



PLANNING, DESIGN AND ACCESS STATEMENT
RESIDENTIAL DEVELOPMENT (AFFORDABLE) AND ASSOCIATED
INFRASTRUCTURE AT LAND OFF GLYNHIR ROAD,
PONTARDDULAIS

On behalf of
Dantwyn (Pontarddulais) Ltd

Our Ref: 1010.f
Date: September 2024
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1.0 INTRODUCTION

1.1 Evans Banks Planning has been instructed by Dantwyn (Pontarddulais) Ltd (The Applicant) to prepare this Planning, Design and Access Statement to accompany a full planning application for the Residential Development (Affordable) and Associated Infrastructure at Land Off Glynhir Road, Pontarddulais.

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 and national planning policy
- Accessibility
- Character
- Community Safety
- Environmental Sustainability
- Movement to, from and within the development

1.3 This Planning, Design and Access Statement has been prepared following the guidance set out in *Planning Policy Wales* (12th Edition) (February 2024) and *Technical Advice Note 12: Design (2014)*, particularly the objectives of TAN 12 for facilitating 'good design', summarised in the diagrams below.

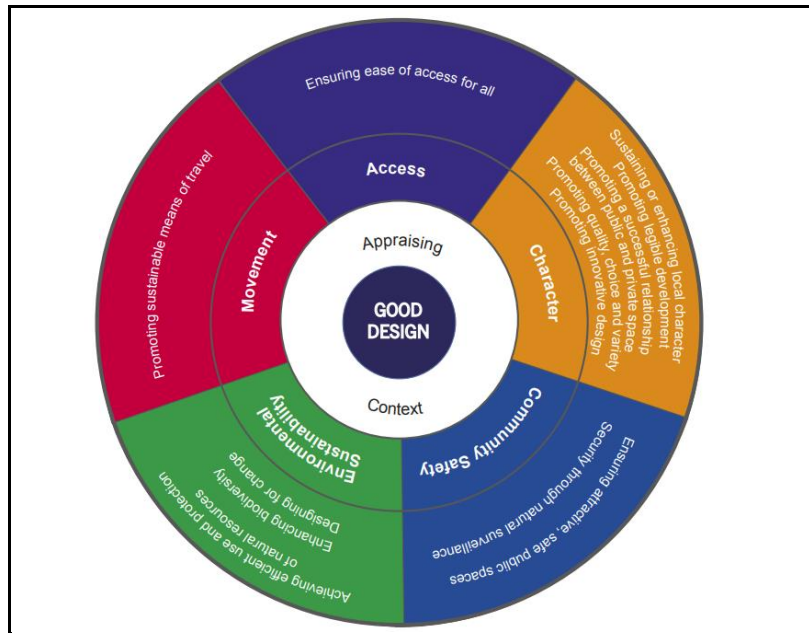


Figure 1 – Objectives of Good Design

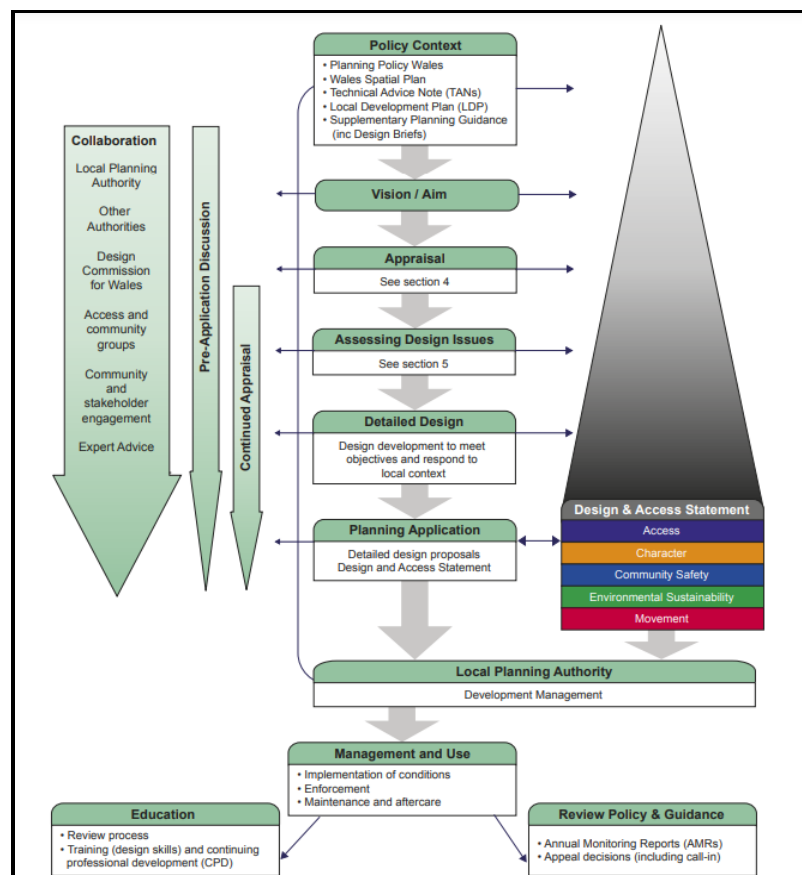
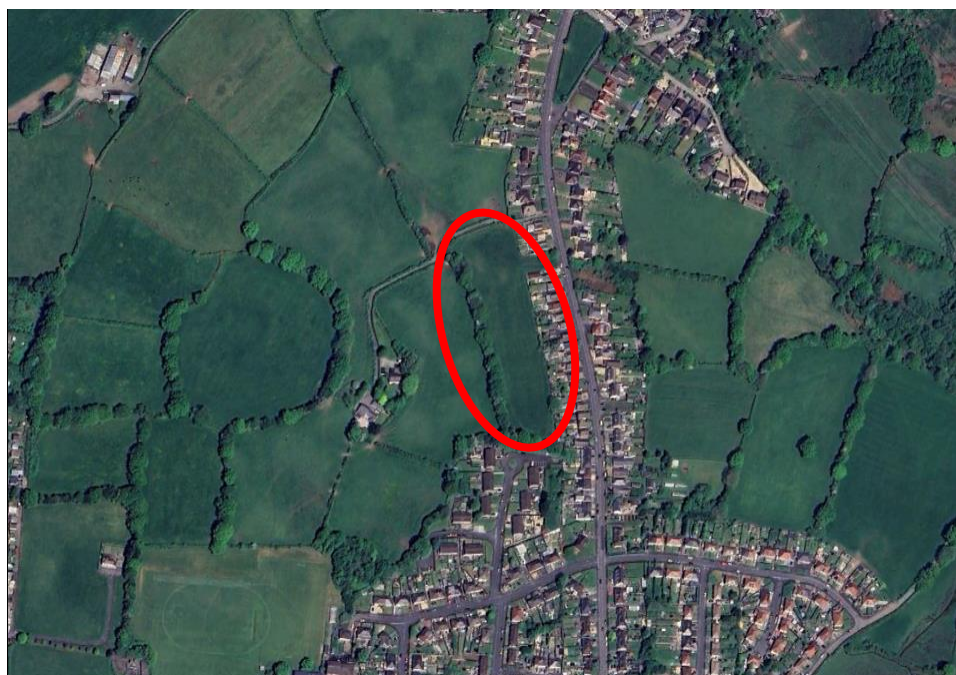


