

DESIGN & ACCESS STATEMENT

WOODLANDS GREEN, COEDEL

NOVEMBER 2018

SUMMARY

Applicant:	Lewis Homes
Location:	Woodlands Green, Coedely
Proposal:	Redevelopment of vacant site for 76no. dwellings together with associated access, car parking and landscaping
Disclaimer:	This report has been prepared for the use Lewis Homes and may not be relied upon by any other party



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SECTION 1 INTRODUCTION

This Design and Access Statement has been prepared on behalf of Lewis Homes to accompany a full planning application for the development of land for 76no. dwellings together with associated access, car parking and landscaping at Woodlands Green, Coedely.

The purpose of this Design and Access Statement is to demonstrate how the design principles and concepts have been considered and applied to particular aspects of the proposal.

The structure and content of the Statement follows advice contained within TAN12: Design and is set out as follows:

- Section 2: Site Context: Information and analysis of the site and its surroundings
- Section 3: Description of Proposed Development
- Section 4: Policy and Guidance: Sets out the relevant national and local planning policy
- Section 5: Objectives of Design: Discussion of design of development
- Section 6: Summary and Conclusions

SECTION 2 SITE CONTEXT

Location The application site is located adjacent to the settlement of Coedely, south east of Tonyrefail, within the County Borough of Rhondda Cynon Taf.

The site is bounded by a new residential development to the south with open countryside to all other sides.

Figure 1: Aerial View



Site Features The site is undeveloped agricultural land free of any buildings or structures; it measures approximately 3.99ha in area and slopes gradually from north-east to south-west.

The site is enclosed by mature hedgerow interspersed with trees with exception of a section of the south-western boundary shared with the Highfields residential development.

Access is currently achieved via Gwern Heulog, The Meadows and Highfields.

Surroundings

The application site represents the boundary between the urban settlement of Coedely and Tonyrefail, and the open countryside. Prominent housetypes are larger detached and semi-detached modern properties within close proximity to the site with more traditional terraced dwellings slightly further afield.

The adjacent Highfields residential development is a modern mix of detached, semi-detached and terraced dwellings, finished in brick, render and reconstituted stone. Roof coverings are mostly slate with red ridge tile.

Slightly further afield, properties vary greatly however are of a similar modern vernacular, finished in buff red/ yellow brick and render with examples of quoins and mock tudor gables. Most properties benefit from off street parking with hardstanding driveways more commonly seen than garages. Properties fronting Nant Melyn Terrace and Tylcha Fach Terrace are more traditional stone exterior terraces with concrete tile pitched roofs.

Figure 2: Surrounding Development



Left: The Meadows

Right: Tylcha Fach Terrace

Below: Gwern Heulog



SECTION 3. DESCRIPTION OF PROPOSED DEVELOPMENT

This application proposes the development of the site for 76no. dwellings together with car parking, associated access and landscaping. A detailed breakdown of housetype is provided in Figure 3. The proposed site layout is shown in Figure 4 BELOW.

Figure 3: House Type Schedule



House Type Schedule						
	House Code	Net Floor Area (ft ²)	Number of Bedrooms	House Type Name	Number of Units	Total Net Area of Each Unit (ft ²)
Social Rented Units 	FL1	534	1	Ground Floor Flat	3	1602
	FL1	599	1	First Floor Flat	3	1797
LCHO Units 	CAM	668	2	Camara	6	4008
	HY	927	3	Hyatt	3	2781
Private Sale Units	CAM	668	2	Camara	4	2672
	HY	927	3	Hyatt	7	6489
	ROCH	927	3	Rochester	10	9270
	BU	944	3	Burnaby	8	7552
	SH	1192	4	Shelby	12	14304
	ROX	1354	4	Roxbury	11	14894
	TH	1412	4	Thornbury	9	12708
Total No. of Units on Site & Total Net Area (ft²)					76	78077

Figure 4: Proposed Site Layout



SECTION 4. PLANNING POLICY FRAMEWORK

The planning policy and guidance for the determination of this application is provided by the content and scope of the following documents:

- Planning Policy Wales (PPW)
- Technical Advice Notes (TAN)
- Rhondda Cynon Taf Local Development Plan (LDP)
- Supplementary Planning Guidance (SPG)

PPW

PPW sets out the land-use policy context for the consideration and evaluation of all types of development. As a general rule, a presumption in favour of sustainable development is promoted when preparing development plans and in the determination of planning applications.

