

DESIGN & ACCESS STATEMENT

**THE RED DRAGON,
MOORLAND ROAD,
SANDFIELDS,
NEATH PORT TALBOT,
SA12 6JZ**

August 2025

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Proposal
Demolition of existing public house, and construction of a residential development and associated infrastructure works

Location:
The Red Dragon, Moorland Road, Sandfields, Neath Port Talbot, SA12 6JZ

Date:
August 2025

Asbri Project ref:
S24.163

Client:
Swansea Developments SPV 1 Ltd

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Date	August, 2025	August, 2025
Revision	B	B



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INTRODUCTION

The purpose of a Design & Access Statement (DAS) is to provide a clear and logical document to demonstrate and explain the various facets of design and access in relation to the site and to appraise the proposed development against relevant planning policies. It also presents the details of a planning application in a way that can be read both by professionals and the public.

The diagram below, extracted from Chapter 3 of Planning Policy Wales, summarises the five objectives of good design that should be taken into account when preparing a DAS. The circular nature of the diagram represents the equal weightings that need to be given to each of the 5 Objectives of Good Design: Access; Movement; Character; Environmental Sustainability and Community Safety.

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.

Summary of the Proposal

Asbri Planning is appointed as planning agent to Swansea Developments SPV 1 Ltd to prepare this Design and Access Statement to accompany the proposed demolition of existing public house, and construction of a residential development and associated infrastructure works at the Red Dragon, Moorland Road, Sandfields, Neath Port Talbot, SA12 6JZ.

The Vision

The vision for the scheme is to create a 100% affordable housing development which promotes efficient use of land with appropriate density whilst taking into account the need to protect residents' privacy and amenity.

The proposal aims to drawn upon positive and familiar aspects of Welsh vernacular architecture. The proposed development will be designed in accordance with the national and local policy, including the Welsh Development Quality Requirement (WDQR) and Neath Port Talbot Supplementary Planning Guides (SPG)

In addition, the applicant also seeks to create good places to live through the quality of public and private environment and the wider street context, adhering to principles relating to access, security and legibility. The proposal will also seek to contribute to the principles of sustainable neighbourhoods and support sustainable transport choices.

The proposal aims to conjure up an unique proposal with its own character and sense of place. There is an opportunity to integrate SUDs and landscaping within the application boundary to create an attractive, biodiverse and sustainable setting for residents and visitors.

The proposal will therefore provide 22 no. affordable flats

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

The proposed development comprises a residential scheme consisting of 22 no. affordable flats and associated infrastructure works.

As shown on the Proposed Site Plan, the proposal comprises:

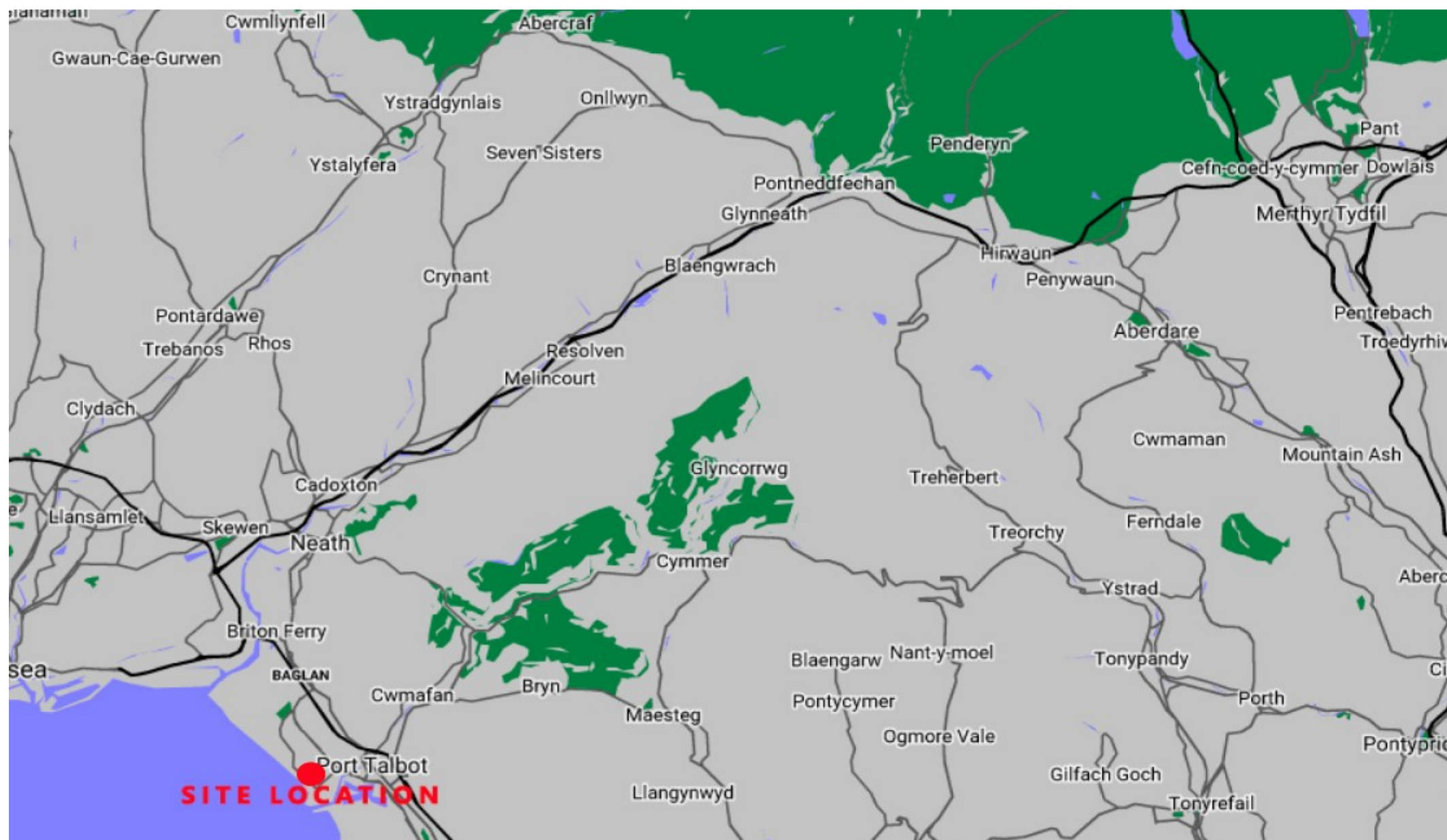
- 16 no. 1 bedroom flats; and
- 6 no. 2 bedroom flats.