Figure 2 - The Stages Required to Achieve Good Design

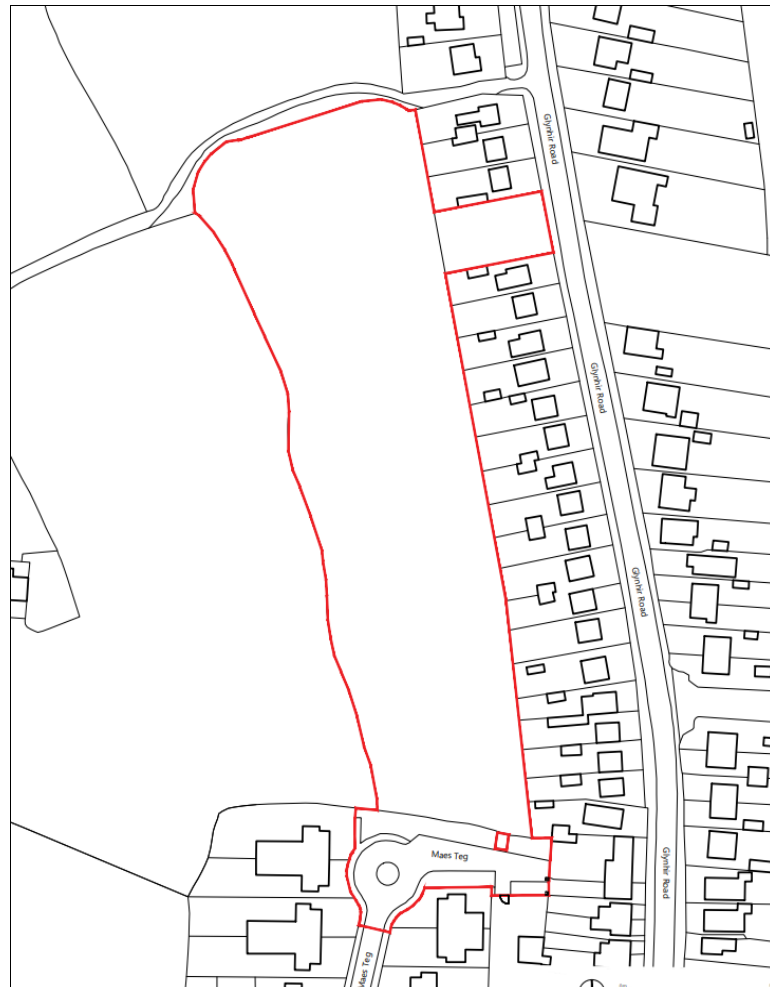
2.0 SITE DESCRIPTION

2.1 THE SITE

- 2.1.1 The application site relates to a single parcel of semi-improved grassland measuring approximately 1.452ha in size, located just off Glynhir Road, Pontarddulais. Photograph 1 provides a “Google Earth” image of the site, showing its immediate location, with the site then edged red in the Site Location Plan illustrated below at Plan A.



Photograph 1



Plan A

2.1.2 The site's perimeter is bounded on its western and southern sides by a mature tree line, and a dense hedge line at its northern perimeter, with agricultural fields extending further from the western and northern boundaries. The eastern side of the land is bordered by the residential properties that are situated on the western side of Glynhir Road, with numbers 117 and 119 adjoining the current access point. The site, its level topography, and perimeter vegetation are illustrated in Photographs 2, 3, and 4 below.



Photograph 2



Photograph 3



Photograph 4

2.1.3 With regards to access, the site is currently accessed via the western flank of the classified Glynhir Road, through a gated agricultural access to the field (pictured below). Glynhir Road is then located just a short distance north from the A48, which provides links to Swansea and beyond to the east, and Llanelli and beyond to the west.



