



DESIGN & ACCESS STATEMENT

**Residential Development
At Land off Pontardulais Road, Tycroes**

**On Behalf of
Mr. J. McAvoy & Dr. C. Snell**

Our Ref: 1792.a

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Prepared by: Rhydian Gore

Approved by: Richard Banks

Email: info@evansbanks.com

2 Llandeilo Road, Cross Hands, Carmarthenshire, SA14 6NA
Tel: 01269 400410

Web: www.evansbanks.com

1.0 INTRODUCTION

- 1.1 Evans Banks Planning has been instructed by Mr J. McAvoy & Dr. C. Snell in preparing an application for Outline Planning Permission for “*Residential Development*” at Land off Pontardulais Road, Tycroes.
- 1.2 This Design & Access Statement has been compiled under the provisions of Technical Advice Note (TAN) 12 “Design” (2014) and the Town & Country Planning (GDPO) (Amendment) (Wales) Order 2009, No. 1024: Design and Access Statements: Wales. It has been prepared as part of the planning application and its contents should be read in conjunction with the submitted plans. It has been prepared on the basis of the nature and type of the above proposal, and the proposed scheme has been assessed against the following key areas, as well as the site’s context:
- Character
 - Local Development Plan Policies
 - Environmental Sustainability
 - Movement to, from and within the development
- 1.3 This 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)*.

2.0 SITE ANALYSIS AND CONTEXT

2.1 SITE ANALYSIS

- 2.1.1 The application site comprises a gently sloping enclosure, which totals some 0.5 hectares (circa 1.23 acres) in overall area. The undeveloped enclosures lie immediately off the northwestern flank of Pontardulais Road (A483) in the village of Tycroes. The site has a road frontage, with the road extending for a considerable distance through the centre of Tycroes and marked by a hedgerow with an existing agricultural gated access. This is shown in greater detail in Photographs 1, 2 and 3 below.



Photograph 1 – Application Site from Existing Access Point Looking North



Photograph 2 – Application Site from Western Perimeter Looking East



**Photograph 3 – Application Site from Northern Perimeter Looking South
Towards Pontardulais Road**

- 2.1.2 Both sides of Pontardulais Road from the northeast of the site are noted for high levels of residential properties, with many orientated to front the adjacent highway. The properties comprise of detached and semi-detached, one and two storey buildings including both traditional and modern design.
- 2.1.3 Each of the perimeters of the site are linear, and comprise of existing hedgerows, which act as a screening measure to adjacent properties and ensure that the site is naturally enclosed. The site then slopes gradually from its southern point near Pontardulais Road, to its lowest point at the northern section of the field enclosure.
- 2.1.4 Figure 1 provides a “Google Earth” image of the site, with the above features identified, while Figures 2 illustrates a wider OS Map of the village to highlight the position of the application site in relation to the village centre. Figure 3 below depicts an Ordnance Survey map extract with the application site edged in red.