The applicant is seeking to provide high quality, well designed and energy efficient homes which will meet the housing demand in Sandfields. The homes will be energy efficient with an EPC A rating.

Figure 8: Objectives of Good Design



SITE CONTEXT AND ANALYSIS - SITE IN REGIONAL CONTEXT



SITE CONTEXT AND ANALYSIS - SITE PHOTOGRAPHS



View of Red Dragon from Moorland Road.



Relationship of site with recently approved dwellings to the north which are in ownership of Tai Tarian.



County Flats development which lies opposite the application site.



Moorland Road which runs to the south of the application site.



Dilapidated properties along Moorland Road.

SITE CONTEXT AND ANALYSIS

The Site and Surroundings

The subject site is located within the community of Sandfields, Port Talbot, and is situated approximately 1.9 km west of Port Talbot Town Centre. The subject site extends to approximately 0.21 hectares. Contained within the site is The Red Dragon pub and associated car parking area, along with some grass/amenity space. The Red Dragon Public House itself is a part single, part two storey property with a mixture of pitched and flat roofs, set on the corner of Moorland Road and Abbeyville Avenue. The original structure has been subject to a number of alterations and this explains the peculiar form and aesthetic appearance of the property. The site is predominantly flat with no substantial changes in levels.

Vehicle access is currently achieved at the site's southern boundary, from Moorland Road, which runs parallel to the southern boundary. The site can be accessed on foot from Abbeyville Avenue which runs parallel to the site's eastern boundary. The site benefits from good levels of pedestrian accessibility, with pavements lining both sides of the carriageway.

In respect of surroundings, the locality can be characterized as primarily residential in nature, with the recently developed County Flats Phase 1 located opposite the site. To the north of the pub are residential dwellings, with the nearest pair of semi-detached properties constructed within the last two years. Moorland Road and Abbeyville Avenue adjoin the land's southern and eastern facing boundaries respectively. Residential dwellings are situated immediately west of the site.

The Flood Map For Planning indicates the site lies outside any flood zone and is not likely to suffer from flooding.

A review of Cadw's records shows that no listed buildings or scheduled monuments are located on site. The nearest heritage asset lies to the north east of the site at the Grade II listed War Memorial located in Vivian Park. The War Memorial has been registered for its historic interest.

A review of the Mining Remediation Authority Interactive Map reveals that the site is not in a Development High Risk Area, although the site does lie within the South Wales Coal Mining Reporting Area.

The Local Development Plan Interactive Map indicates the site

lies within settlement limits and is not subject to any environmental or ecological designations.

Access

The site is in close proximity to the M4 motorway, offering access towards destinations across South Wales and England. The nearest bus stop adjoins the site boundary along Moorland Road. The Red Dragon stop provides access to the number 82 Port Talbot Bus Station service which operates on an hourly basis. The nearest train station is located in Port Talbot, approximately 2 kilometres east of the site which is served by both Transport For Wales and Great Western Railway providing services to Cardiff Central, Milford Haven and London Paddington.

National Cycle Route 4 can be accessed in close proximity to the site near Afan Way. The route is a long distance trail extending almost 700 kilometres and runs from London to Fishguard. There are no public rights of way contained within or immediately adjoining the site, however two active travel routes adjoin the site (Reference: FR-PT-SU091 and FR-PT-SU094)

Planning History

In terms of planning history at the site, a review of Neath Port Talbot's planning history indicates that the site has the following planning history:

Reference	Proposals	Decision
P2015/0285	(Red Dragon Public House) – Single storey side extension.	Approved 21/07/2015
P2018/0454	Construction of a block of 10 apartments, associated parking, secure bicycle store, bin store and landscaping.	Refused 16/07/2018
P2019/0413	Pair of semi-detached two bedroom dwellings (Outline all matters reserved)	Approved 11/06/2019
P2021/0155	(Red Dragon Public House) – Single storey side/rear toilet extension	Approved 19/03/2021
P2022/0351	2 number semi-detached residential units with accompanying garden stores	Approved 10/06/2022
P2023/0108	Discharge of condition 3 (foul drainage), 4 (materials) and 5 (boundary treatments) of planning permission P2022/0351 for 2 number semi-detached residential units with accompanying garden stores	Approved 28/03/2023

Pre-Application Submission and Feedback

A confidential pre-application was submitted to 8th October 2024 under reference Q2024/0290 for "Demolition of existing Public House to construct residential apartment block with 20 No. units, on-site car parking, landscaping scheme and associated works".