Section 4.3 sets out a number of principles that those involved in the planning system are expected to adhere to. These include, inter alia:

- *taking a long-term perspective to safeguard the interests of future generations, whilst at the same time meeting needs of people today;*
- *respect for environmental limits, so that resources are not irrevocably depleted or the environment irreversibly damaged. This means, for example, mitigating climate change, protecting and enhancing biodiversity, minimising harmful emissions, and promoting sustainable use of natural resources;*
- *tackling climate change by reducing greenhouse gas emissions that cause climate change and ensuring that places are resilient to the consequences of climate change;*
- *taking account of the full range of costs and benefits over the lifetime of a development, including those which cannot be easily valued in money terms when making plans and decisions and taking account of timing, risks and uncertainties. This also includes recognition of the climate a development is likely to experience over its intended lifetime.*

PPW describes Design and Access Statements as a communication tool that explain how the objectives of good design have been considered from the outset of the development process. It encourages applicants to take an integrated and inclusive approach to sustainable design, proportionate to the scale and type of development proposed.

TAN12: Design

TAN12 provides guidance on how good design should be achieved through the planning process. The diagram overleaf, extracted from the document, sets out the key objectives of good design and the various considerations that should be taken into account in the appraisal of development. These key objectives are discussed in detail at Section 5.

Figure 5: TAN12 Key Objectives of Good Design



**Local Planning
Policy
LDP**

Section 38(6) of the Planning Compulsory Purchase Act 2004 requires that planning decisions be made in accordance with the development plan unless material considerations indicate otherwise. The relevant plan comprises the Rhondda Cynon Taf Local Development Plan adopted in March 2011.

The LDP vision is, amongst other things, to ensure there is an adequate supply of housing which meets the needs of residents.

Key policies that relate to the application can be identified as follows:

- CS2 - Development in the South
- AW1 – Supply of New Housing
- AW2 – Sustainable Locations
- AW4 – Community Infrastructure & Planning Obligations
- AW5 – New Development
- AW6 – Design and Placemaking
- AW10 – Environmental Protection and Public Health
- SSA11 – Housing Density
- SSA12 – Affordable Housing

- SPG** The adopted LDP is supported by a series of Supplementary Planning Guidance documents. The relevant SPGs are:
- *Design and Placemaking*
 - *Affordable Housing*
 - *Access Circulation and Parking*

SECTION 5. OBJECTIVES OF DESIGN

The proposal will be discussed in terms of the following:

- Access;
- Amount, Layout and Scale;
- Appearance and Materials;
- Community Safety; and
- Environmental Sustainability

Access A single vehicular access with a 5.5m carriageway and 2m footways either side will be provided via the Highfields development. An additional designated pedestrian access will run through an area of public open space in the south-east of the site, providing a convenient alternative link to the existing residential development to the south.

The internal estate road incorporates an adequately sized turning head designed to adoptable standards to ensure that vehicles can access and exit the site in a forward gear and so that larger vehicles can manoeuvre safely.

A series of private driveways are proposed to serve plots 6-9; 13-15; 26-19; 33-38; 40-45; 53-56; 62-65; and 67-70 with alternative surfacing proposed to clearly demarcate the boundary between adopted highway and private land.

The needs of residents and visitors with disabilities has been considered from an early stage and inclusive access incorporated into the design to accommodate the movement of people with varying degrees of mobility and sensory impairments.

Parking is provided in a mix of garages, hardstanding driveways and small parking courts for flats with all spaces being well related to the properties that they serve.

In terms of movement in the wider area, there is no defined retail centre within Coed Ely, however a number of services and amenities are located within manageable walking distance of the site, including a post office, public house and Cwmlai Primary school. Additional services and facilities are located within the Tonyrefail Local Centre, approximately 2.5km to the north west.

Improvements to the local cycle network, supported by LDP Policy SSA21 are set to further improve accessibility and support a shift towards more sustainable transport methods. The site is located within walking distance of public transport links on Heol Isaf with quarter hourly bus services between Tonypany and Cardiff (Bus 122) and hourly services between Maerdy and Cardiff (Bus 124). All services pass through the Local Centres of Tonyrefail and Talbot Green only a short distance away.

The proposal is considered to fall within the definition of a 'Sustainable Location' set out by LDP Policy AW2 and complies with the accessibility requirements of Policy AW5.

- Amount, Layout & Scale** A total of 76no. residential units are proposed in the following mix:
- 10no. 2bed semi-detached houses;
 - 10no. 3bed semi-detached houses;
 - 18no. 3bed detached houses;
 - 32no. 4bed detached houses; and
 - 6no. 1bed flats

A total of 15no. units are set to be affordable housing; 6no. social rented units and 9no. Low Cost Home Ownership units. This represents 20% of the overall development and accords with the Council's Affordable Housing Policy SSA12.