Figure 1 – Google Earth Image – April 2021



Figure 2 – OS Explorer Map with Application Site Identified

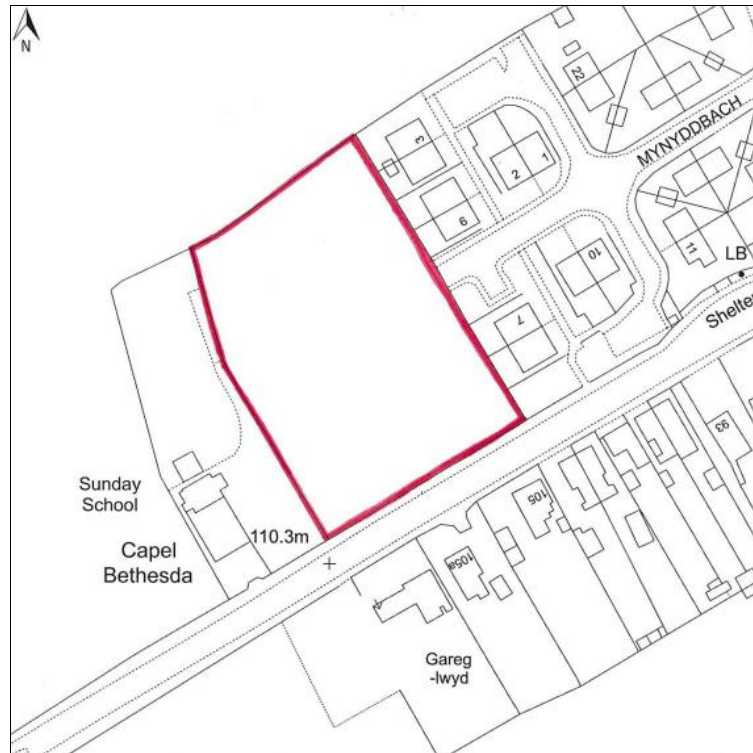


Figure 3 – Location Plan of Application Site

2.2 SETTING OF SITE WITHIN TYCROES

- 2.2.1 The locality of Tycroes is generally highly residential in nature, with properties tending to comprise frontage dwellings off both flanks of Pontardulais Road, or cul-de-sac developments branching off both flanks, and set along the corresponding contour levels of the village.
- 2.2.2 Immediately to the west of the site lies the Bethesda Welsh Baptist Church, which is currently the subject of Application PL/07365, for the '*Change of use of Chapel vestry to dwelling (C3)*'. This is shown in greater detail in Photograph 4 below.



Photograph 4 – Bethesda Welsh Baptist Church to the West of the Site

- 2.2.3 To the east of the site lies the existing residential cul-de-sac known as ‘Mynydd Bach’, which consists primarily of semi-detached dormer bungalows and dwellings, as shown in Photograph 5.



Photograph 5 – ‘Mynydd Bach’ Located to the East of the Site

- 2.2.4 The Site’s well-defined perimeters and proximity to adjacent residential properties are shown within the photographs below. The photos depict the enclosure’s form and frontage onto Pontardulais Road. The position of the access point into the site is such at this point that good horizontal and vertical visibility in both directions is achievable for a satisfactory distance beyond the site. Traffic speeds are low as a consequence of the built-up form of the village.

2.2.5 Photographs 6 and 7 illustrate the view from the looking west and east onto the A483, while Photographs 8 and 9 illustrate the definitive hedge-lined perimeters to both the adjoining Chapel and neighbouring residential properties. The streetscene of the properties along Pontardulais Road located directly opposite the site are also shown.



Photograph 6 – View Looking West from the Site



Photograph 7 – View Looking East from the Site



Photograph 8 – View of Western Boundary and Proximity to Adjacent Chapel



Photograph 9 – View of Eastern Boundary and Proximity to Adjacent Residential Properties

- 2.2.6 The application site is within walking distance of Tycroes Primary School, a medical surgery, and local convenience shops off Pontardulais Road.
- 2.2.7 Regular bus services are to be found less than one minutes' walk from the application site at Pontardulais Road, with services extending north-east to Ammanford, and south-west to Capel Hendre and Pontardulais with Swansea City Centre accessible on the **X13** bus service from Tycroes.
- 2.2.8 The **Pantyffynnon Railway Station** lies some 10 minutes' walk east from Pontardulais Road, being on the **Heart of Wales Line**. Services run north to Ammanford and Llandeilo. To the south the service extends to Llanelli and Swansea
- 2.2.9 Figure 4 below demonstrates a 15-minute walking radius from the application site, which encompasses the whole village centre.

