



DESIGN & ACCESS STATEMENT

**Construction of 30no. Dwellinghouses,
With Formation of Estate Road & Associated Infrastructure
At Land at Gwaelod-y-Maes, Pontardulais Road, Llangennech**

**On Behalf of
Haywood Homes (Wales) Holdings Limited**

Our Ref: 1176.c

Date: July 2020

Prepared by: Richard Banks

1.0 INTRODUCTION

- 1.1 Evans Banks Planning has been instructed by Haywood Homes Limited in preparing an application for Full Planning Permission for the “Construction of 30no. Dwellinghouses, with formation of Estate Road and associated infrastructure” At Land at Gwaelod-y-Maes, Pontardulais Road, Llangennech, Llanelli.
- 1.2 This Design & Access Statement has been compiled under the provisions of Technical Advice Note (TAN) 12 “Design” (2014) and the Town & Country Planning (GDPO) (Amendment) (Wales) Order 2009, No. 1024: Design and Access Statements: Wales. It has been prepared as part of the planning application and its contents should be read in conjunction with the submitted plans. It has been prepared on the basis of the nature and type of the above proposal, and the proposed scheme has been assessed against the following key areas, as well as the site’s context:
- Character
 - Local Development Plan Policies
 - Environmental Sustainability
 - Movement to, from and within the development
- 1.3 This Design and Access Statement has been prepared following the guidance set out in *Technical Advice Note 12: Design (2014)*.

2.0 SITE ANALYSIS AND CONTEXT

2.1 SITE ANALYSIS

- 2.1.1 The application site forms an undeveloped field enclosure, set of the southern flank of Pontardulais Road, on the eastern side of the village of Llangennech. The former grazing field is to be found with a linear roadside frontage with the B4297 road of some 180 metres, with centrally positioned agricultural field gate.
- 2.1.2 The application site comprises some two-thirds of the gently undulating field, being roughly rectangular in shape, The application site part of the field itself is some 4.0 acres (1.59 hectares) in size, with mature trees uniformly lining the western and eastern perimeters, and also upon part of the roadside perimeter, where the site borders the “Tafarn-y-Morlais” public house. The western perimeter actually comprises a linear row of tall, leylandii trees which separate the site from Llangennech RFC’s playing ground. To the south the remainder of the field extends to a tree-lined perimeter with the banks of the River Morlais.
- 2.1.3 The application field lies directly opposite a modern residential estate known as Parc Morlais, which comprises a series of cul-de-sacs exhibiting a mix of detached and semi-detached, two-storey dwellings. That estate lies adjoining Llangennech Primary School, with the Infants School Building and associated yard lying behind a copse of trees which forms the northern flank of Pontardulais Road at this point.
- 2.1.4 Figure 1 below indicates the position of the site in relation to this part of Llangennech. Figure 2 provides a Google Earth image of the site and the above surrounding features, whilst Figure 3 below depicts an Ordnance Survey map extract of the site with existing highway and adjoining rugby ground and public house respectively.



Figure 1 – OS Explorer map indicating position of application site



Figure 2 – Google Earth image of site (June 2018)

