
Pre-application Consultation Appendix

Land at Elm Tree Grove, Twynyrodyn,
Merthyr Tydfil

December, 2020



Cancelled PAC Note

Appendix I

From: [Williams, Morgan](#)
To: ["Cross, David"](#)
Subject: RE: proposed Twynyrodyn housing development
Date: 18 June 2020 14:29:21
Attachments: [-WRD001.jpg](#)
[Withdrawn Letter.pdf](#)

Hi David,

Thanks for our discussion yesterday. I have sought to address the comments in the letter below, including a bit of a chronology of events relating to the PAC process at Twynyrodyn. These matters will be fully addressed in the form of preliminary and coronavirus commentary within the PAC report to be submitted with the formal application.

Persimmon Homes initially sought to commence a pre-application consultation (PAC) on 3 April 2020 in relation to development proposal at Twynyrodyn. The initial PAC was prepared and drafted in line with the relevant regulations at the time. The relevant notices were drafted for commencement of the PAC on 3 April 2020 and covering letters dated 27 March 2020 prepared and sent in an effort to execute the PAC process. During the preparation of the PAC documents the coronavirus pandemic was unfolding and it was anticipated that there would be impacts on day to day life. That being the case, the PAC was prepared with an extended period of consultation, significantly beyond the 28 statutory period, to mitigate against the potential impact of coronavirus restrictions. Similarly, a contact telephone number was provided within the covering letter. Subsequent to the preparation of the initial PAC the Government introduced regulations mandating mass restrictions on movement, which effectively resulted in the lockdown.

In light of the lockdown, consideration was given to the ability to formally discharge the obligations set out in the relevant legislation in relation to the PAC process. It was concluded that, based on the relevant legislation at the time, the PAC process should cease in the interim and the PAC was withdrawn/postponed. The website that the initial PAC directed individuals to was updated to inform all parties that the PAC had been formally withdrawn and postponed. I attach the associated letter posted on the website.

It is acknowledged that the initial PAC included an error within the Welsh language version of the Notice issued pursuant to Articles 2C and 2D by reason of reference to Land at former Lady Windsor Colliery, Ynysybwl in section (a). All other material, including covering letters, site location plans and the English language version of the notice correctly identified the site. Had the initial PAC been pursued, this error would have been corrected and revised notices would have been issued address the matter. Notwithstanding that, noting the above, the initial PAC was withdrawn/postponed.

These matter will be fully addressed as a preliminary matter and coronavirus commentary within the PAC report that will accompany a planning application.

Subsequently, and in response to coronavirus restrictions, Welsh Government have enacted a revised Order and guidance on the PAC process, including a Chief Planning Officer letter. The Planning Applications (Temporary Modifications and Disapplication) (Wales) (Coronavirus) Order 2020 seek to places additional safe guarding responsibilities on developers in the PAC process to mitigate against coronavirus restrictions. These safeguarding measures included the requirement to include a contact telephone number and provide hard copies of the application on request. These changes have been implemented by WG to ensure continued engagement with communities whilst at the same time ensuring that the planning regime does not grind to a halt where ever possible.

The decision to commence the PAC process has been taken in light of the revised guidance issued by Welsh Government and associated updated Order.

In line with the Order, revised notices were prepared and served on all parties subject to the initial PAC consultation letter with the PAC process commencing on 26 May 2020. The updated notices clearly set out a contact number and that individuals may request hard copies of the documents as required by the Order. To provide additional mitigation the period for consultation responses to be received has been extended beyond the statutory 28 day period to 33 days. In addition to the statutory requirement to display the notices on the land and consult anyone who physically adjoins the site, a wider consultation of neighbouring residential properties has been undertaken. This includes a total of 440 properties around the site. To that end, I would suggest that the PAC process has captured a broader body of public and provides a longer period for consultations than that required by the revised Order.

It should be noted that this is one of a number of consultation that will be undertaken in relation to the development and that this is not the first consultation to be undertaken in relation to the site. That being the case, this will not be the only opportunity that the community has to respond and engage with the proposals. The very recent adoption Local Development Plan included public consultation on the site's inclusion as an allocation within the plan which was undertaken outside of any restrictions imposed by coronavirus. As the lockdown is continually reviewed, there may well be changes in position come the formal submission and the consultation process that will be undertaken at that juncture. We will continue to seek to work positively with consultation engagement throughout the process.

Following yesterday's informal meeting with Local Councillors, Persimmon have agreed to meet with local residents, whilst socially distancing, on 1 July 2020 in the local school car park. I understand that this is something that the Council is seeking to facilitate.

I trust that this information is of assistance. As indicated above, this will be reiterated in the PAC report that will accompany a formal submission. If you require clarification of any of the above, please feel free to contact me directly.

Regards,

Morgan Williams
Planning Manager
Direct line: 01443 445442

From: Cross, David

Sent: 17 June 2020 12:27

To: Williams, Morgan

Subject: FW: proposed Twynyrodyn housing development

Hi Morgan,

Further to our conversation this morning, please see the email below which sets out the concerns that have been raised by local residents.

I would be grateful if you could provide comments on this so we can provide an informed response to the resident and answer their questions.

Kind regards

David Cross
Prif Swyddog Cynllunio / Principal Planning Officer
BSc (Cynllunio), Ma (Dylunio Trefol), MRTPI / BSc (Planning), Ma (Urban Design), MRTPI
Ffôn / Tel: 01685 724632
E-bost / Email: david.cross@merthyr.gov.uk

Cyngor Bwrdeistref Sirol Merthyr Tudful / Merthyr Tydfil County Borough Council
Uned 5, Parc Fusness Triongi / Unit 5, Triangle Business Park
Pentrebach, Merthyr Tudful / Pentrebach, Merthyr Tydfil
CF48 4TQ

Hi Both,

I am part of the Twynyrodyn Residents Group in Merthyr Tydfil and have been tasked by residents of Twynyrodyn to contact you with urgent concerns. Persimmon homes have initiated a public consultation regarding the building of 127 homes in the only accessible green area in Twynyrodyn. This was done whilst the Welsh Assembly Government had instructed a mandatory lockdown for COVID-19 and whilst many of the Twynyrodyn residents who are either shielding or on lockdown were unable to participate in the consultation.

The timing of the consultation announcement by Persimmon homes could be seen as an action designed to avoid public awareness, indeed many residents are unaware that the consultation period has even commenced and are also unaware of the proposed development.

Persimmon homes did send out a letter to residents but it was in relation to a development in Ynysybwl not Twynyrodyn. (See Attached) A few

residents have received an amended letter but the vast majority have not.

We as a residents group find this move by Persimmon Homes grossly unfair, non-democratic and consider this consultation to be flawed and could lead to future implications.

For residents to find information about the development they need to leave their homes and try to find the laminated A4 sheets that were tied to lampposts in the area.

In light of this issue could you inform us of what steps can be taken to make sure that all residents get fair access to all information, many who have no social media or internet access, during a time, where all residents have the opportunity to engage in the consultation process fully and without risk?

Also could you clarify whether the proposed site which is a beautiful green area with magnificent wildlife and trees has been designated brown or green land?

Kind Regards

Croesawn ohebu yn Gymraeg a fydd hyn ddim yn arwain at oedi.

Mae'r e-bost hwn ac unrhyw ffeiliau a drosglwyddir gydag ef yn gyfrinachol ac wedi'u bwriadu ar gyfer pwy bynnag y cyfeirir ef ato neu atynt. Mae cynnwys yr e-bost hwn cynrychioli barn y sawl a enwir uchod, felly nid ydyw'n dilyn ei fod yn cynrychioli barn Cyngor Bwrdeistref Sirol Merthyr Tudful.

Darllenwch ein [hysbysiadau preifatrwydd](#) i ddarganfod mwy am sut rydym yn defnyddio eich gwybodaeth bersonol.

Cyngor Bwrdeistref Sirol Merthyr Tudful

Canolfan Dinesig

Stryd Y Castell

Merthyr Tudful

CF47 8AN

Teleffon: 01685 725000

We welcome correspondence in Welsh and this will not lead to a delay.

This e-mail and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. The contents of this e-mail represent the views of the individual(s) named above and do not necessarily represent the views of Merthyr Tydfil County Borough Council.

Please read our [privacy notices](#) to find out more about how we use your personal information.

Merthyr Tydfil County Borough Council

Civic Centre

Castle Street

Merthyr Tydfil

CF47 8AN

Telephone: 01685 725000



<http://www.merthyr.gov.uk>

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CYHOEDDIAD

27 Mawrth, 2020

At sylw y Perchennog a/neu y Feddiannydd,

YMGYNHORIAD CYHOEDDUS AM DDATBLYGIAD PRESWYL YN TWYNYRODYN, MERTHYR TIDFUL

**Gorchymyn Cynllunio Tref a Gwlad (Gweithdrefn Rheoli Datblygu) (Cymru) 2012
Rhybudd o ohirio Digwyddiad Ymgynghori Cyn Ymgeisio**

Rwyf yn ysgrifennu atoch yn dilyn yr ohebiaeth 27ain Mawrth 2020 ynghylch yr ymgynghoriad a hysbysebiad uchod.

Cafodd yr ymgynghoriad a hysbysebiad ei drefnu, a llythyrau ei pharatoi cyn cyhoeddiad diweddara y llywodraeth ynglyn ar Coronavirus yn annog y cyhoedd i gadw pellter cymdeithasol ac aros adref.

Yn dilyn cyngor diweddara y llywodraeth, gohirir yr ymgynghoriad a tynnir yn ol yr hysbysebiad yn hysbysebu cychwyn yr ymgynghoriad, ac mae'r gwefan gysylltiedig wedi ei ddileu.

Mae iechyd a lles y gymuned ar cyhoedd ar flaenllaw ein meddyliau ar hyn o bryd ac rydym yn ceisio dilyn y cyngor gyhoeddwyd gan y llywodraeth. Oherwydd hyn nid yw Persimmon Homes yn credu y gellir sicrhau lefel dderbyniol o ymgysyllty ar cyhoedd. O ganlyniad mae hi'n iawn inni atal yr ymgynghoriad.

Byddwn yn ysgrifennu atoch pan fydd y sefyllfa wedi ei ddatrys yn ddigonal i ni allu ymgysylltu a chi mewn modd diogel.

Hoffwn cymryd y cyfle hon i ymddiheirio am unrhyw gofid a achosir I chi.

Yr eiddoch yn gywir,

Morgan Williams.

Morgan Williams
Cynllunydd
Persimmon Homes (East Wales)



ANNOUNCEMENT

3 April, 2020

Dear Sir or Madam,

**PUBLIC CONSULTATION FOR THE RESIDENTIAL DEVELOPMENT AT TWYNYRODYN,
MERTHYR TYDFIL
Town & Country Planning (Development Management Procedure) (Wales) Order 2012
Notice of postponement to Pre-Application Consultation Event**

I refer to the letter dated 27 March 2020 concerning the above mentioned land and pre-application consultation event and associated notice.

Please be advised that the consultation event and notification of the same was organised and letters generated prior to the Government's latest advice in relation to the Coronavirus, namely social distancing and lockdown.

In light of the latest Government advice, the consultation event is **postponed** and the legal notice commencing consultation is hereby **withdrawn**. The associated consultation website has been taken down accordingly.

The health and wellbeing of the community and wider public is at the forefront of our minds at this moment and we are seeking to adhere to the advice issued by the Government in relation to this situation. In addition, Persimmon do not feel an acceptable level of public engagement in this consultation can be achieved at this time. It is therefore right that we suspend the public consultation process.

We will write to you again when this continually evolving situation resolves itself to a degree of confidence that it is safe to engage with you on this matter.

We would like to take this opportunity to apologise for any distress this may have caused at this time.

Yours sincerely,



Morgan Williams
Planning Manager
Persimmon Homes (East Wales)



Chief Planner Stakeholder Letter

Appendix II



15 May 2020

Dear Stakeholders

CORONAVIRUS COVID 19 RESPONSE
AMENDMENTS TO PRE-APPLICATION CONSULTATION RELATING TO
APPLICATIONS FOR MAJOR DEVELOPMENT AND DEVELOPMENTS OF
NATIONAL SIGNIFICANCE

This letter explains changes to the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (“DMPWO”) and the Developments of National Significance (Procedure) (Wales) Order 2016 (“DNSPWO”) in response to the challenges presented by COVID-19.

