

# Design and Access Statement

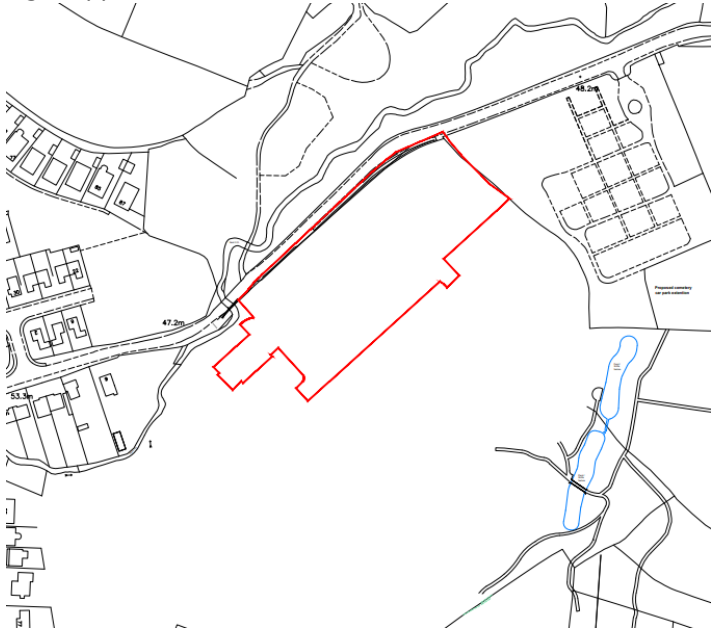
Land at Tirychen Farm, Dyffryn Road,  
Ammanford.

August 2021

**amity**  
planning consultants





<b>Introduction</b>	
<b>Client</b>	This statement has been prepared on behalf of Qodi Developments Ltd.
<b>Scope</b>	This statement accompanies a full planning application for <i>'Full application for residential development of 37 affordable dwellings together with new access, parking, roads, drainage infrastructure, landscape planting and associated works'</i> at Land at Tirychen Farm, Dyffryn Road, Ammanford.
<b>Site Details</b>	
<b>Site Address</b>	Land at Tirychen Farm, Dyffryn Road, Ammanford.
<b>Site Location</b>	<p><i>Fig.1 Application Site</i></p> 
<b>Site Description and Surrounding Area</b>	<p><u>Site Description</u></p> <p>The application site itself measures approximately 0.96ha and comprises of relatively dense scrub and areas of woodland, enclosed by a mix of hedgerows and trees. The site has varying ground levels, with a general reduction in ground level from east to west and reaching it's lowest point on the site boundary with Dyffryn Road.</p> <p>The site does not have any formal vehicular or pedestrian access.</p> <p><u>Surrounding Area</u></p> <p>In terms of the immediate surroundings to the application site, there is a woodland block to the east which extends the full length of the site and is present until the River Loughor. To the North East of the application site sits the Tir y Dail Cemetery which runs along the boundary of the site. To the South West of the application site there are extensive existing residential developments. In the wider locality to the North East of the application site, the settlement of Ammanford sits approximately 200m from the application site, which contains a variety of local services including a train station and other key services.</p>

