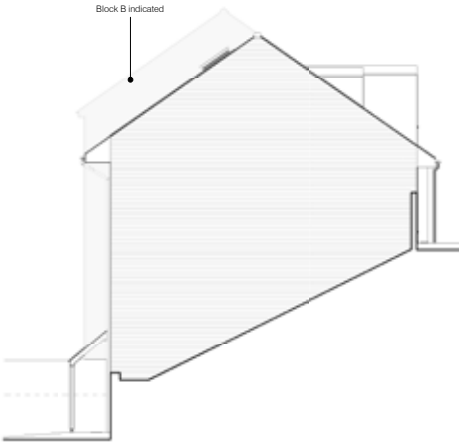


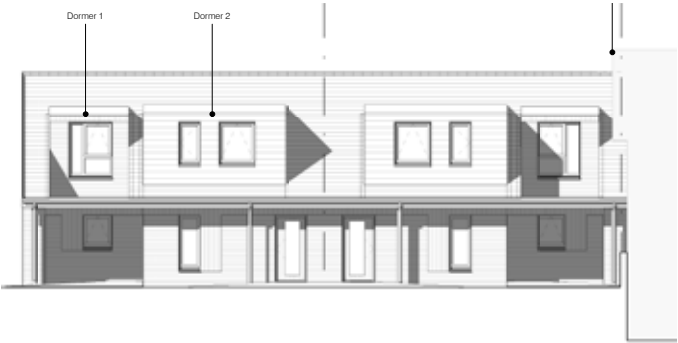
Figure 35 - Walk Up Flats Block A Elevations



Front Elevation
1:100



Side Elevation 01
1:100

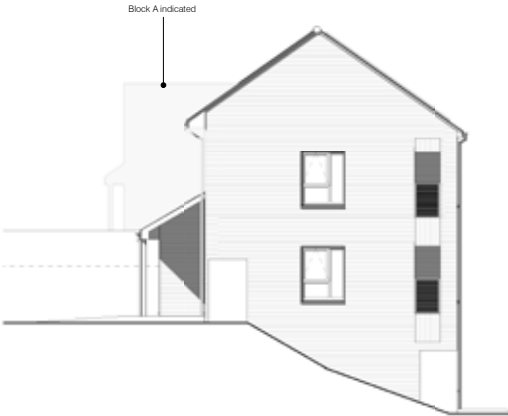


Rear Elevation
1:100

Figure 36 - Walk Up Flats Block B Elevations



Front Elevation
1:100



Side Elevation
1:100



Rear Elevation
1:100

will consist entirely of brick, to adhere to existing vernacular. Red brick is proposed. The intention of the brick palette is to create a strong, attractive aesthetic; provide more durable dwellings; and to minimise maintenance. Reconstituted slate pitched roofs are proposed.

- 5.9 Brick offers better durability and indeed more visual appeal than render over a period of time, when designed correctly. In this regard, the brick choices will offer a tonal variety, which will provide visual interest.
- 5.10 Variation and depth will be provided by projecting and recessing elements on the apartment building, as well as balconies. Large apertures provide a number of positives, including more pleasant living environments, solar gain, and more interesting façades.
- 5.11 The development proposal seeks to integrate new landscaping. Native species will be used to ensure integration with the surrounding area and provide a food source for local wildlife. An ecological buffer zone is proposed along the northern site boundary to further integrate the development with its surroundings.
- 5.12 Boundary treatments include facing brickwork walls of varying heights where they front the public realm, and 1.8m hit and miss fencing in more private areas.

