

5.6 BUILT FORM &

TOWNSCAPE

The layout, form, scale and visual appearance of a proposed development and its relationship to its surroundings are important planning considerations.

The plan right illustrates the proposed built form and how a distinct townscape character is emerging that embraces the key objectives of good design.

The remainder of this section expands on the high-level townscape principles. Further detail is then provided within the Character Areas section of this document.

Block Structure

The development will comprise a coherent arrangement of urban blocks, streets, buildings and open spaces.

In response to the site features and assets, the block structure will transition from a more irregular, looser outer development block arrangement to a more central, regular block structure. This variation will help create an interesting, varied and legible form of development.

A clear distinction between public and private spaces is achieved by following a perimeter block approach.

Private gardens are typically provided within the block and sufficiently sized to offer residents usable amenity space.

The block structure arrangement facilitates long vistas to the wider hillside setting and, shorter vistas terminated by built form and/or landscape.

Scale, Height & Massing

The development is typically two storeys in height. An uplift to three storeys is proposed along the southern gateway and at key locations to add visual interest, aid legibility and wayfinding. Refer also to Storey Heights Plan (SH-01).

Key Frontages & Corners

The development is designed to be an outward looking, with animated public facing edges helping to positively

STOREY HEIGHT PLAN



connect the development into the existing neighbourhood.

The design of the built form, landscape and material selection will be used to both unify and differentiate key frontages.

Generally, the Southern Gateway and central Community Street will be more formal in nature. The tertiary streets and Park Edge will be less formal, with varied groupings of buildings and a softening of the landscape edge.

Increased scale and repetition of house types, material selection and architectural detailing is proposed to help unify, differentiate or uplift the appearance of a space.

Corner buildings and end gables are carefully located to ensure side elevations are of a high quality and positively address both streets.



Above: Example of contemporary homes, attractively addressing the public realm. Changes in surface material helping to clearly demarcate safe walking routes.

Landscape build outs within street acting as informal traffic calming measures, further enriching the street scene. Views terminated by buildings.

Left: Example of corner turner building, with strong fenestration helping to enliven and overlook the public realm.

5.6 ARCHITECTURAL

DETAILING

The architectural detailing and material palette of the proposed scheme will be carefully considered to ensure attractive, legible frontages are created.

Key frontages will be strengthened through variation in built form, massing, architectural detailing and landscape treatment.

Repeated gable features, brick detailing and fenestration will add both a sense of unity to the street-scene.

Across the development, subtle changes in architectural facade treatment and detailing will also help create an attractive and varied streetscape.

Facade Walls

Whilst the local vernacular is varied, a general prevailing material palette of brick is proposed across the site to establish a new contemporary character for the site.

Detailing will subtly vary across the site, transitioning from a soft, warm material palette (e.g. tones of brown and red) on the outlying edges to a more urban, rustic core (tones of grey).

The use of different architectural finishes, material and colour may be applied to groups of buildings and/or single buildings.

Variations may be used to articulate parts of the structure (e.g. feature brick detailing to front facade of key buildings within the Community Core) and/or architectural features (e.g. strong, contrasting window surrounds).

The strategy seeks to introduce subtle variation in the proposed house type range and palette of materials across both character areas. These are indicatively described below and illustrated on pages 43 to 47.

Roofscape

The scheme proposes a varied roofscape be created. This will be created through changes in roof heights, profiles and pitches.

Roofing materials will be proposed to complement the brick selection and agreed at detailed design stage.

It is anticipated concrete plain roof tile will be proposed across the site, with the Community Core (e.g. grey tones) contrasting with the Park Edge (e.g. red tones).

Windows/Doors

Windows, doors, bay windows will be well designed and proportioned with the building facade.

Windows will be typically, plain casement – single pane, with a pale grey frame.

Window head treatments will be typically white render (cill/cheeks/head), with concrete cills proposed where appropriate.

The choice of door material and colour will be agreed at detailed design stage.

Canopy features:

Canopies will be typically flat and/or pitched dependent upon house type and location.

Fascia's & Rainwater goods

Fascia's and rainwater goods will be a unified black across the site.

House Types & Finishes

Refer to accompanying House type drawings and Street Scenes for further details.

A copy of the proposed House Finishes Plan is provided on page 43.