The pre-application response was generally supportive, and the points which were raised have been incorporated into the proposal as part of this application.

SITE CONTEXT AND ANALYSIS - SITE IN LOCAL CONTEXT



INTERPRETATION - OPPORTUNITIES AND CONSTRAINTS

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.

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

Opportunities -

Settlement Boundary - The application site is wholly within the settlement boundary of Sandfields

Sustainable Location - The site is located in Sandfields and is nearby several facilities and amenities.

Accessible Location - The site can be accessed on foot, via bicycle, and both train and bus stops are within walking distance of the site.

Residential Context - Improved residential provision as a result of the flats provided as part of the development in a prime location.

Improved Appearance - Opportunity to transform a site which is currently vacant

Utilities - Existing utilities are well placed to service the site.

Flood Risk - The site is located outside any flood zone.

Housing Need - This is a great to fulfil the housing needs in Sandfields by providing 22 affordable flats.

Compatible Use - The application comprises a residential use of the land which coincides well with surrounding land use.

Drainage - Provision of new SUDs scheme as part of the wider landscape strategy for the site.

Pre-Application Discussions - The scheme has been subject to positive pre-application discussions with the Local Planning Authority (ref: Q2024/0290).

Constraints

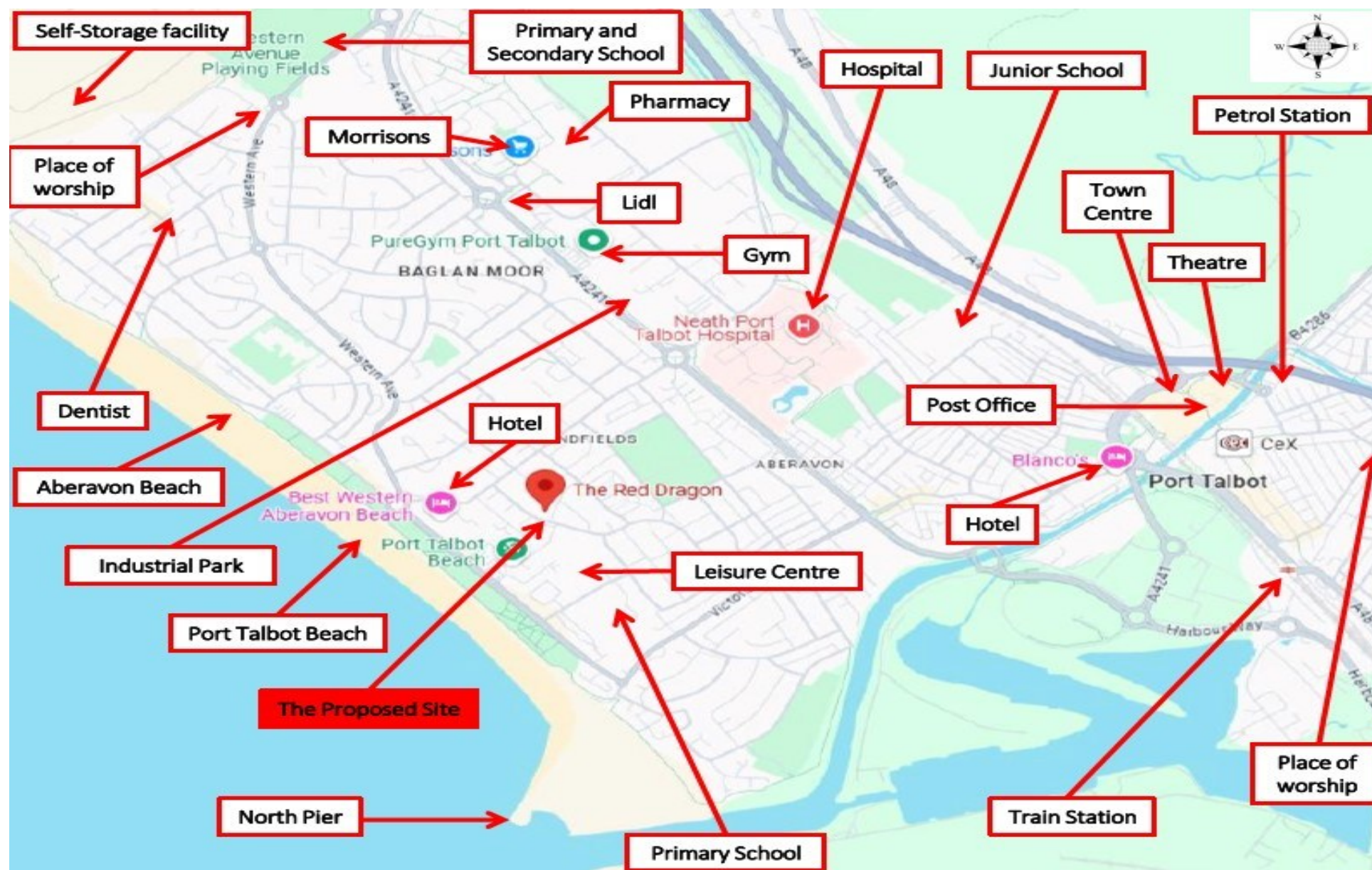
Waste - Increased waste provision required as a result of the residential apartments

Site Ownership - The site does not lie within ownership of the applicant.

Access - A new vehicular access is required to be created along Abbeyville Avenue.

