

PLANNING, DESIGN & ACCESS STATEMENT

Land at Moss Place, Abernant, Aberdare

September, 2023



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Description of development:

Full planning application for residential housing development, landscaping, highways, parking, drainage and associated works

Location:

Land at Moss Place, Abernant, Aberdare

Date:

September, 2023

Asbri Project ref:

21.284

Client:

ASD Build Ltd



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| Date | September 2023 | September 2023 |
| Revision | - | - |

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INTRODUCTION

1.1 This Planning, Design and Access Statement (PDAS) has been prepared on behalf of the ASD Build Ltd, in respect of the proposed residential development and associated works at land at Moss Place, Abernant, Aberdare.

1.2 The purpose of a PDAS is to provide a clear and logical document to demonstrate and explain the various facets of design and access in relation to the site and to appraise the proposed development against relevant planning policies. It also presents the details of the planning application in a way that can be read both by professionals and the public.

1.3 The diagram, right, extracted from Planning Policy Wales, summarises the five objectives of good design that should be taken into account when preparing a DAS. The circular nature of the diagram represents the equal weightings that need to be given to each of the 5 Objectives of Good Design: Access; Movement; Character; Environmental Sustainability and Community Safety.

1.4 Accordingly, the statement is subdivided into eight sections, commencing with this introductory chapter in this section which includes the brief and vision. Section 2 provides a brief overview of the site context and its surroundings. Section 3 describes the opportunities and constraints of the site whilst Section 4 summarises pre-application discussions that have taken place. Section 5 provides the relevant national and local planning policy context, followed by Section 6 sets out the proposal, explores the relevant design and access facets associated with the application. Section 7 includes an appraisal of the proposals against planning policy. The document then concludes under Section 8 which summarises the key themes running through the report, justifying that the proposed development should be granted planning permission.

1.5 The submitted Planning, Design and Access Statement adheres to guidance embodied in the Welsh Government publication, Design and Access Statements in Wales, published in June 2017.

The Vision and Brief

1.6 The Vision and Brief for the proposal has derived from the works required to facilitate the residential development on behalf of ASD Build Ltd. Development proposals are based on thorough understanding of the local physical, economic and social context. This design statement seeks to show how the local context has influenced the design at planning application stage.

1.7 Part of the the land to which this proposal relates is currently allocated as part of a mixed use Strategic Site Policy NSA 9.6 Land at Nant y Wenallt, Abernant Road, Abernant where provision is made for 150 dwellings. Housing will be delivered as part of this development, including a proportion of affordable housing and will make an important contribution to housing delivery Rhondda Cynon Taf, and support the role and function Aberdare as a principal town.

1.8 The brief for the proposed development is to develop a scheme which will accommodate 247 homes provided on site. An allowance of 100 affordable homes meeting DQR standards have been allowed for.

1.9 due to the site's strategic location within the settlement boundary of Aberdare, the development provides an excellent opportunity to provide sustainably located residential dwellings, in close proximity to the services and facilities found locally in Abernant and the nearby Aberdare town centre.



AERIAL VIEW OF SITE LOCATION



SITE IN LOCAL CONTEXT



SITE CONTEXT AND ANALYSIS



Figure 1: Natural Resources Wales Development Advice Map

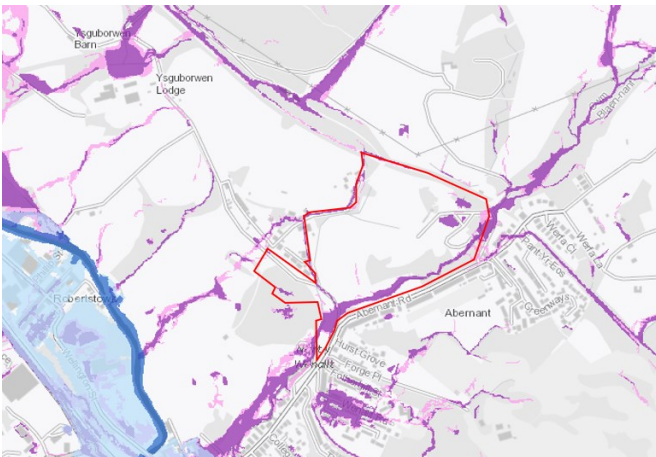


Figure 2: Flood Map for Planning Extract

Site Context

2.1 The site is an irregularly shaped area of land located approximately 1km to the north east of Aberdare Town Centre and uphill of the former Aberdare hospital site in the Aberdare East Ward. The site is positioned on the following National Grid References: E: 301120, N: 203570.