The COVID-19 emergency has posed several challenges for the planning system. I wrote to local planning authorities on 27 March to provide initial advice regarding how the Welsh Government expected them to maintain services during the COVID-19 pandemic. This advice has been updated in a letter published on 29 April. Both letters are available to view on the Welsh Government website <https://gov.wales/coronavirus-covid-19-updated-guidance-planning-authorities>.

Planning applications for major development

As outlined in these letters, issues were identified with the operation of the statutory pre-application consultation procedure, in particular the effect that the closure of all non-essential public buildings has had on the ability to comply with publicity requirements.

In response, The Planning Applications (Temporary Modifications and Disapplication) (Wales) (Coronavirus) Order 2020 (“the Amendment Order”) has been made to enable the pre-application consultation process to take place and the subsequent submission of planning applications for major development. The amendment Order is due to come into force at midnight on 19 May 2020.

The requirement to make information available for inspection at a location in the vicinity of the proposed development is removed in relation to a temporary period. Developers must instead host all information online, with the web address clearly visible on the site notice (and on all direct neighbour notification letters if different from the site notice). The Amendment Order also requires developers to provide a contact telephone number. This will enable those without internet access to discuss the proposed development directly and request a hard copy of the documents to be sent to them. If hard copies are requested, an application must not be submitted before the period of 14 days beginning with the day on which the last document is sent.

The requirement to provide information in hard copy has been introduced as a mitigation measure to ensure those without internet access are not disadvantaged by removing the requirement to make information available for inspection locally. When preparing material for consultation developers are advised to consider how the need for hard copies can best be accommodated from the outset.

Where community consultation has been completed prior to the local premises having closed, and all other consultation requirements have been complied with, the subsequent planning application can be submitted to the local planning authority.

Any community consultation underway when premises were required to close will not have fully complied with the requirement of article 2C(1). The community consultation will therefore have to start again. While we considered whether any previous consultation period could reduce subsequent requirements, the need to ensure wide participation in the design of schemes an alternative procedure which is clear to all has persuaded us that consultation should restart from the beginning. All requisite notices must be re-served and contain the updated information in Schedule 1D to enable the public to know where the relevant information can be viewed.

Article 2F of the DMPWO sets out what must be included in a pre-application consultation report, to be submitted with a planning application. This includes a declaration of the notice given about the consultation undertaken. The Amendment Order requires developers to declare that the prescribed information was made available on a website in accordance with the requirements, whether hard copies were requested and that such copies were supplied.

The revised consultation arrangements will continue to apply to pre-application community consultations where at least one of the notice requirements in articles 2C(1)(a) and 2D(2) is given before the end of the emergency period. The emergency period ends on 18 September.

Site Notices

In respect of site notices, following detailed consideration, the requirement for the display of site notices will remain. This is consistent with the publicity of planning applications for which the requirement to display a site notice remains. As set out in

my updated guidance to LPAs, the Health Protection (Coronavirus Restrictions) (Wales) Regulations 2020 ("Coronavirus Regulations") prevent people leaving where they live without reasonable excuse. One of the reasonable excuses is the need to travel for the purposes of work where it is not reasonably practicable for that person to work from where they are living. **The display of a site notice is an activity that cannot be undertaken from home so is a reasonable excuse for the purpose of the Coronavirus Regulations.** The Coronavirus Regulations are intended to create social distancing. The Welsh Government is content that in most circumstances, the displaying of a site notice can be undertaken whilst respecting social distancing.

I also expect developers and agents to expand use of social media and other online services during this time to widen public engagement with the consultation process.

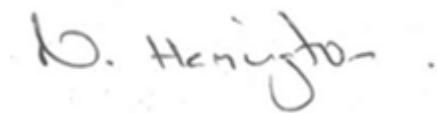
Developments of National Significance

As many government buildings are either closed or have reduced staff levels, there are difficulties in verifying compliance with article 12(5) of the DNSPWO. The Amendment Order therefore temporarily removes article 12(5) for applications made during the period beginning with 19 May 2020 and ending with 18 September 2020. If the DNS application has been submitted electronically, there is, therefore, no longer a requirement for a hard copy to be deposited with the Welsh Ministers and the local planning authority. This change is to enable applicants to fully comply with the submission requirements.

Cooperation and goodwill from all stakeholders will be required to ensure a functioning planning service can be maintained at this time and to safeguard the planning system so it is able to play a key role in the economic recovery process post-COVID-19.

If you have any questions or wish to bring anything to the attention of the Welsh Government, please email me at prifswyddogcynllunio@gov.wales.

Yours faithfully,



Neil Hemington
Prif Gynllunydd, Y Gyfarwyddiaeth Gynllunio
Chief Planner, Planning Directorate

Notice S1D A2G

Appendix III

ATODLEN 1 (Erthygl 2(3))
Hysbysiad cyn-ymgeisio ar gyfer cyfnod yr argyfwng

ATODLEN 1D (Erthyglau 2G)
CYHOEDDUSRWYDD AC YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD
CYNLLUNIO: HYSBYSIAD I'W ROI YN YSTOD CYFNOD YR ARGYFWNG

Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012

CYHOEDDUSRWYDD AC YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD
CYNLLUNIO

HYSBYSIAD O DAN ERTHYGLAY 2C a 2D FEL Y'U HADDASWYD GAN ERTHYGL 2G

(i'w gyflwyno i berchnogion a/neu feddianwyr tir cyffiniol ac ymgylgoreion cymunedol; ac i'w arddangos drwy hysbysiad safle ar neu gerllaw lleoliad y datblygiad arfaethedig)

Diben yr hysbysiad hwn: mae'r hysbysiad hwn yn rhoi cyfle i wneud sylwadau yn uniongyrchol i'r datblygwr ynglyn â datblygiad arfaethedig cyn cyflwyno cais am ganiatâd cynllunio i'r awdurdod cynllunio lleol ("ACLI"). Bydd unrhyw gais cynllunio dilynol yn cael ei hysbysebu gan yr ACLI perthnasol; ni fydd unrhyw sylwadau a ddarperir gennych wrth ymateb i'r hysbysiad hwn yn lleihau dim ar eich gallu i gyflwyno sylwadau i'r ACLI ar unrhyw gais cynllunio cysylltiedig. Dylech nodi y gellir gosod unrhyw sylwadau a gyflwynir gennych yn y ffeil gyhoeddus.

Datblygiad Arfaethedig yn (a) **Land at Twynyrodyn, Merthyr Tydfil**

Rwyf yn hysbysu bod (b) Persimmon Homes (East Wales)

yn bwriadu gwneud cais am ganiatâd cynllunio i (c): **Datblygiad preswyl sy'n, gan gynnwys gweithiau cychylltiedig.**

Gellwch archwilio copïau o'r canlynol:

- y cais arfaethedig;
- y planiau; a
- dogfennau ategol eraill

ar-lein yn (d) <https://sites.google.com/view/twynyrodyn/home>

Os nad ydych yn gallu cael mynediad at y dogfennau yn electronig gallwch ofyn am gopïau o'r rwybodaeth hon drwy anfon e-bost at (e) ewalevents@persimmonhomes.com neu drwy ffonio'r ceisydd ar (f) **01443 445442**.

Rhaid i unrhyw un sy'n dymuno gwneud sylwadau ynglŷn â'r datblygiad arfaethedig hwn ysgrifennu at y ceisydd/yr asiant yn (e) ewalevents@persimmonhomes.com neu (g) **Persimmon Homes East Wales, Llantrisant Business Park, Llantrisant, Rhondda Cynon Taf, CF72 8YP** erbyn (h) **28 Mehefin 2020**

Llofnod: *Margan Williams.*

Dyddiad: 26 Mai 2020

SCHEDULE 1
Pre-application notice for emergency period

Article 2(3)

SCHEDULE 1D
PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

Articles 2G

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

**PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION
NOTICE UNDER ARTICLES 2C AND 2D AS MODIFIED BY ARTICLE 2G**

(to be served on owners and/or occupiers of adjoining land and community consultees; and displayed by site notice on or near the location of the proposed development)

Purpose of this notice: this notice provides the opportunity to comment directly to the developer on a proposed development prior to the submission of a planning application to the local planning authority ("LPA"). Any subsequent planning application will be publicised by the relevant LPA; any comments provided in response to this notice will not prejudice your ability to make representations to the LPA on any related planning application. You should note that any comments submitted may be placed on the public file.

Proposed development at (a) **Land at Twynyrodyn, Merthyr Tydfil**

I give notice that (b) Persimmon Homes (East Wales) Ltd

is intending to apply for planning permission to (c): **Residential development, including associated works.**

You may inspect copies of:

- the proposed application;
- the plans; and
- other supporting documents

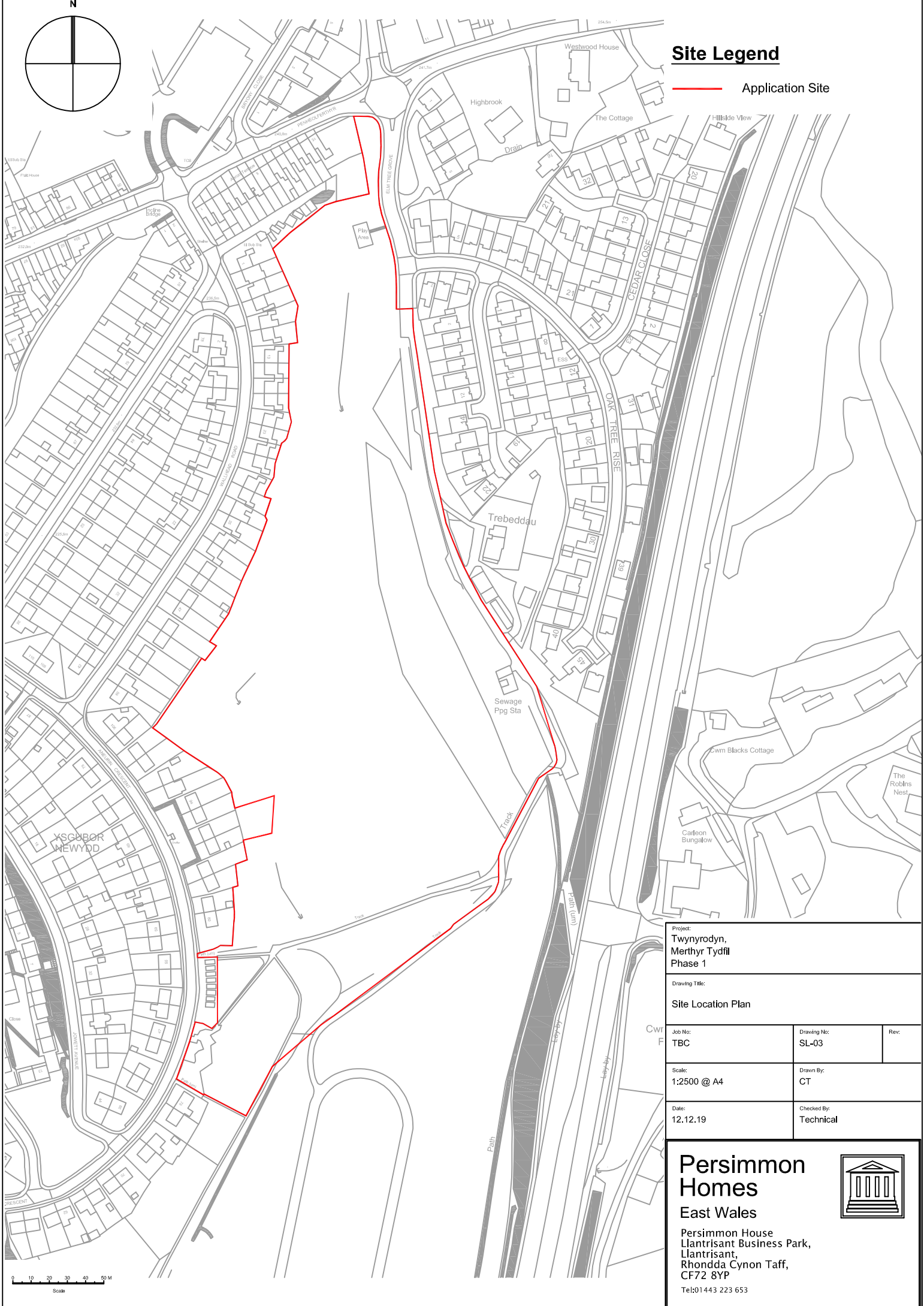
online at (d) <https://sites.google.com/view/twynyrodyn/home>

If you are unable to access the documents electronically you may request copies of this information by emailing (e) ewalevents@persimmonhomes.com or by telephoning the applicant on (f) 01443 445442.