Contrasting surround



Front doors onto street, simple canopy design, hit and miss brick detail



Varied roof form and fenestration



Legible front door

Above: Examples of contemporary homes where changes in height, scale, massing and appearance can be used to add visual interest to the street scene and aid legibility & wayfinding.

STREET SCENE 1-1



STREET SCENE 3-3



PARK EDGE INDICATIVE MATERIAL PALETTE

PARK EDGE: RIVERSIDE TRAIL (ILLUSTRATIVE PURPOSES ONLY, REFER TO HOUSE TYPES & STREET SCENES FOR DETAILS)

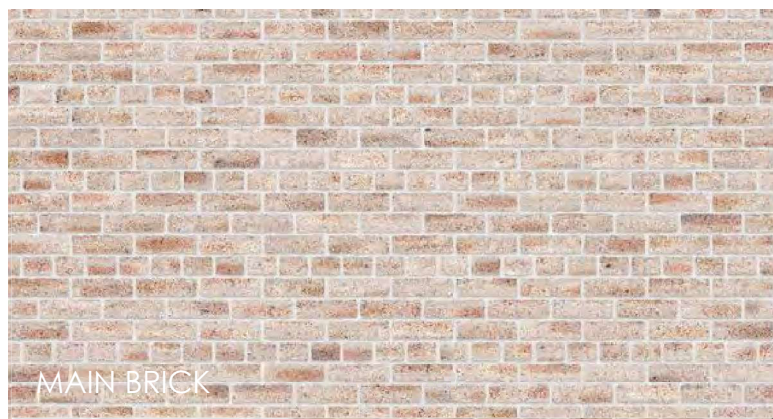


The architectural language, elements and materials will vary between the park Edge and Community Core.

PARK EDGE: CHANNEL PARK



Materials have been carefully considered to ensure they create an attractive, legible frontage. Park Edge will be characterised by rustic, multi brown bricks with contrasting features such as to window surrounds. This will contrast with the multi grey tones of the Community Core.



MAIN BRICK



FORM



DOOR & CANOPY DETAILS



ROOF TILES



WINDOW

COMMUNITY CORE INDICATIVE MATERIAL PALETTE

COMMUNITY STREET: SOUTH (ILLUSTRATIVE PURPOSES ONLY, REFER TO HOUSE TYPES & STREET SCENES FOR DETAILS)



The homes fronting the Southern Gateway, will contribute to the setting through an uplift in height, scale and massing, delivering an appropriate level of enclosure and surveillance over this key arrival space. The massing will drop towards the outlying edges of the site.

COMMUNITY STREET: CENTRAL



Within the centre of the site, a change in density, form and appearance will help deliver a stronger level of street enclosure and urban character. At key focal points, corners, entrance areas changes in from and/ or appearance of the public realm will strengthen the sense of place, aid legibility and wayfinding,



