



PLANNING, DESIGN AND ACCESS STATEMENT
PROPOSED RESIDENTIAL DEVELOPMENT AT LAND AT
CWMAMMAN ROAD, GLANAMMAN, AMMANFORD

on behalf of
Beacon Eco Homes Ltd

Our Ref: 1524.a
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Prepared by: CW/JDE

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1.0 INTRODUCTION

- 1.1 Evans Banks Planning has been instructed by Beacon Eco Homes Ltd in preparing an application for Full Planning Permission for the “*Residential Development, with formation of Estate Road and associated infrastructure*” at land at Cwmamman Road, Glanamman, Ammanford.
- 1.2 The application represents a mixed tenure scheme. The application forms part of an existing residential allocation within the *Carmarthenshire Local Development Plan* (LDP) and therefore the principle of residential development of the site is established.
- 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 to part of a larger parcel of agricultural land which slopes downwards from the south and is directly adjacent to Cwmamman Road. At present, the land is currently occupied by semi-improved grassland, although is not we understand intensively grazed as part of an established agricultural holding.

2.1.2 As can be seen, the application site's eastern and western boundaries are largely defined by mature hedgerows and treelines, with the northern boundary then being presently undefined and leads on to the remainder of the agricultural enclosure it forms part of. The remaining southern boundary is then defined by a wooden post and rail fence, which directly adjoins Cwmamman Road.

2.1.3 As detailed above, access is currently gained from the remainder of the enclosure.

2.2 THE SURROUNDING AREA

2.2.1 In the immediate sense, the application site (indicated by the red star below on Figure 1 and Photograph 1) lies within and forms part of the wider urban area of Glanaman.

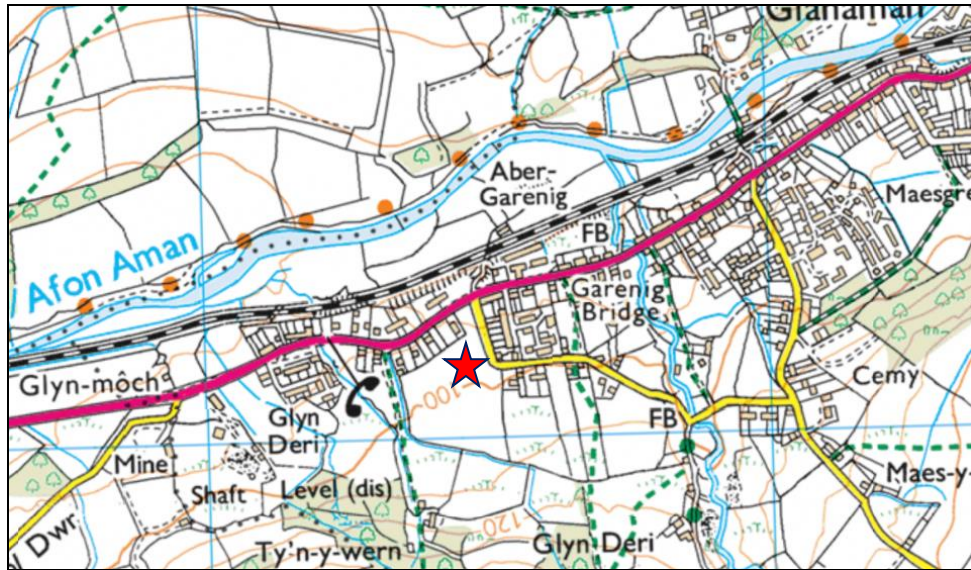
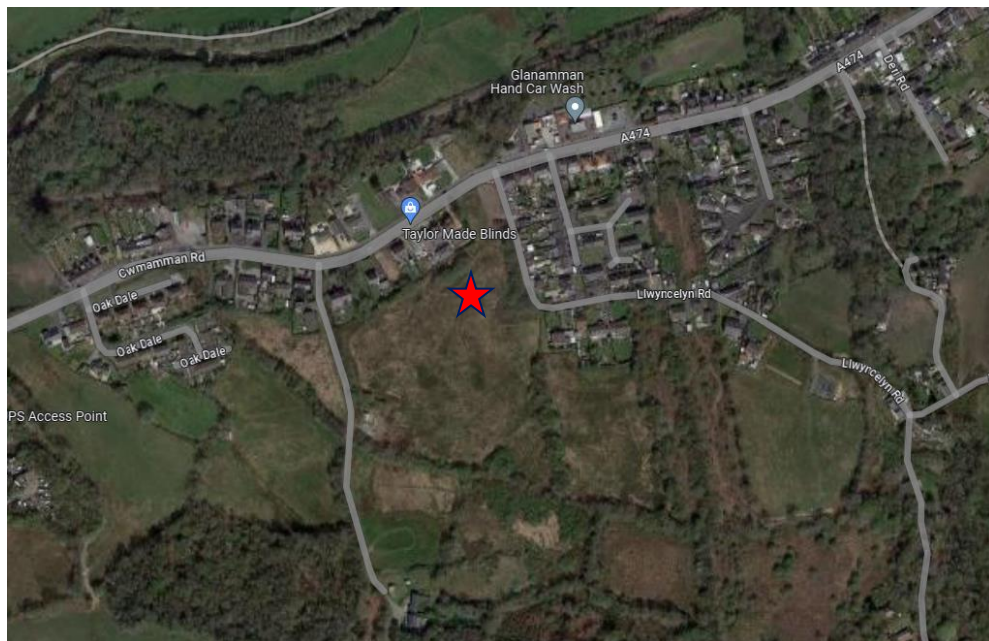


