



DESIGN AND ACCESS STATEMENT
CONSTRUCTION OF 15 DWELLINGHOUSES
WITH FORMATION OF VEHICULAR ACCESSES
& ASSOCIATED INFRASTRUCTURE
AT LAND OFF FFORDD NEWYDD, ABERPORTH, CARDIGAN

on behalf of
Jones Brothers (Henllan) Limited

Our Ref: 1023.c
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Prepared by: SB

Approved by: RB

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1.0 INTRODUCTION

1.1 Evans Banks Planning Ltd. has been instructed by Jones Brothers (Henllan) Limited to prepare this Design and Access Statement to accompany a full planning application for “*Construction of 15no. Dwellinghouses, with Formation of Vehicular Accesses & Associated Infrastructure*” at land off Ffordd Newydd, Aberporth, Cardigan.

1.2 This Design and Access Statement therefore forms part of the submissions of the application to be considered by the Authority, and 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 site comprises of two adjoining field enclosures set off the northern flank of Ffordd Newydd near the centre of the village of Aberporth. The land extends to some 0.65 hectares (1.6 acres) of gently sloping, semi-improved pasture, and has a hedgerow frontage of some 130 metres with the B4333 road.
- 2.1.2 The site is bordered by residential properties off its western side, with the boundaries defined by maintained hedgerows. The rear, northern perimeter of the site consists of an irregular-shaped edge of a wooded copse, mainly comprising of willow and hawthorn, which falls in ground level to the north, and descends to the public beach and foreshore. The eastern perimeter of the site shares a perimeter with a Sports Club and the rear curtilage of “Brynhyfryd”, a detached cottage which’s side gable fronts the carriageway. Off the opposite, southern flank of the highway lies a continuous row of properties, consisting of semi-detached houses and bungalows set along a sporadic building line, with most properties exhibiting off-street parking in the form of surfaced driveways.
- 2.1.3 Figure 1 illustrates an aerial image of the site, with the above features identified, whilst Figure 2 below depicts an Ordnance Survey map extract with the site edged in red.



Figure 1 – Google Earth view of Application site



Figure 2 – Ordnance Survey Map Extract of site

2.2 THE SURROUNDING AREA

2.2.1 The submitted Location Plan illustrates the setting of the application site within Aberporth. The OS Explorer Map below gives further indication of the application site's location in terms of the surrounding area.



Figure 3 – OS Explorer map Extract of Aberporth

2.2.2 In the immediate sense, the land to the north of the Site, consists of woodland which overlooks Aberporth Beach. The immediate locality contains a variety of house types, ranging in age and thus building forms and designs. Ffordd Newydd primarily comprises of bungalows orientated towards the highway, but set back to allow a front garden area, with short, well-maintained ornamental planting. Traditional, two-storey cottages are also in evidence, but set at 90 degrees to the highway, and (like Brynhyfyd) are side gable to the highway. Most established properties exhibit generous curtilages and off-road car parking provision. Photographs 1 and 2 illustrate the range of existing properties located opposite the application site from views from Ffordd Newydd. New individual house construction is also evident directly opposite the site in the form of a two-storey detached property which displays distinctive coloured timber cladding, as shown in Photo 3.



Photograph 1 – properties fronting Ffordd Newydd



Photograph 2 – established bungalows elevated above the public carriageway



Photograph 3 – modern, recent construction at Ffordd Newydd

2.2.3 In the wider sense, the locality to the west and east of the site is primarily residential in form, whilst small commercial enterprises such as village shops, cafes and public houses are concentrated to the western side about the headland in the bay, and to the east about the junction with Banc Y Dyffryn. The site represents the only undeveloped parcel along this stretch of the B road through the village and is conspicuous as such within the above figures. However, it has no agricultural value given its small scale, nor any ecological or landscape value, as is elaborated upon with a Phase 1 Ecological Report appended to this Statement. Photographs 4, 5 and 6 below provide illustrations of the undeveloped gap set along the northern flank of the B road and the presence of an existing high hedgerow.



Photograph 4 – view along Ffordd Newydd looking west



Photograph 5 – view to the east along Ffordd Newydd depicting the public carriageway



Photograph 6 – view within the application site showing the well-manage semi-improved grassland

- 2.2.4 Public Transport is available with principal bus stops at the site frontage. Service T5 is a prominent bus service operating between Aberystwyth and Haverfordwest, linking Cardigan Bay settlements, and offering passage to Cardigan and Aberaeron in particular. The service runs along Ffordd Newydd, stopping opposite Brynhfryd.
- 2.2.5 Aberporth primary school is located at Rhiw Y Plas and is accessible on foot from the application site. The locality's Comprehensive School is located at Cardigan, and accessible via public and school bus services.
- 2.2.6 Aberporth contains a range of small convenience shops, together with Sports Club, public houses, and several hot food take-aways and cafes associated with the beach front location, being an accessible 5-10 minutes' walk along Ffordd Newydd and Ffordd y Felin.