Photograph 5



Photograph 6

2.2 THE SURROUNDING AREA

- 2.2.1 Within the community of Pontarddulais there are a number of amenities, such as a Tesco Superstore, The Fountain Inn, Pontarddulais Primary and Comprehensive School, Coed Bach Park, Pontarddulais RFC, Tal-y-Bont Surgery and Bont Elim Community Church. Pontarddulais lies in close proximity to Cross Hands and Ammanford to the north, Llanelli to the west, and Swansea to the south, all of which

contain a range of facilities and amenities including public houses, schools, hospitals, transport links, places of worship and a number of retail outlets.

2.2.2 The site is in immediate proximity to a number of bus stops, such as Heol-y-Cae, Glynhir Road, Glanfrwdd Square, and Cae Gwyn Road, which are all situated within 0.3km of the site and serve the **16** and **L3** services to Pontarddulais, Llanelli and Swansea.

2.2.3 The site is also located just 1 mile from Pontarddulais Rail Station, that provides the **Transport for Wales Service** on the **Heart of Wales Line** to Llandoverly, Swansea, and Shrewsbury.

2.3 PROJECT DESIGN PARAMETERS AND PRINCIPLE

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 use of greenfield land, whilst being respectful and sympathetic to the existing adjoining-built form of the settlement, and the remainder of the Strategic Development allocation that it forms part of.
- **Layout** – The proposal has been steered by the requirements set out by adopted local planning policy, together then by the site's topography, its means of access, and the presence of the water main within it.
- **Scale** – The proposal is for dwellinghouses that are affordable in nature.
- **Biodiversity** – The proposal will avoid ecological assets located to its west and most assets to the north and south, whilst increasing biodiversity levels through bat and bird boxes, extensive reinforced planting at the northern boundary and a comprehensive SuDS scheme.
- **Surface Water Drainage** – All surface water generated by the proposed development shall be managed in a sustainable manner in line with current regulatory requirements.

3.0 THE PROPOSED DEVELOPMENT

- 3.1 The proposals seek full planning permission for the development of affordable dwellinghouses of varied size and type and associated infrastructure. The development ensures that it remains responsive to the existing and future needs of the local and wider area, particularly the Strategic Development site of which the site lies within. 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 and Design

- 3.2 Accompanying this submission is a scaled site layout plan for the Authority's consideration, reproduced below.



Plan B

- 3.3 The proposed layout plan illustrates the sites accessibility via an estate road that will enter the site at its southern end from Maes Teg, which is a cul-de-sac. The access road will be located towards the eastern side of the narrow site, with open space then retained along the western boundary.

- 3.4 The plans have given full consideration to the site's existing topography, the principle point of vehicular access, as well as the creation of a play area and SuDS drainage areas. The layout has been largely developed around the high-pressure water main which runs through the north of the site, and thus the proposal adheres to the development exclusion zone of 25 metres either side of the water main.
- 3.5 The layout also gives full consideration to the site's existing location and relationship with both the built form of the village and the agricultural land to the north. This is secured through the retention and creation of areas of green space, as well as retaining all key existing boundary features (trees and hedgerows). The final design solution for the site will also incorporate new SuDS features, which will form part of the proposed developments green infrastructure, as well as ensuring that the proposal adheres to the SAB legislation.

3.2 PROPOSED DEVELOPMENT DENSITY, MASSING AND SCALE

- 3.2.1 The proposal is for affordable residential units, with a density that fully accords with adopted local planning policy.
- 3.2.2 The units will be a mixture of one, two and three-storey properties, and both detached and semi-detached in nature.
- 3.2.3 The final design solution for the proposed units in terms of external appearance is illustrated in greater detail on the accompanying Proposed Plans and Elevations and are steered by and draw upon the existing local housing stock in the adjoining area.

House Type

- 3.2.4 A mixture of 5 different house types are proposed throughout the site, and are named as follows:

House Type 2B4P (End Terrace) – 2 Storey Properties
House Type 2B4P (Mid-Terrace) – 2 Storey Properties
House Type 3B5P – 2 Storey Properties
House Type 3B5P (Corner) – 2 Storey Properties

House Type 1B2P (New) – 3 Storey Properties

External Finishes

- 3.2.5 The chosen finishes for the external appearance of the dwellings have given due consideration to the existing materials palette defined by the surrounding area. The external finishes will be as follows:

