



PLANNING, DESIGN AND ACCESS STATEMENT
PROPOSED RESIDENTIAL DEVELOPMENT AT LAND ADJACENT
TO BRYNGELLI INDUSTRIAL ESTATE, HIRWAUN

on behalf of
Meadow Lane (Hirwaun) Ltd

Our Ref: 1010.c
Date: October 2023
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1.0 INTRODUCTION

- 1.1 Evans Banks Planning Ltd. has been instructed by Meadow Lane (Hirwaun) Ltd to prepare this Planning, Design and Access Statement to accompany a full planning application for residential development (41 units), all of which will be affordable in nature, at land adjacent to Bryngelli Industrial Estate, Hirwaun.
- 1.2 The application represents a revised scheme to that of a 35 unit mixed tenure scheme (LPA Ref. No. 21/1491/10), which the local planning authority were mindful to approve on the 20th April 2023. This decision therefore established that the principle of residential development at the site in question was acceptable on all grounds, including in relation to highway, ecological, ground condition, noise, air quality, residential amenity, visual impact, drainage and employment land related matters. It is on the basis and context of this decision that this current planning application has been prepared.
- 1.3 This Planning, 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

- 1.4 This application is also accompanied by a suite of supporting information and drawings. all of which should be read in conjunction with the contents of this Statement.

2.0 SITE DESCRIPTION

2.1 THE SITE

- 2.1.1 The application site relates predominantly to a parcel of previously developed land and elements of existing public highway, with the site in total measuring just under 1.3 hectares (gross). Historically the site has been used for employment purposes (former bakery), but all structures associated with this former use have long since been demolished, as can be seen from the photographs below.



Photograph 1



Photograph 2

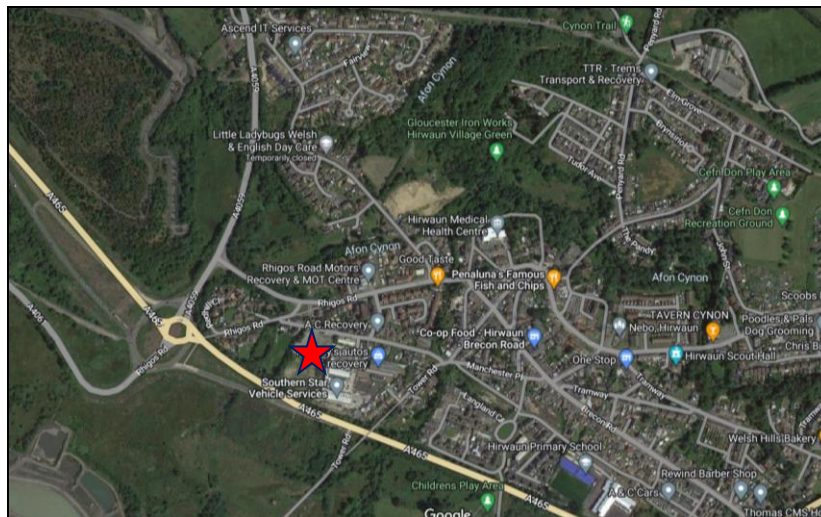
- 2.1.2 In general, the core of the application site is predominantly flat in nature with a slight rising slope at its southern element. Its perimeters consist of trees/hedgerow to the west and south adjoining the A465 highway, with metal fencing atypical of that found at industrial locations sited along its remaining boundaries.
- 2.1.3 The northern element of the application site then consists of an element of Meadow Lane itself, together then with its junction with Bryngelli Close, with access to the core of the application site being gained off the former, as well currently, the adjoining Bryngelli Industrial Estate.

2.2 THE SURROUNDING AREA

2.2.1 In the immediate sense, the application site (indicated by the red star below) lies within and forms part of the wider urban area of Hirwaun.



Figure 1



Photograph 3

2.2.2 In the immediate sense, the application site is adjoined by the existing Bryngelli Industrial Estate to the east, the A465 to the south and residential development to the north. Further residential development is then located to the west, as well as a site

that has recently been granted consent for a 16 bed Specialist Care Home (LPA Ref. No. 23/0506/10).

2.2.3 In terms of the existing residential stock in the adjoining area, this is somewhat varied in terms of scale, design and appearance, as illustrated in the photographs below.



Photograph 4



Photograph 5



Photograph 6



Photograph 7

2.2.4 In the wider sense, as can be seen above at Figure 1, the application site is well positioned to the commercial core of the settlement (High Street), being located within walking distance of all key local services and community facilities. In addition, several bus stops are within walking distance of the application site, providing good regular access to the settlements of the surrounding area. (Further details of the site's sustainable transport attributes can be found in the accompanying Transport Statement).