Anyone who wishes to make representations about this proposed development must write to the applicant/agent at (e) or (g) **Persimmon Homes East Wales, Llantrisant Business Park, Llantrisant, Rhondda Cynon Taf, CF72 8YP** by (h) **28 June 2020**.

Signed: *Morgan Williams*

Date: 26 May 2020



Site Legend

Application Site

YSGUBOR
NEWYDD

Track

Path

Project:
Twynyrodyn,
Merthyr Tydfil
Phase 1

Drawing Title:

Site Location Plan

Job No:
TBC

Drawing No:	SL-03
-------------	-------

Rev.

Scale:
1:2500 @ A4

Drawn By:
CT

Date:
12.12.19

Checked By:
Technical

Persimmon Homes

East Wales

Persimmon House
Llantrisant Business Park,
Llantrisant,
Rhondda Cynon Taff,
CF72 8YP

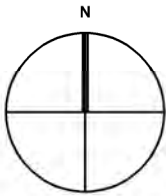
Tel:01443 223 653



A horizontal scale bar labeled "Scale" with markings at 0, 10, 20, 30, 40, and 50 M.

Display Locations and Confirmation

Appendix IV



Site Legend

- Application Site
- Site Notices



Rev 1 - Boundary updated -06.05.20

Project Twynyrodyn, Merthyr Tydfil Phase 1		
Drawing Title Site Location Plan		
Job No TBC	Drawing No SL-03	Rev 1
Scale 1:2500 @ A4	Drawn By CT	
Date 12.12.19	Checked By Technical	

**Persimmon
Homes**

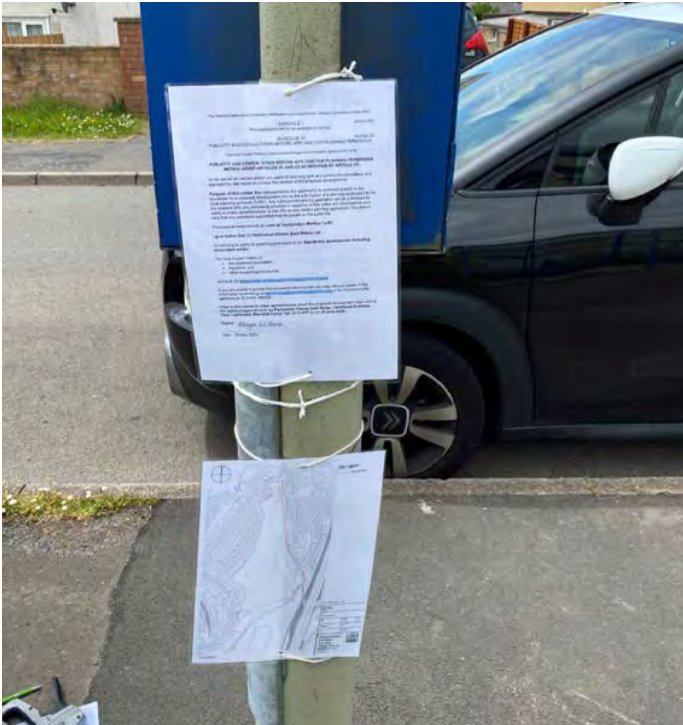


East Wales

Persimmon House
Llantrisant Business Park,
Llantrisant,
Rhondda Cynon Taff,
CF72 8YP

Tel:01443 223 653

0 10 20 30 40 50 M
Scale



Statement of Edward Williams

Land at Elm Tree Grove, Twynyrodyn,
Merthyr Tydfil

Declaration of Service

I, Edward Williams, of Persimmon Homes (East Wales) in my capacity as Land and Planning Graduate, hereby certify on the 26th day of May, 2020 I did erect five notice pursuant to the requirements of Article 2F(2)(b) of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (as amended). The map and photographs presented are a true representation of the notices displayed.

Edward Williams

Edward Williams

Land and Planning Graduate



Persimmon
Together, we make a home.

Schedule and Letter to Neighboring Consulttees

Appendix V

Schedule of Neighbouring Consultees

2 Cross Mardy Street, MERTHYR TYDFIL, CF47 0LE
3 Cross Mardy Street, MERTHYR TYDFIL, CF47 0LE
1 Elm Tree Grove, MERTHYR TYDFIL, CF47 0LR
2 Elm Tree Grove, MERTHYR TYDFIL, CF47 0LR
3 Elm Tree Grove, MERTHYR TYDFIL, CF47 0LR
4 Elm Tree Grove, MERTHYR TYDFIL, CF47 0LR
5 Elm Tree Grove, MERTHYR TYDFIL, CF47 0LR
Save Dosh, 5 Elm Tree Grove, MERTHYR TYDFIL, CF47 0LR
1 Cedar Close, MERTHYR TYDFIL, CF47 0LX
2 Cedar Close, MERTHYR TYDFIL, CF47 0LX
3 Cedar Close, MERTHYR TYDFIL, CF47 0LX
4 Cedar Close, MERTHYR TYDFIL, CF47 0LX
5 Cedar Close, MERTHYR TYDFIL, CF47 0LX
6 Cedar Close, MERTHYR TYDFIL, CF47 0LX
7 Cedar Close, MERTHYR TYDFIL, CF47 0LX
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29 Cedar Close, MERTHYR TYDFIL, CF47 0LX
30 Cedar Close, MERTHYR TYDFIL, CF47 0LX
31 Cedar Close, MERTHYR TYDFIL, CF47 0LX
32 Cedar Close, MERTHYR TYDFIL, CF47 0LX
1 Oak Tree Rise, MERTHYR TYDFIL, CF47 0SN
2 Oak Tree Rise, MERTHYR TYDFIL, CF47 0SN
3 Oak Tree Rise, MERTHYR TYDFIL, CF47 0SN
4 Oak Tree Rise, MERTHYR TYDFIL, CF47 0SN
5 Oak Tree Rise, MERTHYR TYDFIL, CF47 0SN
6 Oak Tree Rise, MERTHYR TYDFIL, CF47 0SN
7 Oak Tree Rise, MERTHYR TYDFIL, CF47 0SN
8 Oak Tree Rise, MERTHYR TYDFIL, CF47 0SN
9 Oak Tree Rise, MERTHYR TYDFIL, CF47 0SN
10 Oak Tree Rise, MERTHYR TYDFIL, CF47 0SN
11 Oak Tree Rise, MERTHYR TYDFIL, CF47 0SN
12 Oak Tree Rise, MERTHYR TYDFIL, CF47 0SN

[illegible]

Spar Stores, 7 Bryony Close, MERTHYR TYDFIL, CF47 0LL
Flat above, Charltons Stores Bryony Close, MERTHYR TYDFIL, CF47 0LL
1 Bryony Close, MERTHYR TYDFIL, CF47 0LL
2 Bryony Close, MERTHYR TYDFIL, CF47 0LL
3 Bryony Close, MERTHYR TYDFIL, CF47 0LL
4 Bryony Close, MERTHYR TYDFIL, CF47 0LL
5 Bryony Close, MERTHYR TYDFIL, CF47 0LL
6 Bryony Close, MERTHYR TYDFIL, CF47 0LL
1 Aeron Terrace, MERTHYR TYDFIL, CF47 0LN
2 Aeron Terrace, MERTHYR TYDFIL, CF47 0LN
3 Aeron Terrace, MERTHYR TYDFIL, CF47 0LN
4 Aeron Terrace, MERTHYR TYDFIL, CF47 0LN
5 Aeron Terrace, MERTHYR TYDFIL, CF47 0LN
6 Aeron Terrace, MERTHYR TYDFIL, CF47 0LN
7 Aeron Terrace, MERTHYR TYDFIL, CF47 0LN
8 Aeron Terrace, MERTHYR TYDFIL, CF47 0LN
9 Aeron Terrace, MERTHYR TYDFIL, CF47 0LN
10 Aeron Terrace, MERTHYR TYDFIL, CF47 0LN
11 Aeron Terrace, MERTHYR TYDFIL, CF47 0LN
12 Aeron Terrace, MERTHYR TYDFIL, CF47 0LN
13 Aeron Terrace, MERTHYR TYDFIL, CF47 0LN
14 Aeron Terrace, MERTHYR TYDFIL, CF47 0LN
15 Aeron Terrace, MERTHYR TYDFIL, CF47 0LN
1 Incline Bridge, MERTHYR TYDFIL, CF47 0PE
2 Incline Bridge, MERTHYR TYDFIL, CF47 0PE
1 Wallhead Road, MERTHYR TYDFIL, CF47 0SS
2 Wallhead Road, MERTHYR TYDFIL, CF47 0SS
3 Wallhead Road, MERTHYR TYDFIL, CF47 0SS
4 Wallhead Road, MERTHYR TYDFIL, CF47 0SS
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7 Wallhead Road, MERTHYR TYDFIL, CF47 0SS
8 Wallhead Road, MERTHYR TYDFIL, CF47 0SS
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27 Wallhead Road, MERTHYR TYDFIL, CF47 0SS
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29 Wallhead Road, MERTHYR TYDFIL, CF47 0SS
30 Wallhead Road, MERTHYR TYDFIL, CF47 0SS

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65 Aneurin Crescent, MERTHYR TYDFIL, CF47 0ST
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67 Aneurin Crescent, MERTHYR TYDFIL, CF47 0ST
68 Aneurin Crescent, MERTHYR TYDFIL, CF47 0ST
69 Aneurin Crescent, MERTHYR TYDFIL, CF47 0ST
70 Aneurin Crescent, MERTHYR TYDFIL, CF47 0ST
71 Aneurin Crescent, MERTHYR TYDFIL, CF47 0ST
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108 Aneurin Crescent, MERTHYR TYDFIL, CF47 0ST
109 Aneurin Crescent, MERTHYR TYDFIL, CF47 0ST
110 Aneurin Crescent, MERTHYR TYDFIL, CF47 0ST
Bryn Drew Bungalow Aneurin Crescent, MERTHYR TYDFIL, CF47 0ST
1 Bryn Terrace, MERTHYR TYDFIL, CF47 0LG
2 Bryn Terrace, MERTHYR TYDFIL, CF47 0LG
3 Bryn Terrace, MERTHYR TYDFIL, CF47 0LG
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17 Penheolferthyr, MERTHYR TYDFIL, CF47 0LF

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28 Penheolferthyr, MERTHYR TYDFIL, CF47 0LF
29 Penheolferthyr, MERTHYR TYDFIL, CF47 0LF
Nant Gwlad Penheolferthyr, MERTHYR TYDFIL, CF47 0LF
Plas Y Bryn Penheolferthyr, MERTHYR TYDFIL, CF47 0LF
Ty Coed Penheolferthyr, MERTHYR TYDFIL, CF47 0LF
Farmers Arms Penheolferthyr, MERTHYR TYDFIL, CF47 0LF
1 Cross Mardy Street, MERTHYR TYDFIL, CF47 0LE
3 Cross Mardy Street, MERTHYR TYDFIL, CF47 0LE
2 Cross Mardy Street, MERTHYR TYDFIL, CF47 0LE
Mount View Mardy Street, MERTHYR TYDFIL, CF47 0LD
Cresta House, 69-70 Mardy Street, MERTHYR TYDFIL, CF47 0LD
69-70 Mardy Street, MERTHYR TYDFIL, CF47 0LD
47 Mardy Street, MERTHYR TYDFIL, CF47 0LD
48 Mardy Street, MERTHYR TYDFIL, CF47 0LD
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73 Mardy Street, MERTHYR TYDFIL, CF47 0LD
38 Glasier Road, MERTHYR TYDFIL, CF47 0SR
39 Glasier Road, MERTHYR TYDFIL, CF47 0SR
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91 Glasier Road, MERTHYR TYDFIL, CF47 0SR
8 Jowett Avenue, MERTHYR TYDFIL, CF47 0SU
9 Jowett Avenue, MERTHYR TYDFIL, CF47 0SU
10 Jowett Avenue, MERTHYR TYDFIL, CF47 0SU
11 Jowett Avenue, MERTHYR TYDFIL, CF47 0SU
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21 Jowett Avenue, MERTHYR TYDFIL, CF47 0SU
22 Jowett Avenue, MERTHYR TYDFIL, CF47 0SU
23 Jowett Avenue, MERTHYR TYDFIL, CF47 0SU
24 Jowett Avenue, MERTHYR TYDFIL, CF47 0SU
25 Jowett Avenue, MERTHYR TYDFIL, CF47 0SU

[illegible]

37 Aneurin Crescent, MERTHYR TYDFIL, CF47 0ST

38 Aneurin Crescent, MERTHYR TYDFIL, CF47 0ST



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PERSIMMON HOMES EAST WALES

Persimmon House
Llantrisant Business Park
Llantrisant
CF72 8YP

Y Pechennog/Feddiannydd
33 Aneurin Crescent
MERTHYR TYDFIL
CF47 0ST

Tel: 01443 223653
Main Fax: 01443 237328
www.persimmonhomes.com

26 Mai, 2020

At sylw y Perchennog a/neu y Feddiannydd,

**YMGYNGHORIAD CYHOEDDUS AM DDATBLYGIAD PRESWYL YN TWYNYRODYN,
MERTHYR TUDFUL**

Mae Persimmon Homes East Wales yn ymgynghori â phobl lleol ar ein cynigion i ddatblygu cynllun tai teuluol yn Twynyrodyn, Merthyr Tudful.