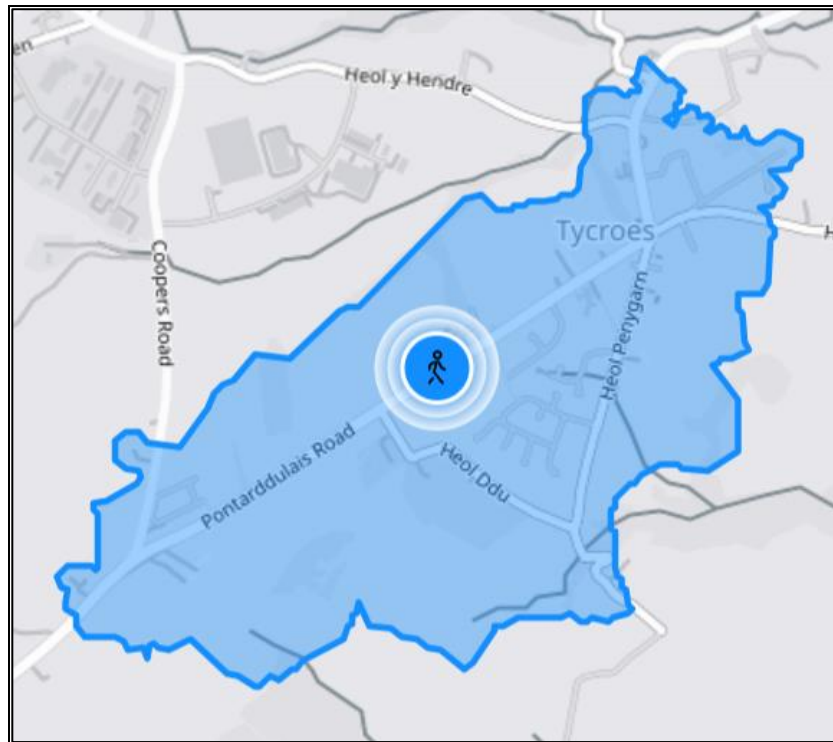


Figure 4 – 15-minute walking radius from application site

2.2.5 **National Cycle Route 437** runs just a few hundred metres east of the application site. Figure 5 below demonstrates a 30-minute cycle radius from the application site, which extends as far as Pontarddulais to the south, and Cross Hands to the north-east.

