.

Policy TR 2

Design and Access of New Development

Development proposals will only be permitted where all of the following criteria, where relevant, are satisfied:

1. The development does not compromise the safe, effective and efficient use of the highway network and does not have an adverse impact on highway safety or create unacceptable levels of traffic generation;
2. Appropriate levels of parking and cycling facilities are provided and the access arrangements for the site allow for the safe manoeuvring of any service vehicles associated with the planned use;
3. The development is accessible by a range of travel means, including public transport and safe cycle and pedestrian routes;
4. Transport Assessments and Travel Plans are provided for developments that are likely to create significant traffic generation.

Policy BE 1

Design

All development proposals will be expected to demonstrate high quality design which fully takes into account the natural, historic and built environmental context and contributes to the creation of attractive, sustainable places.

Proposals will only be permitted where all of the following criteria, where relevant, are satisfied:

- 1. It complements and enhances the character and appearance of the site, building or area in terms of siting, appearance, scale, height, massing and elevation treatment;*
- 2. It respects the context of the site and its place within the local landscape, including its impact on the important arterial gateways into the County Borough, its effects on townscape and the local historic and cultural heritage and it takes account of the site topography and prominent skylines or ridges;*
- 3. It utilises materials appropriate to its surroundings and incorporates hard and soft landscaping and screening where appropriate;*
- 4. It would not have a significant adverse impact on highway safety, the amenity of occupiers of adjacent land or the community;*
- 5. Important local features (including buildings, amenity areas, green spaces and green infrastructure, biodiversity and ecological connectivity) are retained and enhanced as far as possible;*
- 6. It achieves and creates attractive, safe places and public spaces, taking account of 'Secured by Design' principles (including where appropriate natural surveillance, visibility, well lit environments and areas of public movement);*
- 7. It plays a full role in achieving and enhancing an integrated transport and communications network promoting the interests of pedestrians, cyclists and public transport and ensures linkages with the existing surrounding community;*
- 8. It uses resources, including land and energy, as efficiently as possible through:*
 - (a) Making 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, normally a minimum of 35 dwellings per hectare in the Coastal Corridor Strategy Area or a minimum of 30 dwellings per hectare in the Valleys Strategy Area;*
 - (b) The layout and form of the development does not preclude the reasonable use of other adjacent land;*
 - (c) Developing brownfield land in preference to greenfield land where possible;*
 - (d) Minimising building exposure while maximising solar gain.*
- 9. Its drainage systems are designed to limit surface water run-off and flood risk and prevent pollution;*
- 10. The layout and design of the development achieves inclusive design by ensuring barrier free environments, allowing access by all and making full provision for people with disabilities.*

5. Planning Policy Wales

Planning Policy Wales (PPW) (8th Edition) is the principal national planning policy document which sets out the land use policies of the Welsh Government against which development proposals should be assessed. The latest version is the eighth edition, published in January 2016.

The main thrust of PPW is to promote sustainable development. It states at paragraph 1.2.2 that: "The planning system must provide for an adequate and continuous supply of land, available and suitable for development to meet society's needs".

It sets out a series of objectives that reflect the Welsh Government's sustainability agenda and that should be taken into consideration through development proposals. Chapter 4 deals specifically with Planning for Sustainability and lists a series of sustainability objectives, included amongst which is a requirement to “ensure that all local communities have sufficient good quality housing for their needs, including for special needs where appropriate, in safe neighbourhoods”.

Chapter 9 relates to Housing and states that the Welsh Government recognises the importance of a home to people's lives insofar as it affects their health and well-being, quality of life and the opportunities open to them. Accordingly, it is a priority within PPW to provide more housing of the right type and offer more choice, as defined within para. 9.1.1.

In terms of housing need and supply, para. 9.2.3 emphasises that:

“Local planning authorities must ensure that sufficient land is genuinely available or will become available to provide a 5-year supply of land for housing judged against the general objectives and the scale and location of development provided for in the development plan”.

6. Technical Advice Note – TAN 12

The objective in respect of Access, as defined in TAN 12: Design (March 2016), is as follows:

- “Ensuring ease of access for all by adopting inclusive design principles that deliver adequate provision for all people including those with mobility impairments, sensory impairments and learning difficulties.”

The manner in which the design solution will achieve this objective is outlined in the points below.