Gan fod eich eiddo ar dir cyffiniol i'r safle datblygu arfaethedig, rydym yn atodi Hysbysiad o dan Erthyglau 2G y Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012 (Diwygio) i'ch hysbysu am yr ymgynghoriad a'ch cyfle i wneud sylwadau ar y cynigion.

Mae'r hysbysiad perthnasol wedi'i amgáu gyda'r llythyr hon ac yn cynnwys gwybodaeth ynglŷn â sut a ble y gallwch weld y cais cynllunio drafft.

Os oes gennych unrhyw gwestiynau ynglŷn â'r hysbysiad neu'r ymgynghoriad, mae croeso i chi gysylltu â mi ar 01443 445442.

Yn gywir,

Morgan Williams.

Morgan Williams
Cynllunydd
Persimmon Homes (East Wales)

Dogfennau Amgaeedig
Hysbysiad o dan Erthyglau 2G



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Llantrisant Business Park
Llantrisant
CF72 8YP

Tel: 01443 223653
Main Fax: 01443 237328
www.persimmonhomes.com

The Owner/Occupier
33 Aneurin Crescent
MERTHYR TYDFIL
CF47 0ST

26 May, 2020

Dear Sir or Madam,

**PUBLIC CONSULTATION FOR THE RESIDENTIAL DEVELOPMENT AT TWYNYRODYN,
MERTHYR TYDFIL**

Under the provisions of the Town & Country Planning (Development Management Procedure) (Wales) Order 2012 (as amended) we are required to consult any owner or occupier of any adjoining land on our proposals for the residential development of the land at Twynnyrobyn, Merthyr Tydfil prior to the submission of a planning application for the same.

Accordingly, we enclose for your consideration Notice under Article 2G of the Town & Country Planning (Development Management Procedure) (Wales) Order 2012 (as amended) informing you of the detail of the consultation and how you might comment on the proposal should you wish to.

If you have any queries regarding the notice or the consultation, please do not hesitate to contact me on 01443 445442.

Yours sincerely,

Morgan Williams
Planning Manager
Persimmon Homes (East Wales)

Enclosed
Notice under Article 2G

Schedule and Letter of Community Consulttees

Appendix VI

Schedule of Community Consultees

Councillor Andrew Barry, 34 William Street, Twynyrhodyn, Merthyr Tydfil CF470RG

Councillor David Jones, Farmers Arms, 25 Penheolferthyr, Mountain Hare, Merthyr Tydfil CF47 0LF

Councillor Kevin O'Neill, Riverdell, Luther Lane, Twynrodyn, Merthyr Tydfil

Councillor John Thomas, 4 Jones Terrace, Thomastown, Merthyr Tydfil, CF47 0NT



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Llantrisant Business Park
Llantrisant
CF72 8YP

Tel: 01443 223653

Main Fax: 01443 237328

www.persimmonhomes.com

Councillor Andrew Barry
34 William Street
Twynyrhodyn
Merthyr Tydfil
CF470RG

26 Mai 2020

Annwyl Gynghorydd Barry,

YMGYNGHORIAD CYHOEDDUS AM DDATBLYGIAD PRESWYL YN TWYNYRODYN, MERTHYR TUDFUL

Mae Persimmon Homes East Wales yn ymgynghori â phobl lleol ar ein cynigion i ddatblygu cynllun tai teuluol ar tir gyferbyn Twynyrhodyn, Merthyr Tudful.

Fel ymgynghorai arbenigol fel y'i diffinir yn Erthygl 2(1) y Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012, rydym yn atodi Hysbysiad o dan Erthygl 2G y Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012 (Diwygio) i'ch hysbysu am yr ymgynghoriad a'ch cyfle i wneud sylwadau ar y cynigion.

Mae'r hysbysiad perthnasol wedi'i amgáu gyda'r llythyr hon ac yn cynnwys gwybodaeth ynglŷn â sut a ble y gallwch weld y cais cynllunio drafft.

Os oes gennych unrhyw gwestiynau ynglŷn â'r hysbysiad neu'r ymgynghoriad, mae croeso i chi gysylltu â Persimmon Homes ar 01443 445 442.

Yn gywir,

Morgan Williams
Cynllunydd
Persimmon Homes East Wales

Dogfennau Amgaeedig
Hysbysiad o dan Erthyglau 2G



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Councillor Andrew Barry
34 William Street
Twynyrhodyn
Merthyr Tydfil
CF470RG

26 May 2020

Dear Councillor Barry,

**PUBLIC CONSULTATION FOR THE RESIDENTIAL DEVELOPMENT AT TWYNYRODYN,
MERTHYR TYDFIL**

Under the provisions of the Town & Country Planning (Development Management Procedure) (Wales) Order 2012 (as amended) we are required to consult specialist consultees on our proposals for the residential development of the land at Twynyrhodyn, Merthyr Tydfil prior to the submission of a planning application for the same.

Accordingly, we enclose for your consideration Notice under 2G of the Town & Country Planning (Development Management Procedure) (Wales) Order 2012 (as amended) informing you of the detail of the consultation and how you might comment on the proposal should you wish to.

If you have any queries regarding the notice or the consultation, please do not hesitate to contact Persimmon Homes on 01443 445 442.

Yours sincerely,

Morgan Williams
Planning Manager
Persimmon Homes (East Wales)

Enclosed
Notice under Article 2G

Notice S1C A2D

Appendix VII

ATODLEN 1
Hysbysiadau cyn-ymgeisio

Erthygl 4(4)

ATODLEN 1C
YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO

Erthygl 2D

Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012

**YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO HYSBYSIAD O DAN
ERTHYGLAU 2D**

(i'w gyflwyno i ymgynghoreion arbenigol, fel y'u diffinnir gan erthygl 2(1) o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012

Diben yr hysbysiad hwn: mae'r hysbysiad hwn yn ddeisyfiad ffurfiol am ymateb l ymgynghoriad cynymgeisio o dan erthygl 2D o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu)(Cymru) 2012.

Datblygiad Arfaethedig yn (a) **Land at Twynyrodyn, Merthyr Tydfil**

Rwyf yn hysbysu bod (b) Persimmon Homes (East Wales)

yn bwriadu gwneud cais am ganiatâd cynllunio i (c): **Datblygiad preswyl sy'n, gan gynnwys gweithiau cycylltiedig.**

Gellwch archwilio copïau o'r canlynol:

- cais arfaethedig;
- planiau; a
- dogfennau ategol eraill

ar-lein yn (d) <https://sites.google.com/view/twynyrodyn/home>

Yn unol â gofynion erthygl 2E o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012, rhaid anfon ymateb i'r ymgynghoriad at (e) ewalevents@persimmonhomes.com erbyn (f) **28 Mehefin 2020.**

Llofnod: *Margan Williams.*

Dyddiad: 26 Mai 2020

SCHEDULE 1
Pre-application notices

Article 4(4)

SCHEDULE 1C (Articles 2D)
CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

**CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION NOTICE UNDER
ARTICLE 2D**

(to be served on specialist consultees, as defined by article 2(1) of the Town and Country planning (Development Management Procedures) (Wales) Order 2012).

Purpose of this notice: this notice comprises a formal request for pre-application consultation response under article 2D of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012.

Proposed development at (a) **Land at Twynyrodyn, Merthyr Tydfil**

I give notice that (b) Persimmon Homes (East Wales) Ltd

is intending to apply for planning permission to (c): **Residential development, including associated works.**

You may inspect copies of:

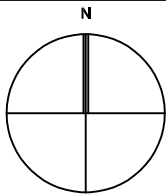
- the proposed application;
- the plans; and
- other supporting documents

online at (d) <https://sites.google.com/view/twynyrodyn/home>

In accordance with the requirements of article 2E of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, a consultation response must be sent to (e) ewalevents@persimmonhomes.com by (f) **28 June 2020**.

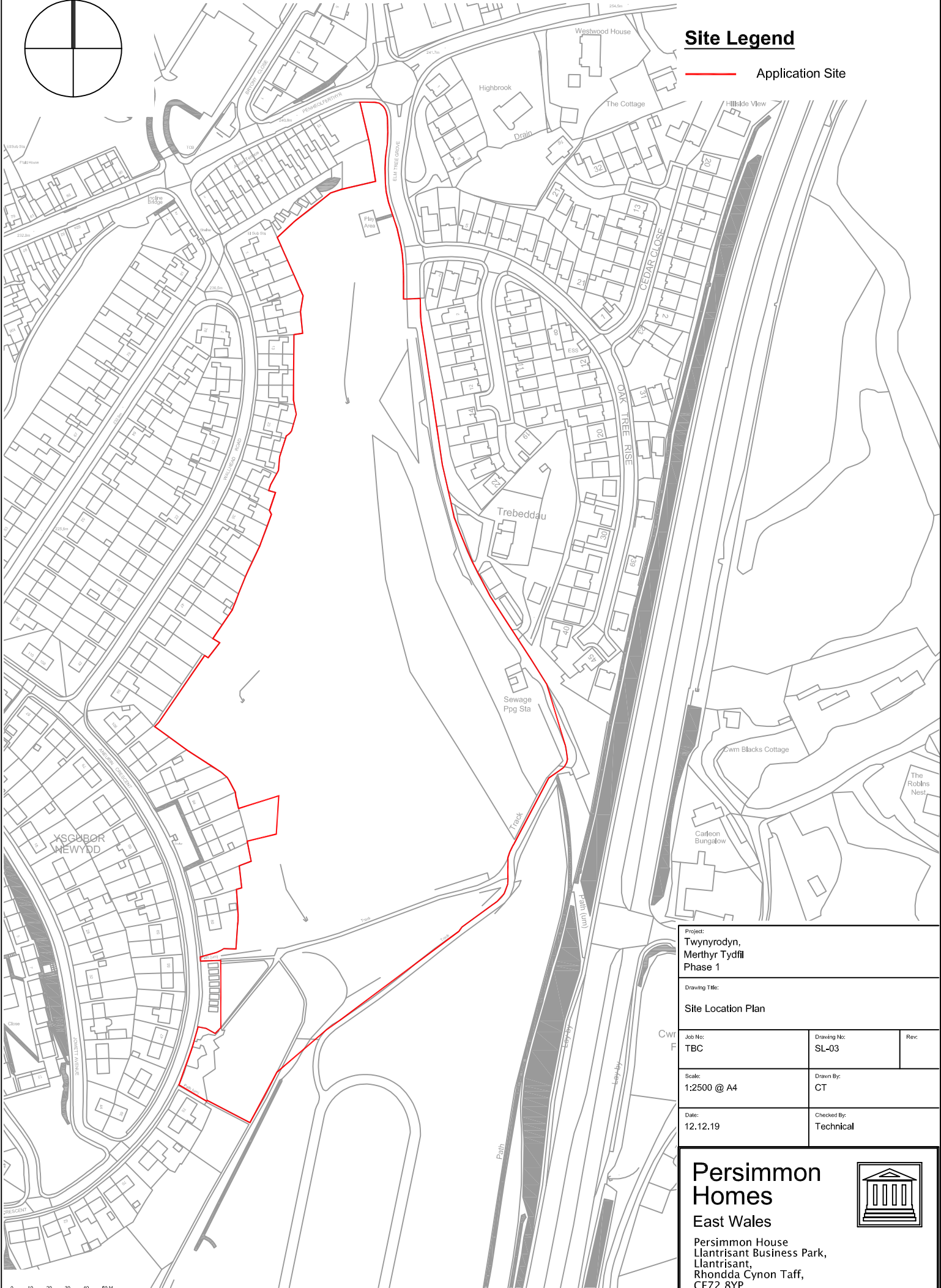
Signed: *Margan Williams*.

