



PLANNING, DESIGN AND ACCESS STATEMENT
PROPOSED RESIDENTIAL DEVELOPMENT (20 AFFORDABLE
DWELLINGS) AT LAND OFF CAEGAR, LLWYNHENDY, LLANELLI

On behalf of
TAD Builders Ltd
And Pobl Group

Our Ref: 1129.a
Date: October 2020
Prepared by: JDE/SB

1.0	INTRODUCTION	3
2.0	SITE DESCRIPTION	4
2.1	THE SITE	4
2.2	THE SURROUNDING AREA	5
2.3	PROJECT DESIGN PARAMETERS AND PRINCIPLES	6
3.0	THE PROPOSED DEVELOPMENT	8
4.0	PLANNING POLICY	10
4.1	NATIONAL PLANNING POLICY	10
4.2	LOCAL PLANNING POLICY	11
5.0	ACCESSIBILITY	16
5.1	ACCESSIBILITY	16
5.2	MOVEMENT TO, FROM AND WITHIN THE DEVELOPMENT	16
6.0	CHARACTER	18
7.0	COMMUNITY SAFETY	20
8.0	ENVIRONMENTAL SUSTAINABILITY	21
9.0	CONCLUSION	23

1.0 INTRODUCTION

1.1 Evans Banks Planning has been instructed by TAD Builders Ltd in conjunction with Pobl Group (the Applicants) to prepare this Planning, Design and Access Statement to accompany a full planning application for residential development (20 affordable dwellings) at land off Caegar, Llwynhendy, Llanelli.

1.2 This Statement therefore forms part of the submissions of the application to be considered by the Authority, and in compliance with the requirements of TAN12 provides information on the following points:

- A brief description of the site and surrounding area
- A description of the proposed development
- Consideration of relevant local planning policy
- Accessibility
- Character
- Community Safety
- Environmental Sustainability
- Movement to, from and within the development

2.0 SITE DESCRIPTION

2.1 THE SITE

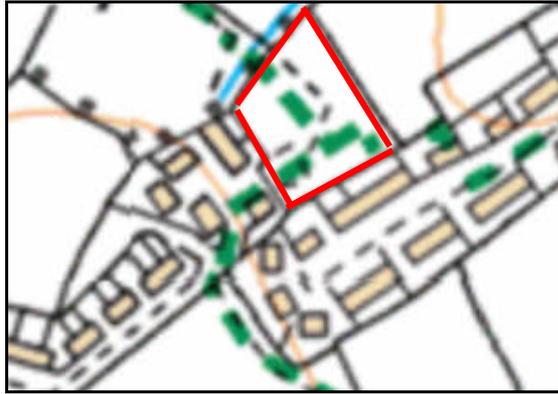
2.1.1 The application relates to an undeveloped parcel of land, located just off Caegar, Llwynhendy, Llanelli. Following a recently conducted Preliminary Ecology Assessment of the site undertaken to enable further investigations to take place, all non-sensitive areas have been cleared of vegetation as illustrated by the photograph below:



Photograph 1

2.1.2 The boundaries of the application site however continue to be well defined. Established hedgerows with a number of mature trees within them run along the site's northern and eastern edge, whilst the southern and western boundary is then defined in part by fencing from residential properties.

2.1.3 Through the centre of the application site runs a Public Footpath, the route of which is indicated on the OS Map extract below:



Plan A

2.1.4 With regards to access, pedestrian and vehicular access to the application site is presently via Caegar, which is illustrated below:



Photograph 2

2.2 THE SURROUNDING AREA

2.2.1 In the immediate sense, the land to the north of the site currently consists of a series of undeveloped enclosures with mature hedgerows and tree lines. The land to the south and west is then dominated by existing residential development, forming part of the greater urban area of Llwynhendy. The existing housing stock is somewhat varied in terms of dwelling form, scale and appearance, as illustrated below:



Photograph 3



Photograph 4



Photograph 5

2.2.2 As detailed above, the application site forms part of the greater urban area of Llwynhendy with its associated community facilities and local services. The application site is less than 15 mins walking distance of many of those including the local grocery shop. There are also a number of well serviced bus stops within walking distance of the site, providing residents with access to other District Centres and adjoining Counties. Therefore, the application site is clearly in a very sustainable location that is able to promote non-car modes of transport.