Loss of Community Facility - Existing public house is to be demolished as part of the proposals.

INTERPRETATION - SUSTAINABILITY MAP



PLANNING POLICY



Overview

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 County Borough Council Local Development Plan (January, 2016))

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 12 (February, 2024), 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 County Council Supplementary Planning Guidance.

National Level

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

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

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

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.

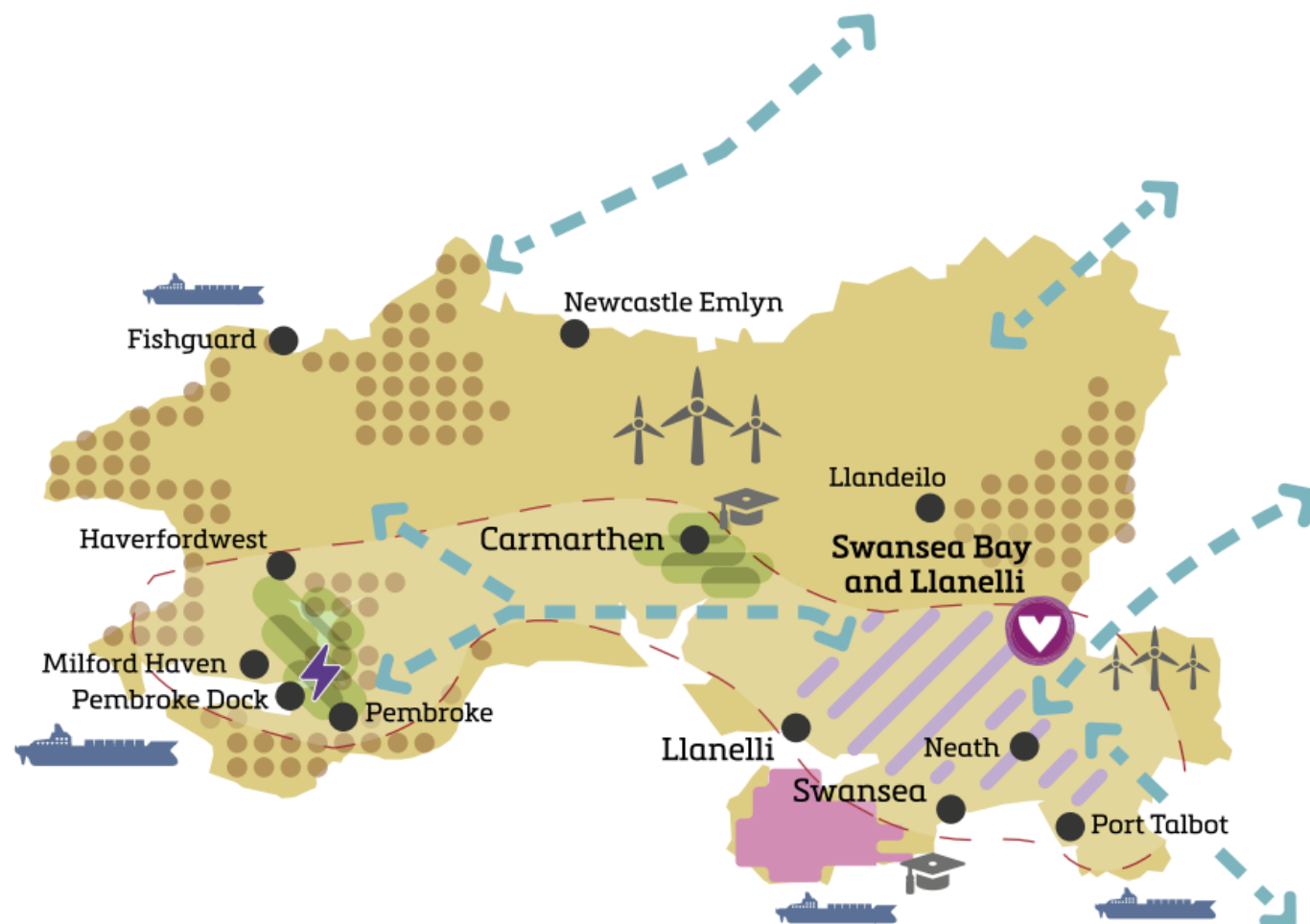
Future Wales sets out its overarching ambitions based on the national planning principles and national sustainable place-making outcomes set out in Planning Policy Wales by means of 11 Outcomes. As set out on Page 52 of Future Wales, the 11 Outcomes are collectively a statement of where the Welsh Government aspire Wales to be in 20 years’ time, 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

PLANNING POLICY - REGIONAL STRATEGIC DIAGRAM

Regional strategic diagram



National Growth Area



Regional Growth Area



National Connectivity



Ports



South West Metro

Areas of Outstanding
Natural Beauty

Energy at the Haven Waterway



National Parks



Valleys Regional Park

Pre-assessed Areas for
Wind Energy

Universities



PLANNING POLICY

5....and work in towns and cities which are a focus and spring-board for sustainable growth

6....in places where prosperity, innovation and culture are promoted

Planning Policy Wales Edition 12

Planning Policy Wales (PPW) Edition 12 was published in February 2024. 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.

Sustainable Development is defined at Page 7 of PPW as follows: *“the process of improving the economic, social, environmental and cultural well-being of Wales by taking action, in accordance with the sustainable development principle, aimed at achieving the well-being goals”*.