2.3 PROJECT DESIGN PARAMETERS AND PRINCIPLES

2.3.1 As a result of the local context and the aspirations of the Applicant and end user of the scheme, 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 brownfield site, whilst being respectful and sympathetic of the position within the existing urban form it occupies.
- **Layout** – The proposal has been steered by existing adjoining land uses, together then by the site's original topography, landscape and ecological assets.
- **Access** – The proposed site access arrangements and highway improvements have been steered by those previously supported and considered acceptable by the local authority.
- **Design** – The design has drawn from the existing housing stock in terms of both style and external features.
- **Scale** – The proposal relates to buildings of varying heights and size to offer a diverse range of residential options.
- **Biodiversity** – The proposal has given due consideration of any existing biodiversity assets currently present on site and the adjoining area, as well as any opportunities for facilitating biodiversity enhancement within the site as part of the proposed scheme.

3.0 RELEVANT PLANNING HISTORY

- 3.1 As previously detailed, the LPA were mindful to approve planning application 21/1491/10 in April 2023, subject to the completion of a Section 106 Agreement. The scheme subject of the planning application was subject to a considerable level of consideration by Officers of the Authority and external consultees, resulting the final site layout shown below.



Figure 3

- 3.2 As can be seen, the proposal was for a mix of residential units, amounting to 35 in total, based predominantly upon a single spine estate road. The proposal also including highway improvements amounting to the widening of Meadow Lane and alterations to its junction to the east of the proposed residential development. In addition to the above, the scheme included provision for 40% of the proposed units to be of an affordable nature, subsequently to be owned and managed by a local Housing Association.
- 3.3 Since the aforementioned decision of the LPAs *Planning and Development Committee*, the Applicant has been party to a number of further discussions with local

housing associations operating in the area. Through these discussions, it has been identified that such is the level of need for affordable housing in the immediate and wider locality, that a revised scheme has now been prepared for 41 units, all of which would be affordable in nature. This has been approved internally by the housing association in question and through discussions with the Welsh Government, resulting in the requirement for the preparation and submission of this revised planning application.

4.0 THE PROPOSED DEVELOPMENT

- 4.1 The proposal is for the construction of 41 affordable residential units. The following information therefore provides an overview of the scheme and should be read in conjunction with the accompanying documentation and drawings.

General Siting and Layout

- 4.2 The general layout of the site has been steered by that previously supported by the LPA, as part of the proposal of planning application 21/1491/10. As such, the proposed access road and general arrangement of the scheme remains the same as that of the previously proposed scheme, as illustrated in the figures below.



Figure 4
(Application 21/1491/10)



Figure 5
(Current Scheme)

- 4.3 In summary therefore, the bulk of the proposed units (28 units) will be arranged and gain access off a new adoptable estate road running through the site in a north to south alignment, in the same format of that previously supported by the local highway authority. A smaller number of units positioned within the northern portion of the core of the application site will then gain access off Meadow Lane, which in itself will continue to be subject of those amendments and improvements previously supported by the local authority.

- 4.4 Again, the scheme also includes several features to assist with the sustainable management of surface water that are fully compliant with current regulatory requirements. In addition to these, the scheme also incorporates a range of features that will retain the site's existing ecological assets, as well as those that will increase its overall biodiversity level.

Scale

- 4.5 The proposal is for 41 residential units, all of which will be affordable in nature.
- 8 no. one-bed flats
 - 4 no. two-bed bungalows
 - 2 no. two bed houses
 - 15 no. three-bed houses
 - 2 no. four-bed houses

External Finishes

- 4.6 The finishes for each dwelling and their respective hard and soft landscaping elements have drawn on the local mixed palette of finishes found within the adjoining settlement. This is illustrated on the accompanying information.

Drainage

- 4.7 All foul water will be disposed of into the main sewer.
- 4.8 In line with current surface water disposal regulations, the application proposal will include a SUDS element. This will consist of a mix of permeable surfaces, water storage units (butts) and attenuation elements (attenuation basin).

5.0 PLANNING POLICY

5.1 NATIONAL PLANNING POLICY

- 5.1.1 At present, national planning policy and guidance is represented by *Planning Policy Wales (Edition 11)* (PPW) with its associated supplemental Technical Advice Notes, in conjunction with *Future Wales: The National Plan 2040* (FW2040) and the provisions of the *Well-being of Future Generations (Wales) Act*. In particular,
- 5.1.2 It is considered that the proposed development continues to be consistent with the key principles and requirements for placemaking set out in PPW, including those relating to the principles of sustainable development, transportation, re-use of brownfield land, provision of new homes and biodiversity interests. In turn then, the proposal also continues to be consistent with the Act's sustainable development principles through its contribution towards the Welsh Ministers' well-being objectives of driving sustainable development and building healthier communities and better environments.
- 5.1.3 In summary, with no significant amendments being proposed to the principle of the proposed development, but it seeking to deliver a significantly higher level of affordable housing to the local community, the application proposal continues to adhere to all aspects of national planning policy and guidance.