<p>Proposed development</p>	<p>This application seeks permission for Phase 1 of the development which comprises 37.no affordable dwellings. The proposed mix of dwelling types are as follows</p> <p>The proposed development consists of the following mix of accommodation:</p> <ul style="list-style-type: none"> <li>• 6no. 1bed flats (51m2);</li> <li>• 3no. 2bed bungalows (75m2);</li> <li>• 17no. 2bed houses (82m2).</li> <li>• 4no. 3bed houses (92m2).and;</li> <li>• 7no. 4bed houses (114m2).</li> </ul> <p>The proposed materials palette will include red facing brick, forticrete plain tiles, white colour upvc fascias, white uPVC windows and timber entrance canopies.</p> <p>Due to the ground levels across the site, the development area will require some engineering works to facilitate the development.</p> <p>Vehicular and pedestrian access to the proposed development will be provided via Dyffryn Road in a similar position approved in relation to application E/38686. The access will be constructed to adoptable standards and surfaced in asphalt at the entrance point up to a proposed rumble strip. Internally, the turning area and parking spaces will be block paved to create a mews style development.</p> <p>A total of 66no. parking spaces are provided which provides 1.8no. spaces per unit.</p> <p>The proposed development includes private areas of amenity for each property. The South West corner of the site will also incorporate SuDs features.</p> <p>The sites highway infrastructure also incorporates a number of turning heads which are suitably sized to accommodate refuse collection. In addition the infrastructure incorporates capacity and access to allow for further development of the future phases within the allocation.</p>
<p><b>Relevant Planning Policy</b></p>	
<p>Planning Policy Wales</p>	<p>Planning Policy Wales (hereafter referred to as PPW) Edition 11 (February 2021) is the overarching planning policy document for Wales. It sets out the land-use policy context for the consideration and evaluation of all types of development. Elements of PPW are of direct relevance to the determination of this application, as detailed in the following section.</p>
<p>Technical Advice Notes</p>	<p>Planning Policy Wales is supplemented by a series of Technical Advice Notes (TANs) which provide further national advice and guidance on specific areas of the planning system. Of particular relevance to this application are the following TANs:</p> <ul style="list-style-type: none"> <li>• TAN 5: Nature Conservation and Planning</li> <li>• TAN 12: Design</li> <li>• TAN 18: Transport</li> </ul>
<p>Development Plan</p>	<p>In accord with Section 38(6) of the Planning and Compulsory Purchase Act 2004, development must be carried out in accordance with the development plan (in this case the adopted Carmarthenshire County Council Local Development Plan 2006-2021) unless material considerations indicate otherwise.</p> <p>The Development Plan for the area comprises the Carmarthenshire County Council Local Development Plan (2006-2021) and the relevant policies are:</p>

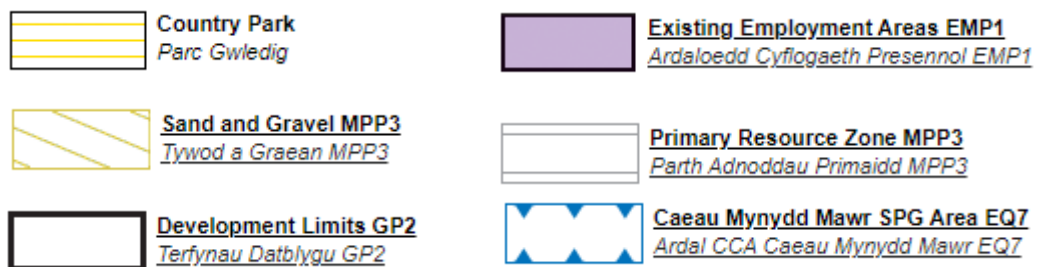
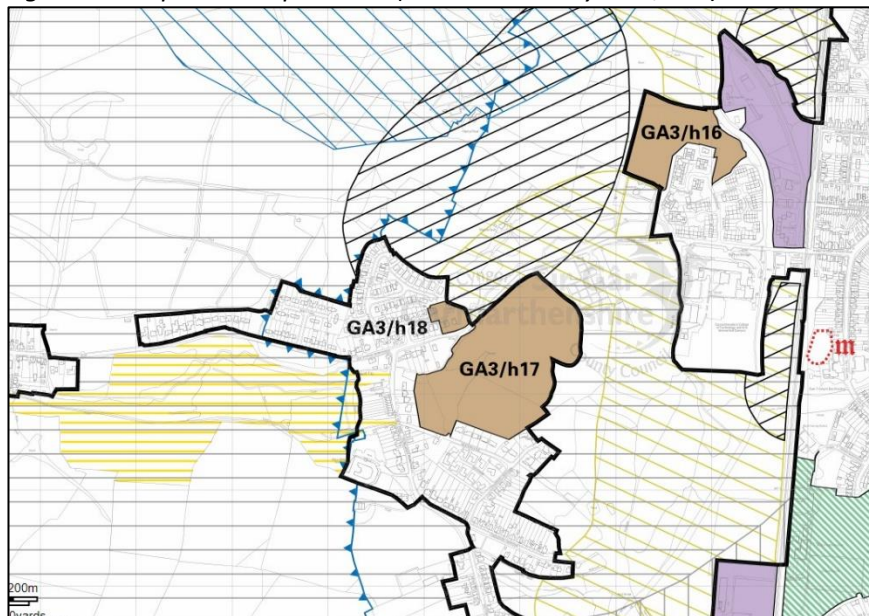
- Policy H1 – Housing Allocations
- Policy AH1 – Affordable Housing
- Policy GP1 – Sustainability and High Quality Design
- Policy GP2 – Development Limits
- Policy GP4 – Infrastructure and New Development
- Policy GP3 – Planning Obligations
- Policy H2 – Housing within Development Limits
- Policy TR2 – Location of Development – Transport Considerations
- Policy EP3 – Sustainable Drainage
- Policy REC2 – Open Space Provision and New Developments