Paragraph 1.18 sets out that *“Legislation secures a presumption in favour of sustainable development in accordance with the development plan unless material considerations indicate otherwise to ensure that social, economic, cultural and environmental issues are balanced and integrated”*.

In accordance with the National Development Framework, placemaking is also at the heart of PPW – Paragraph 2.1 for example states that *“Everyone engaged with or operating within the planning system in Wales must embrace the concept of placemaking in both plan making and development management decisions in order to achieve the creation of sustainable places and improve the well-being of communities”*.

Section 3 of PPW states that effective strategic placemaking requires early collective consideration of placemaking issues at the outset, in the formulation of a development plan, or when

developing specific proposals. The policy issues should not be considered in isolation from one another. This includes considering the design of a development and its impacts upon everyday lives as well as thinking holistically about where people might live and work and which areas should be protected.

Paragraph 3.3 emphasises that good design is fundamental to creating sustainable places where people want to live, work and socialise. Design is not just about the architecture of a building but the relationship between all elements of the natural and built environment and between people and places.

Paragraph 3.55 states that previously developed (also referred to as brownfield) land should, wherever possible, be used in preference to greenfield sites where it is suitable for development. In settlements, such land should generally be considered suitable for appropriate development where its re-use will promote sustainability principles and any constraints can be overcome.

Paragraph 4.1.11 summarises that: *“Development proposals must seek to maximise accessibility by walking, cycling and public transport, by prioritising the provision of appropriate on-site infrastructure and, where necessary, mitigating transport impacts through the provision of off-site measures, such as the development of active travel routes, bus priority infrastructure and financial support for public transport services”*.

PPW highlights the importance of delivering houses. Paragraph 4.2.1 states that *“New housing development in both urban and rural areas should incorporate a mix of market and affordable house types, tenures and sizes to cater for the range of identified housing needs and contribute to the development of sustainable and cohesive communities”*.

In terms of affordable housing, paragraph 4.2.26 notes that *“A community’s need for affordable housing is a material*

planning consideration which must be taken into account in formulating development plan policies and determining relevant planning applications. Affordable housing for the purposes of the land use planning system is housing where there are secure mechanisms in place to ensure that it is accessible to those who cannot afford market housing, both on first occupation and for subsequent occupiers”.

A proactive approach towards green infrastructure has been adopted within PPW. It *“plays a fundamental role in shaping places and our sense of well-being, and is intrinsic to the quality of the spaces we live, work and play in. The planning system must maximise its contribution to the protection and provision of green infrastructure assets and networks as part of meeting society’s wider social and economic objectives and the needs of local communities”*.

In terms of community facilities, paragraph 4.4.1 advises that *“Community buildings and spaces provide an important focus for sustaining communities and their well-being. They cover a broad range of activities and services that can be delivered by the public, private and third sectors. Community facilities contribute to a sense of place which is important to the health, well-being and amenity of local communities and their existence is often a key element in creating viable and sustainable places”*.

Paragraph 6.2.11 echoes the above, noting that *“The quality of the built environment should be enhanced by integrating green infrastructure into development through appropriate site selection and use of creative design. With careful planning and design, informed by an appropriate level of assessment, green infrastructure can embed the benefits of biodiversity and ecosystem services into new development and places, help to overcome the potential for conflicting objectives, and contribute to health and well-being outcomes”*.

The importance of considering SuDs as an integral part of the development process is highlighted at Paragraph 6.6.18 of PPW where it is stated that *“The provision of SuDs must be considered at the earliest possible stage when formulating pro-*

PLANNING POLICY

posals for new development". It is advised at Paragraph 6.6.19 that "Design for multiple benefits and green infrastructure should be secured wherever possible and as part of Green Infrastructure Assessments suitable approaches towards the provision of SuDS should be identified".

Technical Advice Notes

The following Technical Advice Notes (TANs) are of relevance to the development proposal.

- TAN 2: Planning and Affordable Housing (2006)
- TAN 5: Nature Conservation and Planning (2009)
- TAN 12: Design (2016)
- TAN 16: Sport, Recreation and Open Space (2009)
- TAN 18: Transport (2007)



PLANNING POLICY

Policy reference	Relating to
<i>Strategic Policies</i>	
SP1	Climate Change
SP2	Health
SP3	Sustainable Communities
SP4	Infrastructure
SP5	Development in the Coastal Corridor Strategy Area
SP7	Housing Requirement
SP8	Affordable Housing
SP10	Open Space
SP15	Biodiversity and Geodiversity
SP16	Environmental Protection
SP18	Renewable and Low Carbon Energy
SP19	Waste Management
SP20	Transport Network
SP21	Built Environment and Historic Heritage
<i>Topic Based Policies</i>	
SC1	Settlement Limits
SC2	Protection of Existing Community Facilities
I1	Infrastructure Requirements
H1	Housing Sites
AH1	Affordable Housing
OS1	Open Space Provision
EN6	Important Biodiversity and Geodiversity Sites
EN7	Important Natural Features
EN8	Pollution and Land Stability
RE2	Renewable and Low Carbon Energy in New Development
TR2	Design and Access of New Development
BE1	Design
W3	Waste Management in New Development