5.2 LOCAL PLANNING POLICY

- 5.2.1 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 is positioned is the *Rhondda Cynon Taf Local Development Plan* (LDP).
- 5.2.2 All relevant policies of the LDP have been given full consideration in the preparation of the revised scheme subject of this application, including the following:

- Policy CS1 – Development in the North
- Policy AW1 – Supply of New Housing
- Policy AW2 – Sustainable Locations
- Policy AW5 – New Development
- Policy AW6 – Design and Placemaking
- Policy AW11 – Existing Employment and Retail Uses
- Policy NSA3 – Development in the Key Settlement of Hirwaun
- Policy NSA10 – Housing Density
- Policy NSA11 – Affordable Housing
- Policy NSA12 – Development within and adjacent to Settlement Boundaries
- Policy NSA16 – Redevelopment of Vacant/Redundant Industrial Sites

POLICY CS1 – DEVELOPMENT IN THE NORTH

5.2.3 Policy CS1 states that in the Northern Strategy Area, the emphasis will be on building strong, sustainable communities by following 9 Criteria, which it is considered that the application proposal continues to adhere to where relevant, for the following reasons:

- The scheme promotes residential development at a location that will support and reinforce the roles of the Principal Towns and Key Settlements (Hirwaun).
- The proposal provides high-quality affordable accommodation which consequently promotes diversity in the residential market.
- The site is under-used and previously developed and the proposal would allow for the removal and remediation of dereliction, promoting an appropriate use for the site accordingly.

5.2.4 It is therefore considered the proposal meets the requirements of Policy CS1.

POLICY AW1 – SUPPLY OF NEW HOUSING

5.2.5 Policy AW1 outlines that provision will be made for the development of between 14,936-15,386 new dwellings in RCT during the period 2006-2021.

5.2.6 It continues to be noted that within the Northern Strategy Area, only one allocated residential site has been completed during the plan period to date, which consequently has meant that the allocations within the current plan have not delivered the anticipated number of units. This continues to be a worrying trend and with the replacement LDP sometime off being adopted, this current proposal represents a solution toward rectifying this issue.

5.2.7 Policy AW1 also states residential development schemes will be expected to contribute to meeting local and affordable housing needs. As the proposal is for '100%' affordable housing, it is clear then that the application proposal for the site in question continues to adhere to all relevant aspects of Policy AW1.

POLICY AW2 – SUSTAINABLE LOCATIONS

5.2.8 Policy AW2 emphasises that development should be encouraged in sustainable locations. Policy AW2 defines sustainable locations as sites that are located within the defined settlement boundary, that are accessible by a range of sustainable transport options and that have good access to key services and facilities. The policy also seeks to ensure developments would not unacceptably conflict with surrounding uses and that highly vulnerable development (i.e., residential dwellings) are not located within Zone C2 floodplain.

5.2.9 In the case of this proposal, the site is situated within the defined settlement boundary of Hirwaun (as shown below), and within an established built-up area that is located within reasonable walking distance of numerous shops and services provided in and near to the main retail area of Hirwaun.

5.2.10 The site is also served by regular bus services to the principal town of Aberdare as well as to the neighbouring town of Merthyr, which both provide opportunities for onward travel to the wider area.

5.2.11 It is therefore considered that the proposal continues to comply with all relevant aspects of Policy AW2.

POLICY AW5 – NEW DEVELOPMENT

5.2.12 Policy AW5 outlines development proposals will be supported where amenity and accessibility requirements are met. As set out previously, this principle of residential development at this location has previously been considered in detail and found acceptable by the LPA. On balance therefore, this current application proposal continues to adhere to all relevant aspects of Policy AW5.

5.2.13 Consequently, it is considered that the proposal complies with Policy AW5.

POLICY AW6 – DESIGN AND PLACEMAKING

5.2.14 Policy AW6 as its title suggests ensures that development does not have an unacceptable impact on the area's character and appearance. This is achieved by ensuring the scale, form and design of developments are appropriate and that they are of a high standard of design that reinforce attractive qualities and local distinctiveness. It also ensures the proposal is appropriate to the local context in terms of siting, scale, height, massing, materials and detailing.