Date: 26 May 2020



Site Legend

Application Site



Project: Twynyrodyn, Merthyr Tydfil Phase 1		
Drawing Title: Site Location Plan		
Job No: TBC	Drawing No: SL-03	Rev
Scale: 1:2500 @ A4	Drawn By: CT	
Date: 12.12.19	Checked By: Technical	

Persimmon Homes

East Wales

Persimmon House
Llantrisant Business Park,
Llantrisant,
Rhondda Cynon Taff,
CF72 8YP

Tel:01443 223 653

Schedule and Letter to Specialist Consulttees

Appendix VIII

Schedule of Specialist Consultees

Estate Team Leader, Merthyr Tydfil County Borough Council, Unit 5, Triangle Business Park, Pentrebach, Merthyr Tydfil, CF48 4TQ

Highways Authority, Merthyr Tydfil County Borough Council, Civic Centre, Castle Street, Merthyr Tydfil, CF47 8AN

National Resources Wales, Rivers House, St Mellons Business Park, Cardiff, CF3 0EY

Development Services – Planning, Dwr Cymru Welsh Water, PO BOX 3146, Cardiff, CF30 0EH

Coal Authority, 200 Lichfield Lane, Mansfield, Nottinghamshire, NG18 4RG



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Persimmon House
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Tel: 01443 223653

Main Fax: 01443 237328

www.persimmonhomes.com

Ms Andrea Jones
Estate Team Leader
Merthyr Tydfil County Borough Council
Unit 5, Triangle Business Park,
Pentrebach,
Merthyr Tydfil
CF48 4TQ

26 Mai 2020

Annwyl Madam,

YMGYNGHORIAD CYHOEDDUS AM DDATBLYGIAD PRESWYL YN TWYNYRODYN, MERTHYR TUDFUL

Mae Persimmon Homes East Wales yn ymgynghori â phobl lleol ar ein cynigion i ddatblygu cynllun tai teuluol ar tir gyferbyn at Twynyrodyn, Merthyr Tudful.

Fel ymgynghorai arbenigol fel y'i diffinir yn Erthygl 2(1) y Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012, rydym yn atodi Hysbysiad o dan Erthygl 2D y Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012 (Diwygio) i'ch hysbysu am yr ymgynghoriad a'ch cyfle i wneud sylwadau ar y cynigion.

Mae'r hysbysiad perthnasol wedi'i amgáu gyda'r llythyr hon ac yn cynnwys gwybodaeth ynglŷn â sut a ble y gallwch weld y cais cynllunio drafft.

Os oes gennych unrhyw gwestiynau ynglŷn â'r hysbysiad neu'r ymgynghoriad, mae croeso i chi gysylltu â Persimmon Homes ar 01443 445 442.

Yn gywir,

Morgan Williams
Cynllunydd
Persimmon Homes (East Wales)

Dogfennau Amgaeedig
Hysbysiad o dan Erthyglau 2C a 2D



Persimmon

Together, we make a home.

OFFICIAL PARTNER

PERSIMMON HOMES EAST WALES

Persimmon House
Llantrisant Business Park
Llantrisant
CF72 8YP

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26 May 2020

Dear Madam,

**PUBLIC CONSULTATION FOR THE RESIDENTIAL DEVELOPMENT AT TWYNYRODYN,
MERTHYR TYDFIL**

Under the provisions of the Town & Country Planning (Development Management Procedure) (Wales) Order 2012 (as amended) we are required to consult specialist consultees on our proposals for the residential development of the land at Twynnyrodyn, Merthyr Tydfil.

Accordingly, we enclose for your consideration Notice under Article 2D of the Town & Country Planning (Development Management Procedure) (Wales) Order 2012 (as amended) informing you of the detail of the consultation and how you might comment on the proposal should you wish to.

If you have any queries regarding the notice or the consultation, please do not hesitate to Persimmon Homes on 01443 445 442.

Yours sincerely,

Morgan Williams
Planning Manager
Persimmon Homes (East Wales)

Enclosed

Notice under Article 2C & 2D

Website Detail

Appendix IX

Welcome



Welcome to the public consultation on the proposed development on land off Elm Tree Grove, Merthyr Tydfil, named Twynyrodyn.

The purpose of this website is to afford local residents, community groups and other interested parties the opportunity to view the proposed development at the land off Elm Tree Grove. The consultation is an opportunity to provide comments on the draft planning application.

If you're interested in our development, please explore the website and provide us with your feedback, comments and suggestions. All pages relating to this site can be found on the navigation bar at the top of the page. Feedback forms can be found on the 'Your Views' page. We are happy to receive comments in English or Welsh.

Thank you for visiting the consultation website for Twynyrodyn.

Draft Application Documents

The draft submission can be viewed by clicking on the schedule of documents available on this page. Should you wish to comment on the document, please see the [Your Views](#) page.

At this juncture the application comprises the following draft submissions:

- [Application Forms](#)
- [Site Location Plan](#)
- [Planning Layout](#)
- [House Type Plans](#)
- [Planning Statement](#)
- [Design and Access Statement](#)
- [Extended Phase 1 Habitat Survey](#)
- [Invertebrate Survey](#)
- [Bat Survey](#)
- [Reptile Survey](#)
- [Landscape Specification & Management Plan](#)

Pre-Application Consultation

Part 1A of the Town & Country Planning (Development Management Procedure) (Wales) Order 2016 requires applicants to undertake statutory pre - application consultation prior to the submission of a formal planning application. Persimmon Homes have, pursuant to this requirement, advertised the commencement of this consultation process accordingly.

As part of this process, Persimmon Homes have made available for inspection all the documents required to make a formal planning application. These documents comprise of technical assessments of the impact of the proposal on various elements such as the highway network and ecology, together with assessments of the planning and design merits of the proposal in the form of planning statements and design and access statement.

Should you wish to comment on the proposals or any element of the supporting documentation, then you can do so via the 'Your Views' page of this website, where electronic surveys or feedback forms can be completed. You may have heard about the development directly through receipt of notification from Persimmon Homes or indirectly. Either way, your views are sought.

Proposed Development

The proposal is a residential development consisting of 127 units, including associated infrastructure works.

The draft application documents, including the site layout, can be found on the [Draft Submission](#) page.

The overall proposal comprises:

- A range of 2, 3 and 4 bedroom homes;
- A mix of detached, semi-detached and terraced homes;
- Provision of affordable housing; and,
- Green infrastructure in the form of public open spaces, landscaping and retained trees.

Socio-Economic Benefits

There are also vast socio-economic benefits from development taking place and increased housing numbers in the area. With these housing numbers including a mix of house sizes and affordable homes shaped by demand in the locality. This will include short term benefits such as investment into the construction industry and the creation of construction jobs. In the long term new residents will bring household expenditure in the local community including increased council tax for the local authority.

The economic toolkit draws upon industry-recognised datasets and methodologies to provide a robust methodological approach to help estimate the socio-economic benefits of residential development.

The economic benefits of the proposal are not limited to the construction period. The proposal will continue to deliver an economic impact beyond the construction period as a consequence of the increased local expenditure of future residents. This indicates that future residents will spend approximately £5,000 on first occupation retail spend within the first 18 months of occupation, some of which would benefit local businesses and retailers.

This figure is dwarfed by the total gross expenditure of future residents of the proposal which is predicted to be in the order of £2,733,396 based on the findings of the Office for National Statistics (ONS) Family Spending Survey(2013).

The proposal will also enable significant investment in local infrastructure and services by contributing an additional £141,605 in Council Tax receipts.

The economic toolkit predicts that the proposal would create 147 permanent jobs over the construction period. A report by the Centre for Economics and Business Research (CEBR) prepared for the National Housing Federation (2013) found that on average 1.51 indirect and induced jobs are created for every FTE construction job. When applied this multiplier indicates that an additional 74 FTE indirect and induced jobs could be supported by the proposal.



Thoughts?

This is your opportunity to provide comments directly to Persimmon Homes (East Wales) on the draft planning application. Comments are welcomed in English or Welsh. All responses will be reviewed and will feed into a Pre-Application Consultation Report. That report will be presented alongside the planning submission.

To complete the feedback questionnaire please follow the following link:

English Version: <https://www.surveymonkey.co.uk/r/GM6XVHZ>

Welsh Version: <https://www.surveymonkey.co.uk/r/GBJRM08>

Feedback forms or comments can be sent via email at gwaevents@persimmonhomes.com or alternatively by post directed to:

Twydydydyn Consultation
Persimmon Homes (East Wales),
Llantrisant Business Park,
Llantrisant,
Rhondda Cynon Taff
CF72 8YP

[English Feedback](#)

[Adborth Cymegis](#)

This consultation closes on **Sunday 28th June 2020**, and comments must be received by this date.

In addition to this pre-application consultation, Officers at Merthyr Tydfil's Planning Team will carry-out additional consultation processes on the submission of the application. Responses as part of that consultation will be returned directly to the Local Planning Authority.

Matrix of Neighboring Consulttee Responses

Appendix X

Responses to Question: Do you Support the principle of the residential development at Twynyrodyn generally?

Yes, at Scale* to local infrastructure capacity on brownfield sites only** and with sufficient community benefits to link up green areas, trails and active travel***.

**The scale of development reflects the density prescribed by the relevant Development Plan policy.*

*** The proposal is on a brownfield site.*

**** The proposal retains the existing routes across the sites and provides for active travel as indicated in the TA.*

Twyn Hill is heavily contested with traffic and is one of the worst areas for pollution fumes from the amount of traffic, this is going to have a huge negative impact on an already concerning issue - making traffic worse right outside my children's school -which is already a very dangerous, overly busy road*. There is very limited green space in twyn, housing is very congested - this is not an acceptable amount of housing for that area**. Smaller developments may get a better reception – but at this scale it will have a very negative impact on our green space, pollution levels, local wild life & children. Schools are full in the area also*** - please do not let this go ahead. It will be disastrous for the area!

**The Transport Assessment and Air Quality Report indicates that the proposal can be accommodated on the site at the scale proposed.*

***The scale of the development reflects the density prescribed by the relevant Development Plan Policy. No action required.*

**** Education provision and schools are identified on the Council's CIL Infrastructure Project list and therefore the development will contribute to these social infrastructure works (updated 2019). In addition, the LEA did not indicate specific capacity issues within the catchment which would have been considered during the adoption of the Development Plan.*

I am very concerned about the planning application to build on the area of land known historically as Trebeddau. Over ten years ago this area was put up for sale by the estates department and there were strong local objections, including a petition being raised with over 1000 signatures. There are still very good reasons why this development should not take place, although it sounds as though it is a fait accompli that is going to be carried out irrelevant of local considerations. It is also unfortunate that the notices were posted during a time when few people were around due to "lockdown".*

1. The area concerned was unofficially mined in "patches". Some of these were properly filled in but many went unrecorded and were filled in a very ad hoc manner. Even those that were dealt with more carefully are unlikely to support the weight of a full scale building project.**

2. Beneath the top soil, much of the underlying material is shale which is notoriously unstable.***

Responses to Question: *Do you Support the principle of the residential development at Twynyrodyn generally?*

-
3. There is an important culvert running under the area. In addition, the surface is a natural drain off for rainfall and building work could impact on drains in the area. Additional housing would exacerbate the potential problem.****
4. At certain times of the day, the traffic infrastructure of the Twyn Hill is heavily under pressure already. This would become worse when the higher roundabout would have to deal with flow from a new estate as well. The ingress and egress to Twyn Hill are also problems at times.*****
5. Nationwide, there is theoretically a commitment to increasing tree cover but this would involve the removal of the hundreds of native trees and shrubs that were planted on the site by the Groundwork Trust; that flies completely in the face of this commitment . The project has successfully supported the local ecological system - especially bird life. As well as supporting a wide variety of increasingly threatened hedgerow song birds, there have been intermittent cases of skylarks successfully nesting there. This is particularly important when much of their nesting habitat has been lost due to the opencast mining. I would be happy to provide more details of species, etc. if required.
6. Twyn Hill has suffered from pollution problems and is in the position of having the Tesco Roundabout at the bottom and open cast mining at the top. The removal of the trees would be detrimental in this respect.
7. Successive councils have, in the past, mentioned the importance of healthy outdoor activity. This area is used for just such a purpose as is evidenced by the naturally worn pathways across it. Walkers (especially dog walkers), joggers, horse-riders and children on bikes are all regular users of the site. There needs to be some "natural areas" in which to exercise - not only concreted pathways in formal parks. The people of Twynyrodyn badly need sites of this sort. "Open Spaces" are important to the physical and mental well-being of the public.