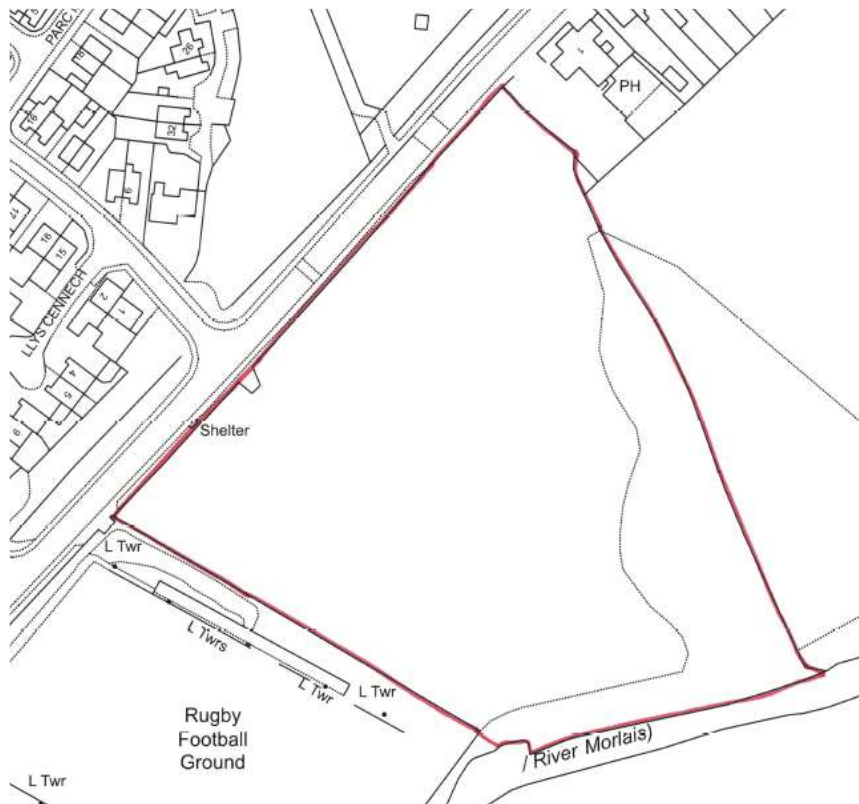


Figure 3 – Location plan of Application site

2.2 SETTING OF SITE WITHIN LLANGENNECH

- 2.2.1 This part of Llangennech is notable for a continuous and uniform frontage of residential properties off both flanks of the Pontardulais Road carriageway, with a local-authority built estate at Maesyddwerwen, and much more modern residential estate of Parc Morlais and Maes Ty Gwyn further, adjoining the local primary school, and consisting of a series of compacted cul-de-sacs of residential development extending north off the B road to the southern embankment and bordering enclosure of the A4138 road to the north.
- 2.2.2 The Application Site's well-defined perimeters and immediate proximity to adjacent residential properties are shown within the photographs below. The photos depict the field's form and frontage onto Pontardulais Road. The alignment of Pontardulais Road is such at this point that good horizontal and vertical visibility in both directions is achievable for several hundred metres. Traffic speeds are low as a consequence of speed humps introduced about the primary school frontage with the highway.
- 2.2.3 The Application Site lies within the existing settlement and form of Llangennech. The existing built form and pattern of the settlement follows key access routes, such as Morlais Road, Bridge Street, Trosserch Road and Pontardulais Road, with further development leading off those along roads in the form of cul-de-sacs, and large estate developments, particularly in recent years near the Primary School at Parc Morlais and Aber Lluchwr to the opposite western side of the village.
- 2.2.4 Llangennech is particularly popular to new homeowners due to its close link and direct route to the nearby towns of Llanelli and Pontardulais, but also to the City of Swansea in particularly being only one kilometre from J48 of the M4.
- 2.2.5 The Application Site off Pontardulais Road lies upon the main public highway within the eastern half of the village extending to join Bridge Street, and a host of local retail and community facilities.
Public bus stops lie immediately upon the adjoining field frontage, opposite the junction with Parc Morlais. Additional services are accessible within the village centre at Bridge Street. Main public bus services call at these bus stops, and in particular:
- Service 175 – Llanelli to Llangennech, calling at Parc Trostre and Parc Pemberton Retail Parks
 - L3 & L4 – Llanelli to Llangennech calling at Prince Phillip Hospital
- 2.2.6 The site is within 10 minutes' walk to the Heart of Wales rail service at Llangennech station. "Stradey Park" Industrial Estate at Trosserch Road is a 10 walk via Hendre Road from the Site, along Mwrwg Road.
- 2.2.7 The Site lies within a 5-minute walking distance of Bridge Street which contains a post office, convenience store, small shops, community centre and library, hot-food

take-aways, public houses and café. Park Road Medical Surgery is only a 5 minutes' walk, but Llangennech Primary School at Pontardulais Road is only 50 metres from the Site.

Ysgol Y Strade, Bryngwyn Comprehensive School and Coleg Sir Gar at Llanelli are located a short road distance from Llangennech via public and school transport.