5.2.15 As detailed previously, the scheme subject of this current application draws on the principles established by the determination of the previously considered scheme. As a result, the proposed 41 units, whilst resulting in an increase in unit numbers to that previously considered, continues to follow core design parameters previously considered acceptable by the Authority.

5.2.16 The details submitted therefore demonstrate that the site is physically large enough to accommodate 41 dwellings of the scale indicated, as well as adequate off-street car parking and amenity space for each dwelling. The dwellings will continue to be set within reasonable sized plots with off-street car parking either to the front or side elevations, which is a similar design and layout found within the surrounding area.

5.2.17 In addition to the above, the development will continue to offer a variety of different house types including flats, semi-detached and detached properties of single and two-storey scales, with an appropriate palette of external materials. As such, it is considered that the development will integrate well within the existing settlement and accordingly continues to meet the requirements of Policy AW6.

POLICY AW11 – EXISTING EMPLOYMENT AND RETAIL USES

5.2.18 Policy AW11 states development proposals promoting alternative uses for existing employment sites and retail units identified with the defined retail centres will be permitted where the proposal meets a series of Criteria. As part of the previously considered application, the application site's historic use and failed attempts and interest to reinstate it for employment purposes were considered in detail both at Officer level and the meeting of the Planning and Development Committee. Based on the evidence submitted and considered – which remains unchanged – there continues to be no requirement for the application site for employment purposes, in contrast to its need to assist in meeting the local affordable housing need of the area. As a result, the application proposal continues to adhere to the requirements of Policy AW11.

POLICY NSA3 – DEVELOPMENT IN THE KEY SETTLEMENT OF HIRWAUN

5.2.19 Policy NSA3 provides details on housing proposals and sets out schemes for residential development within Hirwaun will be permitted where the development meets seven Criteria.

5.2.20 In following the previously supported design parameters, it is considered that the proposal continues to meet all relevant criteria of Policy NSA3, as the scheme continues to be of a high standard of design that integrates positively with existing development, does not adversely affect any sites of conservation importance, and promotes accessibility to services by a range of sustainable modes of transport due to its sustainable location.

POLICY NSA10 – HOUSING DENSITY

5.2.21 Policy NSA10 seeks to ensure that proposals for residential development in the Northern Strategy Area have a net residential density of at least 30 dwellings per hectare. Based on the proposal for 41 dwellings on a site measuring approximately 1.3 hectares gross, it is therefore considered that the proposal complies with Policy NSA10.

POLICY NSA11 – AFFORDABLE HOUSING

5.2.22 Policy NSA11 requires developments of 10 units or more to provide at least 10% of the units as affordable housing. As detailed previously with the application proposal providing 100% of the proposed units on an affordable nature, the proposal complies with Policy AH1.

POLICY NSA12 – DEVELOPMENT WITHIN AND ADJACENT TO SETTLEMENT BOUNDARIES

5.2.23 Policy NSA12 states development in the Northern Strategy Area will be permitted within the defined settlement boundaries where it meets a series of Criteria. As can be seen in Figure 4 below, the application site lies within and is well related to the existing defined Development Limits for Hirwaun.

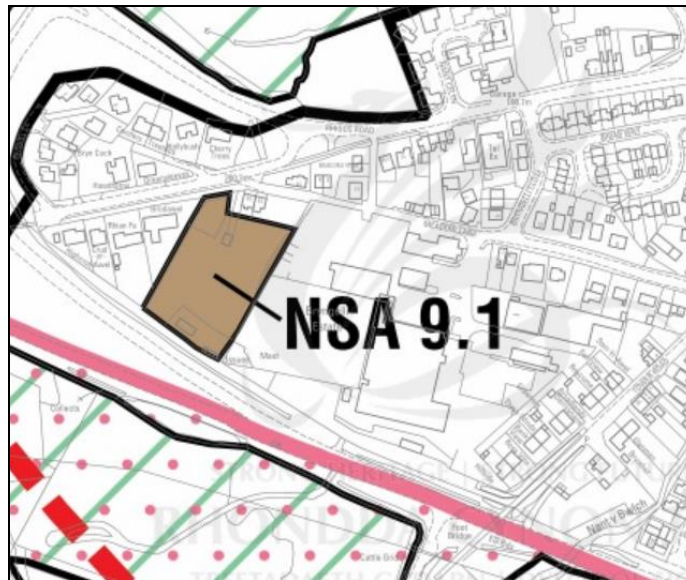


Figure 4

5.2.24 As with the previously considered scheme, the proposal subject of this current application will not adversely affect the provision of open space within the area, particularly as the application site is brownfield in nature. Similarly, continuing to include previously agreed highway improvements to Meadow Lane, the proposal will not adversely affect the local highway network, but will in fact improve it. The application site is also accessible to local services by a range of transport modes, with the proposal also making sufficient on-site parking provision for all elements of the scheme.