MAIN BRICK



FORM



ACCENT BRICK



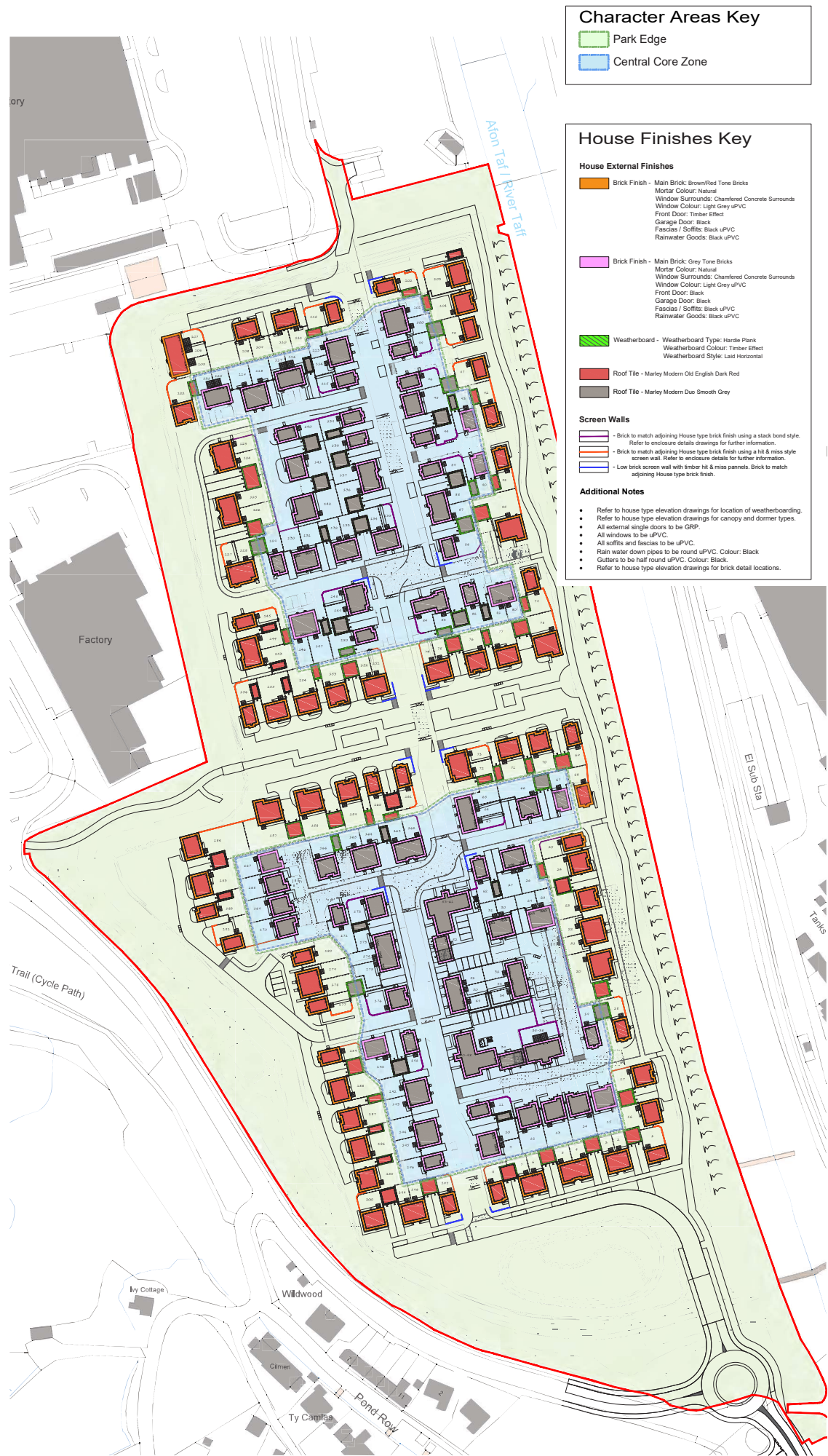
COMPLIMENTARY MATERIALS



ROOF TILES



WINDOW



5.7 PUBLIC REALM STRATEGY

Hard Surfaces

The primary material for carriageways and footways will be macadam.

Kerb stones and drainage carriageway channels will be concrete.

Tactile paving will be textured concrete and accord with recommended guidance.

At detailed design stage, the use of block paving/colour could be considered to highlight pedestrian crossings, parking areas, safe walking routes or shared surfaces.

Examples of hard surface material approaches is provided on page 49.

Edges & Boundaries

Soft landscaping will form the prevailing boundary treatment. This will add visual interest and support biodiversity.

Front gardens will be provided to dwellings, providing a privacy buffer and an opportunity to enhance the visual appearance of the street scene.

Differences in approach across the site will help create a sense of formality and enclosure to some areas and a contrasting level of informality and openness to outlying areas.

For example, the reduction of setbacks in some inner, formal areas will help create more direct relationship with the street or space.

Hard landscaped boundary treatments to the public realm will be minimised to create a pleasant, open feel to the whole development.

Where required, hard boundary treatments will be typically a combination of brick walls, timber fencing, timber knee rail, low brick walls and changes in surface material.

The inclusion of some feature low walls could be incorporated into arrival and/or focal spaces to help signal a sense of arrival and aid wayfinding.

Close-boarded fences will be avoided on boundaries that front onto public spaces, Where rear garden adjoin the public realm, eg within parking courts, walls will be proposed.

Street Furniture & Signage

Where required, street furniture should be well-designed and creatively integrated.

Across the site, street furniture and signage should be kept to a minimum to avoid unnecessary street clutter. Where necessary, signs and street furniture should be well-designed and carefully positioned to limit the impact on pedestrian movement.

Seating should be comfortable, robust and well placed to encourage social interaction.