2.3 PROJECT DESIGN PARAMETERS AND PRINCIPLES

2.3.1 As a result of the above, the following design principles and parameters have influenced the design subject of this planning application:

-
- **Density** – The proposal represents a balance between making efficient and effective use of a greenfield site, whilst being respectful and sympathetic to its transitional location between open countryside and the existing urban form.
 - **Layout** – The proposal has been steered by existing adjoining development and land uses, together then by the site’s original topography, landscape and ecological assets.
 - **Design** – The design has drawn from the existing housing stock in terms of both style and external features.
 - **Scale** – The proposal relates to two storey buildings only to reflect the built form of immediately adjoining existing examples of development.

3.0 THE PROPOSED DEVELOPMENT

- 3.1 The proposal is for the construction of 20 affordable residential dwellings. The following information therefore provides an overview of the scheme and should be read in conjunction with the accompanying supporting documentation and drawings.

General Siting

- 3.2 The general layout of the site has been steered by a number of on-site and off-site factors. Its point of access will be via its southern western boundary, via a new road being constructed as part of the adjoining residential development. The scheme will also involve the slight alteration of the current route taken by the public footpath as shown on the accompanying drawings, but the points of access and egress from the site will be retained. This will be complimented further by new pedestrian linkages from the Footpath to the existing urban form to the south west.
- 3.3 The general layout of the site will consist of 20 unit based on a mix of semi-detached houses and a single block of four flatted units. All units will then be primarily positioned around a new adoptable estate road, gaining access directly off it or via a new private shared drive. Each unit will then be served by generous private rear gardens, with smaller grass forecourts to their front. New rear boundaries serving each unit will then be defined by fencing, to create a clear ‘buffer’ zone between the residential development and existing site boundaries.
- 3.4 All properties will be served by off-street parking in-line with the Authority’s standards.

Scale

- 3.5 The proposal is for 20 residential units. The proposal includes provision for 12 no. 4 person 2-bed houses, 4 no. 5 person 3-bed houses and 4 1-bed flats, all designed to DQR standards. The mix also reflects the requirements we understand of both Pobl’s clients and the aspirations of the local authority’s Housing Officer.

External Finishes

- 3.6 As shown on the accompanying drawings, the external appearance of each of the dwellings and their associated garages has drawn on the local materials palette of the area.

Walls – self finished render with composite cladding board detailing / brick plinths

Roof – concrete roofing tiles with contrasting ridges.

Fenestration – White upvc window units with coloured composite doors

Rainwater Goods – Black upvc units.

Drainage

- 3.7 All foul water will be disposed of via a new connection to the existing public sewer.
- 3.8 As outlined in the accompanying Drainage Strategy drawing, surface water will be captured and dealt with in line with current surface water regulations, In summary, this will consist of a mix of rainwater gardens and attenuation basins, as illustrated in the accompanying documentation.

Parking

- 3.9 Each of the proposed dwellings will be served by an appropriate level of parking, taking into consideration the tenure of the proposed units, the Authority's parking guidelines and the sustainability level of the application site.

Occupancy

- 3.10 All 20 of the proposed units will be affordable in nature, as defined by *Technical Advice Note 2: Planning and Affordable Housing*. All units will then be managed by Pobl Group.