Roof – Concrete interlocking roof tiles - Grey /Black

Walls – Marshall's concrete brick - Glencoe Stock

– Marshalls concrete brick - Matlock Russet

– Alternative course projecting brickwork detail

Window Casements – White uPVC

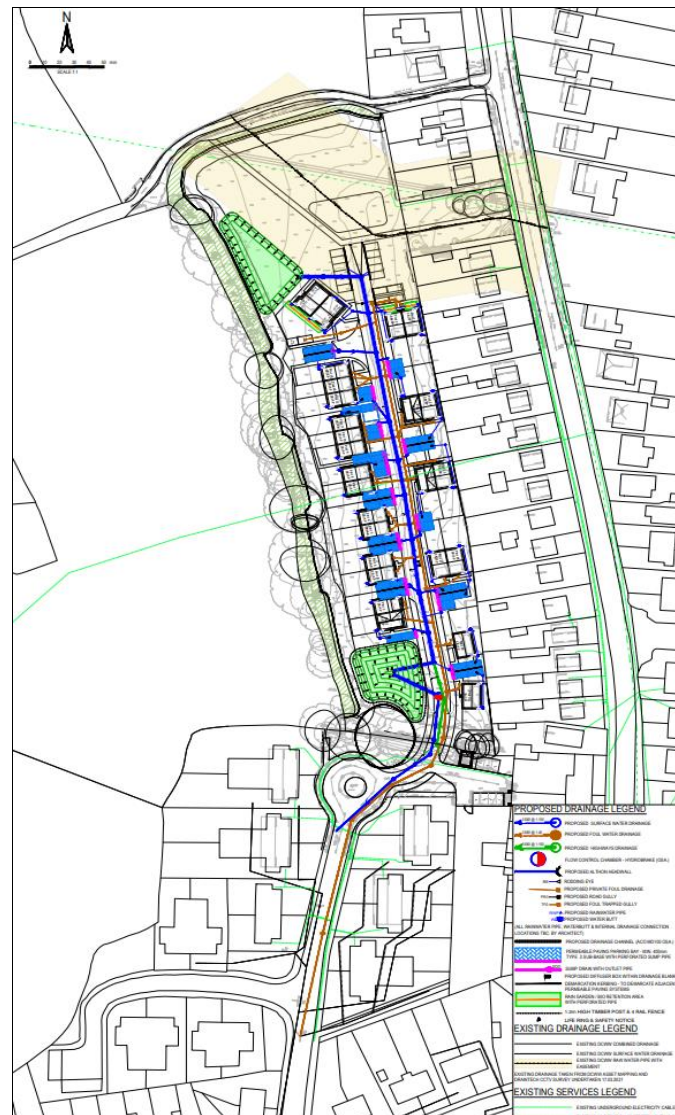
Canopy – White uPVC

Doors – White uPVC

Fascia and Rainwater Goods – uPVC

Drainage

- 3.2.6 All foul water will be disposed of via a new connection to the existing public sewer network.
- 3.2.7 All surface water will be captured and dealt with in line with current surface water regulations, which will include a mix of on-site measures. The layout for the site will also incorporate new SuDS features, which will form part of the proposed developments green infrastructure, as well as ensuring that the proposal adheres to the SAB legislation. A drainage Layout overview is illustrated in more detail in Plan C.



Plan C

Access and Parking

- 3.2.8 The proposed new access road and turning area from the south of the site, off the northern flank of the cul-de-sac called Maes Teg, will be created in accordance with adopted standards.
- 3.2.9 Each of the proposed dwellings will be served by an appropriate level of off-street car parking, in-line with current parking guidance requirements and the site's sustainable location.

4.0 PLANNING POLICY

4.1 NATIONAL PLANNING POLICY

- 4.1.1 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*.
- 4.1.2 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, provision of new homes and the biodiversity interests set out in Chapter 6. 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.
- 4.1.3 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.

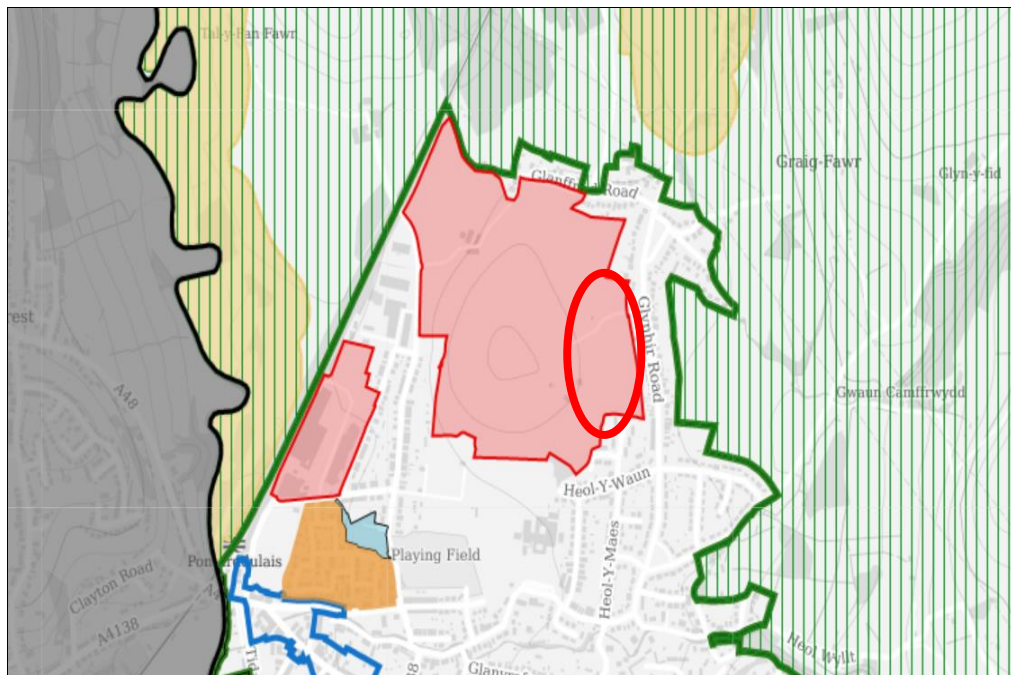
4.2 LOCAL PLANNING POLICY

- 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 *Swansea Local Development Plan*, which was adopted in February 2019. 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 question, including the following:

- SD 1 – Strategic Development Areas
- SD 2 – Masterplanning Principles
- SD A – South of Glanffrwd Road, Pontarddulais
- H 2 – Affordable Housing Strategy