2.2 The site covers the area of 15.41 hectares. Boundaries of the site are defined by the former railway to the north, residential properties to the east, Abernant Road to the south and undeveloped land and existing properties to the west.

2.3 To the south of the site there are local facilities such as Abernant Primary School, allotments behind Abernant Road and playing fields located to the rear of the Primary School. To the north of the site runs pedestrian and cycle path running along the former railway line.

2.4 The southern area of the site is designated as SINC that provides the natural buffer to Abernant Road. The Nant y Wenallt Watercourse running to the south of the site forms a steep valley between the higher plateau on the site and the Abernant Road.

2.5 The site lies in a sustainable location with access to public transport provision. The nearest bus stop is located some 170m to the south of the site entry providing frequent and regular access to Porthcawl, Pyle, Bridgend, Pencoed and Talbot Green via bus number 63.

2.6 Formerly, the site was occupied with the infrastructure associated with the iron works. As the site was mined throughout its history, mine shafts and adits are known to be present on the site. That element of the site known as River Level Tips was subject of some reclamation in the late 1970's and early 1980's and has been reclaimed by nature since save for a small part of the site that has been developed for housing.

2.7 The topography of the site is variable but broadly reflects that of the wider eastern valley slope of the Cynon Valley. The Nant Y Wenallt stream runs close to the south eastern boundary of the site in a steeply incised valley.

Site Technical Designations

2.8 The National Resources Wales long term flood risk map identifies that the site lies outside a flood risk zone, meaning there is no risk of fluvial or coastal/tidal flooding (Figures 1 and 2).

2.9 The site is not within a Conservation Area and there are no listed buildings or scheduled ancient monuments within or adjoining the site boundary.

2.10 A review of the coal authority mapping shows the site is within a Coal Mining Reporting Area and mostly within a development high risk area.

2.11 A review of Historic Wales' online map search confirms that there are no Listed Buildings or Scheduled Ancient Monuments within or in close proximity to the site (Figure 3).

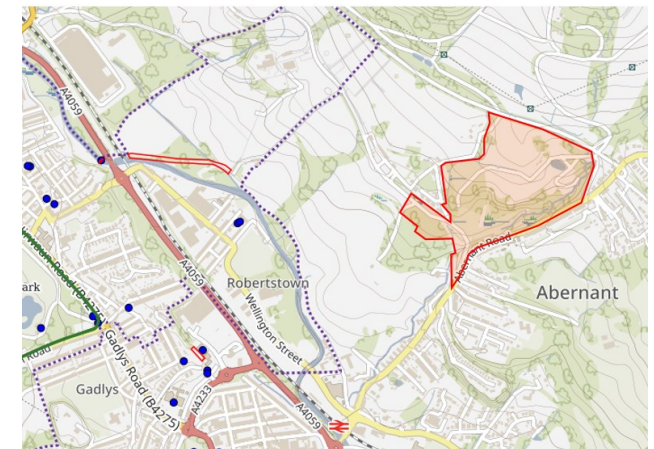
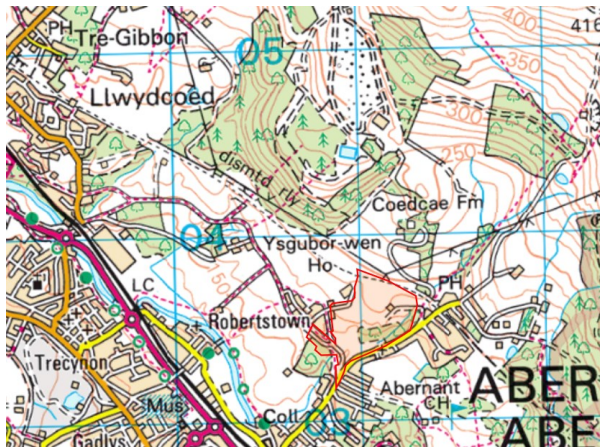


Figure 3: Cadw Extract

SITE CONTEXT AND ANALYSIS

2.12 A review of Ordnance Survey shows that there are no Public Rights of Ways crossing the site. The public rights of way footpaths adjoin the site's western boundaries.

Figure 4: Ordnance Survey Maps Extract



2.13 The land to which this proposal relates is currently allocated as part of a mixed use Strategic Site Policy NSA 9.6 Land at Nant y Wenallt, Abernant Road, Abernant where provision is made for 150 dwellings.