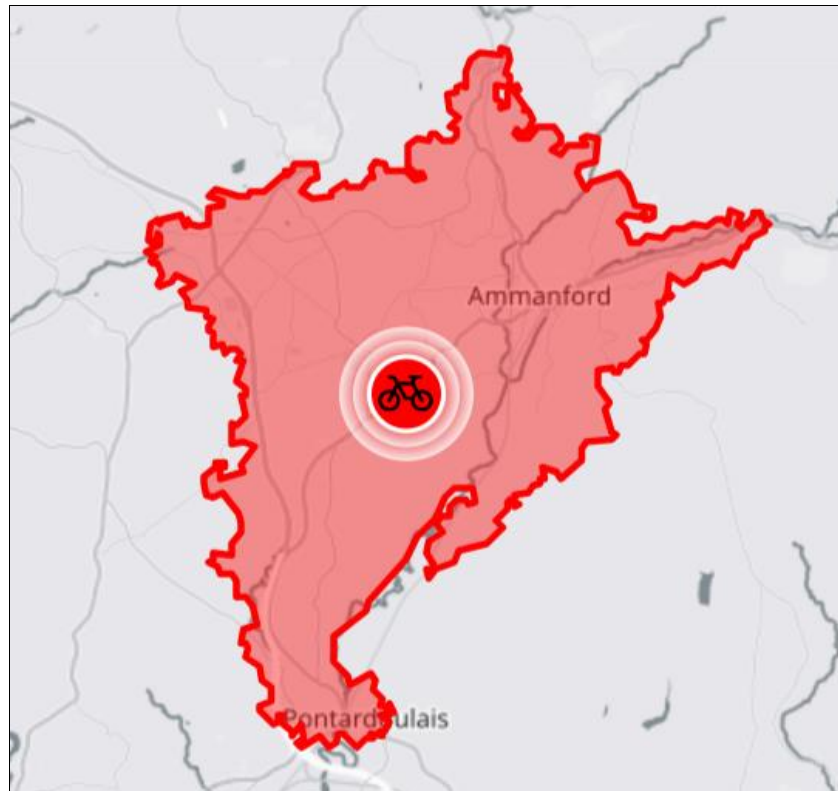


Figure 5 – 30-minute cycle radius from application site

3.0 PLANNING POLICY

3.1 LOCAL PLANNING POLICY

- 3.1.1 The development plan in form for the purposes of Section 38(6) of the Planning & Compensation Act 2004 is the Carmarthenshire Local Development Plan, which was adopted in December 2014.
- 3.1.2 The application site is located within the defined settlement limits of Tycroes (**GP2**), and the LDP Proposals Map is reproduced in extract as Figure 6 and shows the land edged red.

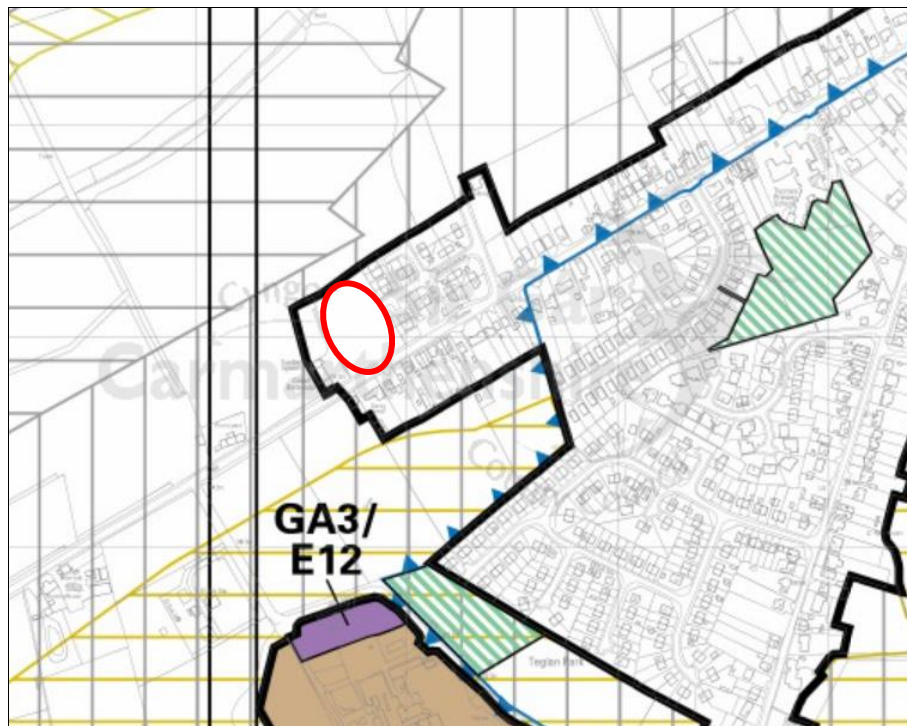


Figure 6 – LDP Proposals Map extract – Land off Pontardulais Road, Tycroes

- 3.1.5 Policy GP1 of the LDP promotes development proposals which should be compatible with their surroundings in terms of scale, height, massing, and the general topography of the locality. Proposals must not adversely affect local amenity in terms of visual impact, loss of light or privacy, disturbance and traffic movement. The Policy requires the siting of new proposals for development to have regard to the physical character and topography of the site and surroundings. Particularly being seen to integrate with the landscape, conserve and utilise existing boundary features, and having full regard to adjoining developments. This Policy also in particular advocates that proposals must not adversely affect local amenity in terms of visual impact, loss of light or privacy, disturbance and traffic movement.