- H 3 – On-site Affordable Housing
- SPH 3 – Greater Northwest
- RC 5 – District Centre (Pontarddulais)
- PS 1 – Sustainable Places
- PS 2 – Placemaking and Place Management
- PS 3 – Sustainable Housing Strategy
- SI 6 – Provision of New Open Space
- ER 9 – Ecological Networks and Features of Importance for Biodiversity
- ER 11 – Trees, Hedgerows and Development
- T 1 –Transport Measures and Infrastructure
- T 5 – Design Principles for Transport Measures and Infrastructure
- T 6 – Parking

4.2.2 The site (circled red) lies within the District Centre (RC5) of Pontarddulais, as can be seen in Plan D below.



Plan D

- 4.2.3 Under the provisions of the current adopted LDP, the site (edged red), forms part of a larger Strategic Development Area (SD A), shaded pink in Plan D above, which is expected to deliver a *“comprehensive, residential led, development of circa 486 homes during the Plan period, incorporating a Primary School, leisure and recreation facilities, public open space and appropriate community facilities, employment and commercial uses”*, although the total site area is expected to deliver 720 homes.
- 4.2.4 Under the provisions of Policy SD A, the LDP includes an indicative ‘Concept Plan’ for the comprehensive development of the Strategic Site, with a number of ‘Placemaking Principles’ set out for future detailed proposals for the Strategic Development site to take into consideration, with the following being particularly pertinent to the scheme subject of this Application:
- *‘Create a multi-functional Green Infrastructure network within the site that facilitates Active Travel, taking account of the need to create healthy communities, with particular emphasis on: creating a linear park along the route of the high pressure water main; retaining existing trees and hedgerows within the public realm’.*
 - *‘Face buildings on to open spaces and streets (including Woodville Street) to enhance cohesiveness and ensure community safety and a strong sense of place’.*
- 4.2.5 All of the above have been given full consideration in preparation of the scheme, particularly a) the retention of existing hedgerows and tree lines, b) maintaining the required buffer from the water main and c) ensuring the openness of the northern portion of the site is retained and can contribute to the wider landscape design aspirations the LPA has for the SD A.
- 4.2.6 In addition to the above, this proposal has been designed with consideration to a wider development proposal being put forward by others within the SD A, which is proposed to provide 504 residential homes, community facilities, a new primary school and associated infrastructure. That proposal is situated adjoining the Applicants site (but not including it) and its scale, density, and form has been taken into account when designing the proposal subject of this Application, so that the criteria for the SD A can be achieved.

4.2.7 As detailed above, it is proposed that the development will include an area of 'open space' within the site, as well as a play area and two areas dedicated to SuDS. The provision for open space ensures that Policy SI6 (Provision of New Open Space) is adhered to, in that the proposal will create new on-site open space facilities, that are required for all residential development proposals with capacity for 10 or more units. The proposed incorporation of a children's play area also provides the required leisure opportunities as it ensures *"the ability of residents, particularly children, to move freely, socialise and play"*, as well as being a *"focal space, fit for purpose and well overlooked by development"*. As a result, the principle of residential development at the location is acceptable in that it is providing in question is supported in by the LDP and not in conflict with the objectives of Policy SD A.

Policy PS 2 (Placemaking and Place Management)

4.2.8 Policy PS 2 of the LDP then goes on to provide more detailed guidance on all forms of development, including residential, and sets out a series of criteria by which to assess all proposals. For development proposals to be permitted they must accord, where relevant, to 17 Criteria. Taking into account the nature and form of the application proposal, it is considered that 10 are of relevance to the proposed development and an assessment of the application proposal against each now follows:

4.2.9 Criterion ii) requires that developments ensure that neighbourhoods benefit from *"an appropriate diversity of land uses, community facilities and mix of densities that in combination are capable of sustaining vibrancy"*. The proposed application has given full consideration to its setting in the immediate and wider sense with regard to the density of the proposed development and its positioning within the existing urban form and the adjacent housing. This has been achieved through the proposal respecting the sites topography, on site ecological assets and surrounding landscape features. The proposal therefore satisfies the requirements of Criterion ii).

4.2.10 Criterion iii) states that proposals should *"create or enhance opportunities for Active Travel and greater use of public transport"*. The proposed residential development site lies within a short walking distance of the facilities available in the local area and access to public transport is considered to be very good with regular services on Mondays to

Saturdays. The development will also allow for the two active travel routes illustrated below and in Plan E:

- Link 1 connects Maes Teg to the boundary for future connection to the footpath LC98 and the strategic development site; and
- Link 2 connects with Glynhir Road.



Plan E

4.2.11 This ensures that the proposal adheres to Criterion iii) and Policy T 2 (Active Travel).

4.2.12 Criterion iv) then requires that the proposal integrates *“effectively with the County’s network of multifunctional open spaces and enhances the County’s Green Infrastructure network”*. The proposal ensures that the woodland along the western boundary will provide a core element of the post development Green Infrastructure. The proposed layout has taken this into account and avoids affecting this feature, which has been recognised as a ‘Green Buffer’ in response to the findings of the PEA. Although of limited biodiversity value, the (garden) walls and much of the marshy grassland will also be avoided. The outgrown hedge at the southern end of the site although affected by the construction of the new site access, will be offset by compensation planting elsewhere. The avoidance of these features retains them as the

basis of an enhanced Green Infrastructure and improved interface and connectivity between the site and its surroundings.

4.2.13 The above combination of factors therefore ensures that the requirements of Criterion iv) will be fully supported and satisfied by the application proposal, as will in turn the requirements of Policy EQ4, which are discussed further below.