Products will be selected in consultation with Council officers to ensure they are contextually appropriately; accessible; and made of long lasting, robust materials to keep maintenance costs to a minimum.

Utilities

Where possible, service boxes should be located on the least prominent side elevation, whilst still ensuring they are easily accessible for inspection by utility companies.

Storage & Recycling

Communal points will be for collection only, therefore a structure will not be required.

Cycle and bin storage for apartments will be sensitively integrated into communal areas. Bin storage areas in the public realm will be avoided.

Rear gardens will be sufficiently sized to accommodate cycle, refuse and recycling storage.

Examples of landscape public realm detailing are provided within the character area sections and on pages 49 to 53.



Examples of changes in surface colour and contrasting edge treatment clearly delineate safe walking routes, transitional spaces and demarcate parking areas and facilitates doorstep play.



Street trees, suds features, soft landscaped boundary treatments, low level planting and climbing plants create attractive, people friendly street and help providing attractive defensible space along side elevations.



Homes set within wildlife rich community green spaces increase peoples connectivity to the natural environment and encourages physical activity in the urban public realm.



Grow Green Manchester: Vegetable & herb growing area, play area and seating, all installed to encourage local residents to engage with West Gorton Community Park

5.8 LANDSCAPE, BIODIVERSITY & AMENITY

The landscape proposals will provide an attractive setting to the proposed housing and integrate the development into the surrounding community.

Key concepts include provision of:

- wildlife corridors wrapping around Dragon Park and connecting to the Taff riparian corridor and the wider countryside
- pedestrian and cycling connectivity through Dragon Park and easy links to cycling and footpath trails around Merthyr Tydfil
- provision for active play, including bike and trim trails and doorstep play along Central Park

Trees within and around the development will soften views from surrounding countryside and settlement.

Channel Park will be planted with trees and native wildflowers which benefit species such as birds, pollinators and bats. Two ponds will provide valuable wetland habitat and provide receptor sites for translocated marshy grassland. As well as improving biodiversity, the corridor will encourage wildlife into new back gardens.

Surface water and roof water will be captured and drained into the rain gardens and onwards to the Channel Park swale. Soils will be specified to ensure that plants grow in a moist but well drained root zone, with water temporarily stored and then draining into pipes to be transported further down the drainage chain.

Rain gardens further enhance biodiversity, and planting will be specified to tolerate the aspect (sun/shade) and the drainage (wet/dry/mesic).

The above strategy is visually presented on page 51.

For Ecology information, refer to Ecological Services Ltd Ecological Impact Assessment, Reptile Survey.

For Arboricultural information, refer to ArbTS Ltd Tree Survey and Arboricultural Impact Assessment.

For SUDS details, refer to Quad Consult Ltd Drainage Strategy.

HOMES SET WITHIN LANDSCAPE: MARMALADE LANE





legend

	proposed ornamental planting/amenity turf		calcareous grassland for translocation
	proposed planted private rain gardens		open space native vegetation existing and proposed
	proposed swales		open space grassland: translocated wildflower & grass topsoil oversown if necessary; existing grassland retained
	proposed bioretention gardens along streets		existing dual-use footpath/ SUDS channel sown with wildflower mix
	proposed pond		proposed tree
	proposed amenity turf and/or seed		proposed small ornamental trees; suited to mesic (rain garden) or dry conditions
	proposed hedgerow		key views
	marshy grassland for translocation		key pedestrian and/or cyclist links with contrasting surfaces

Refer to latest Landscape drawing for details

5.9 PROPOSED MITIGATION AND ENHANCEMENTS

The site 'Landscape Biodiversity and amenity strategy'- Catherine Etchell Associates 2022 details measures to be employed on site and is the main document for reference. The proposed mitigation and enhancements proposed include:

- Retain vegetation in riparian corridor except non-native alien invasive species.
 - Use existing top soil to re-seed areas on site.
 - Create a pollination corridor east, west across the site.
 - Translocate rush pasture and fen meadow species into swale area and area in south of the site.
 - Pond retained located on swale and enhanced.
 - Planting of high percentage native vegetation.
 - Reinforce existing vegetation in south and boundaries.
 - SUDs areas contain both native vegetation and translocated species.
 - Advocate low level lighting along east boundary.
 - Create site links east -west and south -north for species movement.
- Other ecological mitigation and enhancement measures as proposed within various reports for the site and are presented as a simple list (refer to existing produced documents for full details).
- Retain or translocate areas of marshy grassland (Rush pasture and fen meadow).
 - Use native species when planting.
 - Implement a sensitive lighting strategy for the site.
 - Provide integrated bird and bat boxes in selected areas on site.
 - Strengthen boundary vegetation corridors.
 - Do not directly illuminate wildlife movement corridors above baseline levels on east and west boundaries.
 - Provide a vegetated buffer between the site and River Taff.
 - Use ecological baseline levels to provide guidance to site lighting scheme.
 - Remove non-native invasive plant species from the site.
 - Provide landscape scheme to provide opportunities for reptile species on site.



Examples of naturalistic play which could encourage children to build physical and social capabilities and contribute to their overall health and well-being.



Turf amphitheatre



Jupiter Play 'totem path'



Jupiter Play 'balancing snake'



Living 'willow tunnel'



Creatively designed playful trails



Mown grass trail



Rich, bio-diverse verges

The incorporation of street trees and larger specimen trees within focal spaces help create a sense of place.



5.10 Proposed Surface Water Drainage Strategy

A surface water drainage strategy has been developed that embraces the ethos of CIRIA C753 (The SuDS Manual) and the Statutory SuDS Standards in Wales with initial high-level discussion with the local SAB officer having taken already taken part.

Overland conveyance has been provided wherever possible with pre-treatment for plot drainage being offered through the inclusion of private plot porous drives, Bio-planters, or Swales all within immediate proximity of the dwellings, with adoptable areas of shared drives and roads discharged via porous paving, rain gardens or swales.

Runoff will be conveyed through the development using a combination of Swales and underground pipe network to a Detention Basin where runoff will be discharged indirectly to the river Taff via a flood alleviation channel at a controlled rate.

With site levels being raised significantly the development will have an engineered plateau formation, as a result infiltration to ground has been discounted at this time with all proposed surface water conveyance, treatment, and storage elements being lined.

The final surface water discharge from the development has been restricted to a runoff rate calculated based on 70% of the site being Brownfield (which will include 30% betterment) and 30% Greenfield (QBar) but is yet to be agreed.

Attenuation will be provided throughout the development close to source, in SuDS features including porous paving, bio-planters, rain gardens filter drains but will finally be provided within a detention basin in the South sized accordingly with a minimum 300mm freeboard to the crest. The drainage system will be designed to contain flows for storm events up to and including the 100year+30% Climate Change and will include a factor of 10% for Urban Creep with the controlled discharge then routed through the flood elevation channel to the river Taff.