2.3 PROJECT DESIGN PARAMETERS AND PRINCIPLES

- 2.3.1 As a result of the local context and the aspirations of the Applicants for the site, the following design principles and parameters have influenced the design of the proposal subject of this planning application: -

- **Density** – The proposal represents a balance between making efficient use of a greenfield site, whilst being respectful and sympathetic to its location.
- **Layout** – The proposal has been steered by existing adjoining and land uses, together with the Site’s original topography, landscape and any 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 and three-storey buildings to take advantageous use of its views overlooking Aberporth Beach.

2.4 Relevant Planning History

2.4.1 Outline planning permission was granted on 4th December 2017 under Application A160636. The permission allowed the principle of Residential Development upon the same application site, with an indicative site layout of 10 dwellinghouses shown, being 8 detached and a pair of Affordable semi-detached units off the eastern side of the site.

2.4.2 An application to vary a condition to extend the time period by when submissions for Approval of Reserved Matters must be made was submitted in December 2020 and registered as A201059. Its determination is currently before the Local Planning Authority.

3.0 THE PROPOSED DEVELOPMENT

3.1 The proposal is for the construction of 15 semi-detached and linked dwellinghouses. The following information therefore provides an overview of the scheme and should be read in conjunction with the accompanying documentation and drawings.

General Siting

3.2 The general layout of the site has been steered by several on-site and off-site factors. Four points of vehicular access will be formed off Ffordd Newydd, appearing as a shared arrangement to serve the pairs of semi-detached and linked houses. Residents will access their properties off shared parking forecourt to the foreground of the site, set behind a relocated frontage hedgerow which has been translocated. Proposed dwellinghouses will be set back behind this frontage parking forecourt but all orientated to face the highway and thus south in profile.

3.3 The proposals will involve the widening of the entire 130 metres stretch of highway carriageway to 5.5 metres wide, and formation of a footway / pavement along the northern side of the road. Accesses to new dwellings would be paired, with frontage forecourt set behind a re-located frontage hedgerow.

3.4 The proposed site layout plan, shown below, indicates for development to be considerably set back from the site frontage to allow a sense of openness to prevail, and a more linear, low density development mirroring that off the opposite, southern flank of Ffordd Newydd.



Figure 4 – Proposed site Layout Plan

- 3.5 The proposals involve the retention of a centrally dividing hedgerow, acting to break up and retain vegetation within the site and act as a link for ecological connectivity.

Scale

- 3.6 The proposal is for 15 residential units. The proposal includes provision for 12 no. 4 bedroom 3-storey dwellings and 3 no. x 3-bedroom, two-storey dwellings. The scale of the house types can be shown below in Figures 5 and 6, with a focus of roof gables being turned to face the Ffordd Newydd highway, but retaining a pitched roofed form, which in the case of the three-storey dwellinghouses accommodates bedroom space within that roof. At the rear, modern apex glazing will provide natural daylight to the attic rooms, whilst also providing occupants with panoramic views over the Bay.



Figure 5 – semi-detached house type



Figure 6 – Linked Affordable House Type

External Finishes

- 3.7 The external finishes of the proposed dwelling will consist of composite coloured cladding at first floor over a ground floor of painted render. Windows and doors will consist of grey aluminium and composite with timber effect.
- Roofs will be tiled in grey smooth tiles with photo-voltaic panelling introduced to provide alternative and sustainable-sourced heating to each property.

Drainage

- 3.8 All foul water will be disposed of into the main sewer, and appropriate pre-application discussions have been undertaken with Welsh Water, which have concluded with appropriate connections being acceptable to the statutory undertaker.
- 3.9 In line with current surface water disposal regulations, the application proposals will include SUDS disposal of all surface water. This will consist of a mix of permeable surfaces, water storage units (butts) and attenuation elements linking to the existing woodland off the northern perimeter. The site contours illustrate a natural gravity towards this northern copse, where it is clear the site drains naturally.

4.0 LOCAL PLANNING POLICY

4.0.1 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 is positioned is the *Ceredigion Local Development Plan* (LDP).

4.0.2 Based on the above, the following policies are considered of relevance to the application proposal and therefore have been given full consideration in its preparation:

- Policy SO3: Development in Rural Service Centres (RSCs)
- Policy S05: Affordable Housing
- Policy LU02: Requirements Regarding All Residential Developments
- Policy LU06: Housing Density

4.1 POLICY SO3: DEVELOPMENT IN RURAL SERVICE CENTRES (RSCs)

4.1.1 Due consideration of local planning policy has been taken from the Ceredigion Local Development Plan (LDP), particularly the local authority's strategy of directing housing growth predominantly to the Service Centres. Policy SO1 (*Sustainable Growth*) states growth will be focussed to deliver stronger, more sustainable communities where there will be the opportunity to develop approximately 6,544 dwellings in order to meet the projected growth of 6,000 units.