The site is subject to the following designations within the adopted Local Development Plan:

- Within settlement boundary; and
- The site is a small part of the wider Policy H1 Housing allocation (Ref: GA3/h17).

The relevant extract of the Local Development Plan Proposals Plan is below.

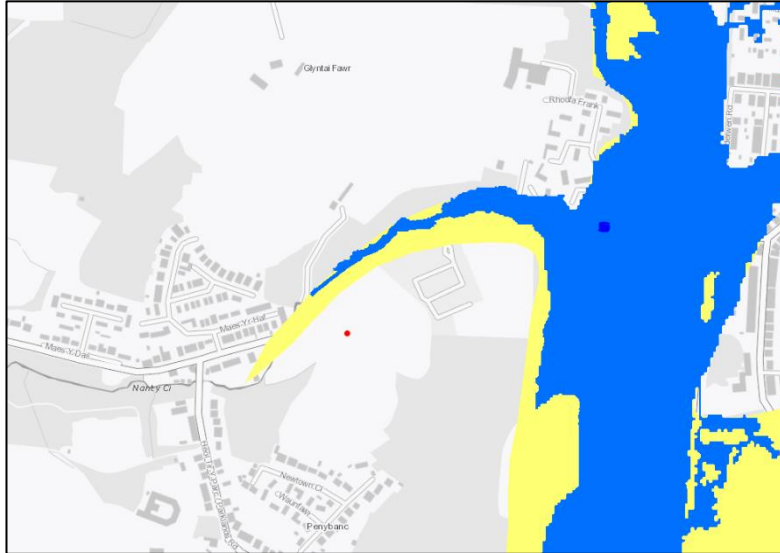
Fig.2 LDP Proposals Map extract (site indicated by GA3/h17)



## Flood Risk

The TAN 15 Development Advice Maps identify the site as lying largely within as Zone A (Considered to be at little or no risk of fluvial or coastal/tidal flooding). There is a small area along the boundary of the site which is identified as being within Zone B (Areas known to have flooded in the past).

Fig 3. Natural Resources Wales Development Advice Map (site indicated by red dot)



## Planning History

### Planning History

Outline Planning Permission for residential development was originally granted on the site following an application in 2009. This has been subsequently renewed by a series of Section 73 applications, the latest being Planning Permission E/38686, approved on 08/10/2019. This represents an extent Outline Planning Permission (herein the OPP) for the site.