2.14 The northern section of the Nant Y Wenallt stream, which lies to the south of the site, is designated as a site of Interest for Nature Conservation (Policy AW8.30) and as such, any development of the site would need to carefully manage this part of the site as part of the proposed development.

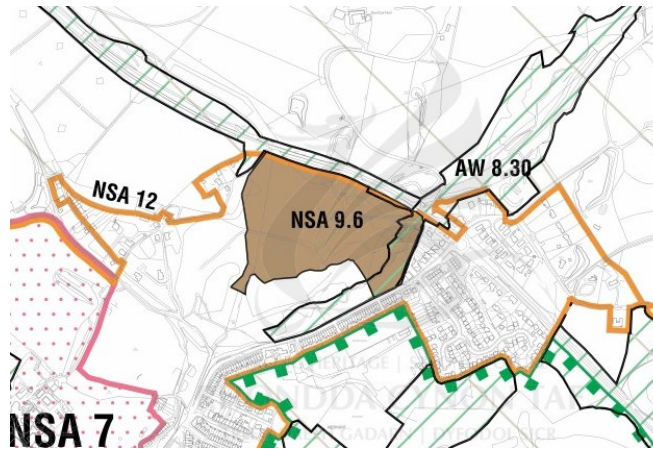


Figure 5: Extract from Rhondda Cynon Taf County Borough Council Proposals Map

Planning History

2.9 A review of Rhondda Cynon Taf County Borough Council's Planning Registry shows that there is one historic planning application relating to the site:

- **05/0134/13** - Proposed residential development (Outline). Granted on 18th October 2006.
- **08/1193/15** - Variation of condition 1 on outline application 05/0134/13. Vary condition so that reserved matters can be made before the expiration of 5 years and that development will begin before the expiration of 7 years from the date of the outline permission. Granted 13th October 2008.
- **10/0309/15** - Variation of condition 1b of outline permission 05/0134 (for residential development) (as varied by 08/1193) to extend period for submission or reserved matters and to allow phased implementation of development. Granted 15th February 2023.
- **15/0554/15** - Variation of condition 1c of permission 10/0309/15 to extend the period for the submission of reserved matters for a further 3 years. Granted on 19th December 2016.

INTERPRETATION

3.1 The concept for the development of the site has derived from the following:

- Full site analysis including a full desktop study of the site and its surroundings;
- A site visit and a general visual assessment of the surrounding area; and
- Discussions with the client and a full understanding for the brief and vision of the project.

3.2 The above steps have presented the key opportunities and constraints for the site which are outline below:

Opportunities

- **Residential Allocation** - As aforementioned, part of the application site is allocated for 150no. dwellings in accordance with Policy NSA 9.6 (Housing Allocations) of the adopted LDP. The principle of developing the site for residential development is therefore firmly established.
- **Settlement Boundary** – The entirety of the development site lies within the settlement boundary for Aberdare and is therefore in a location where development is normally permitted.
- **Accessible Location** – The site lies within close proximity to an array of services of and facilities within Aberdare town centre as well as public transport provision. It is therefore within a sustainable location.

Constraints

- **Former Mine Workings** – Due to the former industrial use of the site and surroundings, there are a number of mine shafts within the site boundary. As such, any development layout will need to ensure that no dwellings are proposed within the exclusion zones of these shafts.
- **On Site Trees** - There are a number of existing trees on site. Some of which will be required to be removed in order to facilitate the proposed development. However, the accompanying Tree Protection Plan within the Arboricultural Report illustrates that the vast majority of trees of good value will be retained and any tree loss can be mitigated through additional landscape planting.
- **Site of Importance for Nature Conservation** - The Nant y Wenallt Site of Importance for Nature Conservation runs along the site's southeastern boundary and outside of the site to the north. The application is therefore accompanied by a suite of ecological information and any development will need ensure that the ecological integrity of the allocation is protected.

PRE-APPLICATION DISCUSSIONS

Pre-Application Discussions

4.1 The proposed development was subject to pre-application discussions with the Local Planning Authority (Ref: GD/22/5115/41). A summary of the pre-app response is provided below:

4.2 Principle of development

- The application site is allocated under the current Local Development Plan as part of a wider mixed use Strategic Site and is allocated for residential development of development of 150 dwellings under Policy NSA9.6.
- The proposed density for the developable areas lies below that demanded by policy NSA7 of the LDP. Any proposals for a lower density development need to be fully justified and would still be required to make adequately efficient use of the site. In the case of current proposal, lower density is justified by the need to protect the character of the surrounding area and SINC site (Nant y Wenallt) and the difficult topography of the site. Pre-application response concluded, that it is considered likely that the Council would consider this acceptable.