3.2 HIGHWAY CHARACTERISTICS IN RELATION TO ACCESS & PARKING STANDARDS

- 3.2.1 LDP Policy TR3 requires all new development to have regard to allowing access and facilities for all; provide satisfactory car parking, and be accessible to cyclists, pedestrians and users of public transport. The subject site is set off the northwestern flank of Pontardulais Road. Vehicular access from the site can achieve excellent horizontal visibility in both directions for emerging vehicles, and for incoming vehicles turning into a new residential site.
- 3.2.2 Carmarthenshire County Council advocate the guidance within the “*CCS Wales – Wales Parking Standards (2018)*”. The guidance stipulates car parking ratios for new developments dependant on the site’s location in relation to urban form and its sustainable attributes, particularly the availability of public transport and proximity to public services, retail, education and community facilities.
- 3.2.3 Given that the site is located within the Tycroes settlement limits, as defined within the LDP, the Authority should categorise the site as a Zone 3 location, meaning Local Service Centre, with **the Guidance requiring a ratio of one car parking space per bedroom within individual houses**. However, an allowance can be made in sustainable locations, and a scoring system has been developed. Points can be achieved if a site is within 200 metres, 400 metres and 800 metres respectively of shops, schools and community facilities. More than 2 facilities in the same distance zone (200 / 400 / 800 metres) will double the number of points achieved. Similar proximities to public bus routes can also add scoring points, as does proximity to cycle routes. If a score of 7 or more points is achieved, one car parking space per unit can be deducted. If 10 or more points are achieved, two car parking spaces per unit can be omitted, providing it does not result in less than one space per unit.
- 3.2.4 The site at Land off Pontardulais Road lies within a 5/10-minute walking distance of Tycroes Primary School and community hall, as well as a children’s park and play area. The main road is part of **NCN 437 Cycle Route**, which lies only minutes’ cycle from the site.
- This section of the A483 Road lies upon a primary public bus route, with **Services 166 and 195** running to Llanelli, Carmarthen and Cross Hands, and **X13** to Swansea.

The locality is accordingly highly sustainable where a level of on-plot car parking can be reduced to account for the availability of walking, cycling and public bus services in the locality.

3.3 Community Contributions

- 3.3.1 Policy AH1 requires for residential proposals of over 5 units to make on-site provision for Affordable Housing. Within the Ammanford / Cross Hands Sub-Market Area, the target for affordable housing is set at 10%. This application proposes affordable housing to meet identified affordable housing demand.
- 3.3.2 The Local Development Plan, at Policy REC2, requires development proposals more than five dwellinghouses to make contributions to Play and Open Space, if not within a proportion of dedicated land within the site, but commonly in the form of off-site financial contributions. The current rate per dwellinghouse is £2463 per unit. The site at Land off Pontardulais Road is situated within walking distance of a very well-equipped public play facility.
- 3.3.3 The Council has adopted Supplementary Planning Guidance (SPG) in relation to Planning Obligations, from which the above figure is derived. The SPG also requires financial contributions towards education improvements, and even in circumstances where the relevant primary and/or secondary schools have spare capacity to receive additional pupils. A ratio of child places per dwellinghouse has been calculated and stands at a total of 0.64 children per house.

4.1 DESIGN CONCEPT

The map displays the proposed station layout, including the station building, platform, and access roads. The station is located on the right side of the map, adjacent to the existing infrastructure. The map also shows the surrounding terrain, including contour lines and existing roads. The station schedule table is located in the bottom right corner of the map.