Figure 1



Photograph 1

2.2.2 In the immediate sense, the application site is adjoined by existing residential properties to its north, with further residential properties located directly on Llwyrcelyn Road to the east and on the northern side of Cwmamman Road. The land to the south and west is then predominantly agricultural in nature.

2.2.3 The site in question is positioned within the heart of the urban area of Glanaman, with the existing housing stock of the settlement having a somewhat mixed appearance with a varying materials palette (as illustrated below) as well as development density.



Photograph 2



Photograph 3



Photograph 4



Photograph 5

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, 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.

2.3 PROJECT DESIGN PARAMETERS AND PRINCIPLES

2.3.1 As a result of the local context and the aspirations of the Applicant, 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 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.
- **Parking** – To make provision for an appropriate level to serve the tenure of the proposed units, whilst also promoting sustainable patterns of travel.
- **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 The scheme subject of the planning application was subject to consideration by Officers of the Authority and consultees through the submission of a pre-application enquiry.
- 3.2 Furthermore, there have been applications made previously to develop the site for residential development (LPA Ref. No. E/21000 & E/19090), the latter of which was approved at appeal to the Welsh Assembly Government.
- 3.3 Subsequently, a pre application enquiry was submitted (LPA REF PRE/01244) which represented a scheme based on the previously approved scheme. The pre application enquiry response was supportive of the scheme in principle.
- 3.4 The pre application response provided feedback from public protection, highways, drainage, ecology and layout. The scheme submitted seeks to respond to the points raised within the response and address all concerns raised.

4.0 THE PROPOSED DEVELOPMENT

4.1 The proposal is for residential development, including an appropriate level of affordable housing. 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 the advice given within the pre application enquiry, as well as additional technical information obtained from various surveys since its receipt. As a result, the proposed layout follows on from that previously proposed and whilst largely similar, does have variation to account for the aforementioned additional information, as illustrated by the site layout plan extract below.