Access

- Access to all dwellings has been designed in accordance with the following Lifetime Homes Criteria in order to ensure that access to the building is possible for the widest range of people:
 1. Parking width
 2. Approach to dwelling from parking
 3. Approach to all entrances
- The proposed development has been designed from the outset to address the accessibility needs of all people who may use it by incorporating the standards required by the Building Regulations Approved Document Part M 2004.
- These standards, which will be an integral part of the development, will be designed to ensure that the development is robust enough to adapt to varying contexts and requirements of inclusiveness as the demographic profile and needs of residents and visitors changes through time.
- The practical access needs of delivery and emergency vehicles are met by the existing highway network.
- Car parking has been designed to be as close as possible to the entrances of proposed houses in order to ensure easy access to accommodation for occupants and visitors, including those whose mobility may be limited.
- All dwellings will have a path and views over the driveway providing a safe and level route from the highway to the principal access. Gradients for level access routes will be no

steeper than 1:20 and a minimum of 900mm wide, in accordance with AD Part M paragraphs 6.11 to 6.13. Parking spaces are located behind secure gates and fences where natural surveillance of the spaces from habitable rooms is not practicable.

Because the objective of ensuring ease of access for all has been considered from the outset, it is anticipated that steps will not be required to individual properties.

Character

The objectives in respect of Character as defined in TAN 12: Design (March 2016), are as follows:

- "Sustaining or enhancing local character"
- "Promoting legible development"
- "Promoting a successful relationship between public & private space"
- "Promoting quality, choice & variety"
- "Promoting innovative design"

These objectives are to be achieved by responding to:

- "Landscapes and townscapes, culture and biodiversity"
- "Locally distinctive patterns and forms of development"
- "Existing buildings, infrastructure, urban/rural landscape and public art"
- "Clear boundaries and established building lines"
- "Appropriateness of uses and the mix of uses and densities"
- "Easily recognisable and understood features and landmarks"

Landscape

The design proposals provide safe and secure private garden amenity areas for then residents of the proposed houses in compliance with Secured by Design.

Detailed landscaping proposals are to be agreed with the local authority planning department and will seek to use appropriate planting to enhance privacy, security, amenity and biodiversity.

Scale

The design has been developed to integrate its scale with that of the surrounding context. The scale of the proposed buildings directly reflects that of the context. The houses are limited to two storeys in height and the street scene is broken through the use of semi-detached properties.

The attention paid to ensuring that the scale and massing of the proposals reflect those of the context negates any adverse impact on privacy daylight or sunlight, whilst the site microclimate will be suitable for the intended use. The attractiveness and safety of street frontages will be enhanced by residential development of the proposed scale and the natural surveillance it will provide to all frontages.

Amount

The layout has been developed to demonstrate how the following principles can be achieved.

- The layout illustrates that 5 properties, comprised of two bedroom bungalows, are suitable and achievable within the site area and responds to the existing mix of properties in the locality by satisfying a local needs.
- The robust nature of housing designed in accordance with Welsh Government Development Quality Requirements along with the Lifetime Homes principles

inherent to the proposals will ensure that the development can anticipate potential change in the make-up and needs of occupiers, thereby facilitating future diversity both within the development and in the wider locality.

- The form of development makes efficient use of the available land to provide a street scene with active frontage. The resultant built form also makes a positive contribution to the enhancement of the local townscape and provides enhanced natural surveillance.

Layout of development

The layout has been developed to demonstrate how the following principles can be achieved.

- The design solution will integrate the development within its surroundings by ensuring that land use and pattern of development are consistent with the context.
- Orientation of the buildings have been influenced by the existing pattern of development, including the following specific factors;
- The desire to reflect the context and provide active frontage and natural surveillance.
- The proximity of adjacent residential properties
- The re-direction of the existing pathway, fronting the development.
- Front doors are clearly legible and the external areas leading to them are clearly defined with planting and boundary enclosures. In addition to clearly defining the distinction between public and private realms, these features will promote a sense of ownership and security.
- Site constraints including the location of the identified public sewer provides limitations to the number of dwellings located on the site.

All these factors will contribute to the sustainability of the development and to the enhancement of the character, security and sustainability of the local townscape.

Appearance

The design solution provides an appropriate architectural response to the character of the context.

Reflecting the scale and massing of the residential context is clearly an acceptable design approach and this has been achieved in a traditional and visually sympathetic idiom, using neutral colour palette for external wall appearance with local stonework to compliment the finish along with composite slate roof. Fenestration has been arranged to provide a traditional appearance of detached housing development.