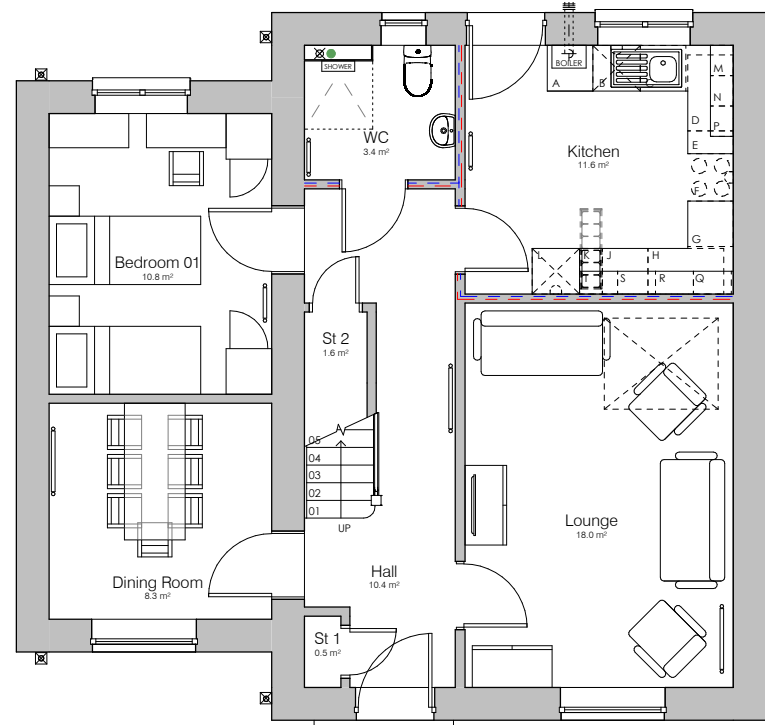
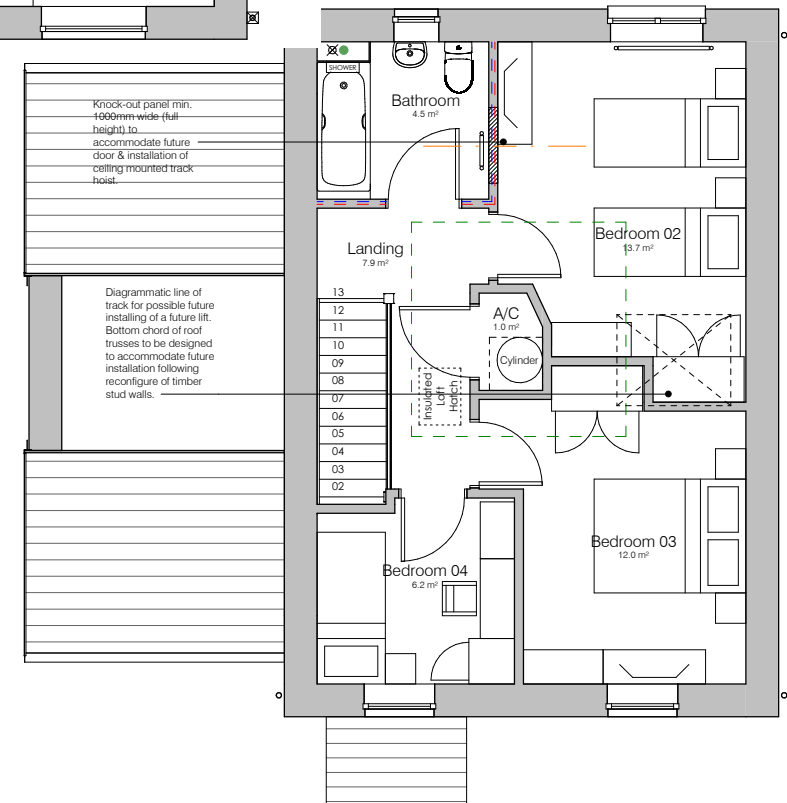


Figure 37 - House Type A Floor Plans



N.B. Not to scale - see submitted plans for scaled versions

Figure 38 - House Tj



for the walk-up flats and within gardens areas of each dwelling to allow for ease of access and security.