Plan A

- 4.3 In summary therefore, the bulk of the proposed units will be arranged and gain direct access off a new adoptable estate road running through the site in a north to south alignment, and including a western spur off it.
- 4.4 The level of off-street parking provision to serve the proposed units has given consideration to current planning guidance, whilst also recognising the general level of car ownership associated with a housing and national planning policy's aspirations for promoting sustainable travel patterns.
- 4.5 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

- 4.6 The proposal is for 30 residential units with the accommodation split being as follows:
- 10 no. two-bed houses
 - 14 no. three-bed bungalows
 - 6 no. two bed bungalows

External Finishes

- 4.7 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

- 4.8 All foul water will be disposed of via a new connection into the main sewer.

- 4.9 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).

Affordable Housing

- 4.10 In line with local planning policy requirements, it is proposed that 3 of the proposed units will be affordable in nature.

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 12)* (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, 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 the application proposal is considered to adhere to all aspects of national planning policy and guidance.

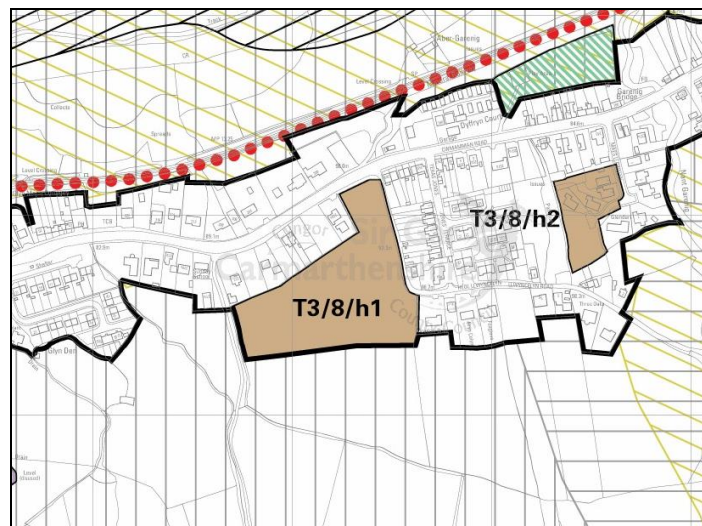
5.2 LOCAL PLANNING POLICY

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 *Carmarthenshire County Council Local Development Plan (LDP)*.

5.2.2 All relevant policies of the LDP have been given full consideration in the preparation of the scheme subject of this application, including the following:

- SP1 Sustainable Places and Spaces
- GP1 Sustainability and High Quality Design
- Policy GP2 - Development Limits
- Policy H1 - Housing Allocations
- Policy AH1 - Affordable Housing
- Policy EQ4 – Biodiversity
- Policy EQ5 – Corridors, Networks and Features of Distinctiveness
- Policy TR3 - Highways in Developments – Design Considerations

5.2.3 In terms of the principle of residential development at the location in question, Plan B provides an illustration of the LDP Proposals Map for the application site and adjoining area.



Plan B

5.2.4 As can be seen, the site lies within the defined Development Limits of Glanaman and is also allocated for residential development under the provisions of Policy H1 (Allocation No. T3/8/h1) for in the region of 28 units.. With the principle of the proposal therefore supported by Policy SP1, Policy GP2 and Policy H1, the more detailed policy related requirements are now considered.

5.2.5 above policies have been considered in the development of the scheme submitted and are discussed in detail below.

POLICY GP1 – SUSTAINABLE AND HIGH QUALITY DESIGN

5.2.6 Policy GP1 represents the overarching policy of the LDP document against which all development proposals must be assessed. It contains a series of criteria outlining requirements to be met with respect to a range of topic areas. Taking into account the application proposal, it is considered that a number of the aforementioned criteria are applicable, 8 in total.

5.2.7 The first of relevance (Criterion a)) requires that a proposal “... *conforms with and enhances the character and appearance of the site, building or area ...*” with respect to a range of design criteria. Taking into consideration the proposed layout, it is considered that the layout format adopted by the scheme follows that utilised and established by similar recent schemes found in the surrounding area. Similarly, the proposed density of the development also then delivers a form and density that is comparable with similar schemes in the locality. In summary therefore, the application proposal conforms with and enhances the character and appearance of the area in terms of layout and siting, as well as promoting safe places and public spaces. The proposal therefore adheres to all aspects of Criterion a) and also in turn Criterion g).