- 2.2.8 Nearby Llanelli and Pontardulais town centres provide a whole range of large food supermarkets, comparison shops, high street banks, public houses / cafes, offices, bus station, industrial estates, library and leisure / recreation facilities.



Photo 1 – frontage of application field with access gate to highway



Photo 2 – centre of application field with eastern perimeter in background



Photo 3 – centre of field viewing towards western perimeter



Photo 4 – extent of existing roadside field frontage with Pontardulais Road



Photo 5 – view of linear straight alignment of B4397 road with long roadside frontage and adjacent footway



Photo 6 – extent of Parc Morlais junction opposite frontage field with modern residential properties

3.0 PLANNING POLICY

3.1 LOCAL PLANNING POLICY

- 3.1.1 The development plan in form for the purposes of Section 38(6) of the Planning & Compensation Act 2004 is the Carmarthenshire Local Development Plan, which was adopted in December 2014.

The Proposals Map for this eastern part of Llangennech is reproduced below as Figure 4 and illustrates the setting of the settlement limits about Pontardulais Road and Parc Morlais.

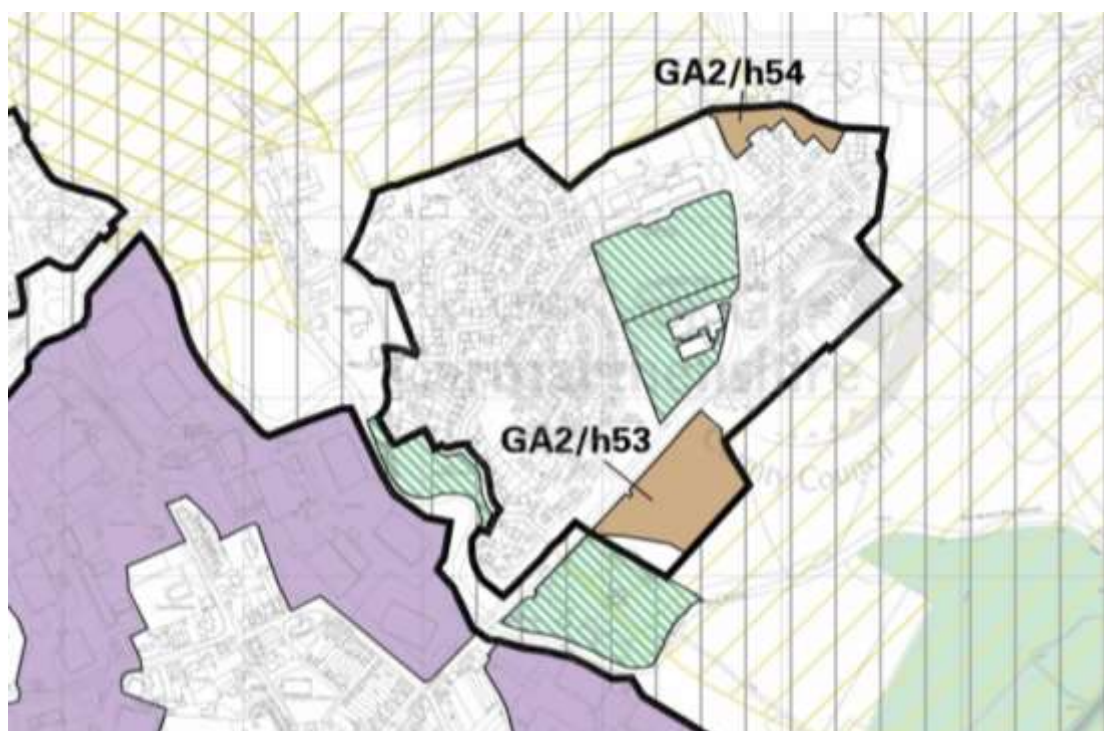


Figure 4 – LDP Proposals Map Extract for eastern Llangennech

- 3.1.2 The application site is located within the defined settlement limits of Llangennech, with the site specifically allocated for Residential Development, being Site **GA2/h53**, and capable, according to the indicative figures provided under Policy H1, of providing a total of 30 units.
- 3.1.3 Policy GP1 of the LDP promotes development proposals which should be compatible with their surroundings in terms of scale, height, massing, and the general topography of the locality. Proposals must not adversely affect local amenity in terms of visual impact, loss of light or privacy, disturbance and traffic movement. The Policy requires the siting of new proposals for development to have regard to the physical character and topography of the site and surroundings. Particularly being

seen to integrate with the landscape, conserve and utilise existing boundary features, and, having full regard to adjoining developments. This Policy also in particular advocates that proposals must not adversely affect local amenity in terms of visual impact, loss of light or privacy, disturbance and traffic movement.