5.2.25 In view of the above it is considered the proposal meets the requirements of Policy NSA12.

POLICY NSA16 – REDEVELOPMENT OF VACANT/REDUNDANT INDUSTRIAL SITES

5.2.26 Policy NSA16 supports proposals for the conversion or re-development of redundant and/or vacant industrial sites where the development would be compatible with other uses in the locality and would have no significant adverse impact on the amenities enjoyed by local residents. It also supports the re-development of derelict, unsightly, underused and vacant land which would have a positive effect in regeneration terms.

5.2.27 It is considered that this Policy continues to be of particular relevance to the application site and its associated proposal, as it represents one such example of a vacant and redundant industrial site, whose redevelopment, as has been identified previously by the Authority, will not have any detrimental impact on the proposed residential and existing commercial uses. As result, full adherence to the requirements of Policy NSA16 continues to be the case.

6.0 ACCESSIBILITY

6.1 ACCESSIBILITY

- 6.1.1 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.
- 6.1.2 The site is positioned off Meadow Lane with no discernible differences in ground level from the main entrance to the proposed public highway.

6.2 MOVEMENT TO, FROM AND WITHIN THE DEVELOPMENT

- 6.2.1 The application site is located within Hirwaun with its community facilities and local services, all of which are located within walking distance of the site. A number of 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.
- 6.2.2 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. (See accompanying Transport Statement for further details).

7.0 CHARACTER

Landscape Design

- 7.1 The application proposal has continued to strike a balanced approach to landscaping, taking into account the urban context and brownfield nature of the site. The proposal is therefore of a density appropriate to the site's capacity, which uses hard and soft landscaping where appropriate throughout, as detailed on the accompanying drawings.

Scale

- 7.2 The proposal is for 41 residential units which includes the provision for the following mix of house types:

- 8 no. one-bed flats
- 4 no. two-bed bungalows
- 2 no. two bed houses
- 15 no. three-bed houses
- 2 no. four-bed houses

Number

- 7.3 The design objective is to provide a density and form that is representative of the site's position and size, discussed above, therefore the proposal is for 41 dwellings.

Layout of Development

- 7.4 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.

Appearance

- 7.5 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, as well as that previously supported by the Authority. This then combined with the aforementioned approach to both density and landscaping ensures the proposal is harmonious with all adjoining land uses from an appearance perspective.

8.0 COMMUNITY SAFETY

- 8.1 The layout of the proposed development is such that each new dwelling will promote and secure a sense of natural surveillance.
- 8.2 The proposed amendments to Meadow Lane will not only provide an increased level of safety to both existing and proposed residents using it, but also those travelling by a range of modes.

9.0 ENVIRONMENTAL SUSTAINABILITY

Landscaping/Townscape Setting

- 9.1 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

- 9.2 As detailed in the accompanying information, the proposal will have no detrimental impact on biodiversity or ecological interests. Furthermore, the scheme also includes a range of biodiversity enhancements.

Energy Efficiency/Carbon Reduction

- 9.3 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

- 9.4 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 dwelling be designed to reduce domestic water wastage, through a range of measures including low water consuming fittings in the bathroom and kitchen.

Waste Management

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

10.0 CONCLUSION

- 10.1 The proposed development represents an opportunity to provide affordable residential development on a previously developed and redundant piece of land in the settlement of Hirwaun.
- 10.2 The scheme subject of this application represents a revision to that previously submitted and supported by the Authority. However, through discussions with a local housing association (Newydd), it has been identified that the demand for affordable housing in the local area is far greater than previously appreciated and it is now agreed by all parties, that the application site represents an opportunity to assist in meeting this demand.
- 10.3 Whilst the proposed total number of units for the redevelopment of the site has increased, the principles of design previously supported by the Authority have continued to steer and influence the proposal subject of this current application. As a result, the proposal continues to represent a sympathetic and sustainable development, at a location that will not result in any detrimental impact in terms of residential amenity, visual impact, design, drainage or ecological considerations. Furthermore, the previously agreed and supported highway improvements continue to form part of the current scheme, ensuring that the proposal will have no detrimental impact on any users of the existing local highway network.
- 10.4 It is therefore respectfully requested that the support of the Authority for the redevelopment of the site for residential purposes should continue and that planning permission be granted for the proposed development.