4.3 Visual amenity

- Having regard to the surroundings, the site sits adjacent to Abernant which itself forms part of Aberdare and is not characterised by distinct style, nor idiom. Given the topography, the fact that development would be set within landscaped grounds and given a relative level of detachment from the remainder of Abernant, the development should complement surroundings and represent a natural progression of development in relation to the adjacent hospital site.
- The discreet and defined nature of the site and the parkland setting should make detailed design of the character areas and overall site achievable.

4.4 Residential amenity

- The proposed development would need to respect the privacy and amenity standards currently enjoyed by neighbouring properties.

4.5 Highway and Pedestrian Safety

- The proposals demonstrate a level of compliance with Local Development Plan Policies AW1 and NSA12 this though is subject to a caveat that the development does not adversely affect the highway network.
- Given the proximity to the town centre the site and surrounding area, the highway and public footpath network the site would also appear to offer opportunities for travel by bicycle and on foot. As such, the site is considered a sustainable location as defined by Local Development Plan Policy AW2

4.6 Drainage

- The intention to place the Sustainable Urban Drainage System (SUD's) in the Site of Interest for Nature Conservation (SINC) should be appropriately considered with regards ecology. Without clear definition of what this will entail there is concern that it will directly and detrimentally impact on the SINC. The ecologist takes the view that the SUDs feature should be upslope of the SINC area.

4.7 Biodiversity

- Overall, the site has the potential to deliver a development that is satisfactory in terms of its impact on amenity and the character and appearance of the area. However, at the time of writing details remain to be agreed with regard to the potential impact of the proposals on the SINC.

4.8 Dust

- It is envisaged that a significant amount of dust will arise near the site, because of access and egress of vehicles. Therefore, an adequate dust suppression measures are employed at all times.

4.9 Contamination

- Due to former Ironworks on the site it was considered that the potential contamination is present on site. Therefore, the application has to be supported by a scheme for the remediation of contamination and its implications.

PLANNING POLICY



Planning Policy Overview

5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications be determined in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan for the purposes of this Planning Application comprises the following:

- National Development Framework: Future Wales – The National Plan 2040 (February, 2021);
- Rhondda Cynon Taf Local Development Plan 2006 – 21 (adopted March 2011)

5.2 In addition to the Development Plan, the Planning Application has been informed by policy and guidance set out in the following:

- Planning Policy Wales Edition 11 (February, 2021), informed by The Well-Being of Future Generations (Wales) Act 2015, and supplemented by Technical Advice Notes;
- Building Better Places: The Planning System Delivering Resilient and Brighter Futures (July, 2020);
- Rhondda Cynon Taf Supplementary Planning Guidance.

National Level

National Development Framework: Future Wales – The National Plan 2040

5.3 The National Development Framework: Future Wales – the National Plan 2040 was published on 24th February 2021. 'Future Wales' sets out the Welsh Government's strategy for addressing key national priorities through the planning system, including sustaining and developing a vibrant economy; achieving decarbonisation and climate-resilience; developing strong ecosystems; and improving the health and well-being of our communities. As stated above, the National Development Framework has Development Plan status.

Growth Strategy

5.4 The Welsh Government's strategic growth strategy is set out in Policy 1 of Future Wales as follows:

Policy 1 – Where Wales will Grow

The Welsh Government supports sustainable growth in all parts of Wales. In three National Growth Areas there will be growth in employment and housing opportunities and investment in infrastructure. The National Growth Areas are: Cardiff, Newport and the Valleys Swansea Bay and Llanelli Wrexham and Deeside

5.5 It is further explained that "Our strategy is to build on existing strengths and advantages. It encourages sustainable and efficient patterns of development, based on co-locating homes with jobs and vital services and the efficient use of resources" (page 60).

Placemaking

5.6 Placemaking forms a key concept upon which many national planning policies are based. It is set out at Page 65 of Future Wales that "Placemaking is at the heart of the planning system in Wales and this policy establishes a strategic placemaking approach and principles to support planning authorities to shape urban growth and regeneration".