The following matters are of relevance:

- The Outline Planning Permission is for “Residential Development comprising 289 dwellings with roads and other associated infrastructure”
- Layout, Access and Scale of development were all approved as part of the OPP. The Reserved Matters for future consideration were therefore limited to:
  - Appearance of the dwellings; and
  - Landscaping

A Section 106 Agreement which includes for the following provisions:

- The delivery of 30 on-site dwellings as affordable housing.
- £179,000 towards education. To be paid in 5no. instalments of £35,800, with an instalment payable prior to the commencement of each of the 5 phases of development.
- £99,620 towards highways and footpath improvements. To be paid prior to the commencement of development.
- The provision and maintenance of on-site Public Open Space.
- The provision and maintenance of a car park on the green land. To be delivered prior to the occupation of any dwellings.
- The management of woodland within the blue land. To be implemented prior to commencement of development.

## Design Evolution

The proposed development has been developed from the previously approved Outline scheme for the site.

*Fig 4: Previously approved Outline Concept Layout*



The revised submission represents a phase 1 of the development of the entire site and has retained certain aspects of the previously approved scheme on the site. The access point onto Dyffryn Road has been retained as per previously approved. The revised scheme has been altered to allow for a phased approach to delivery of the entire site as well as allocating areas within the site boundary for Suds features.

## Design and Access Assessment

### Character

#### Placemaking

PPW 11 puts emphasis on placemaking and creating a more prosperous, resilient and healthier Wales to improve the lives of current and future generations. The national placemaking outcomes in PPW 11 have been fundamental in the evolution of the proposed development to ensure it meets the requirements whilst also provide a high quality environment for future occupiers. This is discussed in more detail below.

#### ***Facilitating Accessible and Healthy Environments***

The proposed development seeks to provide much needed affordable housing with 100% of the units affordable within phase 1. The proposal provides equality of access and will support inclusivity and cohesion within the small community it creates on site and in the wider settlement.

The development of phase 1 of the allocation does not provide any public outdoor amenity space, however the future wider development of the site will provide appropriate space to serve the entire allocation. Furthermore, the

The proposed development is located within the settlement limits within a wider housing allocation. The housing allocation itself, through the rigorous assessment it was subject to via the LDP process, was deemed to be sustainable and a suitable location for residential development (sustainability of the application site is described in more detail below under the sub-heading 'Movement'). The development of the site assists the LDP in fulfilling its projected housing growth and, therefore, supports the growth of the population and provides much needed homes.

#### ***Creating and Sustaining Communities***

The proposed development seeks to integrate 37no. affordable households into the existing community to meet the housing needs of the local area. In accordance with the PPW11, the proposal is an appropriate density of 38no. dwellings per hectare. The site has been carefully considered, taking into account the advice gained at pre-application stage, to integrate two high-quality outdoor amenity spaces to enhance well-being for the future occupiers.

Furthermore, the additional homes will support the function of Ammanford and Saron as settlements and will help sustain the community via planned growth in accordance with the targets of the LDP.

#### ***Making Best Use of Resources***

The proposal makes the best use of land but achieving 38 dwellings per hectare. The density is appropriate in terms of meeting the recommended Welsh Government minimum density of 35 dwellings per hectare.

The proposed development is high quality and will be built in accordance with Welsh Government Design Quality Requirements and up-to-date Building Regulation Standards.

Furthermore, the applicant is an established affordable housing provider with a strong track record of providing high quality homes which last across the County. This should provide confidence to the authority in terms of the quality of housing and that the housing will be delivered quickly.

#### ***Maximising Environmental Protection and Limiting Environmental Impact***

The proposal has purposely designed to protect and enhance the local environment. The existing established trees around the boundary of the site will be retained, this enables the majority of the site to remain in its natural form to support the biodiversity habitats on site and support ecological connectivity across the site and with the wider area. Furthermore, the majority of the site's natural enclosures, formed by trees and hedgerows, will be retained and enhanced through on going appropriate management. Additional biodiversity enhancements are proposed in the form of bird boxes and bat boxes which will be integrated into the development.