Access

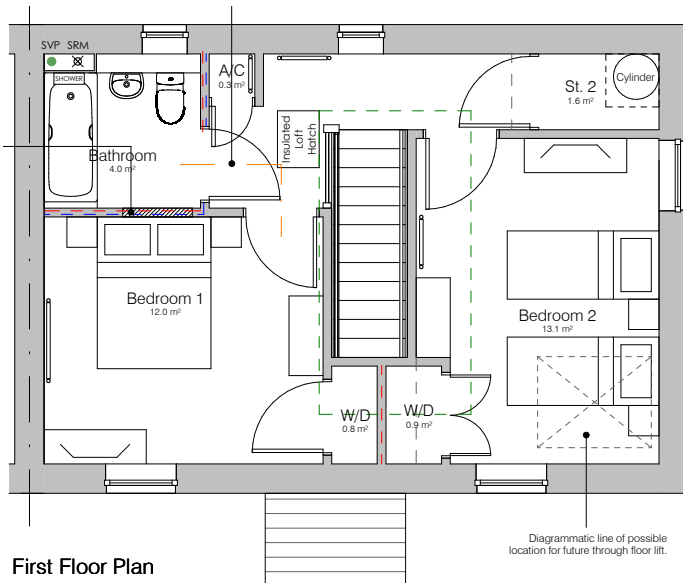
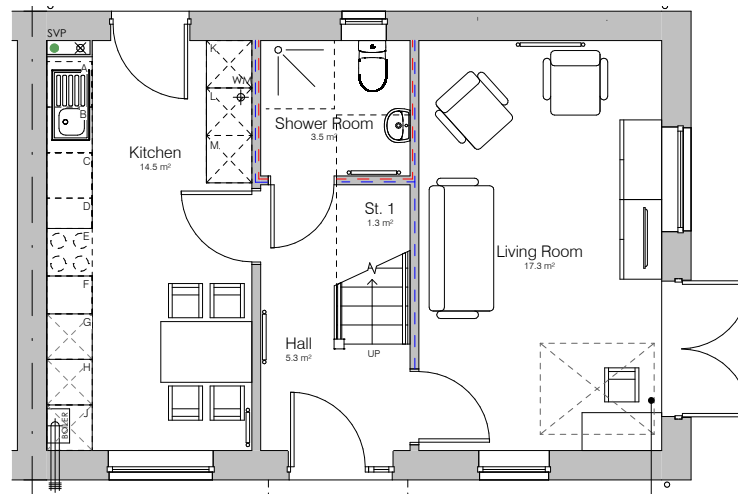
- 5.14 Pedestrian access is proposed off Springfield Rise with a footpath provided through the site, connecting to the public right of way to the south-west.
- 5.15 Access into the site is to be taken from the existing access road which currently stems off Springfield Rise which has already been constructed to base course level. The access leads in front of the dwellings along the south-eastern boundary and forks into the site towards the northern corner. Car parking is all accessed from within the site with car parking for the houses proposed in front of the dwellings, and the apartment building will include car parking spaces to its rear to ensure that cars do not dominate the entrance to the site, ensuring compliance with one of the principles of PPW. In total, 33 parking spaces will be provided.
- 5.16 Car parking is provided in line with the maximum standards set out in the LDP, of one space per bedroom up to a maximum of three. No minimum requirements are provided, thus the 33 spaces for the 23 dwellings proposed is policy

Figure 39 - House Type B Floor Plans and Elevations



compliant.

- 5.17 Should any concerns be raised that this may be insufficient, it should be borne in mind that reduced car parking provision in sustainable locations is a principle strongly advocated in national policy. In this respect, PPW states that Local Authorities 'must support schemes which keep parking levels down. Especially off-street parking, when well designed' [emphasis added]. Therefore achieving 21 spaces, in compliance with policy, is considered acceptable.
- 5.18 On this basis, the level of car parking provided is considered to be justifiable on multiple grounds, with the provisions of local policy met, as well as the clear and robust principles of PPW.
- 5.19 In addition, a cycle store is provided to the north-east corner of the site in a safe secure bicycle rack for the apartment buildings with storage for the dwellings available in sheds provided in the gardens.
- 5.20 The proposed development will retain a public access route through the site with a formal diversion order to be pursued should planning permission be granted. The retention of the route and provision of a dedicated and protected path will ensure that the permeability and accessibility is maintained in the interest of key Placemaking and Active Travel objectives.



First Floor Plan
1:50



5.21 Level or gently sloping access is provided to the dwellings, in order to comply with WG's Development Quality Requirements.

Movement

5.22 By virtue of its location, the development site is within close proximity to a number of local facilities and services, as well as schools and links to the wider transport network. Regular bus stops are located within 150m, with rail links in nearby Quakers Yard providing services to Pontypridd and Cardiff.

5.23 In addition, local employment opportunities are available within Merthyr Tydfil and Pontypridd.

5.24 It is on the basis of the sustainable credentials of the site and the proposed tenure, that a minor reduction in car parking provision is proposed. This is advocated by PPW, as set out in section 3 and has been agreed in principle with the council.