Local Level

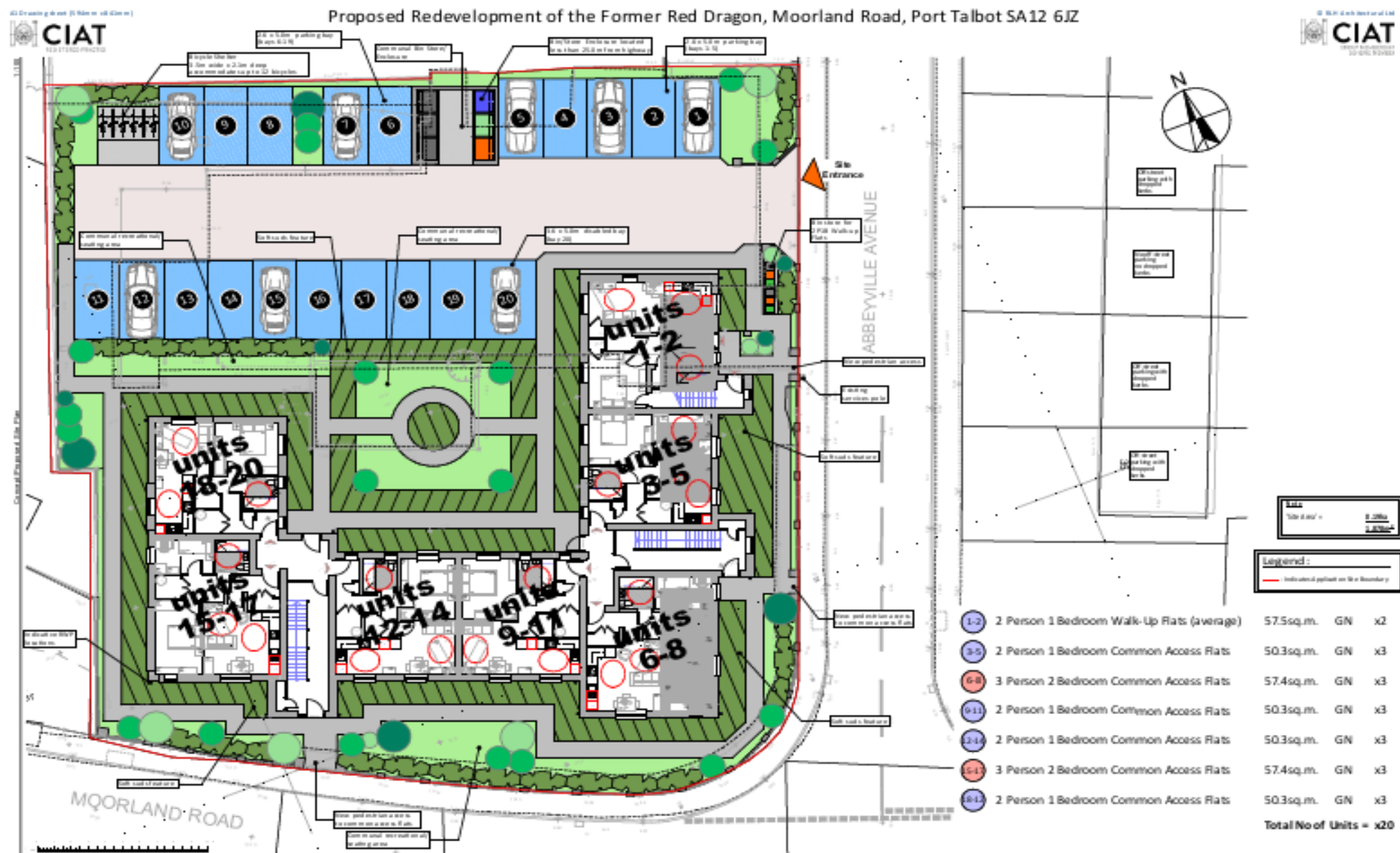
The Neath Port Talbot County Borough Council (NPTCBC) Local Development Plan (LDP) was adopted in January 2016 and is the prevailing development plan for NPTCBC. The LDP interactive map reveals the site lies within settlement limits and is not subject to any ecological or environmental designations.

Supplementary Planning Guidance

The following Supplementary Planning Guidance (SPG) adopted by NPTCBC is of relevance to the proposed development:

- Planning Obligations (October, 2016);
- Parking Standards (October, 2016);
- Affordable Housing (October, 2016);
- Biodiversity and Geodiversity (October, 2016);
- Pollution (October, 2016);
- Open Space and Greenspace (July, 2017);
- Renewable and Low Carbon Energy (July, 2017); and
- Design (July, 2017).

DESIGN EVOLUTION - PRE-APP



AUGUST 2025

Proposed Redevelopment of the Former Red Dragon, Moorland Road, Port Talbot SA12 6JZ

CIAT
CONSULTANTS IN ARCHITECTURE

Site Plan

Units: units 1-2, units 3-5, units 6-8, units 9-11, units 12-14, units 15-17, units 18-20, units 21-22, units 23-25

Parking: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25

Landscaping: trees, grass, central circular feature

Scale: 0 to 10m

North Arrow: pointing towards the top left

Site Entrance: indicated by an arrow pointing towards the top right

Abbeyville Avenue

Moorland Road

The site boundary was extended courtesy of the inclusion of land to the west which has allowed two further walk up flats (Units 21 and 22) to be added which results in a staggered ridgeline to the elevation fronting onto Moorland Road. Moreover, the increased site area allowed for further amenity space to be provided and the parking to be pulled away from the northern boundary with no.s 36A and 36B Abbeville Avenue.

Resident parking was still provided at a rate of 1 space per unit, with spaces for the two new units located off Moorland Road, and a security fence preventing access to the rear courtyard via those two spaces.