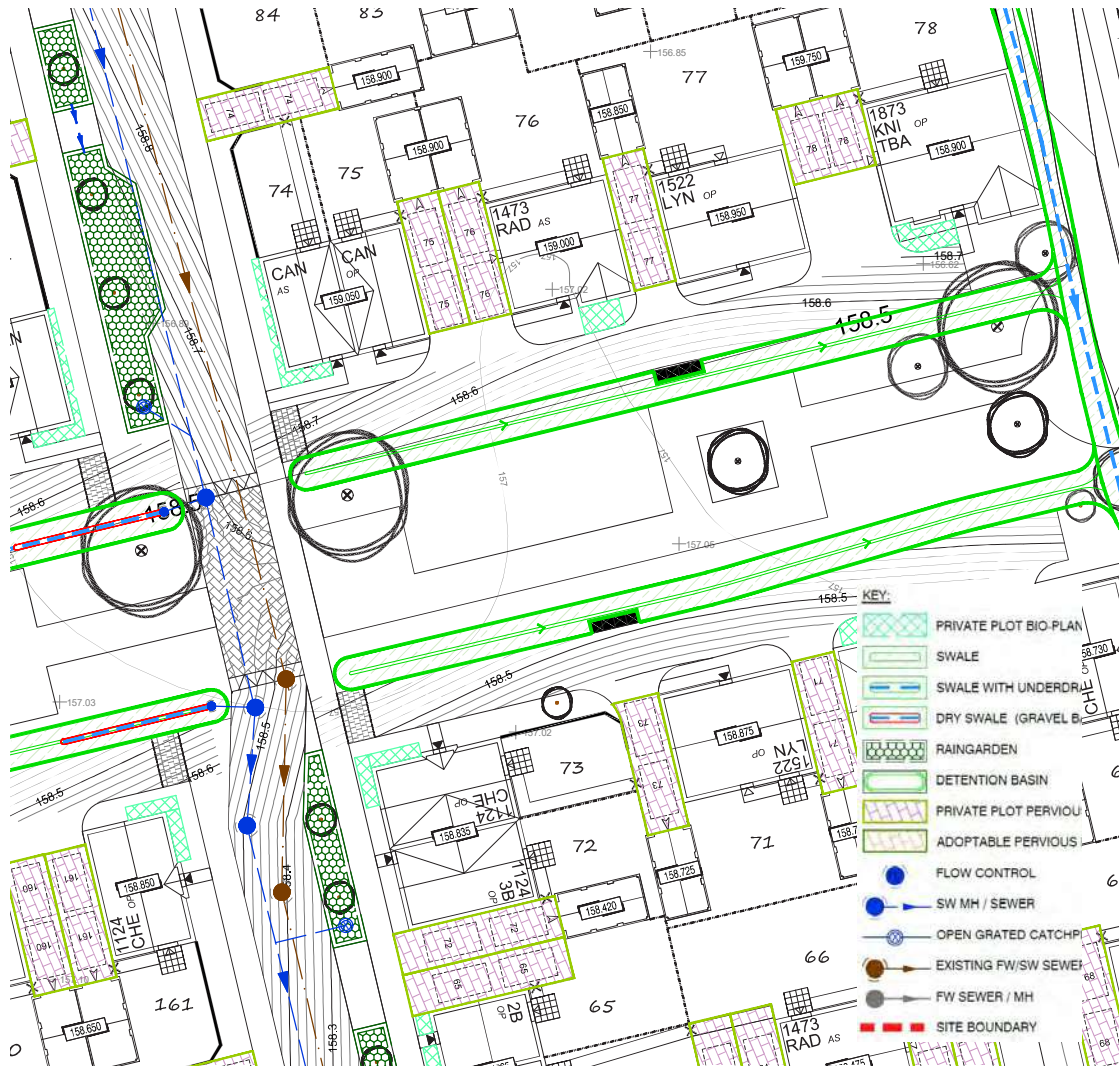
During extreme storm events or as a result of system failure/blockages flood routing will be directed towards green spaces and boundaries ensuring proposed properties are not compromised and exposed to unacceptable flood risk. Due to its isolated location, with the flood elevation channel and river running along all boundaries Quad Consult Ltd believes there is little if any potential risk from exceedance flows on the existing neighbouring residential or industrial sites.

The construction of new access points in both the North and South will be designed to intercept, treat, and attenuate runoff locally and discharge either to adjacent water features or maintain existing highway drainage connections, all of which will be offered for adoption.

Example of attenuation pond and surrounding wetland habitat and wildflower planting



Extract of Drainage Strategy (refer to drawing for details)



Example of varied approaches to managing runoff close to its source and the creation of multifunctional attenuation areas.



5.11 COMMUNITY SAFETY

TAN 12: Design (March 2016) identifies the following Community Safety objectives:

- Ensuring attractive, safe public spaces
- Security through natural surveillance

By promoting:

- High quality in the public realm
- Routes which are fit for purpose and will provide opportunities for safe physical activity and
- Recreation to meet the needs of all members of society
- A sense of ownership and responsibility for every part of the development.

The design of this scheme has evolved to ensure a safe, attractive scheme will be delivered. Key elements of which are summarised below:

Connected Streets and Spaces

A connected network of streets and spaces is proposed, incorporating clear, direct routes which are desirable and more likely to be used. This approach will contribute to increasing personal safety and security of property, by encouraging pedestrian activity which helps to provide natural surveillance and a degree of self-policing.

The development is well connected to adjacent areas increase the opportunity and choice of users to socially interact, which assists in the development of neighbourhood identity and affinity.

High Quality Public Realm

The proposed landscape, biodiversity and amenity strategy will create an attractive, well-kept environment.

Carefully considered landscape planting is proposed to make attractive streets that encourage social activity yet also deter access, where appropriate, in order to minimise the opportunity for unobserved crimes.

Buildings will be arranged to create a clear distinction between areas that are public and private.