The site is characterised by a high level of green infrastructure which not only enhances the appearance of the proposed development but also complements its edge of settlement location. The distinctively green and natural features in the streetscape and wider landscape and incorporated into the proposed development enhancing the visual connectivity of the site with the wider surroundings.

Surface water will be managed sustainably via SuDs and the scheme will be required to obtain approval for the surface water drainage arranged via the Sustainable Drainage Approval Body.



### ***Growing Our Economy in a Sustainable Manner***

The provision of housing in accordance with the planned growth within and LDP enhances the viability and vitality of settlement and ensures sustainable growth. This in turn supports the economy of local areas in accordance with PPW11.

The placemaking outcomes have been considered in depth, as discussed above, and it is evidenced the proposals meet the goals and will provide a high quality residential development.

The specific design and access considerations will now be addressed below.

#### Amount and Density

The amount of development includes 37no. dwellings in the following mix:

- 6no. 1bed flats (51m<sup>2</sup>);
- 3no. 2bed bungalows (75m<sup>2</sup>);
- 17no. 2bed houses (82m<sup>2</sup>).
- 4no. 3bed houses (92m<sup>2</sup>).and;
- 7no. 4bed houses (114m<sup>2</sup>).

The density equates to 27 dwellings per hectare. This represents an efficient use of land and is discussed in more detail earlier in this Statement.

#### Mixed Use and Tenure

The scheme proposes 37no. residential apartments in 100% affordable tenure comprising of 1, 2, 3 and 4 bed dwellings with a mixture of flats and houses.

#### Layout

The layout has evolved (as described above) and is shown overleaf.