4.1.2 Aberporth is identified within the LDP as a Rural Service Centre (RSC). RSC's will receive 24% of the distribution of the 6,544 units. Policy SO3 (*Development in Rural Service Centres*) outlines focussing development in RSC's will improve the sustainability of rural areas, and therefore, development will be permitted on allocated sites and windfall sites. Additionally, all housing development must come forward within the defined settlement boundary, illustrated on the Proposals Map. This site in particular is considered to be that consisted with a windfall site and is set within the defined settlement boundary of Aberporth as illustrated below.

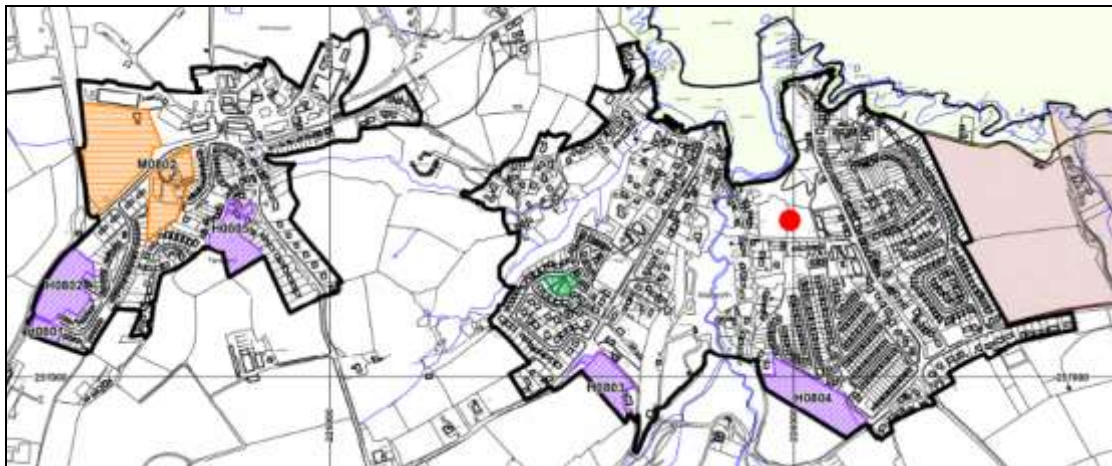


Figure 7 – Application Site Identified by Red Circle upon LDP Proposals Map

4.1.3 Calculations conducted by the LPA state there is a requirement of 220 dwellings within the Aberporth Service Centre, 35 of those have been completed between 01/04/2007 – 31/03/2019, whilst 43 remain outstanding with consent. The Application Site benefits from outline planning for 10 dwellings (ref. A160636) and it is considered that the Site accounts for 10 of those 43 dwellings that remain outstanding without consent. The LPA state there remains a requirement of 144 dwellings within Aberporth, this proposal would allow the opportunity to reduce this requirement.

4.1.4 The above information has demonstrated the propped development complies favourably with the requirements set by Policy SO3.

4.2 **POLICY S05: AFFORDABLE HOUSING**

4.2.1 Policy SO5 outlines how the LDP Policies and Allocations aim to secure in the region of 1,100 affordable homes. This will be done by seeking to negotiate a proportion of 20% affordable housing on all housing development. Three out of 15 homes within this development are proposed to be affordable dwellings ensuring compliance with Policy S05.

4.3 **POLICY LU02: REQUIREMENTS REGARDING ALL RESIDENTIAL DEVELOPMENT**

- 4.3.1 Policy LU02 of the LDP provides requirements for all residential developments particularly a range and choice of dwelling types should be provided to ensure a healthy balance in the area. As mentioned previously, house types about Ffordd Newydd and nearby Ffordd-y-Felin tend to be a mix of scales and design forms. The proposed two and three-storey units will provide an appropriate alternative, whilst ensuring compliance with Policy LU02.

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” and Part M of the Building Regulations, where applicable. Thereafter full compliance will be maintained in perpetuity.

5.1.2 The site is positioned off Ffordd Newydd with no discernible differences in ground level from the main entrance to the proposed public highway, with the site gently ascending in ground level but in accord with the shallow gradient of the public highway.

5.2 MOVEMENT TO, FROM AND WITHIN THE DEVELOPMENT

5.2.1 The application site is located within Aberporth with its community facilities and local services, all of which are located within walking distance of the site. A few bus stops are located close to the application site, all served by regular bus services providing frequent access to the wider area of the County.