4.0 PLANNING POLICY

4.1 NATIONAL PLANNING POLICY

- 4.1.1 National planning policy is represented principally by *Planning Policy Wales* (10th Edition) (PPW), which is then supported by a suite of supporting documents entitled *Technical Advice Notes* (TAN) covering a range of topic areas.
- 4.1.2 PPW sets out at Paragraph 4.2.25 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.*”.
- 4.1.3 PPW also advises that in determining applications for new housing, local planning authorities should ensure that the proposed development does not damage an area’s character and amenity. Increases in density help to conserve land resources and good design can overcome adverse effects, but where high densities are proposed the amenity of the scheme and surrounding area should be carefully considered. High quality design and landscaping standards are therefore particularly important to enable high density developments to fit into existing residential areas.
- 4.1.4 The form of the application proposal has been given careful consideration, taking into account the character of not only the adjoining urban area, but also that of the undeveloped surrounding countryside. The results of several key investigations – including those dealing with ecological assets – have assisted in the design evolution process of the application proposal. The surrounding landscape and topography have therefore had a fundamental role in determining and designing the proposed layout, ensuring therefore that the guidance and requirements of PPW have been adhered to in full.
- 4.1.5 In terms then of the nature and form of the proposed units, TAN2 sets out detailed guidance on what is defined as being an affordable unit and how its occupancy would be controlled. Upon their completion, the Applicants – Pobl Group – will take control

of the units and so will ensure that the requirements of TAN2 are met in full in terms of the future occupancy of the proposed units. The application scheme will therefore begin and continue to represent an affordable housing scheme on a 100% basis.

4.1.6 In summary therefore, the principle and detailed aspects are supported by the overarching guidance and principals set by national planning policy in relation to new affordable housing developments.

4.2 LOCAL PLANNING POLICY

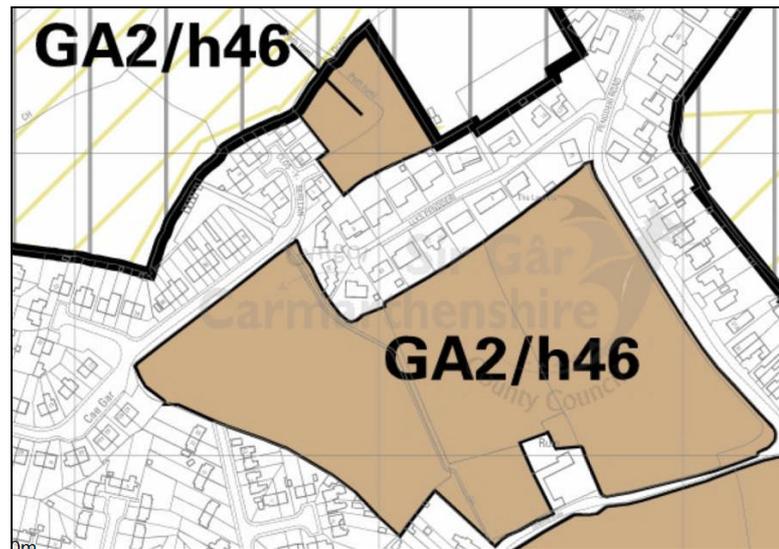
4.2.1 In terms of Section 38(6) of the Planning and Compulsory Purchase Act 2004, the adopted development plan for the area within which the application site lies is the *Carmarthenshire Local Development Plan (LDP)*. It is therefore the policies of this document that have been referred to in the preparation of the proposal subject of the planning application in questions, including the following:

- GP1 Sustainability and High Quality Design
- GP2 Development Limits
- H1 – Housing Allocations
- AH1 Affordable Housing
- TR3 Highways in Developments – Design Considerations
- SP1 Sustainable Places and Spaces

Policy H1 Housing Allocations

4.2.2 Policy H1 states that “*Land has been allocated for residential development for the plan period 2006-2021.*”.

4.2.3 The application site is allocated for housing within the current LDP as ‘Llys Pendderi, Bryn’. The allocation is produced as a combination of two separate sites (which can be distinguished in Plan C) and provides the provision for 200 dwellings. Construction work has already begun on the paired site to the south where an application for the construction of 240 dwellings was approved in July 2017, ref no. S/33342.



Plan C

4.2.4 Based on the above, the principle of the proposed development at the location in question is therefore supported by Policy H1 and in turn by Policy GP2 also.

Policy GP1 – Sustainability and High Quality Design

4.2.5 Policy GP1 (*Sustainability and High Quality Design*) provides the overarching framework for high quality design in development, conservation and enhancement proposals within Carmarthenshire County Council. For development proposals to be permitted they must accord, where relevant, to 14 Criterion. It is considered that 7 are of relevance to the proposed development and an assessment of the application proposal against each now follows:

4.2.6 Criterion a) requires that developments conform and enhance the character and appearance of the site, building or area. The proposed application has given full consideration to its setting in the immediate and wider sense with regard to the scale of the proposed development and its positioning within the existing settlement. Furthermore, the external appearance and finishes to be used on the new dwellings have been drawn from the local vernacular. It is therefore considered that the proposal adheres to the requirements of the Criterion.