Dual aspect properties and careful detailing of the public realm and edges will help to clearly delineate between private and public space.

The design of the proposed layout will reduce the opportunity for crime and other anti-social behaviour by maintaining surveillance of the scheme and incorporating secure gates, fences and enclosures. Hostile and defensive security measures are avoided.

Treatment of enclosures must convey a positive image through quality of materials and design yet providing adequate security.

Lighting

In most cases lighting helps people feel more secure and reduces the fear of crime. It also increases chances of detection. Good lighting design plays an important part in creating a more comfortable and attractive environment that reduces the fear of crime.

Adequate street lighting will be provided in accordance with the Local Authority Highway standards.

Management and Maintenance

Peoples' perceptions are affected by the appearance of places. A well maintained urban environment is essential in sustaining confidence and helping to control vandalism, crime and fear of crime.

Public areas such as streets and open spaces need to be sustainable and at time high maintenance design is not appropriate.

High quality materials will be proposed to help create an enduring environment, requiring less maintenance where people are more inclined to take pride in their surroundings.

5.12 ENERGY & RESOURCE EFFICIENCY

Davies Homes are committed to a fast build, reduced energy during construction and producing a more energy efficient house.

The scheme advocates the sustainable management of natural resources -- addressing land contamination, and flood risk and providing for biodiversity, climate protection, improved air quality, and water resource benefits.

The development supports sustainable travel and incorporates a sustainable approach to water supply, demand management and drainage.

Efficiency in building design and layout is proposed. The development will integrate measures that seek to minimise the energy demand and carbon emissions.

The proposed scheme will be built in accordance with Part 5 L 2025 which means new homes will produce reduced levels of CO2.

The proposed layout allows for future adaptation by residents who may wish to introduce energy generation measures (e.g Photovoltaics to the roofscape) or new low carbon heating measures.

Example of the proposed Davies Homes Northgate Development in Ebbw Vale, currently under construction.



6.1 PLANNING POLICY

The planning policy framework for the determination of this application is provided by the content and scope of National Planning Policy, which is contained within the eleventh edition of Planning Policy Wales (PPW) and its associated Technical Advice Notes (TANs), together with the Local Planning Policy and its supplementary planning guidance. A full review of relevant planning policy is included within the planning statement.

Access

The Well-being of Future Generations (Wales) Act came into force in 2015 and seeks to improve the social, economic, environmental and cultural well-being of Wales. The Act puts in place seven well-being goals in order to make sure that everyone works towards the same vision.

Future Wales the National Plan: 2040

Future Wales – the National Plan 2040 is our national development framework, setting the direction for

development in Wales to 2040. It is a development plan with a 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.

Planning Policy Wales

National planning policy is contained within the eleventh edition of Planning Policy Wales (PPW), published by the Welsh Government in February 2021. PPW is supported by 19 topic-based Technical Advice Notes (TANs), which are also

relevant. PPW is the Welsh Government's principal planning policy document, setting out the context for sustainable land use planning policy, within which Development Plans are prepared and development.

Technical Advice Notes

These proposals have been prepared in deference to the latest version of TAN 12: Design, which was updated in

March 2016, TAN 18: Transport and the suitability of the proposals in this design context.