5.2.8 With regard then to appearance, height and massing, the scheme has drawn on the existing palette and form of residential development found in the area. In addition, the proposal provides a mix of units of varying scales, which again is reflective of the diverse provision found within the local area. As a result, the proposal adheres to the relevant requirements of Criterion a) and in turn also those of Criteria c).

5.2.9 The fifth criterion for consideration – Criterion b) – then deals with existing landscape features. As shown by the accompanying layout and landscaping details, the existing boundary treatments of the application site are to be retained by the proposed development’s layout, with further landscape features and areas within it to be created. In addition, the site’s existing site levels are to largely remain unchanged,

ensuring then that the scheme does not conflict with key skylines or ridges found in the surrounding area. As a result, the application scheme adheres to all relevant requirements of Criterion b) and indeed Criterion f) and Policy EQ4.

5.2.10 The next criterion for consideration (Criterion d)) deals with the matter of the amenity of adjacent land uses, properties and residents. The proposal has sought to maintain adequate and appropriate separation distances between it and existing dwellings. Together with the proposed form of development being compatible with those nearby, these design parameters have therefore ensured that there would be no detrimental impact in terms of amenity.

5.2.11 The final criterion for consideration – Criteria j) – then deals with the matter of the disposal of surface and foul water. Accompanying this application are detailed and fully engineered proposals that deal with both forms of water disposal. In particular, the accompanying information includes full details for the disposal and management of surface water, ensuring there is no detriment to either the future or existing residents of the area as a result of the proposed development.

5.2.12 The requirements of the Criterion, Policy GP1 and all relevant aspects of local planning policy are therefore met in full.

POLICY TR3 – HIGHWAYS IN DEVELOPMENTS - DESIGN CONSIDERATIONS

5.2.13 Policy TR3 states that the design and layout of all development proposals will, where appropriate adhere to 6 elements of Criteria. It is considered that 4 Criterion are relevant to the proposed development.

5.2.14 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.

5.2.15 Criteria c) requires that there is appropriate parking and where applicable, servicing space in accordance with required standards. As mentioned previously, each unit will be served by the appropriate level of off-site parking.

5.2.16 Criteria d) then requires that the infrastructure and spaces allowing safe and easy access for those with mobility difficulties, this has been considered as part of the proposals through the alignment of the proposed access road in terms of the site's topography.

5.2.17 As a result, the requirements of Policy TR3 and in turn all aspects of local planning policy.

POLICY AH1 – AFFORDABLE HOUSING

5.2.18 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 the sub-market areas.

5.2.19 Taking into account the application site's geographical location and the scale of the development proposed, the application scheme will include 3 affordable units.

POLICY EQ4 – BIODIVERSITY

5.2.20 Policy EQ4 seeks to protect priority species, habitats and features of recognised principal importance.

5.2.21 In this instance, full consideration has been given to the mitigation of any impacts upon the biodiversity of the site, as demonstrated by the accompanying survey reports. As a result of the findings of this survey work, the final design solution will include a suite of enhancements, ensuring then that the proposal adheres to the requirements of Policy EQ4.

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 Cwmamman Road 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 Glanaman 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.

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 greenfield 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 30 residential units which includes the provision for the following mix of house types:
- 10 no. two-bed houses
 - 14 no. three-bed bungalows
 - 6 no. two bed bungalows

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 30 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. The proposed estate road will be well observed by the proposed dwellings and will promote a high level of community safety.

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 proposal is for the construction of 30 dwellings with associated highway improvements, where 3 will be allocated as affordable.
- 10.2 The application proposal represents a logical residential development on a site allocated for housing within the LDP. It is near to the settlement centre emphasising its sustainable location that will ensure that the proposed units are in close proximity to a range of community facilities and local services, reducing the need to travel by the private motor car.
- 10.3 The proposal represents 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.