- 4.2.7 Criterion c) states that materials used should be appropriate to the area within which it is located. As mentioned previously, the proposed materials to be used are appropriate to its setting and wider area, ensuring that the proposal adheres to the requirements of the Criterion.
- 4.2.8 Criterion d) then requires that the proposal does not have a significant impact on the amenity of adjacent land uses, properties, residents, or the community. The proposed parcel of undeveloped land is of an appropriate size for its proposed use. Secondly, as mentioned previously, there are prominent boundaries through hedgerows and fencing, ensuring compliance with Criterion d.
- 4.2.9 Criterion f) requires the retention of important local features such as trees, hedgerows and ensures the use of good quality hard and soft landscaping. As mentioned above, trees and hedgerows form the boundary of the site. These will be maintained as well as the maintenance of the access route of the public footpath towards the green space to the north of the site, and through the existing urban area to the east.
- 4.2.10 Criterion g) requires that proposed developments achieve and create attractive, safe places and public spaces which ensures security. This will be implemented within the plan through the layout's promotion of natural surveillance.
- 4.2.11 Criterion h) states than an appropriate access/exit must be provided which does not give rise to any parking or highway safety concerns on the site or within the locality. The access route to the site is to link up with an existing adoptable highway, with the new development's road also being designed to an adoptable standard. With all units being served by an appropriate level of car parking, the requirements of the Criterion are therefore satisfied.
- 4.2.12 Criterion j) states the need to ensure the provision for satisfactory generation, treatment and disposal of both surface and foul water. As can be seen through the accompanying documentation, the proposal provides satisfactory provision for the

disposal of both foul and surface water, ensuring that it complies fully with the requirements of Criterion j).

4.2.13 In conclusion it is therefore considered that the proposed development complies with all relevant aspects of Policy GP1 (*Sustainability and High Quality Design*).

Policy AH1 - Affordable Housing

4.2.14 Policy AH1 (*Affordable Housing*) states that a contribution to affordable housing will be required on all housing allocations and windfall sites. The council will seek a level of affordable housing contribution of 30% in higher viable areas, 20% in the middle viable areas and 10% within Ammanford/Cross Hands sub-market areas.

4.2.15 The proposed application proposes 100% affordable units therefore full adherence with Policy AH1.

Policy TR3 – Highways in Developments – Design Considerations

4.2.16 Policy TR3 (*Highways in Developments – Design Considerations*) states that the design and layout of all development proposals will, where appropriate adhere to 6 elements of Criteria. It is considered that 3 Criteria are relevant to the proposed development.

4.2.17 Criterion a) requires that an integrated network of convenient and safe pedestrian and cycle routes (within and from the site) which promotes the interests of pedestrians, cyclists and public transport. This has been included in the proposed plans, in particular through the retention of existing access points to the local Public Footpath network.

4.2.18 Criterion c) requires that there is appropriate parking and where applicable, servicing space in accordance with required standards. As mentioned previously, each unit will be provided with an appropriate level of off-street parking.

4.2.19 Criterion d) requires that the infrastructure and spaces allowing safe and easy access for those with mobility difficulties. The application proposal includes provision for an adoptable road and small number of private shared drives, all of which have been designed to the Authority's required design standards. As a result, the scheme ensures 'safe access for all' in a manner that ensures its satisfies the requirements of the Criterion and Policy TR3 as a whole.

5.0 ACCESSIBILITY

5.1 ACCESSIBILITY

5.1.1 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”, DQR Design Standards and Guidance, as well as Part M of the Building Regulations, where applicable. Thereafter full compliance will be maintained in perpetuity.

5.1.2 The proposed development is sited over level ground, with no discernible differences in ground level from the proposed residential plots to the proposed public highway.

5.1.3 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.