- 3.1.4 Policy TR3 requires all new development to have regard to allowing access and facilities for all; provide satisfactory car parking, and; be accessible to cyclists, pedestrians and users of public transport. The subject site has a linear road frontage, set off the back edge of a public pavement. A new junction to the proposed residential development will thus benefit from excellent junction arrangements with Pontardulais Road, with sufficient horizontal visibility in both directions for emerging vehicles, and for vehicles turning right into the site.
- 3.1.5 Policy AH1 requires for residential proposals of over 5 units to make on-site provision for Affordable Housing. Within the Llanelli Sub-Market Area, the target for affordable housing is set at 20%. This submission does include for some provision of affordable dwellings within the scheme.

4.0 DEVELOPMENT PROPOSALS

4.1 DESIGN CONCEPT

4.1.1 Consideration in the preparation of this planning application has been to fulfilling the capacity expectations borne out in the LDP, and a scheme has been designed to take account of ground levels, but also that the south-eastern third of the field lies within the designated flood zone of the River Morlais and Burry Estuary as contained with Development Advice Maps. The scheme proposes a single junction off the Broad, and a series of cul-de-sacs, with two-storey detached and semi-detached houses fronting each respective estate road and private shared driveway. The proposed site layout plan reproduced as Figure 5.



Figure 5 – proposed site layout

4.1.2 The scheme is also influenced by the extent of perimeter mature trees and the need to ensure that development proposals avoid intrusion into Root Protection Zones. A copy of the Tree Survey plan undertaken at the site is reproduced below as Figure 6.