*Fig. 5 Proposed Layout Plan*



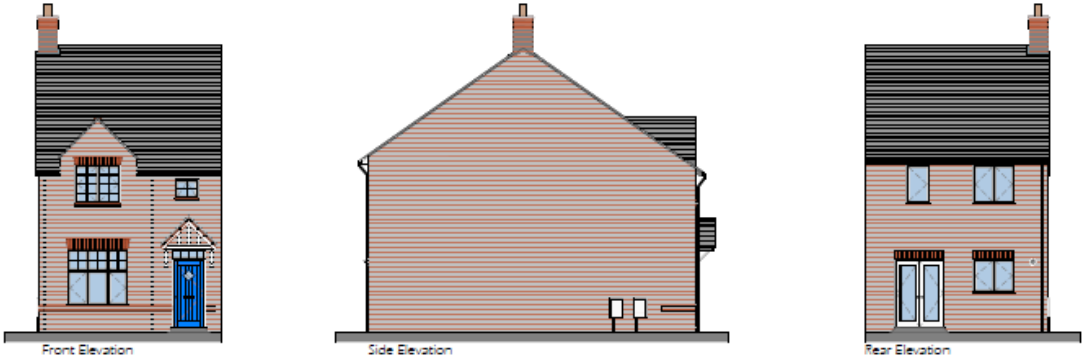
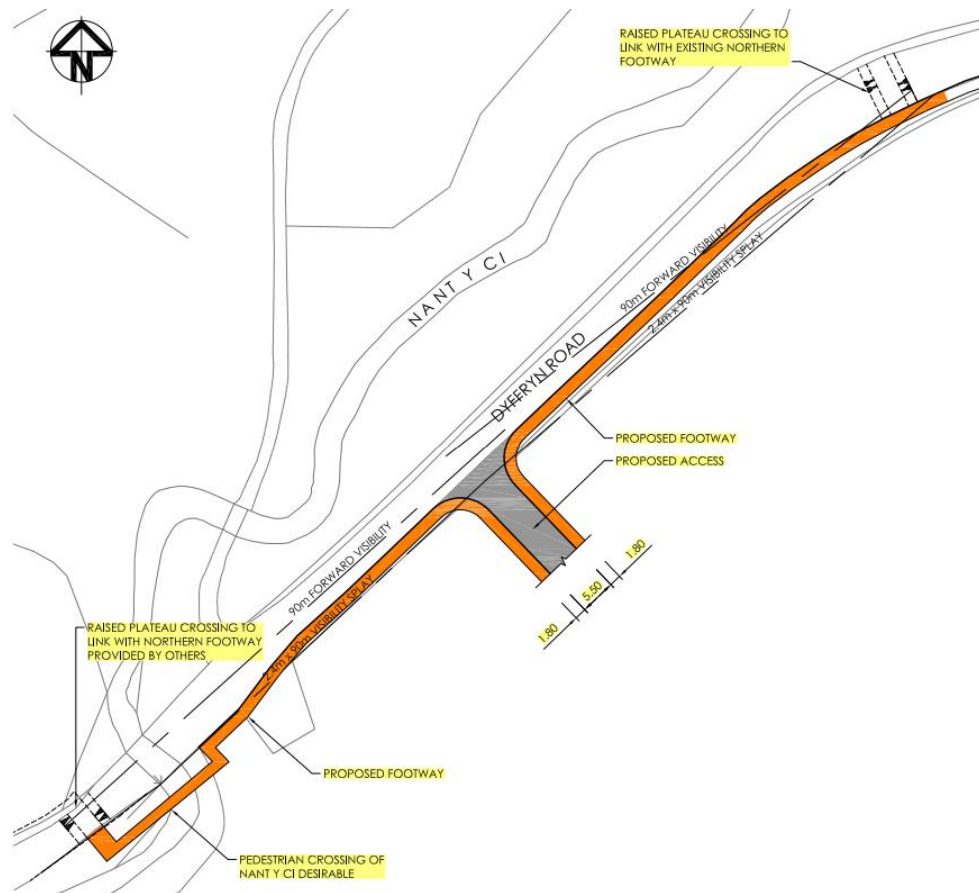
<p><b>Scale</b></p>	<p>The scale of the proposed buildings are two storeys for the most part with a small number of single storey bungalows. The overall height of each building is varied between property types. The scale reflects the existing surrounding development and will integrate well into the streetscape.</p>
<p><b>Appearance</b></p>	<p>The appearance of the development is important to ensure it visually integrates with the surrounding area.</p> <p>The proposed development has been developed following an appraisal of the surrounding context. This appraisal identified the following design themes originating from the local form which have been incorporated into the house type designs:</p> <ul style="list-style-type: none"> <li>• Modern, brick facing development is the predominant residential development;</li> <li>• Green, natural features are prominent features in the local streetscape.</li> </ul> <p>The proposed materials palette will include red facing brick, forticrete plain tiles, white colour upvc fascias, white uPVC windows and timber entrance canopies. These materials have been selected since they reflect the local vernacular.</p> <p>Example elevations of the proposed elevations of the proposed units are shown below.</p> <p><i>Figure.6 Elevations of Proposed Development</i></p>  <p>The figure shows three architectural elevation drawings of a two-story house. The 'Front Elevation' on the left shows a house with a gabled roof, a chimney on the left, a blue front door with a white canopy, and a window with a white frame. The 'Side Elevation' in the middle shows the side profile of the house with a gabled roof and a chimney. The 'Rear Elevation' on the right shows the back of the house with a chimney on the right, a white door, and two windows.</p>
<p><b>Access</b></p>	<p>The road layout internally to the site is designed to facilitate inclusive access. The provision of a demarcated pedestrian refuge ensures that safety of non-car users is not compromised.</p> <p>All properties are designed to meet Development Quality Requirements (DQR) and Welsh Housing Quality Standards (WHQS), accommodating the movement of people with varying degrees of mobility and sensory impairments.</p> <p>Parking spaces would be well related to the properties which they serve and would benefit from high levels of natural surveillance in line with DQR requirements.</p> <p>All properties would be designed to DDA requirements, including the provision of level/ramped access, minimum door widths and downstairs toilet facilities.</p> <p>The main site access onto Dyffryn Road has been positioned in order to maximise visibility splays in either direction. The site access will also be complimented by improved pedestrian access in the form of an additional footway along Dyffryn Road which will be complimented by a pedestrian crossing.</p>

Figure.7 Proposed Access Arrangements



**Movement**

The Site is in highly sustainable location with local services, public transport and cycling routes all easily accessible on foot via Dyffryn Road.