5.1.4 The proposals therefore ensures ease of access for all.

5.2 MOVEMENT TO, FROM AND WITHIN THE DEVELOPMENT

5.2.1 The application site is located at the edge of the urban area of Llwynhendy with its associated community facilities and local services, many of which are located within walking distance of the site. The remainder then are easily accessible via one of the

number of regular bus services running in close proximity to the site, as well then as the wider range of community facilities and local services offered by the Town Centre.

- 5.2.2 As a result of the above, the application site will be able to promote the use of public transport and discourage the use of the private motor car.

6.0 CHARACTER

Landscape Design

- 6.1.1 The application proposal has sought to strike a balance between the two differing landscape settings adjoining its boundaries – open countryside and urban settlement. The proposal with its modest density and inclusion of green spaces within its developed and un-developed elements has therefore facilitated a new residential development with a transitional role between these two differing landscape settings. This has been further secured through the retention of key boundary features at the site's edges.

Scale

- 6.1.2 The scale of the proposed development is of two storey units, providing a mix of unit types. These scale parameters have ensured then that there is no detrimental visual impact on the immediate or wider setting.

Number

- 6.1.3 The design objective is to provide a density and form that is representative of the site's transitional position discussed above. As a result, the proposal is for 20 dwellings.

Layout of Development

- 6.1.4 The layout of the proposed development has been steered by a number of factors including the site's topography, its physical attributes, ecological/arboricultural assets and proposed point of access. As a result, the proposal represents a logical layout that is sympathetic to both its immediate and wider setting, whilst also securing a high level of legibility for both residents of and visitors to the site.

Appearance

- 6.1.5 As detailed previously, the proposal has drawn on the existing form of existing development in the surrounding area in terms of its general design approach down to detailed aspects of external finishes. This then combined with the aforementioned

approach to both density and landscaping ensures that the proposal is harmonious with all adjoining land uses from an appearance perspective.

7.0 COMMUNITY SAFETY

- 7.1 The layout of the proposed development is such that each new dwelling will promote and secure a sense of natural surveillance. The proposal accommodates and facilitates the continuation of the general alignment and use of the existing public footpath without any impediment.

8.0 ENVIRONMENTAL SUSTAINABILITY

Landscaping/Townscape Setting

- 8.1 As detailed above, the sensitive design of each of the elements of the application proposal has ensured that the immediate and wider setting of the surrounding land uses are not harmed in any way.

Biodiversity and Local Environment

- 8.2 As detailed in the accompanying information, the proposal will have no detrimental impact on biodiversity or ecological interests of the area.

Energy Efficiency/Carbon Reduction

- 8.3 The following measures will be undertaken where possible to maximise energy efficiency and carbon reduction of the dwellings themselves and during their construction:

- Maximise use of daylight in key rooms through fenestration
- Use of local suppliers and labour wherever possible
- Use local recycled products wherever possible
- The dwellings will be insulated to current targets
- All fenestration will be insulated to current targets.
- Energy efficient internal and external lighting units will be installed.

Sustainable Materials

- 8.4 We understand that recycled or reclaimed products will be used in the construction of the proposal wherever possible

Water

- 8.5 We understand that a mains supply will be utilised. In line with this, we would propose that the domestic water and heating system of the dwellings be designed to reduce

domestic water wastage, through a range of measures including low water consuming fittings in the bathroom and kitchen.

Waste Management

- 8.6 We understand that the dwellings have access to domestic recycling facilities.
- 8.7 We understand that a connection will be made to the public sewer for the disposal of foul waste.

9.0 CONCLUSION

- 9.1 The proposed development represents an opportunity to provide much needed quality affordable residential accommodation on an LDP housing allocation site within LLwynhendy that will help in sustaining local services, facilities and businesses.
- 9.2 The application proposal has been influenced by a number of factors, particularly the site's proximity to existing residential development. As a result, the proposal and its individual elements have been designed to ensure that they are fit for purpose and sympathetic to the general townscape.
- 9.3 The proposal represents a respectful and sympathetic development scheme which will have no detrimental effect on adjoining land uses and therefore adheres to the requirements of all relevant elements of both national and local planning policy. It is therefore respectfully requested that planning permission be granted for the proposed development.