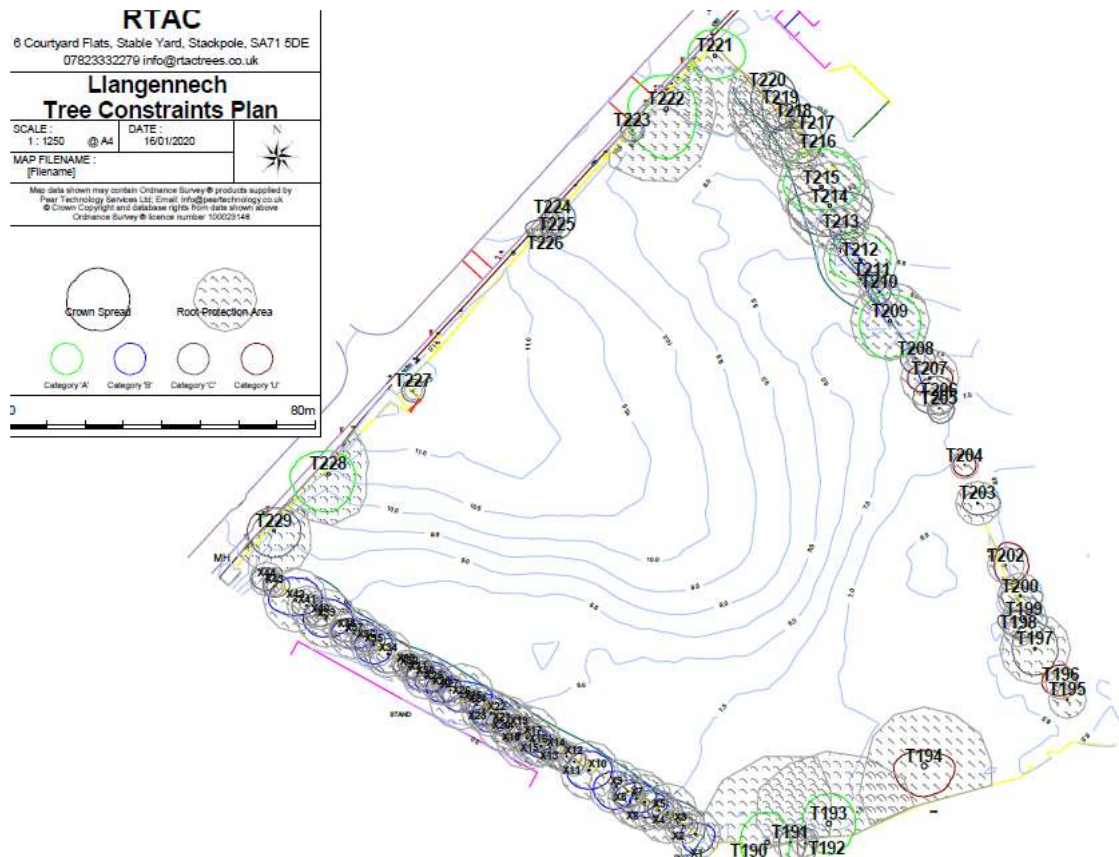


Figure 6 – extract from Tree Survey illustrating extent of tree canopies. Some trees bordering the adjoining public house and dying and / or diseased and are therefore proposed for removal

4.1.3 The above scheme has been adapted through introducing 8 different types, being a mix of three bed semi-detached, to larger detached 4-bed dwellings. The house types are described below within the Scale section of this Statement.

4.2 SCALE

4.2.1 The submitted site layout provides details primarily of a range of house types across the site. The proposed units are set over differing footprints but are accommodated within respective plot dimensions and have informed the site layout. This is coupled with ensuring respect is paid to the Council's general spatial layout standards relating to serviced dwellinghouses and habitable distances, particularly the inter-relationship between new properties within the site itself.

4.2.2 Figures 7, 8 and 9 below provide examples of linked, semi-detached and detached house types, like those already completed and within the above photographs at Parc Morlais located opposite. Scale parameters are complementary to the houses already constructed in Llangennech, such as those at Aber Lluchwr located off the western part of the village. The proposed two-storey units are shown rising with conventional

pitched roofs of 35 degrees. The proposed bungalows are provided with pitched roofs, saddle-shaped in form with protruding gables and open canopies to add interest and “break-up” an otherwise long front façade.

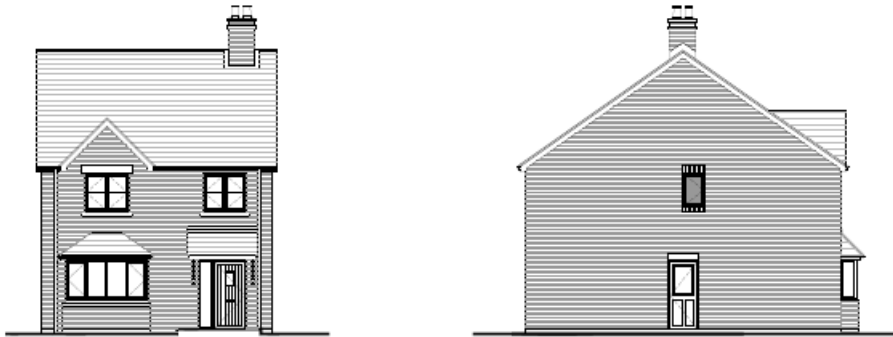


Figure 8 – proposed House Type C



Figure 9 – proposed House Type F



Figure 10 – proposed linked houses – House Type H

4.3 LAYOUT OF DEVELOPMENT

4.3.1 The proposals as displayed within the submitted site layout illustrate a cul-de-sac type layout with access carriageway extending south-eastwards off Pontardulais Road, with a single junction to that existing road. The newly proposed estate road is shown extending into the field with three cul-de-sacs branching west and east.

- 4.3.2 The proposal aims to maximise the available site area with proposed semi-detached and detached dwellinghouses orientated to front the estate road / shared driveways, and provided for off-road car parking, often in side curtilages, and detached or attached garaging.
- 4.3.3 It is considered that layout of the site proposals is such to illustrate a uniform development fronting Pontardulais Road, however the western part of the site frontage is left void of built development due the potential ingress of extreme flood waters and also to provide an area to allow for surface water attenuation and disposal
- 4.3.4 Boundary vegetation will be fully retained where possible, with field trees and hedgerows, particularly that to providing garden perimeters to individual plots, and assisting to retain the semi-rural character of this part of the village.