4.2.14 Criterion f) requires *“active frontages onto streets and spaces to provide natural surveillance and character”*. The proposal has been carefully designed so to ensure that all dwellings front the proposed streets, and thus provide a natural and surveillance and character, to adhere to Criterion vii).

4.2.15 Criterion viii) states that the proposal should provide an accessible environment for all. As a result, the development has been designed with this in mind, paying attention to access, parking, pedestrian footways and housing types. This ensures that the proposal will be accessible to all and adhere to Criterion viii).

4.2.16 Criterion ix) – then sets out the need to ensure the appropriate parking and circulation areas for cars, cycles, motor bikes and service vehicles. As detailed previously, the proposed new access road and turning area from the south of the site, off the northern flank of the cul-de-sac called Maes Teg, will be created in accordance with the adopted standards. Each of the proposed dwellings will be served by an appropriate level of off-street car parking, in-line with current parking guidance requirements and the site’s sustainable location. This ensures that the proposal will be accessible to all and adhere to Criterion ix).

4.2.17 The final Criterion – Criterion ix) – then sets out the need to *“avoid the loss of land and/or premises that should be retained for its existing use or as an area of open space”*. As detailed previously, the proposed development respects the requirement for open space, and provides a significant amount of space throughout the site, both to ensure an adequate level of Green Infrastructure, and as open space for residents to enjoy. This ensures that the proposal will be accessible to all and adhere to Criterion ix).

4.2.18 In conclusion it is therefore considered that the proposed development complies with all relevant aspects of Policy PS 2 (Placemaking and Place Management).

Policy PS 3 (Sustainable Housing Strategy)

4.2.19 Policy PS 3 sets out the requirements to achieve target of up to *“17,645 homes to promote the creation and enhancement of sustainable communities and meet the housing requirement of 15,600 dwellings for the Plan period”*. For development proposals to be permitted they must accord, where relevant, to 4 Criteria. Taking into account the nature and form of the application proposal, it is considered that 1 is of relevance to the proposed development and an assessment of the application proposal against it now follows.

4.2.20 Criterion i) states sustainable housing is based on *“creating new neighbourhoods at Strategic Development Areas within, and on the edge of, established settlements”*. As detailed previously, the development site is located within the District Centre of Pontarddulais (RC 5) and adjacent to an established settlement. This, along with its position within a Strategic Development area means that the site adheres to Criterion i) and represents a form of development at an ideal location.

ER 9 (Ecological Networks and Features of Importance for Biodiversity)

4.2.21 Policy ER 9 sets out the requirements for developments to maintain, protect and enhance ecological networks and features of importance for biodiversity. For development proposals to be permitted they must accord, where relevant, to 4 Criteria. Taking into account the nature and form of the application proposal, it is considered that 2 are of relevance to the proposed development and an assessment of the application proposal against each now follows.

4.2.22 Criterion iii) requires that a *“functional connected element of the natural resource is retained as part of the design of the development”*. As discussed previously the proposal ensures that the woodland along the western boundary will provide a core element of the post development Green Infrastructure. The proposed layout has taken this into account and avoids affecting this feature, which has been recognised as a ‘Green Buffer’ in response to the findings of the PEA. Although of limited biodiversity

value, the (garden) walls and much of the marshy grassland will also be avoided. This ensures that the proposal complies with Criterion iii).

4.2.23 Criterion iv) requires that *“compensatory provision will be made of comparable or greater ecological value to that lost as a result of the development”*. As discussed previously, the outgrown hedge at the southern end of the site, although affected by the construction of the new site access, will be offset by compensation planting elsewhere. The development of attenuation basins at the northern and southern ends of the site (as a consequence of the SAB regulations) will generate a new range of habitats that will complement the established woodland belt and retained understorey and grassland of the ‘green buffer’. This will increase the biodiversity of the site, allowing wildlife to colonise a currently denuded area. This infrastructure will be monitored and managed as required by the SAB approval.

4.2.24 Other biodiversity enhancements include bird and bat boxes, hibernacula/refugia and the introduction of fruit-bearing trees where possible as street trees. This will increase the availability of habitat for bats and nesting birds. The modest amount of amenity planting associated with the front gardens and communal areas will include flowering shrubs and berry-bearing trees. The food source and structure provided by these features will also support birdlife.

4.2.25 It should also be noted that a Preliminary Ecological Survey was undertaken in June 2024 and accompanies this Application. The PEA found no evidence of any protected species on site but set out recommendations that have been adhered to throughout the design stage of this proposal.

4.2.26 Therefore, the relevant requirements of Policy ER 9 (Ecological Networks and Features of Importance for Biodiversity) are adhered to.

ER 11 (Trees, Hedgerows and Development)

4.2.27 Policy ER 11 then focuses on the *“protection of trees, woodlands and hedgerows of public amenity or natural/cultural heritage value, or that provide important ecosystem services”*. The proposed development adheres to the relevant requirements of Policy

ER 11 through the retention of the woodland along the western boundary to provide a core element of the post development Green Infrastructure, along with reinforced planting at the northern boundary to compensate for the loss of some trees at the southern end of the site.

4.2.28 It should be noted that a Tree Survey was also conducted in February 2024 and accompanies this Application. The Tree Survey found 18 low value Category C trees, 3 moderate value Category B trees, 3 high value Category A trees and 15 Category U trees recommended for removal.

4.2.29 Therefore, the relevant requirements of Policy ER 9 (Ecological Networks and Features of Importance for Biodiversity) are adhered to.