Housing

5.7 It is stated at Page 73 of Future Wales that "the planning system has a long-established role in the delivery of affordable housing. We are committed to ensuring that new housing meets the needs of all members of society especially those unable to afford to buy on the open market. Echoing the strategic placemaking principles in policy 2, sustainable places are inclusive and welcoming to all; they do not exclude sections of the community or create ghettos of the affluent and the poor".

PLANNING POLICY

Biodiversity and Green Infrastructure

5.8 It is identified at Page 76 that the strategic focus of Future Wales on urban growth requires *“an increased emphasis on biodiversity enhancement (net benefit) in order to ensure that growth is sustainable”* (page 76).

5.9 In addition, the associated importance of green infrastructure is highlighted: *“As the population of Wales becomes increasingly urban, the opportunity to optimise well-being benefits from green infrastructure will be greatest in and around these areas. Innovative use of nature-based solutions and integrating green infrastructure in and around urban areas can help restore natural features and processes into cities and landscapes. Providing locally accessible, high quality green spaces and corridors helps to maintain and enhance the strategic functioning of our natural resources and ecological networks and address physical and mental well-being”* (page 78).

Transport

5.10 Future Wales identifies that transport in Wales is currently dominated by the car and that *“our reliance on travelling by car is limiting the opportunity for physical activity and social contact to be built into people’s everyday lives and is exacerbating air and noise pollution, particularly along major routes and at busy destinations...This has an adverse impact on people’s health and well-being, contributing to life-limiting illnesses associated with physical inactivity, loneliness and isolation”* (page 85).

South East Region Growth Area

5.11 Future Wales identifies Cardiff, Newport and the Valleys as a National Growth area in the South East Region. Such National Growth Areas should be recognised as the focus for strategic economic and housing growth; essential services and facilities; advanced manufacturing; transport and digital infrastructure. The Welsh Government will work with regional bodies and local authorities to promote and enhance Cardiff, Newport and The Valleys strategic role and ensure key investment decisions support places in the National Growth Area and the wider region.

Planning Policy Wales

5.12 Planning Policy Wales (PPW) Edition 11 was published on 24th February 2021. The primary objective of PPW is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being of Wales, as required by the Planning (Wales) Act 2015, the Well-being of Future Generations (Wales) Act 2015.

5.13 Sustainable Development is defined at Page 7 of PPW as follows: *“the process of improving the economic, social, environmental and cultural well-being of Wales by taking action, in accordance with the sustainable development principle, aimed at achieving the well-being goals”*.

Good Design

5.14 The importance of good design in development proposals is highlighted at Paragraph 3.3 of PPW where it is stated that *“Good design is fundamental to creating sustainable places where people want to live, work and socialise. Design is not just about the architecture of a building but the relationship between all elements of the natural and built environment and between people and places. To achieve sustainable development, design must go beyond aesthetics and include the social, economic, environmental, cultural aspects of the development, including how space is used, how buildings and the public realm support this use, as well as its construction, operation, management, and its relationship with the surrounding area”*.

5.15 Section 3.17 of PPW relates to design and access statements (DAS) discussing that a DAS should communicate what development is proposed, demonstrate the design process that has been undertaken and explains how the objectives of good design and placemaking have been considered from the outset of the development process.

Active Travel

5.16 The importance of developing local active travel networks to help mitigate the impact of new development by providing an alternative mode of travel to the private car

is highlighted in PPW. It is stated at Paragraph 4.1.30 that *“Provision for active travel must be an essential component of development schemes and planning authorities must ensure new developments are designed and integrated with existing settlements and networks, in a way which makes active travel a practical, safe and attractive choice.”*

Welsh Language

5.17 It is set out in PPW that the Welsh language is part of the social and cultural fabric and its future well-being will depend upon a wide range of factors, particularly education, demographic change, community activities and a sound economic base to maintain thriving sustainable communities and places. Paragraph 3.29 states that *“If required, language impact assessments may be carried out in respect of large developments not allocated in a development plan which are proposed in areas of particular sensitivity or importance for the language”*.

Housing

5.18 It is set out at Paragraph 4.2.1 that *“New housing development in both urban and rural areas should incorporate a mix of market and affordable house types, tenures and sizes to cater for the range of identified housing needs and contribute to the development of sustainable and cohesive communities”*.