Environmental sustainability

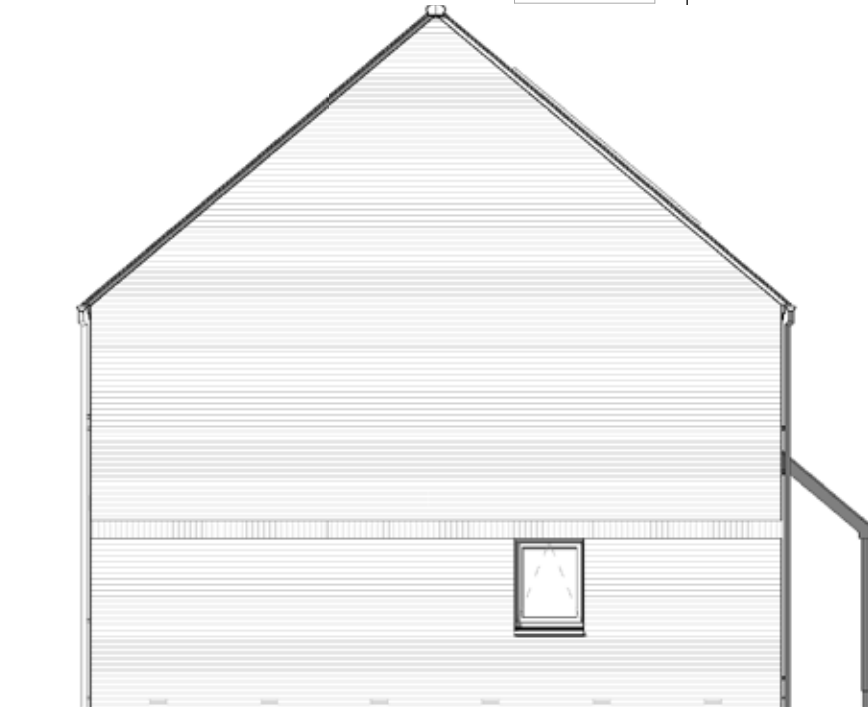
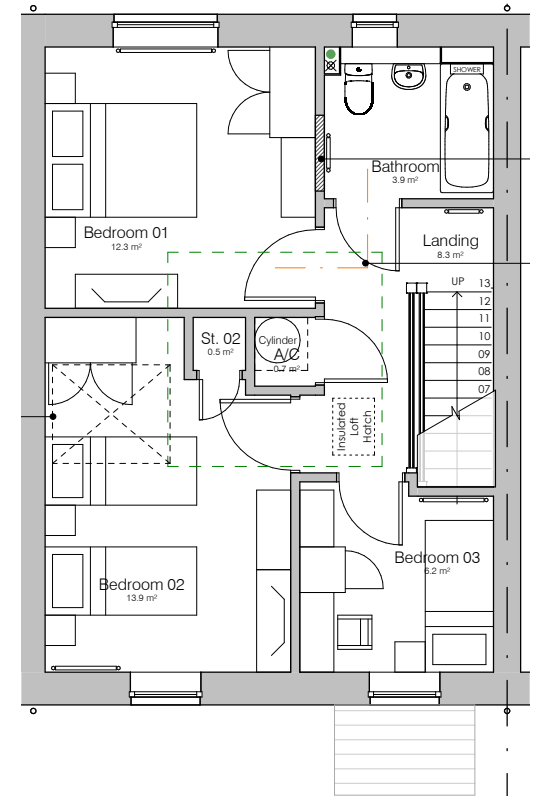
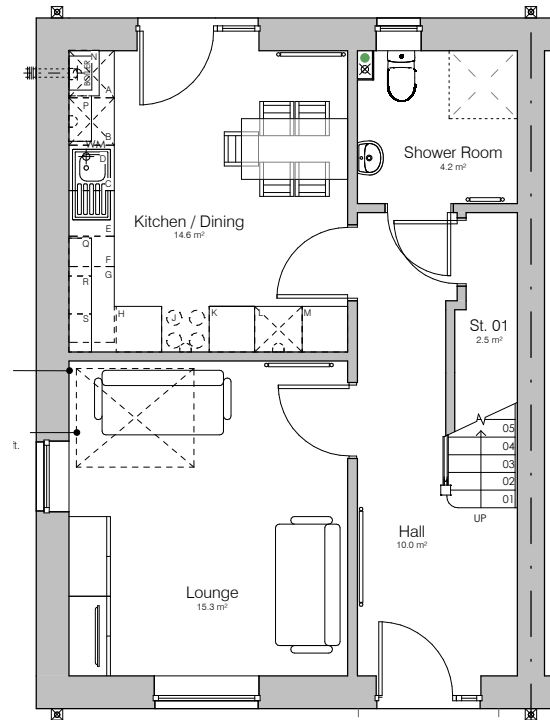
5.25 The proposed development makes use of a well-located redundant site, making use of a site with hardstanding and unused buildings and thereby according with a key consideration of local and national policy. Further, the highly sustainable location of the site, within Treharris, reduces the need for occupiers to travel.