**Local Services and Facilities**

The application site is approximately 700m from Ammanford Town Centre which has shops, banks, food outlets, post office and other facilities and services you would expect to find in a town centre. There is convenience store and Ammanford train station approximately 400m from the site. Carmarthen College lies approximately 250m from the application site with Ammanford Valley Comprehensive School 1000m from the site.

The development is served by an existing footway along Dyffryn Road which links to Ammanford and Saron.

**Public Transport**

There are bus stops within 80m of the site to the east along Dyffryn Road. These are served by a bus service to Carmarthen 6 times daily. Ammanford train station lies approximately 200m from the application site and provides regular services to Llanelli which in turn connects to mainline destinations including Swansea and Cardiff.

	<p><b>Cycling</b></p> <p>The integrated network provision within Ammanford, however route 437 does run within 1km of the application site.</p> <p>The application site's location reduces the need to travel by private car and future occupiers have viable options to walk, cycle or use public transport in accordance with the Sustainable Transport Hierarchy contained in PPW11.</p>
<p><b>Environmental Sustainability</b></p>	<p><u>Landscape/Habitat</u></p> <p>The application is supported by an Ecology Extended Phase 1 Survey (hereafter referred to as Ecology Survey) which informed the final development proposals which also informing the proposed landscaping scheme.</p> <p>The Ecology Survey concluded that all habitats on site are abandoned. Nevertheless, the Survey made a number of recommendations in relation to the various features within the site. The Badger set within the site is to be retained and suitable protections will be put in place.</p> <p>In terms of external lighting, the survey recommends a scheme which will have regard for nocturnal species. It is anticipated that full details of such lighting will be subject to a future DOC application.</p> <p>In terms of mitigation and enhancements, the survey recommend that any landscaping be complimented by a scheme of appropriate native planting. The survey also highlights the potential of the Suds feature within the site to be utilised as a potential space for habitats.</p> <p>The notable recommendations included the translocation of reptiles which will involve a capture and release exercise. Furthermore, the survey identifies the adjacent site as having potential for relocation.</p> <p><u>Energy and Resource Efficiency</u></p> <p>All housing within the scheme will be constructed to the latest building regulation standards.</p> <p><u>Water and Waster Management</u></p> <p>Foul drainage will be disposed of via the main sewers. Surface water will be dealt with via the Sustainable Drainage Approval Body which ensures surface water management is environmentally sustainable and has wider benefits in terms of ecology and water quality.</p>
<p><b>Community Safety</b></p>	<p>The design of the scheme has been carefully considered to help design out crime, in accord with Secured By Design principles. All vehicular and pedestrian access into the development would be via Dyffryn Road, which benefits from high-levels of natural surveillance.</p> <p>Window orientation within the development has been designed to encourage natural surveillance of shared space and parking facilities. Additionally, the access into the flats will be access controlled to ensure safety of residents within the blocks.</p>

## Conclusion

The proposed development represents the delivery of an allocated housing site in the Local Development Plan. Furthermore, the site already has an extant permission and, therefore, the principle of developing the site for residential development is firmly established.

The proposed development seeks to maximise land use by increasing the amount of development in an acceptable manner to provide much needed affordable homes, some of which are adapted for disabled persons

The scheme has been developed with careful consideration for technical considerations, including ecology, topography constraints, design and amenity and highway impact. The proposed layout has also been developed with consideration for all local and national planning policies.

The scheme has been developed in consideration of the national place-making outcomes of PPW11.

It can be concluded that the proposed development is in accordance with relevant national and local planning policy in all regards and it is, therefore, respectfully concluded that the application should be supported.