Station Schedule		
Station	Easting	Northing
1	260147.862	210358.942
2	260123.332	210344.346

Figure 7 – Topographic Survey of site

4.2 LAYOUT

- 4.2.1 The proposals have sought to utilise the gentle contours of the site to form a cul-de-sac formation over the field enclosure. A single point of access is proposed off the A483. The new estate road will head straight through the site, before two shared driveways to access 10 dwellings, before continuing to serve the remaining 5 dwellings, east and terminating in a turning head. An indicative total of 15 semi-detached and linked dwellinghouses are proposed off both flanks of the new estate road.
- 4.2.2 The lower part of the field, parallel with the northern perimeter will be afforded attenuation features to cater for surface water disposal in accord with SAB legislation. The proposal will retain all existing hedgerows, whilst incorporating new native planting in the form of double staggered native hedgerows and native tree planting throughout the site.
- 4.2.3 The proposed site layout as shown below at Figure 8 has been formulated with these areas of surface water attenuation and boundary retention in consideration.



Figure 8 – Proposed Indicative Site Layout Plan

- 4.2.4 The development will offer a mix of dwelling types, being made up of predominantly two & three-bedroom semi-detached and linked dwellings off a new centralised access.
- 4.2.5 The proposals illustrate new dwellings respectful of neighbouring residential properties, and in particular the existing detached bungalows which are located adjoining the eastern boundary of the application site. New dwellings are shown to provide an adequate separation distance to the aforementioned properties, but with healthy rear garden space upon each, which equally complements the extent of rear gardens at

those neighbouring properties. The proposals ensure that the existing privacy standards of those neighbouring occupants will be safeguarded through careful boundary treatments that will provide the adequate screening measures.

4.3 SCALE

- 4.3.1 The submitted site layout provides details primarily of two house types across the site. The proposed units are set over uniform footprints but are accommodated within respective plot dimensions and have informed the site layout. This is coupled with ensuring respect is paid to the Council's general spatial layout standards relating to serviced dwellinghouses and habitable distances, particularly the inter-relationship between new properties within the site itself.

Indicative Scale Parameters are shown as follows:

2 / 3 bed semi-detached and linked houses – *Width – 4.8m to 5.5m*
Depth – 8.5m to 9.5m
Height to Ridge – 7.0m – 7.5m

- 4.3.2 Semi-detached and linked types are indicatively shown, with saddle roofs predominating, respectful of modest roof pitches and with grey tiles finishes. House types could offer a semi-rural theme, with use of render to generate a pastel, light finish, to complement neighbouring established properties off Pontardulais Road which are known to display extensive concentrations of roughcast render. The new proposals therefore will not appear out of character as an external finish in this village environment and setting. Dwelling heights are modest with no roof rooms or roof windows, which would otherwise accentuate overall height and massing. House types are modest in respective widths and depths with footprints for two-bed houses ranging around 41 square metres.