Figure 41 - House Type D Floor Plans and Elevations

- 5.26 Means to improve sustainability through building methods and construction will be explored, but at this stage in proceedings, that level of detail is yet to be explored.
- 5.27 In terms of below ground drainage design, the proposals for the site offer a sustainable drainage strategy in accordance with Welsh Government SuDS guidance and to meet the requirements of SuDS Approval Body (SAB), and will comprise of a mixture of SuDS components, such as rain gardens, tree pits and permeable surfaces.
- 5.28 To protect the ecological status and quality of the hedgerow along the north-western boundary, a 2m buffer is proposed which will serve as a transition between the hedgerow and the development to help protect the line of trees and hedges.
- 5.29 As it is not possible to retain the grassland / bare earth / short perennial vegetation reptiles are currently using within the site, a suitable receptor site will need to be agreed. Any reptiles found within the site boundary can then be relocated to the agreed receptor site as part of a clearance strategy detailed in the accompanying Reptile Survey.

Community safety

- 5.30 The proposed site layout demonstrates a



series of positive features that will ensure the development creates an attractive, safe and secure place. These include:

- High levels of natural surveillance over the main publicly accessible spaces. The elevations of the dwellings form multi-aspect outlooks, meaning that the entrances and main parking areas to the site are well overlooked.
- The site exhibits a clear delineation between public and private spaces, with defensible boundary treatments and landscaping used to signify transitions from the public highway into the private curtilages and semi-private courtyard areas.
- There is no permeability through the site as it is bounded by a mix of residential curtilages and open countryside. This ensures that residents of the development are more attentive to users of the site.
- Cycle storage is provided away from the public domain, increasing security.
- Car parking has been placed in front and within the curtilage for most houses, and otherwise in small banks located adjacent to its designated users, thereby allowing residents to overlook their cars providing

more security.

- A mix of dwelling sizes have been introduced, broadening the demographic profile of the occupants, and enabling greater potential for homes to be occupied throughout the day.

Response to planning policy

- 5.31 The proposed design is considered to adhere to the relevant planning policy set out in section 4.
- 5.32 The overriding principles of PPW are considered to be met. In this respect, a redundant site is being utilised in order to provide much-needed housing in a sustainable location. It also advocates development of sites in close proximity to modes of sustainable transport.
- 5.33 PPW brings the objectives of the Well-being of Future Generations Act into clearer focus in a planning context, and it is considered through the analysis of this proposal from a planning policy context that compliance with PPW is demonstrated. In this regard, wellbeing goals of the Act are considered to be adhered to through this application in that there would be no significant or unacceptable impacts upon the achievement of wellbeing objectives as a result of the application being approved and development being carried out.

5.34 Compliance with PPW is demonstrated, which advocates siting new development within existing urban areas and the use of previously developed land. Further, the development also assists in PPW's aim to tackle the shortage of affordable homes; and assisting in promoting sustainable residential developments to enable people to live independently and safely in their own homes for longer.

4.35 The proposed development is also able to demonstrably adhere to placemaking principles advocated by PPW, in that the development contributes towards creating and sustaining communities with the provision of affordable housing contributing towards meeting the identified need within Treharris.

5.36 Policies of the LDP are also considered to be complied with, not least due to the site's location within the settlement boundary. Adherence with local policy is demonstrated, with the LDP vision and one of the focuses of policy SP1 being to regenerate and maximise use of previously developed land. The LDP recognises that this involves bringing back into use derelict and run-down areas.

5.37 Adherence with the LDP vision is also demonstrated, which is *'To strengthen Merthyr Tydfil's position as the regional centre for the Heads of the Valleys within the Cardiff Capital Region, to encourage a sustainable level of population growth*



and be a place to be proud of... In the above respects, it is concluded that this development ably supports regeneration aims with regards to its vitality, viability and attractiveness in line with LDP Spatial Strategy that encourages growth in communities within 'Other Growth Areas'.