Green Infrastructure

5.19 The importance of green infrastructure is highlighted throughout PPW. It is summarised at Paragraph 6.2.5 that *“The quality of the built environment should be enhanced by integrating green infrastructure into development through appropriate site selection and use of creative design. With careful planning and design, green infrastructure can embed the benefits of biodiversity and ecosystem services into new development and places”*.

PLANNING POLICY

| Planning Ref. | Relating to |
|--|---|
| CS1 | Development in the north (promotes larger scale regeneration schemes in the principal town of Aberdare) |
| CS3 | Strategic sites |
| CS4 | Housing requirements |
| CS5 | Affordable housing |
| CS8 | Transportation |
| CS9 | Waste Management |
| Area Wide Policies | |
| AW1 | Supply of new housing |
| AW2 | Sustainable Locations |
| AW4 | Community infrastructure and planning obligations |
| AW5 | New development |
| AW6 | Design and placemaking |
| AW7 | Protection and enhancement of the built environment |
| AW8 | Protection and enhancement of the natural environment |
| AW10 | Environmental protection and public health |
| Northern Strategy Area Policies | |
| NSA1 | Development in the Principal Town of Aberdare |
| NSA9 | Housing Allocations |
| NSA10 | Housing density (seeks to achieve a minimum net density of 30 dwellings per hectare) |
| NSA11 | Affordable housing |

Technical Advice Notes

5.20 The following Technical Advice Notes (TANs) are of relevance to the development proposals:

- TAN 2: Planning and Affordable Housing (2006)
- TAN 5: Nature Conservation and Planning (2009)
- TAN 12: Design (2016)
- TAN 18: Transport (2007)

Local Level

Rhondda Cynon Taff Local Development Plan 2006-2021

5.21 The Bridgend Council Local Development Plan (LDP) was adopted in September 2013.

5.22 Policy SP2 CS 1 – Development in the North – as aforementioned this seeks to promote residential and large scale regeneration schemes in the principal towns including Aberdare, with the key emphasis on building strong and sustainable communities. In this regard, the current proposal will deliver a high quality residential scheme on a Strategic Site.

5.23 Policy NSA 9.6 – Housing Allocations – the site forms part of this strategic site allocation and effectively consists of the areas identified for low to high density housing and open space. Whilst the Policy aspires to achieve 150 dwellings on the site, it also seeks to retain informal amenity space in a parkland setting. The Policy also acknowledges the significant number of constraints including trees, open spaces and ecology which includes a SINC. In addition to this, historic iron works legacy also poses a constraint to the site. These acknowledged constraints, in addition to the need to ensure that any residential development on this site respects the character of the area and is bespoke to its setting; adheres to placemaking principles; and includes areas for SUDS and Green Infrastructure.

5.24 Policy NSA 10 – Housing Density – sets out that residential development will be permitted where the net residential density is a minimum of 30 dwellings per hectare.. In light of this policy and policy NSA 9.6, Land at Nant y Wenallt, Abernant Road, Abernant is allocated for 150 dwellings.

SPG

5.25 The following Supplementary Planning Guidance (SPG) adopted by Rhondda Cynon Taff County Borough Council is of relevance to the proposed development:

- Design and Placemaking
- The Historic Built Environment
- Affordable Housing
- Nature Conservation
- Planning Obligations
- Access, Circulation and Parking

PROPOSED SITE LAYOUT



THE PROPOSAL

Overview

6.1 To ensure that the development effectively responds to the local context, the principal considerations that will form the chapter, and to which the application will be assessed on, will be the five objectives of good design which are a set of principle considerations, as outlined in Technical Advice Note 12. These include an assessment of the proposed access, the overall character of the site including the amount, scale and layout, the appearance and landscape as well as the community safety of the site.

Amount, Scale and Layout

6.2 The scheme comprises the development of 247no. residential dwellings, landscaping, parking and highways and drainage works. The proposal features a mix of open market and affordable dwellings.

6.3 147no. of the dwellings will be open market and comprised of the following housing mix:

- 30no 2 bed
- 70no. 3 bed
- 47no. 4 bed

6.4 Whilst the 100no. Affordable dwellings will comprise:

- 58no. 1 bed
- 19no. 2 bed
- 21no. 3 bed
- 2no. 4 bed

6.5 The diverse housing mix will ensure that the development is accessible to a number of different persons with a variety of needs.

6.6 The accompanying elevations illustrate that the dwellings will predominantly be two storey in scale aside from some of the apartment buildings which will be three storeys.