In terms of materiality, the applicant requested that the area of cladding was reduced and feature brickwork bands provided at the first and second floors of the building. A contrasting brickwork plinth ran around the perimeter of the building.

Proposed Redevelopment of the Former Red Dragon, Moorland Road, Port Talbot SA12 6JZ
"Planning Drawings" - Proposed Site Plan

The site plan illustrates the proposed layout for the redevelopment of the Former Red Dragon. The development is bounded by Moorland Road to the north and east, and Abbeyville Avenue to the south. The plan includes the following features:

- Units:** The development consists of several blocks of flats, numbered 1-2, 3-5, 6-8, 9-11, 12-14, 15-17, 18-20, 21-22, and 23-24.
- Parking:** There are multiple parking spaces throughout the site, including a large parking area at the top and smaller spaces near the units.
- Central Green:** A central green area with a circular feature is located in the middle of the site.
- Access and Entrances:** The site has a main entrance on the east side, near Abbeyville Avenue, and a secondary entrance on the north side.
- Surrounding Roads:** Moorland Road runs along the top and east sides, while Abbeyville Avenue runs along the south side.
- Orientation and Scale:** A north arrow is located in the top left corner, and a scale bar is at the bottom left.

- An area of land measuring 5.5m x 12.5m has been removed from the north-west boundary reducing the site area from 0.22 hectares to 0.21 hectares;
- The bike store has been relocated to the south of parking spaces 19 and 20;
- The parking spaces accessed via Abbeyville Avenue have been reconfigured as a result of the omission of land;
- The bin store has been relocated nearer the site entrance off Abbeyville Avenue; and
- Footpath widths within the site have been increased to 1.5m.

THE PROPOSAL

Overview

This Design and Access Statement relates to a full planning application for the proposed demolition of existing public house, and construction of a residential development and associated infrastructure works at the Red Dragon, Moorland Road, Sandfields, Neath Port Talbot, SA12 6JZ.

Access and Movement

The site lies in an accessible and sustainable part of Sandfields. A 5.0 metre wide access off Abbeyville Avenue is proposed that will lead to the majority of the parking bays serving the block of flats. The development will not see a substantial increase in traffic along Abbeyville Avenue which currently has a speed limit of 20mph. Footpaths will be provided across the site to provide easy access to all units and will connect the development with nearby streets.

The proposals aim to provide 23 no. parking spaces which equates to 1 space per unit, with an additional space for visitor parking. 21 of the parking spaces are located at the northern end of the site, whereas off-street parking has been provided for units no. 21 and 22 off Moorland Road. Appropriate turning facilities are provided within the site for delivery vehicles. Bin and bicycle enclosures have also been provided for resident and visitor use.

As mentioned earlier in this document, the site benefits from strong links to public transport and active travel networks.

Amount, Scale and Layout

The proposal includes 22 affordable flats. The proposed mix is as follows:

- 16 no. 1 bedroom flats; and
- 6 no. 2 bedroom flats.

The application site is well-related to the existing settlement pattern of Sandfields, with residential properties surrounding the entire site. It is considered that the proposed mix responds well to the established character of the area. The design, layout and orientation of proposed buildings together with the green infrastructure provision, provides an attractive, legible, accessible and safe environment. It is thought a strong frontage that addresses both Moorland Road and Abbeyville Avenue will replicate the building lines observed in the surrounding area, creating continuity in siting and design. In terms of scale and height, the proposal will be part three storey and part two storey, in recognition of the heights of structures in the vicinity of the site.

The precise layout and orientation of the development seeks to ensure that no significant adverse impacts would be caused to current levels of amenity of existing residents or future residents of the proposed development. The layout ensures that residents of the block of flats are able to easily access the amenity space provided across the site.

Appearance

The design team have developed a proposed material specification for the scheme which includes:

- External Façade - Grey slate horizontal fibre cement cladding and fairfaced brick features
- Boundary Wall - Brick boundary wall with stone cap
- Windows - Light grey UPVC casement windows/screens
- Roof - Roofing slate/tile
- Parking Area - Permeable block paving

- Rainwater Goods - Black and grey UPVC

The external materials proposed will introduce a scheme of modern and contemporary standards, which will naturally blend into the existing streetscape.