4.4 APPEARANCE

- 4.4.1 The proposals illustrate for two-storey dwellinghouses and comprising a mix of three and four bedroomed units. All units will be equipped with traditional rear garden space.
- 4.4.2 Existing dwellinghouses at Parc Morlais and adjoining Maes Ty Gwyn exhibit a mix of building forms, styles and material finishes. A mix of render with some face brick is popular, as is a variety of roof shapes and finishes. Traditional saddle roofing is predominant, and this will be complemented within the new dwellings proposed. Photos 7, 8 and 9 below illustrate a selection of existing modern house types at Parc Morlais.



Photo 7 – semi-detached houses at Maes Ty Gwyn



Photo 8 – detached, modern housing at Maes Ty Gwyn



Photo 9 – modern detached housing at Aber Lluchwr

- 4.4.3 Proposed dwellings at the application site can maintain a mix of house types, but generally will be equipped with symmetrically proportioned windows in brown or white upvc, together with matching front entrance doors. The use of porches or canopies is introduced to aid to break up front facades, and variation in roof eaves, gable-fronted types and front protruding gables will assist in providing variety across the site.

4.5 LANDSCAPE DESIGN

- 4.5.1 It is considered that the proposals offer a moderately-sized greenfield development which pay regard to the precise landscape features of this part of Llangennech. In this regard, specific attention will be paid to ensuring that the development will exhibit a complementary frontage form of development to Pontardulais Road, with frontage hedgerow retained. Within the site interior, houses are proposed to be set back from the estate road carriageway edge to allow for front garden space, thus adding appropriate landscaping in the form of short grassed lawns and planting.

- 4.5.2 The proposals will provide for a retention of perimeter trees and hedgerows, and close boarded fencing between new development plots, as is commonplace throughout the adjoining modern developments.

The density of development therefore seeks to maximise the resource and extent of land available, whilst providing the basic essentials of a fully serviced site; and degrees of openness and standards of occupant privacy and amenities found throughout the settlement.

- 4.5.3 The site is currently inconspicuous in the landscape, because of the proximity of the adjoining public house and perimeter trees, together with the tall leylandii trees screening the site from views from the west over the rugby playing ground. The application site is set at a corresponding road level and thus benefits from being partly sheltered from view by neighbouring housing at Pontardulais Road, and of course the linear tree-lined boundaries to the east and south along the River Morlais.

5.0 ACCESSIBILITY

- 5.1 All-inclusive design issues identified have been addressed wholly in compliance with the requirements of the Disability Rights Commission Code of Practice "Rights of Access: Services and Premises" and Part M of the Building Regulations, where applicable. Thereafter full compliance will be maintained in perpetuity.
- 5.2 The proposed house and bungalow development is sited over level to gently undulating ground, with no discernible differences in ground level from the proposed residential plots to the public highway. Vehicular driveways and estate road footways can be significantly wide and level to allow use by all users regardless of mobility.
- 5.3 The development proposal will ensure, wherever possible, that the maximum gradient of driveways and footways to building entrances will be as level as possible, but certainly no more than 1:20, and compliant with Part M of the Building Regulations. The development will be provided with non-slip pathways and laid to a minimum width of 1000mm.
- (a) Car parking spaces to all dwelling driveways will be surfaced firm and level, free from loose stones. Every effort will be made to ensure proposed parking facilities are well lit for all users.
 - (b) Hard and soft landscaping of garden and amenity areas will be wheelchair friendly and capable of access for all.