** Issues relating to coronavirus are addressed in the report, namely citing amendments to relevant legislation and additional safeguarding measures implemented as part of that amendment.*

*** The application is supported by detailed Site Investigation, including liaison with the Coal Authority, and necessary remediation can adequately address this issue.*

**** Foundation design will be in accordance with the Site Investigation and subject to necessary Building Control functions.*

***** The design of the development accommodates and opens the culvert and the drainage strategy for the site will be subject to detailed Sustainable Drainage System Application made to the relevant Approval Body.*

****** The application is supported with a Transport Assessment that indicates that there is sufficient capacity in the network.*

Responses to Question: Do you Support the principle of the residential development at Twynyrodyn generally?

The proposal is supported by a robust landscaping strategy. Whilst the development will impact on existing trees additional planting is proposed as part of the development. The green infrastructure provision seeks to provide for ecological mitigation. The application is supported by an Air Quality Impact Assessment that concludes that construction phase impacts can be mitigated against and that the completed development will have a negligible impact on air quality. The Council's CIL Infrastructure Projects identify green items including off-site formal leisure facilities which can be funded by the levy to provide the kinds of projects to offset any loss of provision that the site provides.

The traffic on Twyn hill is horrendous at the best of times - there is no way that it will cope with the extra traffic*. Also I am concerned that you will be removing a significant amount of woodland**. Plus, with the issues of subsidence in the area (and, I believe, my ancestors - who owned the land - mined small parts of it) I foresee great issues with pollution in the area as you start to basically open cast the area***.

* The application is supported with a Transport Assessment that indicates that there is sufficient capacity in the network.

** The development includes proposals for the retention of both trees, hedgerows and woodland parcels as well as additional landscaping features.

*** The application is supported by detailed Site Investigation and necessary remediation can adequately address this issue. The foundation design will be targeted and not represent a mining operation.

I have lived in this house for 40 years - since the age of 13 and have seen several changes such as building of the slip road and Dan-Y-Graig both caused unbelievable amount of disruption but this one by far is the worst.

* An appropriate condition securing a construction management plan can secure appropriate management of build phase of development.

The area road infrastructure will not cope with the additional traffic*. How will the local school cope?** The area is utilised by equestrians.*** It's also an area for children to play when we are all encouraged to exercise locally****. It's a green space which is much needed especially offering a barrier to pollution from the slip road and a large open cast mine churning out dust*****. Merthyr needs affordable housing however*****. I would support a much smaller development by a non profit organization

* The application is supported with a Transport Assessment that indicates that there is sufficient capacity in the network.

** Education provision and schools are identified on the Council's CIL Infrastructure Project list and therefore the development will contribute to these social infrastructure works (updated 2019). In addition, the LEA did not indicate specific capacity issues within the catchment which would have been considered during the adoption of the Development Plan.

*** The layout secures the retention of bridleway that crosses the site and provides for active travel.

Responses to Question: Do you Support the principle of the residential development at Twynyrodyn generally?

****** The development makes provision for formal and informal areas of public open space and play.**

******* The application is supported by an air quality assessment that concludes that the construction phase impact can be mitigated against and that the completed development will have a negligible impact on air quality.**

******* The proposal would deliver affordable housing and a mix of housing at various price points at an appropriate density.**

Yes new builds are needed and the area is a nice place to live. Affordability would be a concern but the proposal stated a mixture of home types which should give varying costs.

Positive response to the proposal.

There is a lack of new housing developments in the Merthyr area at the moment and this site will provide much needed new homes.

Positive response to the proposal.

The main road through Twynyrodyn cant handle the volume of traffic currently*, adding more traffic will also effect air pollution rates**. Also there is a shortage of spaces for all children in the local schools.***

*** The application is supported with a Transport Assessment that indicates that there is sufficient capacity in the network.**

**** The application is supported by an air quality assessment that concludes that the construction phase impact can be mitigated against and that the completed development will have a negligible impact on air quality.**

***** Education provision and schools are identified on the Council's CIL Infrastructure Project list and therefore the development will contribute to these social infrastructure works (updated 2019). In addition, the LEA did not indicate specific capacity issues within the catchment which would have been considered during the adoption of the Development Plan.**

There is enough housing in the area.*

*** The Development Plan specifies that there is demand for housing in this area.**

The area is already extremely over crowded likewise the local schools are at capacity*

Responses to Question: Do you Support the principle of the residential development at Twynyrodyn generally?

**** Education provision and schools are identified on the Council's CIL Infrastructure Project list and therefore the development will contribute to these social infrastructure works (updated 2019). In addition, the LEA did not indicate specific capacity issues within the catchment which would have been considered during the adoption of the Development Plan.***

I'm not against new development areas within the Twynyrodyn area but I have concerns about the location of this site and how it will impact current residents of the Taylor Wimpey site*.

The layout has been design so as to address neighbouring properties securing residential amenity for both existing and proposed dwellings.

No rear access to the house currently there on the plan even though we got access now.*

**** The layout has been revised so as to include a footway to the rear.***

Yet again destroying beautiful scenery and walking route*.

**** The bridleway and public right of way is retained as part of the layout and active travel routes created to foster walking routes around the proposal.***

No - I do not support the principle of the residential development. You are taking away the local green/ nature to build properties when this could be done on already developed land*. This is going to have a large impact on locals, the traffic, the wildlife, market value of surrounding homes, mental health impacts of taking away local green for our children and much more.

**** The land is previously developed brownfield that was subject to reclamation.***

I am totally against this development because firstly it will be built On an old pumping station. We will be losing yet another green belt for people's greed for money*. Also can you tell me how you have got around the Idea of taking the park away when the previous builders couldn't**

**** The land is previously developed brownfield that has been allocated for residential development as part of the Development Plan.***

***** The area of equipped play is retained as part of the proposal.***

I am not totally against the proposal of new housing, but the first draft plan is totally unacceptable to me.

Responses to Question: *Do you Support the principle of the residential development at Twynyrodyn generally?*

The principle of development is established by reason of allocation within the Development Plan. No addition information provided on unacceptability of proposal.

I am resident at 29 Oaktree Rise near this proposed building site. My child plays in the playing area highlighted and we do not wish to see this go as, I am sure, a lot more parents in the area would not too, neither do we want the lovely green natural area surrounding the play area to be built on. As this is frequently used as a play area for the children of the area, my son included. This shows a clear lack of respect for the natural environment on your part. I do not see a need for this number of houses in this area. The area is already quite built up. That is it to mention the disruption - noise, air pollution etc that come, with building and that is without the road traffic disruption, mess and safety of the children in the area with a building site nearby. I would also like to add that I think that it is highly manipulative that you have sent these letters and notices NOW in light of the current situation we find ourselves in. You know that neighbours will not be able to talk. Why have you waited until now when these proposed plans have been in place since 12th December 2019? I find this despicable. People have enough concern in their lives at present without worrying about this and holding a consultation on line?! What if people can't access the Internet?! The library you refer to people using the Internet on has been closed due to the current situation. I would implore you to put off the consultation until things are back to normal as this would be the fairest option. I, therefore, formally object to the proposed plans on these grounds and hope you would reconsider the consultation.

The site is allocated for residential development as part of the Council's Development Plan. The Council's CIL Infrastructure Projects identify green items including off-site formal leisure facilities such as multi use games areas and neighbour equipped areas for play which the development will provide alternative provision. The PAC process and impact from coronavirus is explored as part of the PAC report.

Can understand the requirement for additional housing. Losing the open space and green fields within seconds from my house is extremely disappointing, it was a selling factor when we brought our property. The access roads will need developing to accommodate the additional house and traffic flow.

The site is allocated as part of the Council's Development Plan which was subject to extensive consultation. The proposal is support by a Transport Assessment that concludes that the existing infrastructure can accommodate the development.

Responses to the Question: *What is your opinion of the location of the proposed development?*

Brownfield site. Suitable but not at the proposed density.

The scale of development reflects the density prescribed by the relevant Development Plan policy. No action required.

I have been waiting for homes to be built here. Excellent location if some greenery is kept

Positive response.

Very poor choice.

No comment.

The location is awful for a development of this size - it is so close to an already overly busy, congested road - one of the busiest in Merthyr! It is next door to a play park that is heavily used by local children, it is a beautiful spot for wildlife ... a nature zone – one of very few in the area. They are cramming houses in with no consideration for the local community. This is not a viable development for twyn!!! You should focus on other areas of waste land in Merthyr Tydfil not take one of the last green spaces a community has to enjoy! Twyn hill is a nightmare at the best of times!!

The site is allocated in the Development Plan and is supported by a Transport Assessment that indicates existing infrastructure can accommodate the proposal. The play area is retained in the proposal and ecological enhancements are provided as part of the green infrastructure proposals. The density of the proposal is in line with the relevant Development Plan policy on a previously developed site.

In favour of the houses being built as long as they are affordable and good quality.

The proposal includes a mix of housing and tenures with a variety of price points within the market mix, as well as providing for affordable housing.

Far too many houses in a confined area.

The scale of development reflects the density prescribed by the relevant Development Plan policy. No action required.

Great location

Responses to the Question: *What is your opinion of the location of the proposed development?****Positive response.***

You are trying to build plots on my land your plans are wrong I have deeds from 1995.

The site location plan has been amended to accurately reflect land ownership matters.

It's not even affordable housing!* The amount of properties is madness, the amount of traffic on a normal day is madness and this development would increase this by a massive amount** the school is already over its number of children per class.***

**** The proposal includes Affordable Housing as defined by Welsh Government***

***** The application is supported with a Transport Assessment that indicates that there is sufficient capacity in the network.***

****** Education provision and schools are identified on the Council's CIL Infrastructure Project list and therefore the development will contribute to these social infrastructure works (updated 2019). In addition, the LEA did not indicate specific capacity issues within the catchment which would have been considered during the adoption of the Development Plan.***

It's not suitable. The access roads are not equipped to deal with the added traffic.

The application is supported with a Transport Assessment that indicates that there is sufficient capacity in the network.

The removal of this green belt* area will be detrimental to the local people and the increase in traffic and use of facilities will cause chaos.

****The site is a brownfield site and not green belt.***

***** The application is supported with a Transport Assessment that indicates that there is sufficient capacity in the network.***

I think it's great, it's an unused area and will be a very nice addition to the Twynyrodyn area.

Positive response.

It's the only green area left in Twyn for horses/dog walkers !

The layout includes retention of bridleway and promotes active travel routes.

Responses to the Question: *What is your opinion of the location of the proposed development?*

Too much development increased noise and traffic in an area struggling already.

The application is supported with a Transport Assessment that indicates that there is sufficient capacity in the network.

I think the location is going to impact the local community and cause more congestion to the area.

The application is supported with a Transport Assessment that indicates that there is sufficient capacity in the network.

Far too many houses proposed, the infrastructure won't cope.

The scale of development reflects the density prescribed by the relevant Development Plan policy. No action required.

There's too much strain in Twyn already with the traffic being havoc during school times as well as rush hour as it's a direct link to Merthyr Town Centre.

The scale of development reflects the density prescribed by the relevant Development Plan policy. No action required.