Landscaping and Biodiversity

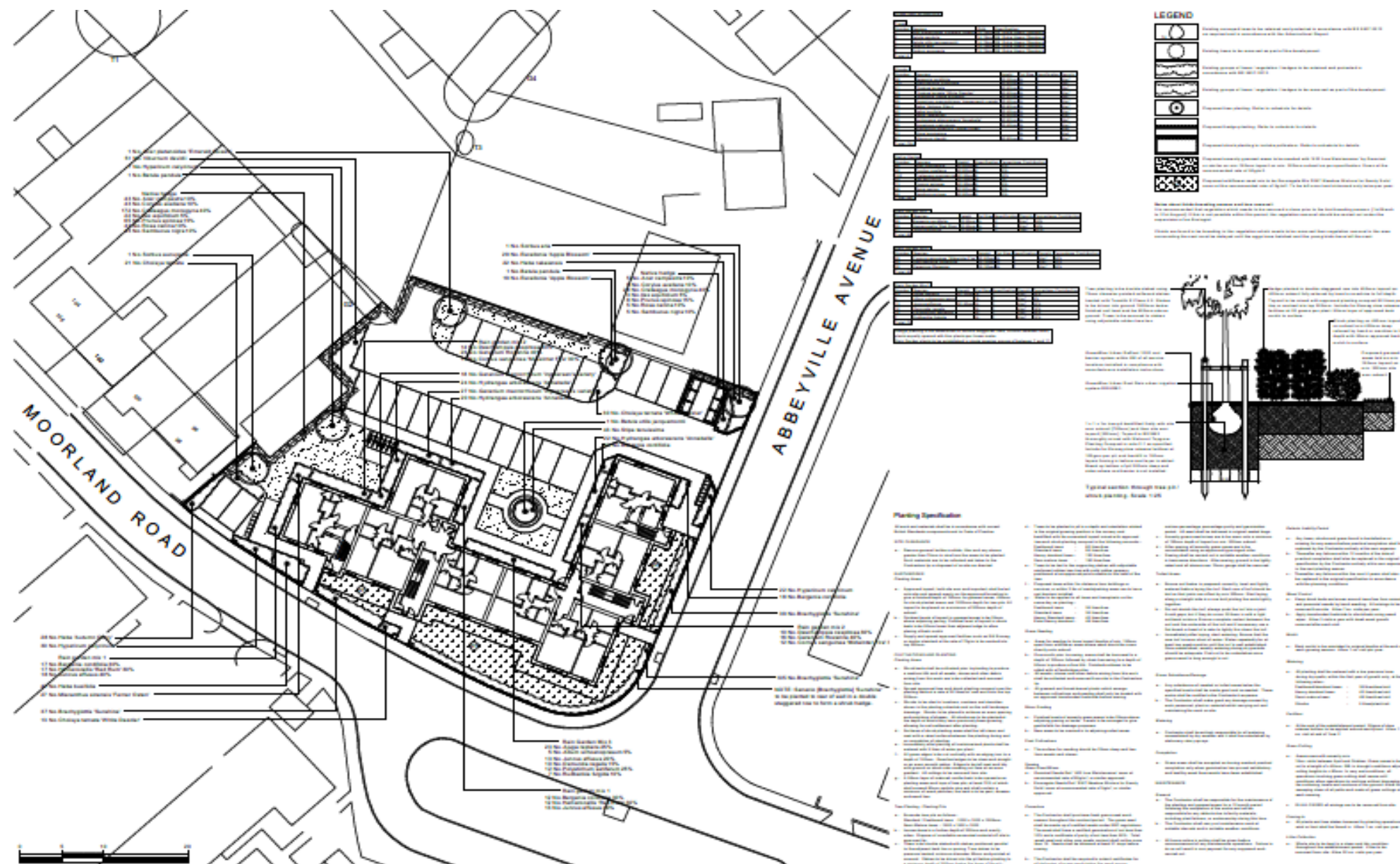
Landscaping is one of the key considerations of this proposal. The layout makes provisions for street trees across the site, and for retention of mature vegetation where possible. The design intent for the landscape is to create a high-quality external living environment for occupants whilst utilising the site ecology and reducing impacts on key views. The landscaping additions preserve and enhance biodiversity, allow sustainable urban drainage systems to be used, enable the use of locally sourced plants/materials and enable the scheme to pursue biodiversity net gain. Moreover, 2 no. bat boxes, 2 no. house sparrows and 2 no. swift boxes are proposed to be affixed to the building as a form of biodiversity enhancement.

Landscaping is a critical element of placemaking, which this proposal considers strongly. PPW 12 emphasises that incorporating established ecological features can contribute to the unique sense of place of an area or settlement. Retaining existing features into new developments helps to create places that are distinct and soften the impact of change by creating a sense of continuity that acknowledges local identity. The proposal aims to complement the existing context and respond sensitively to the site's setting.

Community Safety

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. It is considered that the site has been developed

THE PROPOSAL - LANDSCAPING PLAN



THE PROPOSAL

to reduce concealed areas that are not overlooked which include car parking areas.

Community Involvement

In accordance with Part 1A of the 'Town and Country Planning (Development Management Procedures) (Wales) (Amended) Order 2016' (DMPO 2016), all major (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. A full comprehensive summary of the pre-application consultation is to be included within the accompanying pre-application consultation report.

Environmental Sustainability

The design team will consider the final energy strategy through future detailed design considering matters such as a fabric first approach and passive design measures to reduce energy demand, installation of photovoltaic panels and installation of low energy lighting and electric vehicle charging points.

CONCLUSION

This DAS has been prepared on behalf of Swansea Developments SPV 1 Ltd in relation to the proposed full planning application for demolition of existing public house, and construction of a residential development and associated infrastructure works at the Red Dragon, Moorland Road, Sandfields, Neath Port Talbot, SA12 6JZ.

The proposal will result in a modern 100% affordable housing development underpinned by a clear design strategy. The proposed development is considered to be acceptable in design terms with a layout that ensures that the built form is offset sufficiently from existing boundaries. The proposed mix of units and modern pallet of materials proposed will enhance and have a positive impact on the immediate area. The proposed residential end use is considered to be compatible with prevailing land uses.

This DAS has demonstrated that the development, as proposed, is compliant with relevant policies contained within the adopted NPTCBC LDP and is considered to be in accordance with the document.

A comprehensive assessment of the proposal is provided in the Planning Statement that accompanies this application. Separate supporting documents in respect of material considerations are also included in the application package.

As such, it is concluded that the proposal fully accords with both national and local policies. Furthermore, there are no material considerations which would prevent the planning application from being determined in accordance with the relevant planning policy framework. In this respect, it is respectfully requested that NPTCBC consider this planning application favourably and grant planning permission for the proposed development.