Building Structures

The dwellinghouses will be two-storey and the following will apply to all house types:

- (a) If individually required, access to an external doorway will be made available via a short, shallow ramp. It is unlikely due to the site topography that handrails will be required as accompanying features on the above ramps. Ramps will be flush with door openings and surrounding ground level wherever possible.
- (b) Both external doorways will be in compliance with Part M of the Buildings Regulations. The entrances shall be clearly identifiable to all users.
- (c) All internal doors will be a minimum of 800mm, with corridors to comply with Part M of the Building Regulations.
- (d) Entrance doors will avoid the use of large glass facades, and doors thresholds will be flush. Door handles will be easy to grip in accordance with Part M of the Building Regulations, and similarly door closures will require a minimum use of force.
- (e) There will be sufficiently a sized turning circle, within ground floor hallways, being a minimum 1200mm diameter allowing for wheelchair maneuverability.
- (f) Wherever possible, wheelchair access to a bathroom and kitchen will be encouraged. The placement of window cills and electrical sockets will have regard to the need for use by all users, and be in compliance with the Building Regulations.

5.4 The proposals therefore ensure ease of access for all.

6.0 COMMUNITY SAFETY

6.1 The proposals will allow the properties to be publicly viewed from the adjacent Pontardulais Road and proposed-adopted estate road highway. Furthermore, the degree of separation between the built form and boundaries of the site will be retained. This ensures that a healthy degree of natural sunlight will flourish.

6.2 The complete lack of overbearance between neighbouring existing and proposed properties, and those new houses and bungalows within the site itself will be fully exhibited. A sense of natural surveillance will be actively promoted.

7.0 ENVIRONMENTAL SUSTAINABILITY

- 7.1 The proposals will allow for residents and visitors to continue to access the site by means of transport other than the private motor car.
Accessing the site by foot or bicycle will still be available, following the completion of the dwellinghouses, as is the availability to travel to the site by public bus and train, given the site's location upon a frequent bus route, with bus shelter immediately adjoining the site.
- 7.2 The site at lies directly upon public bus stops at Pontardulais Road with services to Llanelli and Pontardulais respectively.
- 7.3 The Heart of Wales line calls at Llangennech station, some 10 minutes' walk from the site.
- 7.4 The Site lies within a two-minute walking distance of Bridge Street, with its range of small convenience shops, hot-food take-aways and public houses.
Llangennech Primary school is located directly opposite the site.
- 7.5 Llanelli town centre is located only 10 minutes by road, and provides a whole range of large food supermarkets, comparison shops, high street banks, public houses / cafes, offices, bus station, industrial estates, library and leisure / recreation facilities.
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8.0 MOVEMENT

- 8.1 The proposals will allow for uses, be that residents, delivery operatives or general visitors to freely access all available parts of the development, with each house being fully incorporated into the internal mechanics of the site. The development proposed has been designed to illustrate for change, whilst ensuring that all movement outside and within the buildings are free from obstruction or hindrance.
- 8.2 The submitted proposals illustrate for a safe and effective vehicular access off Pontardulais Road, with a new access road from that carriageway. This stretch of B road has satisfactory forward alignment, offering appropriate forward visibility to all motorists. The internal estate road layout will also provide residents and visitors with a complete adoptable carriageway and footways, allowing for safe vehicle passage and complete pedestrian segregation.
- 8.3 The level of car parking at the site will ensure that there is sufficient off-street parking for residents within the curtilage of each house. The applicants' focus will also be to ensure that a proportion of parking is retained at corresponding levels with that of

each respective property, thereby providing easy passage for all users regardless of mobility.

9.0 CONCLUSION

- 9.1 This Statement has sought to examine the attributes of this residential allocated site in relation to Local Planning Policy and also its proximity to existing, neighbouring residential development and the ground contours of the site. Existing physical conditions will have an effect upon the development of the site, and the placement of residential development.
- 9.2 The proposed site layout seeks to promote and enhance the development as a complimentary reflection of the modern residential estate located directly opposite at Parc Morlais, and which respects the scale parameters of the streetscene. The resultant site layout allows for complementary standards of development footprints and levels of amenity space within each house plot, whilst ensuring a satisfactory level of privacy and lack of overbearance on neighbouring residents and those new occupants within the scheme.
- 9.3 This Statement has illustrated that the proposals meet the “objectives of good design” as listed within Technical Advice Note (TAN) 12, together with the underlying policies of the Carmarthenshire Local Development Plan. Throughout, the focus is made upon ensuring that the proposal is a legible development, well designed to integrate comfortably into its surroundings, and; is freely accessible to all users.