

INTERNAL MEMORANDUM

To: David Cross
Re: Planning Application P/19/0323
From: Landscape Architect
Ask for: Tom Bramley
Ext: 6276

Date : 8th January 2020

Land North Of Pant Industrial Estate Bryniau Road Pant Merthyr Tydfil
Construction of 31 housing units, landscaping, open space, SUDs, car parking and associated works (Reserved Matters)

I would refer you to earlier observations that have been made regarding the the general arrangement and layout of this site, but in particular reference to a central open space.

It is important that the developers are aware and take into account the issues facing developments such as this in relation to accessible greenspace.

Open Space Strategy analysis confirms the following;

1. The site lies outside the accessibility standard for play provision. The nearest play provision being at Edward Street Pant as part of an existing Multifunctional Greenspace.
2. The site also lies outside the standard for the Parks and Gardens within the County Borough.
3. There are several major barriers to access in the form of the current road layout.
4. No accessibility exists linking the site with the National Cycle Network other than the existing highway.
5. The site lies outside the standard for Amenity Greenspace and Allotment provision.

Generally the layout is poor as it fails to provide any form of useable and safe open space that can be readily accessed particularly by children, this leaves an isolated development.

Opportunities exist here for a more centrally focussed open space that can provide improved environmental quality, address sustainable urban drainage and provide opportunity for play. The current proximity to wider countryside (i.e. the Bryniau) is acknowledged, however while this is open access land, access is restricted by the presence of the existing highway.

A rethinking of the site layout is required to begin to address these issues.

Kind regards

Tom Bramley
Landscape Architect