It's taking away the woodland and green space for children and dog walkers.

Existing PRow is retained and links within the development created or improved. The proposal includes retention of green infrastructure where possible and is supported by a comprehensive landscaping strategy.

Mostly unused land except for dog walking. A shame to lose more green space but there is a demand for housing.

No comment.

A lovely maintained area with panoramic views across the valley.

No comment.

As someone who is looking to purchase a house in the area in the near future, this development proposition has really peaked my interest, I think it is an excellent plan and look forward to finding more about it in the near future.

Responses to the Question: *What is your opinion of the location of the proposed development?****Positive response.***

I think it will add to the many issues local residents already face such as heavy traffic on Twynyrodyn hill at times resulting in us not being able to leave the estate unless we sit in traffic for 30 minutes. An extra 200 or so cars would make this situation a lot worse.* This proposal would also result in a round an extra 200 or so children wanting to attend the local primary school making class sizes larger or at worst case not being able to attend due to full capacity and having to find alternative provisions.** A lot of locals use this field as an outdoor area to walk their dogs or for their children to play which has been ideal in the current situation we have been in with Covid 19. Without this field we would not have been able to enjoy local daily walks unless we are prepared to walk along roads which is dangerous with your children considering there is a heavy flow of traffic***.

**** The application is supported with a Transport Assessment that indicates there is sufficient capacity in the network.***

***** Education provision and schools are identified on the Council's CIL Infrastructure Project list and therefore the development will contribute to these social infrastructure works (updated 2019). In addition, the LEA did not indicate specific capacity issues within the catchment which would have been considered during the adoption of the Development Plan.***

****** The development proposal retains the PRow through the site and provides upgraded links as part of the development. Traffic calming measures are deployed as part of the layout design.***

An area which will cause higher road traffic on a hill which is already struggling to be controlled.

The application is supported with a Transport Assessment that indicates that there is sufficient capacity in the network.

An area which will cause higher road traffic on a hill which is already struggling to be controlled.

The application is supported with a Transport Assessment that indicates that there is sufficient capacity in the network.

Used often for horses and green space for children. There are also wildlife and bats on the land right of ways.

The layout allows for the retention of the bridleway, as well as creating formal and informal areas of public open space.

This is a great green space for residents of the area would be awful for it to be built on.

The Development Plan allocates the site for residential development and protects other green infrastructure and recreational areas within the area.

Responses to the Question: *What is your opinion of the location of the proposed development?*

The area is too densely populated, schools do not have enough places for kids etc*. It's the only community green that the kids can play freely.**

**** Education provision and schools are identified on the Council's CIL Infrastructure Project list and therefore the development will contribute to these social infrastructure works (updated 2019). In addition, the LEA did not indicate specific capacity issues within the catchment which would have been considered during the adoption of the Development Plan.***

***** The equipped areas of play is retained as part of the proposal.***

Too close to other settlements.

The principles of sustainable development require development to be located in proximity to existing settlements and infrastructure.

I live just above the round about on the Twyn hill that the new building estate would be using, I walk my 6 year old to school every day with a 2 year old. The traffic that already comes from that estate is high and traffic up and down the hill, it terrifies me daily that my children are in danger, never mind adding more traffic.

**** The application is supported by a Transport Assessment which includes consideration of highway safety matters, reviewing accident data and concluding the development will not exacerbate highway safety issues.***

I have concerns re: location of the development.

They are:

- (1) How will construction / employee vehicles impact access to current residents of Taylor Wimpey site? Will they be parking on the entrance road to the TW site?
- (2) Will increased traffic during the construction impact on the safety of local children and residents, especially from the TW site?
- (3) Will the condition of the road accessing TW site be impacted? Is there likely to be debris/dirt etc which could damage vehicles/ bicycles etc? And if so, what measures will be put in place to prevent this/compensate if required.
- (4) My wife and I are Emergency Workers and work shifts. We live on the TW site. What extra levels of noise will there be and will it impact on the ability to sleep/ recover from night shifts?
- (5) What is going to happen to the existing park at the entrance to the site? Will it be upgraded/replaced?

The construction plan for the development will ensure that contractor parking is provided on site and will include provisions to ensure management of plant/construction traffic and deliveries to protect highway safety. The development will be subject to a

Responses to the Question: *What is your opinion of the location of the proposed development?*

S278 agreement with the Highway Authority that will protect the existing infrastructure/carriageway. Effort will be made minimise construction impacts but hours of construction will be during daylight hours. The existing park is retained.

Don't mind just want to keep rear access to my house.

The layout has been revised to retain an access to the rear of properties on the west of the site.

Yet again ruining the beautiful landscape

The Development Plan allocates the site for residential development and protects other green infrastructure and recreational areas within the area.

I think you should leave undeveloped land be; in an area which is already overdeveloped; it houses many varieties of wildlife which will be destroyed. It will cause chaos in regards to traffic and the already over populated schools in the area. At the back of my garden I have trees etc; these are going to be taken away looking at the proposal and will have a large impact on my privacy and all the surrounding houses.

The land is previously developed site that is brownfield. The proposal includes ecological enhancement to mitigate the impact of the development. The application is supported by a Transport Assessment that concludes that the development can be accommodated within the existing highway network. The proposed layout ensures that privacy of existing dwellings are maintained in line with the relevant Development Plan policy on the matter.

To be quite honest I am devastated and don't want it to happen.

No comment, save for that the land is allocated for residential development in the Development Plan.

How intrusive is this? You are proposing that every resident give up their privacy by building houses and gardens that are built-up directly to the backs of our gardens? The residents have enjoyed 40yrs of privacy with our gardens not being overlooked. That 's the one good thing about living here. And you would like to shatter that peace by having gardens and houses 6 inches away?

The proposal has been amendment to retain access provision to the properties and layout complies with the relevant back to back residential amenity standards prescribed by the Development Plan.

Responses to the Question: *What is your opinion of the location of the proposed development?*

I am resident at 29 Oaktree Rise near this proposed building site. My child plays in the playing area highlighted and we do not wish to see this go as, I am sure, a lot more parents in the area would not too, neither do we want the lovely green natural area surrounding the play area to be built on. As this is frequently used as a play area for the children of the area, my son included. This shows a clear lack of respect for the natural environment on your part. I do not see a need for this number of houses in this area. The area is already quite built up. That is it to mention the disruption - noise, air pollution etc that come, with building and that is without the road traffic disruption, mess and safety of the children in the area with a building site nearby. I would also like to add that I think that it is highly manipulative that you have sent these letters and notices NOW in light of the current situation we find ourselves in. You know that neighbours will not be able to talk. Why have you waited until now when these proposed plans have been in place since 12th December 2019? I find this despicable. People have enough concern in their lives at present without worrying about this and holding a consultation on line?! What if people can't access the Internet?! The library you refer to people using the Internet on has been closed due to the current situation. I would implore you to put off the consultation until things are back to normal as this would be the fairest option. I, therefore, formally object to the proposed plans on these grounds and hope you would reconsider the consultation.

The site is allocated for residential development as part of the Council's Development Plan. The existing area of play is retained as part of the proposal. The Development Plan sets out housing requirements and this proposal would seek to provide part of the identified need in the area. Construction management strategies will be implemented to minimise the impact of the construction phase of development. The pre-application consultation process had progressed prior to the coronavirus pandemic. The PAC report sets out preliminary matters and amendments to legislation and the Government's guidance on the matter. The impact and safeguarding responses are considered in the PAC report.

Disappointing. We shall lose the open space surrounding our house. It is a very quiet area at the minute, which shall be lost to houses and car flow.

The Development Plan allocates the site for residential development and protects other green infrastructure and recreational areas within the area.

Less units as traffic projections are very harmful.

The application is supported with a Transport Assessment that indicates that there is sufficient capacity in the network and the scale of development reflects the density prescribed by the relevant Development Plan policy.

Keeping it as green as possible and being next to new build site making sure the houses are a better standard than the homes already existing and the new build homes what are being built lower down the field by another company.

Responses to the Question: *What is your opinion of the location of the proposed development?*

The development includes retained green infrastructure and is supported by a landscaping strategy. No commentary is provided on other housebuilding activity.

Cancel this development and look for a more suitable site.

The Development Plan allocates the site for residential development.

Less houses – like ¼ of the size or in fact preferably none at all.

The scale of development reflects the density prescribed by the relevant Development Plan policy.

Would be nice to have children area on the site

The layout retains the provision of a play area and the Council's CIL Infrastructure Projects identify green items including off-site formal leisure facilities such as multi use games areas and neighbour equipped areas for play.

It must be totally abandoned.

No comment, save for that the site is allocated for residential development in the Development Plan.

Scrap it! The area and schools are already over run !!

Education provision and schools are identified on the Council's CIL Infrastructure Project list and therefore the development will contribute to these social infrastructure works (updated 2019). In addition, the LEA did not indicate specific capacity issues within the catchment which would have been considered during the adoption of the Development Plan.

Build somewhere else

No comment, save for that the site is allocated for residential development in the Development Plan.

There can be no real improvement to this proposal - as far as I can see the plans show that the back gardens of these dwellings directly overlook our properties - our privacy that we have enjoyed and are entitled to will disappear.

Responses to the Question: *What is your opinion of the location of the proposed development?*

The layout complies with the relevant back to back Development Plan Policy on residential amenity.

I very much like the proposal

Positive response.

Stop it !

No comment, save for that the site is allocated for residential development in the Development Plan.

Scrap it !

No comment, save for that the site is allocated for residential development in the Development Plan.

Do not proceed with the proposal

No comment, save for that the site is allocated for residential development in the Development Plan.

Yes cut the properties to 50

The density is in line with Development Plan Policy.

Don't use Persimmon Homes – bad quality housing who are trying to profit rather than get affordable homes for those in the Merthyr Area.

The proposal provides for a broad range of unit sizes to provide a number of price points on the market offering. The development also provides a policy compliant level of affordable housing. As a housebuilder we adhere to relevant Building Regulations and strive to be a HBF 5* House Builder.

To reduce the number of proposed houses to save some of the woodland area.

The density is in line with relevant Development Plan Policy and a comprehensive landscaping strategy accompanies the proposal.

Build this estate elsewhere not near many current housing estates.

Responses to the Question: *What is your opinion of the location of the proposed development?*

The site is allocated in the Development Plan.

Potentially a different entrance to the site to prevent so much traffic onto the access of Twyn Hill.

The application is supported by a Transport Assessment that concludes that the development can be accommodated via the proposed access.

Potentially a different entrance to the site to prevent so much traffic onto the access of Twyn hill.

The application is supported by a Transport Assessment that concludes that the development can be accommodated via the proposed access.

A smaller amount of houses.

The density is in line with Development Plan Policy.

Move it further across so we can have rear access.

The layout has been amended to provide rear on the western boundary.

Yes - find land elsewhere that has already been developed*; i.e. old factories that have closed etc. If you go ahead; at least leave the full grown trees / more greenery**; and larger spaces between houses instead of being back to back***. I would be surprised if there is a market for these houses.

**** The site is previously developed land that has been subject to reclamation.***

***** The proposal includes retention of a number of landscaping features and is supported by a comprehensive landscaping strategy.***

****** The back to back distances and density is in line with Development Plan Policies.***

Keep the park, and cancel the houses

The existing equipped area of play is retained. The Development Plan allocates the site for residential development and protects other green infrastructure and recreational areas within the area.

Responses to the Question: *What is your opinion of the location of the proposed development?*

You need to redraw those plans to give something back to the residents that will be giving up so much. For example, there are severe parking problems on both Wallhead Road and Aneurin Crescent . Why don't you put together a plan that gives the residents of those roads Wallhead and Aneurin parking bays with lane access? This will not be preferable to no houses at all but atleast you could help us if we help you. The average back garden could see at least 3 vehicles per household parked there if they are parked forward facing to their gardens in a driveway style. This would ease pressure on the roads at the front of the houses and make it safer as these roads are on a bus route? Also. If you did plan it that way then the nearest house border would be 20 metres plus away from our border?

The back to back distances and car parking provision to serve the development is in line with Development Plan Policies.

Yes. Move it elsewhere OR at the very least leave the playground and attached grass area at the bottom of our estate ALONE.

The existing equipped area of play is retained as part of the proposal.

To invest in connecting up cycle routes and green spaces (links to tram road cycle path).