Policy T 1 (Transport Measures and Infrastructure) and T 5 (Design Principles for Transport Measures and Infrastructure)

4.2.30 Policy T 1 states that *“development must be supported by appropriate transport measures and infrastructure”*. For development proposals to be permitted they must accord, where relevant, to 7 Criteria. Taking into account the nature and form of the application proposal, it is considered that 4 are of relevance to the proposed development and an assessment of the application proposal against each now follows.

4.2.31 Criterion ii), iii) and iv) state that developments must provide safe and efficient access to the transport network, safeguard, enhance and expand the Active Travel network, and reduce reliance on car use by maximising the potential of movement to/from the development by public transport. The proposed residential development sites lie within a short walking distance of the facilities available in the local area and access to public transport is considered to be very good with regular services on Mondays to Saturdays, due to its sustainable location within a District Centre. The development will also allow for the two active travel routes, thus safeguarding the enhancing the Active Travel network. This ensures that the proposal adheres to Criteria ii, iii) and iv).

4.2.32 Criterion vii) states that developments must be served by *“appropriate parking provision and circulation areas, including adequate road widths to allow access for service*

vehicles". As detailed previously, the proposed new access road and turning area from the south of the site, off the northern flank of the cul-de-sac called Maes Teg, will be created in accordance with the adopted standards. Each of the proposed dwellings will be served by an appropriate level of off-street car parking, in-line with current parking guidance requirements and the site's sustainable location. This ensures that the proposal will be accessible to all and adhere to Criterion vii).

- 4.1.1 The above ensures that the proposal adheres to the relevant requirements of Policy T1 (Transport Measures and Infrastructure), Policy T5 (Design Principles for Transport Measures and Infrastructure) and Policy T 6 (Parking).

Policy RP 5 (Avoidance of Flood Risk)

- 4.1.2 As required by the provisions of Policy RP5, the matter of flood risk has been given due consideration in relation to the DCWW 66" strategic raw water pipeline that transects the proposed site.
- 4.1.3 The North Pontarddulais Breach Modelling Report conducted in February 2024, found that no residential unit is at risk of flooding as a result of a breach of the high-pressure water main and by combining the very low probability of a pipe burst event together with the low impact of the event, the flood risk to the proposed development is very low.
- 4.1.4 Therefore, the relevant requirements of Policy RP 5 are adhered to in full.

Policy H 3 (On-site Affordable Housing)

- 4.1.5 With regards to affordable housing (Policy H3) all residential development proposals in the Greater Northwest (SPH2) for 5 or more units are expected to deliver 15% of these as affordable housing units. However, this proposal is for a density of affordable housing units that would exceed the Policy's requirements, thus helping to deliver the affordable housing strategy set out in Policy H 2 and make an important contribution to achieving the Plan's objective of achieving a range and mix of affordable housing.
- 4.1.6 Therefore, the relevant requirements of Policy H 3 are adhered to within this Application.

4.1.7 In summary therefore, it is considered that the proposed development adheres to all relevant requirements of adopted local planning policy.

5.0 ACCESSIBILITY

5.1 ACCESSIBILITY

- 5.1.1 All of the 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 proposed development is sited over generally level ground, with no discernible differences in ground level from the proposed dwellings to the proposed public highway. The vehicular access road, parking bays and footways will be significantly wide and reasonably level to allow use by all users regardless of mobility.
- 5.1.3 The development proposal will ensure, wherever possible, that the maximum gradient of driveways and footways to dwelling 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 on each dwelling and laid to a minimum width of 1000mm.
- 5.1.4 The dwellings will be mixed in nature and the following where relevant will apply to all types:
- (a) If individually required, access to an external doorway will be made available via a short, shallow ramp. It is unlikely due to the site topography that handrails will be required as accompanying features on the above ramps. Ramps will be flush with door openings and surrounding ground level wherever possible.
 - (b) All external doorways will be in compliance with Part M of the Buildings Regulations. The entrances shall be clearly identifiable to all users.
 - (c) All internal doors will be a minimum of 800mm to comply with Part M of the Building Regulations.

- (d) Entrance doors will avoid the use of large glass facades, and doors thresholds will be flush. Door handles will be easy to grip in accordance with Part M of the Building Regulations, and similarly door closures will require a minimum use of force.

5.1.5 The proposals therefore ensure ease of access for all.

5.2 MOVEMENT TO, FROM AND WITHIN THE DEVELOPMENT

- 5.2.1 The application site is located within a District Centre (RC 5) 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 many 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 nearby primary service centres.

6.0 CHARACTER

Landscape Design

- 6.1.1 It is considered that the site is currently largely inconspicuous in the landscape, because of the existing tree line that dominates the northern, southern and western perimeters of the site, as well as the close proximity of existing residential properties to the east of the site along Glynhir Road.
- 6.1.2 The selection of photographs contained in this Statement are evidence that the precise location of the application site is one which does lend itself to fit in with the character of the area surrounding the land. The application site is situated within SD A which is allocated for housing, and thus the site is deemed appropriate for a residential development of this scale, and naturally extends from the existing residential housing located at Glynhir Road.
- 6.1.3 The development of the site would complement the existing spatial pattern of the settlement, preserving the residential character and setting of the locality through retention of wider perimeter vegetation and landscape features. Therefore, this natural landscape is able to provide wholesale landscaping about the site. For these reasons, the proposals will not pose any detrimental effect upon the landscape quality of the locality at Glynhir Road, Pontarddulais.

Scale

- 6.1.4 The proposal will deliver affordable dwellinghouses in a mix of forms.