6.7 The accompanying layout illustrates that the dwellings will be provided in three separate areas which are reasonably flat in terms of topography and occupied by the fewest number of mature trees which create ideal development plateaus.

6.8 The largest of these is located to the north and centre of the site and will accommodate the highest number of dwellings. Two smaller development parcels will extend to the east and west of the central access road.

6.9 These will comprise separate Character Areas as articulated in the accompanying Design Statement prepared by Spring.

6.10 Character Area 1 is the former stables serving the Ironworks. This is a self-contained area of land to the West of the site. That will contain a more standard, small scale residential development.

6.11 Character Area 2 is the lower plateau to the south of the site. This is the location of the former iron works and forge. In this area a larger scale building is proposed with smaller scale dwellings set around it. The design and built form of this area will reflect the previous use of the site.

6.12 Character Area 3 lies further into the site and is a raised plateau area. The size of this area allows a more standard approach to the design solution and it will take on a more residential character. Buildings will be of a smaller scale and of a higher density.

Landscape

6.13 The accompanying layout plan demonstrates that there are significant opportunities for landscape planting throughout the site which will mitigate any tree loss. Notwithstanding, the accompanying Arboricultural Report demonstrates that the scheme has been prepared in order to retain the vast majority of high quality trees.

STREET SCENES



THE PROPOSAL

Access and Movement

6.14 Access to the site will be attained via Abernant Road to the south. The carriageway will then extend northward into the site to serve the majority of dwellings situated centrally and along the northern boundary. Secondary and tertiary roads of different materials and design will provide a clear distinction from the main road and will act to reduce car speeds. Two spurs extending to the east and west of the central spine road will serve the aforementioned smaller development parcels.

6.15 The application lies in an inherently sustainable location with access to an array of services and facilities within Aberdare Town Centre, public transport provision and footpath/cycle routes. Thereby reducing reliance on the private car.

Appearance and Materials

6.12 The chosen design solution is a more contemporary approach applied in a tenure-blind manner consistently across the entire site. This will create a cohesive community and identity to the site.

6.13 Materials are to be confirmed but will be from a palette of brick, stone and render colours with slate effect roofs.

Community Safety

6.14 TAN 12 suggests that community safety can be achieved via design solutions that can aid crime prevention. These include providing natural surveillance, improving safety by reducing conflicts in uses, and promoting a sense of ownership and responsibility. In this regard, the dwellings have been orientated to provide natural surveillance.

Biodiversity

6.15 The application is accompanied by a Preliminary Ecological Assessment prepared by Ecological Services which identifies that the site consists of open semi improved grassland, neutral grassland, hedgerow, tall ruderal

vegetation, Nant Y Wenallt Stream, broadleaved woodland, tree line and scrub.

6.16 Given the site conditions, additional ecological survey work within the site boundary is already underway. An eDNA survey of ponds 1 and 2 has been completed, a dormouse nest tube survey and 3 separate periods of bat transect work are being undertaken.

6.17 In respect of the Nant Y Wenallt SINC, the PEA notes that a suitable buffer between the SINC habitat and the development will be required.

6.18 In respect of potential ecological mitigation and enhancement measures, the PEA suggests the following:

- Creation of 2 new ponds.
- Retention of woodland.
- Additional landscape planting.
- Provision of integrated bird boxes.
- Provision of integrated bat boxes.

Environmental Sustainability

6.19 As identified within TAN 12, the objectives that developers need to respond to in respect of Environmental Sustainability include that of achieving efficient use and protection of natural resources, enhancing biodiversity and designing for change. In this regard, the public transport infrastructure serving the site is of a high-quality. In addition, the dwellings will adopt a fabric first approach in respect of energy efficiency.

6.20 The proposed development will adopt sustainable drainage systems (SuDS) and will be subject to an application to the SuDS Approving Body (SAB) to sustainably manage surface water. The implementation of SuDS will reduce the potential for flooding and pollution whilst enhancing on site biodiversity through the creation of water features and landscape planting.

APPRAISAL

Overview

7.1 As stated above, Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications be determined in accordance with the Development Plan unless material considerations indicate otherwise. This section of the Planning Statement aims to identify the main issues of relevance to the determination of the Planning Application, and assess the scheme against the Development Plan.