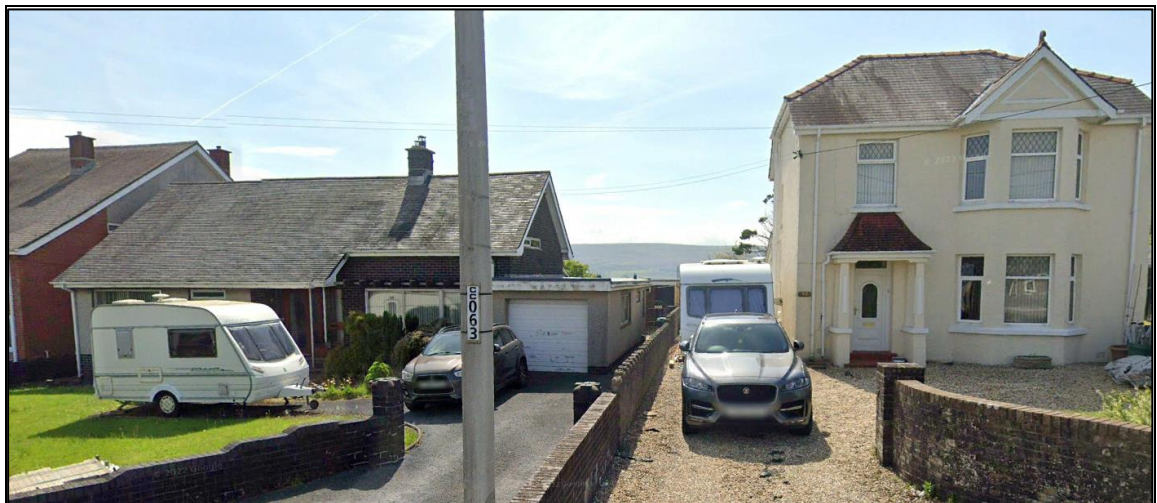
4.4 APPEARANCE

- 4.4.1 Proposed dwellings at the application site can maintain a mix of house types, but generally will be equipped with symmetrically proportioned windows in brown or white upvc, together with matching front entrance doors. The use of porches or canopies can be introduced to aid to break up front facades, and variation in roof eaves, gable-fronted types and front protruding gables will assist in providing variety across the site.
- 4.4.2 Drawing a comparison or seeking a compatible architectural theme amongst existing properties at Tycroes is difficult, given the broad range of bungalow and two-storey house types evident both along both flanks of the A483 road. Photographs 5, 6 and 7

below illustrate the wide variety of dwelling forms, with all manners of material finishes displayed from render to face brick and reconstituted stone. Differences in dwelling scale are also evident from two-storey houses to single-storey bungalows.



Photograph 10 – Established Detached Properties



Photograph 11 – Established and Modern Detached Properties in contrast



Photograph 12 – Semi-Detached Bungalows



Photograph 13 – Modern Detached Corner Property Adjoining Bungalow

- 4.4.3 The above photographs display the **vast range and differing forms of house building on show at Pontardulais Road in Tycroes**. Individuality is paramount throughout with no established pattern or style of development being carried forward to any subsequent development. It is therefore submitted that the proposals submitted at land off Pontardulais Road, will at least bring a sense of uniformity and conformity within the site itself, with house types providing a continuation with neighbouring properties adjoining Pontardulais Road.

4.5 LANDSCAPE DESIGN

- 4.5.1 It is considered that the proposals offer a moderately-sized greenfield development which pay regard to the precise landscape features of this part of Tycroes. In this regard, specific attention will be paid to ensuring that the development will exhibit a complementary frontage of mixed semi-detached and linked houses to mimic the existing properties along Pontardulais Road. Within the site interior, houses are proposed to be set back from the estate road carriageway edge to allow for modest car parking areas.
- 4.5.2 A Preliminary Ecological Survey carried out on the site discovered no elements of biodiversity interest, nor evidence of protected species. The proposals will nevertheless provide for a retention of all existing perimeter hedgerows, with native tree and hedge planting proposed to increase the biodiversity levels of the site. New close boarded fencing between new development plots will be deployed, as is commonplace throughout the adjoining modern developments.
- 4.5.3 The density of development therefore seeks to maximise the resource and extent of land available, whilst providing the basic essentials of a fully serviced site; and degrees of openness and standards of occupant privacy and amenities found throughout the settlement.
- 4.5.4 The site is currently inconspicuous in the landscape, due to the hedgerow that shields views from Pontardulais Road into the site. The site contains a public right of way on its western boundary, and this will be retained in full. Due to the site is surrounded by mature vegetation, such as hedgerows, wider views into the site are absent.

5.0 ACCESSIBILITY

- 5.1 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.
- 5.2 The proposed housing development is sited over gently undulating ground, with no discernible differences in ground level from the proposed residential plots to the public highway. Vehicular driveways and estate road footways can be significantly wide and level to allow use by all users regardless of mobility.
- 5.3 The development proposal will ensure, wherever possible, that the maximum gradient of driveways and footways to building entrances will be as level as possible, but certainly no more than 1:20, and compliant with Part M of the Building Regulations.

The development will be provided with non-slip pathways and laid to a minimum width of 1000mm.

- (a) Car parking spaces to all dwelling driveways will be surfaced firm and level, free from loose stones. Every effort will be made to ensure proposed parking facilities are well lit for all users.
- (b) Hard and soft landscaping of garden and amenity areas will be wheelchair friendly and capable of access for all.