- 5.38 It makes an important contribution to the regeneration and supports the retention of existing services and facilities, in compliance with policy SW3. In addition, the development achieves a high standard of design and the site is in a sustainable location, within the settlement boundary with good transportation links and access to a range of services. These factors emphasise the overarching benefits of the development to the area, whilst also adhering to design principles highlighted under policies SW11.
- 5.39 Policies SW1 and SW2 cover housing requirement and are both adhered to through the provision of 23 affordable homes.
- 5.40 Policy SW11 is a broad design policy and are considered to have been fully accorded with through the discussion above under the 'character' subheading. In short, the proposed development enhances an otherwise vacant site with a decaying building. Policy CW1 seeks to protect the built environment, including buildings of architectural and/or historic merit. The delivery of this development will comply

with this policy.

- 5.41 The design, is of high quality and befitting of the site's location and context in respect of scale, design and amenity impact. The proposal also introduces landscaping. Policy EnW4 outlines similar principles, also considered to have been met through this design.
- 4.42 The proposed access and parking arrangements demonstrate an accordance with the Delivering Design and Placemaking: Access, Circulation and Parking SPG, which seeks developments that maximise opportunities to reduce dependence on cars; are accessible to the local and wider community by a range of sustainable modes of transport; and have safe access to the highway network.
- 4.43 The proposed access and parking arrangements demonstrate an accordance with LDP policy SW12, which seeks to reduce travel demand on the car; and enable and maximise use of sustainable methods of travel.
- 5.44 Policy EnW1 relates to protection and enhancement of the natural environment. An ecological survey has been undertaken which concludes that mitigation measures are provided during site clearance, to ensure no unacceptable impacts on the ecological features of the site. Bird nesting and bat boxes are also proposed as well as an ecological buffer to the north-western

hedgerow. The ecological response to the development of the site is thereby in line with policy EnW1.

- 5.45 The site's location within the settlement boundary and its relationship to existing dwellings ensure no unacceptable harm to the character and quality of the landscape setting of the County Borough is caused, in line with policy EnW5.
- 5.46 The development achieves Merthyr Tydfil's minimum density of 30 dwellings per hectare (dph) set out in policy SW3 of the LDP.
- 5.47 The minimum affordable provision of policy SW2 are met as the site offers a wholly affordable scheme.

Figure 42 - Streetscenes



N.B. Not to scale - see submitted plans for scaled versions

6 Appraisal & conclusion

- 6.1 This application proposes a scheme of 23 no. affordable dwellings and associated works including the diversion of existing Public Right of Way. The proposed development comprises 10 one-bedroom apartments, four two-bedroom apartments, six two-bedroom dwellings, two three-bedroom dwellings, and one four-bedroom dwelling. The proposals also include sustainable drainage proposals, landscape planting, car parking, and associated infrastructure.
- 6.2 The principle of the development is considered to have been established by nature of the site's location within the settlement boundary. Further, the development proposes a scheme of 100% affordable housing, supporting key principles of both local and national policy in this regard.
- 6.3 The design facets proposed are befitting of the site's location. The design ensures minimal impact on existing residents and complements the local area.
- 6.4 Access arrangements ensure that the dwellings are accessible in line with WG's Development Quality Requirements, and that pedestrian safety is prioritised.
- 6.5 Manoeuvrability for vehicles on site has also been tested via swept path analysis in order to ensure users are able to access and egress the site efficiently.
- 6.6 The development makes use of a redundant site in line with national and local policy. The site offers an opportunity for a mix of tenures to meet known local needs, catered for in a sustainable location in Treharris. The proposals, though not strategic in scale, will aid in addressing the known housing shortfall within the County Borough.
- 6.7 Wellbeing goals of the Well-being of Future Generations Act are considered to be adhered to through this application in that there would be no significant or unacceptable impacts upon the achievement of wellbeing objectives as a result of the application being approved and development being carried out. By this token, the aspirations of PPW, which mirrors the well-being goals, are followed under these proposals.
- 6.8 In conclusion, it is considered that the proposal offers an opportunity to provide homes in a sustainable location which will promote active travel and encourage a shift to more sustainable modes of transport whilst providing much needed affordable dwellings to the area. The site accords with sustainable development principles through its location within the settlement boundary. The development is considered to be a suitable and positive addition to the streetscene and there are no known constraints to the development of this site. On this basis, it is considered that this application is one that Merthyr Tydfil County Borough Council is in a position to support.



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