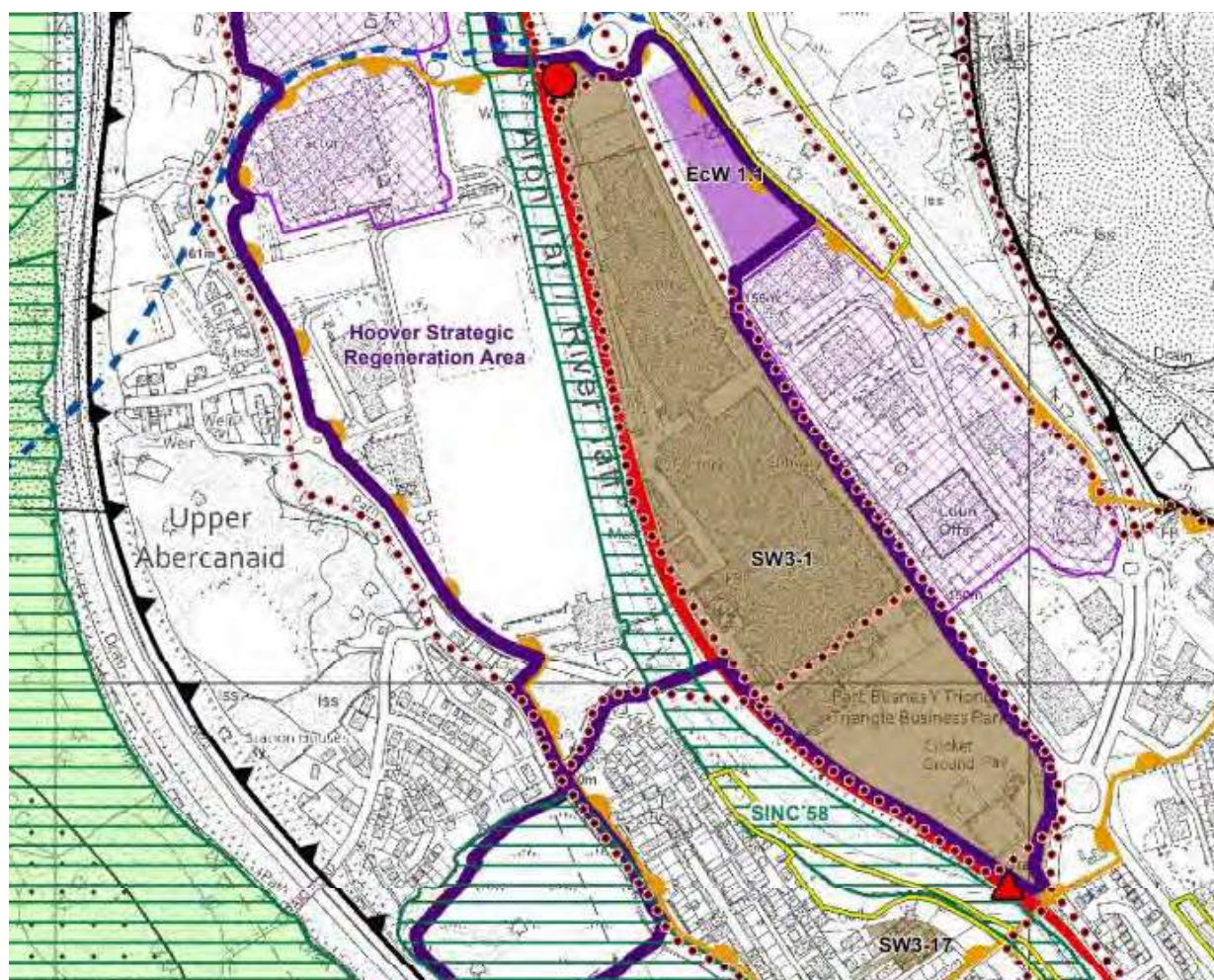
Merthyr Tydfil LDP

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications be determined in accordance with the Development Plan and Future Wales 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);
- Merthyr Tydfil Replacement Local Development Plan (RLDP) was adopted on 29th January 2020

The site is located within the Settlement Boundary and is within the Hoover Strategic Regeneration Area as defined by LDP Policies SW6. The site is also within a heat priority area as defined by policy EcW9. The River Taf to the eastern boundary is a SINC.

The LDP Constraints Map shows the flood risk at the site in accordance with TAN:15 development advice maps.



The following LDP policies are considered relevant in the context of the proposed development:

- SW1: Provision of New Homes
- SW2: Provision of Affordable Housing
- SW3: Sustainably Distributing New Homes
- SW4: Settlement Boundaries
- SW6: Hoover Strategic Regeneration Area
- SW9: Planning Obligations
- SW11: Sustainable Design and Placemaking
- CW1: Historic Environment
- EnW1: Nature Conservation and Ecosystem Resilience
- EnW3: Regionally Important Geological Sites, Sites of Importance

for Nature Conservation, Local Nature Reserves and Priority Habitats and Species

- EnW4: Environmental Protection
- EnW5: Landscape Protection
- EcW8: Renewable Energy
- EcW9: District Heating

Supplementary Planning Guidance

The following Supplementary Planning Guidance (SPG) adopted by Merthyr Tydfil Council is of relevance to the proposed development:

- Guidance Note. 1 Affordable Housing
- Guidance Note. 2 Planning Obligations
- Guidance Note. 5 Nature and Development