Community Safety

The objectives in respect of Community Safety, as defined in TAN 12: Design (March 2016), are as follows:

- "Ensuring attractive, safe public spaces"
- "Security through natural surveillance"

These objectives are to be achieved by promoting:

- "High quality in the public realm"
- "Routes which are fit for purpose and will provide opportunities for safe physical activity and recreation to meet the needs of all members of society"
- "A sense of ownership and responsibility for every part of the development"

The development pattern of the proposal ensures continuity of enclosure, active frontages and legibility, which will contribute to a safer built environment. Front doors are clearly legible and the external areas leading to them are clearly defined. In addition to clearly defining the distinction

between public and private realms - and therefore reducing potential conflicts in uses - these features will provide defensible space and will promote a sense of ownership and responsibility.

The scheme has been designed to comply with the principles of Secured by Design and a Secured by Design submission has been made to the Police Architectural Liaison Officer.

Environmental Sustainability

The objectives in respect of Environmental Sustainability, as defined in TAN 12: Design (March 2016), are as follows:

- "Achieving efficient use & protection of natural resources"
- "Enhancing biodiversity"
- "Designing for change"
-

These objectives are to be achieved by incorporating:

- "Sustainability measures to reduce the environmental impact associated with buildings and minimising the demand for energy (low and zero carbon sources), water, and materials and creation of waste"
- "Approaches to development which create new opportunities to enhance biodiversity"
- "Adaptable and flexible development that can respond to social, technological, economic and environmental conditions/changes (e.g. the current and future effects of climate change) over time to minimise the need to demolish & rebuild"

The design responds to its townscape setting and contributes to biodiversity and local environment by achieving the objectives of Access and Character, including Landscape Design, Scale, Amount, Layout and Appearance.

The proposals will contribute to energy efficiency and carbon reduction by seeking to minimise the energy demand and carbon emissions associated with the development by the following means:

- By ensuring that the insulation qualities of the walls, floor, roof, windows & external doors achieve the minimum standards required by the current Building Regulations Approved Document L1a
- Installing A rated air source heat pumps
- Providing the opportunity through orientation of properties to accommodate the future installation of solar water heating or photovoltaic panels
- Using industry standard Accredited Construction Details to improve airtightness & reduce thermal bridges

In addition, the proposals embody a clear commitment to achieve the following aims, within the financial constraints of current socio-economic conditions:

- To use sustainable materials with low environmental impact (embodied energy) that are sourced sustainably (i.e. Forestry Stewardship Council timber) as well as maximising the use of used, reclaimed and recycled materials.
- To employ a sustainable approach to water in terms of its supply (rainwater harvesting), demand management (use efficiency) and drainage (e.g. permeable surfaces for pavements & traffic) and its effect on the local water table
- To deal with waste management both during and after construction (re-use & disposal), including the provision of appropriate facilities for sorting, storing and recycling of waste in buildings and across the site
- To demonstrate climate resilience by taking into account the climate the development is likely to experience over its lifetime by managing & minimising climate change effects (e.g. extreme temperatures)

Movement

The objective in respect of Movement, as defined in TAN 12: Design (March 2016), is as follows:

- “Promoting sustainable means of travel”

This objective is to be achieved by maximising:

- “Safe and clear connections
- “The potential to cycle, walk and use public transport safely, and reducing the reliance on the car”
- “The connection to the existing transport infrastructure by integrating development with existing footpaths, cycle ways and public and private transport infrastructure”
- “The integration of different transport types whilst minimising the adverse effects on the network”
- The ease of movement to, from and within the development for sustainable forms of transport by creating a safe and attractive environment”
- The provision of on-site facilities for sustainable forms of transport”
-

The proposal creates clear & direct connections from the site to the street, thus contributing to the improvement of and integration of the site within the pedestrian and vehicular movement framework of the locality.

The level of car parking has been designed in accordance with the supplementary planning guidance to accommodate the mix of properties proposed for the site.

The servicing requirements for transporting freight required during and after construction are met by the existing highway infrastructure.

7. Conclusion

The proposed development has sought to provide a design that integrates into the existing vernacular whilst also enhancing the built environment. In this respect, matters of scale, form, layout and materials finishes are in accordance with local character.

The proposed development is located in a sustainable location in close proximity to various services and amenities.

It is considered that the scheme represents a suitable and well-considered form of development.