5.4 **Building Structures**

The dwellinghouses will be two-storey and the following will apply to all house 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) Both 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, with corridors 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.
- (e) There will be sufficiently a sized turning circle, within ground floor hallways, being a minimum 1200mm diameter allowing for wheelchair maneuverability.

5.5 The proposals therefore ensure ease of access for all.

6.0 **COMMUNITY SAFETY**

6.1 The proposals will allow the properties to be publicly viewed from the adjacent A483 and proposed-adopted estate road highway. 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.

- 6.2 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.

7.0 ENVIRONMENTAL SUSTAINABILITY

- 7.1 The proposals will allow for residents and visitors to continue to access the site by means of transport other than the private motor car. Accessing the site by foot or cycle will still be available, following the completion of the dwellinghouses, as is the availability to travel to the site by public bus.
- 7.2 Regular bus services are to be found less than one minutes' walk from the application site at Pontardulais Road, with services extending north-east to Ammanford, and south-west to Capel Hendre and Pontardulais with Swansea City Centre accessible on the **X13** bus service from Tycroes.
The **Pantyffynnon railway station** lies some 10 minutes' walk east from Pontardulais Road, being on the **Heart of Wales** Line. Services run north to Ammanford and Llandeilo. To the south the service extends to Llanelli and Swansea
- 7.3 **National Cycle Route 437** passes near the site, and thus is easily accessible to new home occupants.
- 7.4 The application site is within walking distance of Tycroes Primary School, medical surgery, and local convenience shops off Pontardulais Road.
- 7.5 Cross Hands is located only 10 minutes by road, and provides a whole range of large food supermarkets, comparison shops, offices, industrial estates, library and leisure / recreation facilities.

8.0 MOVEMENT

- 8.1 The proposals will allow for uses, be that residents, delivery operatives or general visitors to freely access all available parts of the development, with each house being fully incorporated into the internal mechanics of the site. The development proposed has been designed to illustrate for change, whilst ensuring that all movement outside and within the buildings are free from obstruction or hindrance.

- 8.2 The submitted proposals illustrate for a safe and effective vehicular access off the A483 road. This stretch of A road has satisfactory forward alignment, offering appropriate forward visibility to all motorists. The internal estate road layout will also provide residents and visitors with a complete adoptable carriageway and footways, allowing for safe vehicle passage and complete pedestrian segregation.
- 8.3 The level of car parking at the site will ensure that there is sufficient off-street parking for residents within the curtilage of each house. The applicants' focus will also be to ensure that a proportion of parking is retained at corresponding levels with that of each respective property, thereby providing easy passage for all users regardless of mobility.

9.0 CONCLUSION

- 9.1 This Statement has sought to examine the attributes of this residential allocated site in relation to Local Planning Policy and also its proximity to existing, neighbouring residential development and the ground contours of the site. Existing physical conditions have had an effect upon the development of the site, and the placement of residential development.
- 9.2 The proposed site layout seeks to promote and enhance the development as a new modern cul-de-sac off of Pontardulais Road, and which respects the scale parameters of the streetscene and neighbouring properties. The resultant site layout allows for complementary standards of footprints and levels of amenity space within each house plot, whilst ensuring a satisfactory level of privacy and lack of overbearance on neighbouring residents and those new occupants within the scheme.
- 9.3 The scheme proposes **10% Affordable Housing** offering a range of modest house types, with tenures balanced in favour of low-cost home ownership.
- 9.4 This Statement has illustrated that the proposals meet the “objectives of good design” as listed within Technical Advice Note (TAN) 12, together with the underlying policies of the Carmarthenshire Local Development Plan. Throughout, the focus is made upon ensuring that the proposal is a legible development, well designed to integrate comfortably into its surroundings, and is freely accessible to all users.