A breakdown of the total net area of each dwelling type is provided in [Figure 3](#). The scale and siting of the proposed dwellings is consistent with residential development in the local area and provides a seamless continuation of the Highfields streetscape, thus contributing to the sense of place created by the existing built form.

The proposed layout responds to the topography of the land whilst ensuring that the relationship between the proposed dwellings and neighboring residential development is acceptable.

Careful consideration of layout and landscaping maximises the use of the land while ensuring sufficient distances remain between habitable windows to safeguard neighbouring amenity.

Each plot is provided with sufficient private amenity area along with shared areas of formal public open space throughout the development.

A layout drawing is shown on Page 7.

Appearance and Materials As described previously, the proposed development seeks to reinforce the attractive qualities of the Highfields streetscape through the provision of high quality housing and landscaping.

The architecture is simple and traditional, with Georgian style windows and brick heads and cills set within brick and render facades. Primary elevations are broken up by varying door canopies and gable projections with finials to add further interest to individual dwellings. Proposed elevations are shown in [Figure 6](#).

A high-quality materials palette is proposed which includes:

- Walls – Multi red facing brick and through colour render walls
- Roof – Marley Modern slate roof tiles;
- Windows – Red tiled and masonry cills
- Fascias – White upvc
- Rainwater Goods – Black upvc
- Footpaths – Concrete Flag Paving

Further detail of material are provided with the plans submitted with this application.

Figure 6: Proposed Streetscape



Biodiversity and Landscaping An ecological appraisal of the site found that two grassland fields were of limited economic value, with the proposed development providing an opportunity to enhance the existing ecological features in line with TAN 5 (Nature Conservation and Planning) of PPW. The hedgerow on the periphery of the site is home to mature trees and protected species, and as such will require physical fencing/signage measures to mitigate any disturbance. A sensitive drainage plan has been advised to ensure there are no adverse impacts upon the River Taff.

A landscaping scheme has been developed for the site which seeks to retain and enhance existing landscaping both for the benefit of biodiversity and to provide a visual buffer which softens the appearance of the built development.

Intermittent landscaping along the estate road and plot frontages as well as planting in the areas of POS assist in creating an attractive internal streetscape, suitable for this semi-rural location while enhancing overall biodiversity.

Community Safety The proposed development attempts to achieve a high quality residential environment with a high level of community safety through the use of principles set out by the Secured by Design guide.

All vehicular access is via a single entry point along the central estate road. The layout ensures that the proposed dwellings have a good public frontage maximising natural surveillance thereby reducing instances of crime and contributing to public safety.

Window orientation has been designed to encourage natural surveillance of parking and shared spaces while 1.8m high brick screen walls and close board fences physically enclose rear private amenity space. 1.8m high lockable gates are located within close proximity to properties to maximise surveillance.

Private drives are demarcated by alternative surfacing materials to encourage residents to take territorial responsibility and promote community ownership.

Environmental Sustainability

The site is situated in a sustainable location, within manageable walking distance of a number of essential services and public transport links thereby reducing car borne journeys. Individual garages and designated areas for the secure storage of bicycles are provided on site encouraging a shift to more sustainable methods of travel.

The proposed method of construction will be sustainable utilising high energy performing building materials in line with the latest Building Regulation Standards.

Wherever possible, materials will be locally sourced and local labour will be used, boosting the local economy whilst also reducing vehicle trips associated with the construction phase.

The scheme provides for the separate storage and recycling of waste materials. Where properties are outside of the access distance for refuse worked, designated refuse collection points are provided to assist with collection.

The proposed development offers the opportunity for residential development directly adjacent to an existing urban area, with close links to essential services and public transport links. The environmental sustainability of the site is therefore considered to be high.

SECTION 6 SUMMARY & CONCLUSIONS

This Design and Access statement has been completed on behalf of Lewis Homes in support of a full planning application for the construction of 76no. houses together with access, car parking, landscaped areas and associated works at Woodlands Green, Coedely.

The design of the scheme compliments the surrounding area and has been designed with the context of the existing built form in mind, in particular the development at Highfields.

The development of the site for residential purposes is in accordance with relevant national policy and other key policies of the Rhondda Cynon Taf LDP.

It is respectfully requested that Rhondda Cynon Taf County Borough Council approve the proposed development.