7.2 The key material considerations of relevance in the determination of the application are as follows:

- The **principle of development** in terms of land use planning
- The impact of the development on the **character and appearance of the surrounding area;**
- The impact of the development on **residential amenity;**
- The impact of the development in terms of **highways, access and parking;** and
- The impact in relation to **biodiversity.**

Principle of Development

7.3 The north eastern part of the site is allocated for the residential development of 150no. dwellings in accordance with Policy NSA 9.6 (Housing Allocations) of the adopted LDP. Furthermore, the entirety of the site lies within the settlement boundary for Aberdare and in a sustainable location with immediate access to services and facility and public transport provision.

7.4 Policy CS 4 (Housing Requirements) identifies that land will be made available for the construction of 14,385 new dwellings in sustainable locations. Furthermore, Policy CS 5 (Affordable Housing) identifies a target of 1,770 affordable units across the plan period.

7.5 Development of the site to accommodate 247no. dwellings of which 100no. will be affordable. The scheme will therefore make a significant contribution to the targets identified in Policies CS 4 and CS 5.

7.6 In light of the above, it is considered that the principle of developing the site for residential development is firmly established in accordance with Policies NSA 9 (Housing Allocations), CS 4 (Housing Requirements) and CS 5 (Affordable Housing).

Character and Appearance

7.7 The site is located in an isolated position which is screened from the more densely populated areas of the settlement. There are a small number of existing dwellings in close proximity to the site along Richmond Gardens and Moss Place and these range from traditional terraced cottages to larger detached dwellings. As such, there is no prevailing architectural context.

7.8 The development therefore has the opportunity to create its own distinct identity. Character Area 1 is the former stables serving the Ironworks. This is a self-contained area of land to the West of the site. That will contain a more standard, small scale residential development.

7.9 Character Area 2 is the lower plateau to the south of the site. This is the location of the former iron works and forge. In this area a larger scale building is proposed with smaller scale dwellings set around it. The design and built form of this area will reflect the previous use of the site.

7.10 Character Area 3 lies further into the site and is a raised plateau area. The size of this area allows a more standard approach to the design solution and it will take on a more residential character. Buildings will be of a smaller scale and of a higher density.

7.11 In light of the above, it is considered that the proposed development will not result in an unacceptable effect on the character and appearance of the site and surrounding area in accordance with criterion 1) a) of Policy AW 5 (New Development) of the adopted LDP.

Residential Amenity

7.12 The layout illustrates that dwellings will be positioned sufficient distance from existing dwellings to not result in an unacceptable impact in respect of overbearing and overshadowing. The proposal is therefore considered to be in accordance with criterion 1) c) of Policy AW 5 (New Development) of the adopted LDP.

Highways, Access and Parking

7.13 The accompanying Transport Assessment prepared by Bancroft Consulting identifies that the development will result 120 trips in the AM peak period and 145 in the PM peak period.

7.14 The report establishes that the proposed development not have a 'severe cumulative impact' or materially change the operation of any junction within the study area.

7.15 In light of the above, it is considered that the proposed development would not result in an unacceptable impact on the local highway network in accordance with criterion 2) c) of Policy AW 5 (New Development) of the adopted LDP.

Biodiversity

7.16 The accompanying Preliminary Ecological Appraisal recommends a number of mitigatory and enhancement measures to ensure that the proposed development does not result in an unacceptable impact on biodiversity in accordance with Policy AW 8 (Protection and Enhancement of the Natural Environment).

CONCLUSION

8.1 This Planning, Design and Access Statement (PDAS) has been prepared on behalf of ASD Build Ltd to accompany a full application for residential housing development, landscaping, highways, parking, drainage and associated works

8.2 As aforementioned, the application site represents part of a long standing strategic allocation in the Adopted LDP, and will deliver on the housing aspirations for the site. The housing that will be delivered as part of this development, including a proportion of affordable housing will make an important contribution to housing delivery in Rhondda Cynon Taf, and support the role and function of Aberdare as a principal town. High quality dwellings will be provided, with a layout that respects the character of the area, site constraints and embraces the approach to placemaking.

8.3 The design of the scheme has been holistically developed with a great detail of site survey details in relation to biodiversity, ecology, arboriculture, transport, archaeology, landscape, transport and ground conditions. The information developed has been used to develop the proposed design.

8.4 The scheme design has been significantly influenced by the existing site green infrastructure with a variety of prominent trees and areas of landscape throughout the site.

8.5 The proposals therefore comply with the relevant national and development plan planning policies and supplementary planning guidance. It is for these reasons that it is respectfully requested that Rhondda Cynon Taff County Borough Council grant planning permission for the scheme.