Number

- 6.1.5 The design objective is to provide a density and form that is representative of the site's position within the SD A as discussed above, as well as respecting its topographical form. As a result, the proposal will ensure that it reflects this in terms of its density.

Layout of Development

- 6.1.6 The layout of the proposed development has been steered by a number of factors including the site's topography, its physical attributes, its means of access and its relationship with adjoining land uses. 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 the occupants of the site.

Appearance

6.1.7 It is envisaged that the dwellings will be a mixture of one, two and three-storey properties, and both detached and semi-detached in nature.

6.1.8 The final design solution for the proposed units in terms of external appearance is illustrated in greater detail on the accompanying Proposed Plans and Elevations Drawings and will be steered by and draw upon the existing local housing stock in the adjoining area.

House Type

6.1.9 A mixture of 5 different house types are proposed throughout the site, and are named as follows:

House Type 2B4P (End Terrace) – 2 Storey Properties

House Type 2B4P (Mid-Terrace) – 2 Storey Properties

House Type 3B5P – 2 Storey Properties

House Type 3B5P (Corner) – 2 Storey Properties

House Type 1B2P (New) – 3 Storey Properties

External Finishes

6.1.10 The chosen finishes for the external appearance of the dwellings have given due consideration to the existing materials palette defined by the surrounding area. The external finishes will be as follows:

Roof – Concrete interlocking roof tiles - Grey /Black

Walls – Marshall's concrete brick - Glencoe Stock

– Marshalls concrete brick - Matlock Russet

– Alternative course projecting brickwork detail

Window Casements – White uPVC

Canopy – White uPVC

Doors – White uPVC

Fascia and Rainwater Goods – uPVC

7.1 COMMUNITY SAFETY

- 7.1 All proposed units will face the central access road, maximising levels of natural surveillance. In addition, all units will be provided with sufficient off-street parking provision, reducing the conflict with other road users and maximising the level of highway safety for pedestrians.

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 on the accompanying drawings and reports, the proposal ensures that the woodland along the western boundary will provide a core element of the post development Green Infrastructure. The proposed layout has taken this into account and avoids affecting this feature, which has been recognised as a 'Green Buffer' in response to the findings of the PEA. Although of limited biodiversity value, the (garden) walls and much of the marshy grassland will also be avoided. All additional planting used in the landscaping of the proposed development will draw from the indigenous species of the area.
- 8.3 As discussed previously, the outgrown hedge at the southern end of the site, although affected by the construction of the new site access, will be offset by compensation planting elsewhere, while attenuation basins at the northern and southern ends of the site (as a consequence of the SAB regulations) will generate a new range of habitats
- 8.4 Other biodiversity enhancements include bird and bat boxes, hibernacula/refugia and the introduction of fruit-bearing trees where possible as street trees. This will increase the availability of habitat for bats and nesting birds. The modest amount of amenity planting associated with the front gardens and communal areas will include flowering shrubs and berry-bearing trees. The food source and structure provided by these features will also support birdlife.

Energy Efficiency/Carbon Reduction

- 8.5 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 fenestrations will be insulated to current targets.
- Energy efficient internal and external lighting units will be installed.

8.6 The development will adhere to the energy hierarchy in TAN 12, as shown in Figure 3 below, through the use of renewable energy alternatives where appropriate, thus improving the dwellings' carbon footprint.

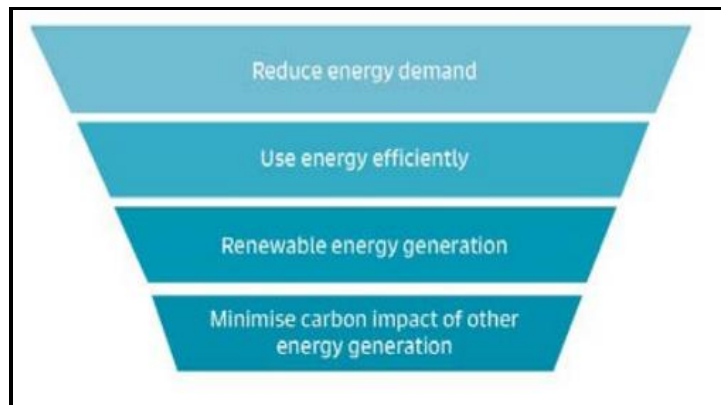


Figure 3 – Energy Hierarchy in TAN 12

Sustainable Materials

8.7 It is understood that recycled or reclaimed products will be used in the construction of the proposed dwellings wherever possible

Water

8.8 It is understood 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 properties.

Waste Management

- 8.9 It is understood that a connection will be made to the public sewer for the disposal of foul waste.

9.0 CONCLUSION

- 9.1 The proposal is for the construction of affordable dwellinghouses and associated infrastructure.
- 9.2 The application proposal relates to the development of an element of a wider strategic development site (SD A) at land off Glynhir Road, Pontarddulais, that forms part of an area of land that is allocated for housing. The proposed site layout seeks to maximise the 1.452ha site area with affordable dwellinghouses that are to be arranged to adhere to the requirements of the Strategic Development site, to prevent any issues regarding ecological constraints, and to conform to the general urban surroundings of the area.
- 9.3 The proposal has been designed to avoid the loss and any impact on key ecological assets of the site, whilst also retaining sufficient land within it to increase its biodiversity value through extensive on-site measures and a comprehensive SuDS strategy.
- 9.4 In conclusion therefore, the proposal represents an appropriate and sustainable development that adheres to all relevant current planning policy.