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

5.2.3 The Wales Coastal Path runs parallel at this point, offering new residents and visitors the opportunity to access the Ceredigion Coast, and scenic walks to Tresaith to the east and Parcllyn to the west

6.0 CHARACTER

Landscape Design

- 6.1 The application proposal has sought to strike a balance within the settlement. The proposal is of modest density appropriate to the site's capacity. Hard and soft landscaping will be incorporated where appropriate. The proposals are deliberately set back into the depth of the site, not just to allow effective surfaced parking, but also to allow relief from the public highway.
- 6.2 The proposals will display uniformity across a new "frontage" to Ffordd Newydd as shown by the proposed streetscene illustrations at Figures 8 and 9 below. Pastel colours will be introduced by virtue of using composite cladding as a first-floor external finish but will be more subtle than its complete use as displayed by the existing dwelling recently completed opposite the site.



Figure 8 – Proposed Streetscene



Figure 9 – Proposed Streetscene

Scale

- 6.3 The scale of the proposed development is for three-storey units, providing a mix of both 4 and 3-bed dwellinghouses. The scale parameters have ensured that there is no detrimental visual impact on the immediate or wider setting. The upper portions of roofspace will be visible above the northern woodland and thus from the beach level as shown in Photographs 7 and 8 below.



Photograph 7 – view from beach looking south to site and woodland backdrop



Photograph 8 – closer view of northern woodland and surfaced footpath across the sea defences which leads to informal footpaths through the woodland to the Sports Club and village centre

Number

- 6.4 The design objective is to provide a density and form that is representative of the position discussed above. As a result, the proposal is for 15 dwellings.

Layout of Development

- 6.5 The layout of the proposed development has been steered by several factors including the Site's topography, its physical attributes, ecological/arboriculture 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 high level of legibility for both residents of and visitors to the site.
- 6.5.1 The proposals include for the segregation of houses into developable phases within the site, in accordance with changing ground levels, with the aim of which is to avoid large expanses of continuous roof ridges. The units will be set at uniform distances from the public road, and considerably distant from neighbouring properties.

6.5.2 The site layout promotes good use of garden space, ensuring that each property has a healthy rear garden depth commensurate with the size of house type. Furthermore, each unit will be afforded with a front curtilage, in most cases, providing a sense of visual relief through short lawns, between the front elevation of houses and their dedicated car parking spaces just set back off the highway.

Private rear gardens or amenity areas will add relief between the existing, retained tree cover along the site perimeters. The consequence of the site layout is the proposals are not overdevelopment; there is no shortage or loss of any facilities such as car parking or garden space.

6.5.3 In fact, the theme of properties is to ensure that a minimum of three parking spaces is retained for each property. Sufficient relief will be provided between side elevations of frontage plots at Plots 1 and 15 which are side gable facing, ensuring that there is no sense of overbearance. Notwithstanding, that precise setting, the pairs of units and phases of houses will be designed with no window openings to habitable rooms within the respective side elevations.

The proposal aims to sustain the character of the immediate locality, by introducing a balance between the form of modern

Appearance

6.6 As detailed previously, the proposal has drawn on the existing form of existing developments in the surrounding area in terms of its general design approach and external finishes. This approach to both density and landscaping ensures the proposal is harmonious with all adjoining land uses from an appearance perspective. Photographs 9 and 10 below illustrate that the site is very much set at a mid-village setting and not readily identifiable due to the proximity of established housing and dense woodland, where views from lower ground are unachievable.



Photograph 9 – western extremity of Ffordd Newydd where the frontage of the application site is not distinguishable



Photograph 10 – view along the informal woodland path to the north of the site, where views into the site are unachievable due to the overgrowth



Photograph 11 – the majority of property encircling the beach are exposed to views from that foreshore or opposite sides of the Bay, whereas the application site nestles behind established woodland

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.

7.2 The proposals will allow the properties to be publicly viewed from the adjacent Ffordd Newydd. 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.

The complete lack of overbearance between neighbouring existing and proposed properties, and those new houses within the site itself will be fully exhibited.

A sense of natural surveillance will be actively promoted at the site.

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 Preliminary Ecological Appraisal, the proposal will have no detrimental impact on biodiversity or ecological interests.

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
 - Energy efficient internal and external lighting units will be installed.

Water

- 8.4 A mains supply will be utilised. In line with this, we would propose that the domestic water and heating system of the dwelling be designed to reduce domestic water wastage, through a range of measures including low water consuming fittings in the proposed dwellings' bathrooms and kitchens.

Waste Management

- 8.5 The proposed residential units will have access to domestic recycling facilities. Immediate 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 residential development on an underused windfall site within Aberporth, Ceredigion.
- 9.2 The application proposal has been influenced by its siting within development limits and the current housing need within the RSC of Aberporth. The proposal will offer a welcomed alternative of housing upon Ffordd Newydd which is currently predominated by a mix of two-storey dwellings and bungalows.
- 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.