The development includes a number of active travel routes to support pedestrian and cycle movements.

More green spaces for walking and use as a quiet place for leisure time.

The Council's CIL Infrastructure Projects identify green items including off-site formal leisure facilities which the development will provide for which could include quiet places for leisure time and walking.

If the build goes ahead the park must be protected and built upon the schools also could do with investment (& no not just a visit of the persimmon mascot – really using your 106 powers to ensure real community investment takes place)

The Council has implemented the Community Infrastructure Levy and the development will be subject to that levy.

Update with what's going on and how go about getting on

No comment.

Responses to the Question: *What is your opinion of the location of the proposed development?*

Twynhill has always been congested and only recently this has had some improvement due to the introduction of a change in the one way system through the town centre - this would be totally reversed due to the high number of homes and many of them will have 2 or 3 cars. Parking in our streets at school start and end times is already unbelievable due to lack of parking space -The Local schools will not be able to absorb the amount of children that the families will be introducing.

Education provision and schools are identified on the Council's CIL Infrastructure Project list and therefore the development will contribute to these social infrastructure works (updated 2019). In addition, the LEA did not indicate specific capacity issues within the catchment which would have been considered during the adoption of the Development Plan.

I believe the small playground could be improved to have some more facilities, perhaps some more swings as it's rather cramped.

The Council's CIL Infrastructure Projects identify green items including off-site formal leisure facilities such as multi use games areas and neighbour equipped areas for play which the development will provide for.

Roads, parking more green areas.

The

Better roads and more local shops

The application is supported by a robust Transport Assessment. Additional residential properties will increase opportunity to support existing and potentially new retail offers.

Play area for the local children and more green space to walk and exercise.

The Council's CIL Infrastructure Projects identify green items including off-site formal leisure facilities such as multi use games areas and neighbour equipped areas for play.

Too many to choose from

No comment/cantankerous response.

Responses to the Question: *What is your opinion of the location of the proposed development?*

Safe spaces for children to play in-fields, parks that actually work and other areas where parents would be happy for their children to play with and without supervision.

The Council's CIL Infrastructure Projects identify green items including off-site formal leisure facilities such as multi use games areas and neighbour equipped areas for play.

Increased facilities for children to play and general recreation for an existing community that has never had government money/funding

The Council's CIL Infrastructure Projects identify green items including off-site formal leisure facilities such as multi use games areas and neighbour equipped areas for play.

The local schools are at full capacity I would like to see provisions for pupil spaces and parking to access the schools improved to accommodate more residents.

Education provision and schools are identified on the Council's CIL Infrastructure Project list and therefore the development will contribute to these social infrastructure works (updated 2019). In addition, the LEA did not indicate specific capacity issues within the catchment which would have been considered during the adoption of the Development Plan.

Not at this time.

No comment.

Traffic flow around the town.

The application is supported by a robust Transport Assessment which is subject to various commentary throughout.

Do not build on this land.

No comment, save for that the site is allocated for residential development in the Development Plan.

Outdoor swimming pool, more family friendly walks.

Responses to the Question: *What is your opinion of the location of the proposed development?*

Existing PRow retained and additional connections provided within the site. The Development Plan allocates the site for residential development and protects other green infrastructure and recreational areas within the area.

Upgraded park for the children. Increased access due to increased levels of traffic.

The Council's CIL Infrastructure Projects identify green items including off-site formal leisure facilities such as multi use games areas and neighbour equipped areas for play. The application is supported by a robust Transport Assessment that is subject to various commentary throughout.

Yes - there should be more nature facilities to improve mental health.

The proposal includes areas of retained landscaping and is supported by a comprehensive landscaping proposal. The Development Plan allocates the site for residential development and protects other green infrastructure and recreational areas within the area that can be utilised for the benefit of peoples mental health.

More parking options. Car use has increased massively since our houses were built. Plus many parents have children living with them who have now become adults themselves and car owners. Resulting in many houses having 4 cars per household

Both National and Local Planning Policy dictates that maximum standards should apply to the provision of parking. The development proposal responds accordingly.

More play and green areas for people to exercise and for their children to play in. When children play they learn. By depriving him of green areas on which to play and a playground you are depriving them of this opportunity.

The Council's CIL Infrastructure Projects identify green items including off-site formal leisure facilities such as multi use games areas and neighbour equipped areas for play.

A better corner shop with a post office facility.

Additional residential properties will increase opportunity to support existing and potentially new retail offers.

Responses to the Question: *What is your opinion of the location of the proposed development?*

Whilst many junctions appear to cope. The junction at the top of Twyn Hill and Goat Mill Road increasing to a 14 car que at times is vary dangerous as this is an uphill junction amongst schools, nurseries and all in proximity to an open cast site. This would cause extreme pollution risks to vulnerable children. This urgently needs to be addressed.

The application is supported by a comprehensive Transport Assessments that reviews a number of key junctions associated with the development. It concludes that, having regard to TAN15 the junction capacity is sufficient to cope the proposal.

After visiting a persimmon site in mountain Ash after becoming excited that houses were being built in this location I was completely deflated at the layout and how unfinished and scruffy the site looked. This is a beautiful piece of land and if houses are built in a good layout and like some better persimmon sites I have viewed and not anything like mountain Ash site it will be a great edition to Merthyr.

As set out in the Design and Access Statement, the layout is unique to this location. The development in Mountain Ash is an active construction site and not yet complete. Improvements to the street scene during the construction phase have been undertaken.

I strongly oppose this development in the proposed location. I feel it will destroy another of our dwindling green spaces and effectively remove any green area between the two estates. This would create an even larger concrete area and remove a place for people to walk and exercise dogs*. There is evidence of urban development causing problems with flooding as it causes more water runoff, as we have seen several times earlier this year**. The area of this proposal is very congested and this would increase the amount of traffic and pollution in an already very busy and vehicle heavy area***. The overall effect of the increased pollution, people, traffic and loss of another of limited green spaces would negatively impact on the standard and quality of life for all residents****. The only ones who will benefit from this project are the home builders and the council, who usually have very short sighted views on these proposals.

**** The site has been allocated as part of the Development Plan for residential development. The proposal includes retentions of green infrastructure where possible and is supported by a comprehensive landscaping strategy.***

***** The proposal includes a sustainable drainage strategy and will be subject to securing SuDS approval from the SAB.***

****** The application is supported with a Transport Assessment that indicates that there is sufficient capacity in the network.***

******* The application is supported by an air quality assessment that concludes that the construction phase impact can be mitigated against and that the completed development will have a negligible impact on air quality.***

Please reconsider the development. Looks like small plots - we do not want another new build that costs residents a fortune and their never able to male their money back because quality is so poor!

The density of the layout is compliant with Development Plan policy.

Responses to the Question: *What is your opinion of the location of the proposed development?*

100+houses in this area - which is not equipped to deal with the increased traffic and pollution just seems greedy. If you halved the number of houses, you may have more support.

The application is supported with a Transport Assessment that indicates that there is sufficient capacity in the network and the scale of development reflects the density prescribed by the relevant Development Plan policy.

As a developer you do not see the distress and upset this type of development causes to the local people. We have a peaceful area full of wild life that allows us to take dogs for walks - exercise- children to play. The privacy issues are immense as the new houses are placed directly on the back gardens of Wallhead Road residents. The amount of dust and dirt that this development will cause in our homes Along with the disruption and noise will need to be compensated by yourselves - although no amount you could offer would be adequate for the upset this is going to cause for residents. I will leave you with this - every morning until we had the letter at the very start of the lockdown period I would open my bedroom blinds and think how lucky I am to be looking out on to the view and have the privacy that we have and that is the main reason we purchased this house from the local authority years ago and have made it into the best possible home we could but I feel sad at the prospect of what will become of the area directly outside my home.

The site is allocated as part of the Council's Development Plan for residential development which was subject to extensive public consultation. The proposal is designed so as to provide for privacy in line with the relevant Development Plan policy on this matter. Construction management measures will be implemented so as to minimise the impact of the construction phase of the development.

Twyn is packed with homes and traffic already, this proposal will worsen what is left clear of Twyn. Not to mention there is so many houses for sale in Twyn already that aren't being sold maybe making them more affordable would help with the homelessness around Merthyr.

The application is supported with a Transport Assessment that indicates that there is sufficient capacity in the network and the scale of development reflects the density prescribed by the relevant Development Plan policy. In addition to broadening housing stock on offer in Town the development include the provision of affordable housing as defined by Welsh Government.

I know building land is at a premium and we are facing a housing shortage in Wales however, there must be a better way of utilising land available rather than trying to squeeze housing estates between two existing estates because the infrastructure is already in place and thus taking away one of the only pieces of green land available to the residents of Twynyrodyn. There is other land available such a vast plot on the Goat Mill Road that would have less of an impact on the surrounding residents and still have existing infrastructure available?

The scale of development reflects the density prescribed by the relevant Development Plan policy.

Responses to the Question: *What is your opinion of the location of the proposed development?*

Building houses on a green wildlife area is shocking. We are losing all our green areas

The site is defined as a brownfield site owing to its historic use and is allocated as part of the Development Plan for residential development.

Again it's just a money spinner for the council to sell land. Disgraceful

No comment.

The 20 speed zone needs to be looked at, most cars go at least 30 or 40 mph, some even faster

The enforcement of traffic speed is something that South Wales and neighbourhood policing is required to enforce. The internal arrangement provide for traffic calming measures inherent to the layout which will seek to speeds are curtailed.

Put a road /lane road down behind the current house i.e Wallhead road

The layout has been amended to provide space between the properties on Wallhead Road and the proposal.

I am appalled that you are undertaking consultation when we are still in lockdown. I think this is very inconsiderate behaviour. But your company just wants to make money and has no regard for wildlife, nature and surrounding residents that are impacted.

The pre-application consultation process was undertaken in line with the revised legislation passed by Government to ensure

I am totally against this proposal as it stands. I do not want Mr and Mrs Jones with their two barking Dobermans and 3 noisy kids 6 inches from my fence. It's not unreasonable to not want that. Having said that. If your planners could draft a more thoughtful plan that does not maximise their profits but instead gives a little thought to the people whose lives your trying to selfishly tip upside down then I may be willing to compromise.

The Development Plan allocates the site for residential development and the back to back distances proposed by the layout, along with density is policy compliant.

Responses to the Question: *What is your opinion of the location of the proposed development?*

The access roads will need to be improved. There is 1 road into this estate at present, which is already busy and almost unpassable during school drop off and pick up times. That traffic flow is only going to increase. A proper roundabout will be required on the Tywn Hill. The painted one there at present, is not adhered to*. Oak Tree Rise is a nice estate, quite and respectable, £200k+. Thoughts should be considered where the affordable houses are positioned**.

** The application is supported by a robust Transport Assessment that concludes that the existing infrastructure can cope for proposal.*

*** The affordable housing provision is pepper potted through the development, in line with National and Local Planning guidance.*

Commentary on Email/Written Responses

I would like to object formally to the above development on the basis of Green areas that family use to bond and enjoy fresh air will be destroyed or developed your choice of how you see it. Added a pollution to an already polluted area that local authority has spent money to improve.

With building of extra homes in the area there will be extra stress on resources both natural as well as man made (schools etc)

School places even more difficult to get for children in the area without ...family homes being built.

Concerns about drainage and potential subsidence to houses that are already established.

Poor and sneaky planning and execution of proposal really bad taste guys during lock down.

Total lack of empathy to residence and the environment. Does the area really need more housing. I don't think so.

Removal of well used play area for children nearest park is a mile away and roads have to be crossed to get there. So nice to come home from work and see parents and children playing in this area. Also lovely to use the area with my children.

In short totally oppose this development and think it's an act of greed by yourselves and the local authority. Really hope it doesn't happen but we all know that money talks above all else.

The site is allocated as part of the Council's Development Plan for residential development. The proposal transport Assessment that concludes that the existing infrastructure can cope for proposal. The application is supported by an Air Quality Impact Assessment that concludes that construction phase impacts can be mitigated against and that the completed development will have a negligible impact on air quality. Education provision and schools are identified on the Council's CIL Infrastructure Project list and therefore the development will contribute to these social infrastructure works (updated 2019). The application is subject to a drainage strategy and will be controlled through SAB regime. The issues around the PAC process and impact of coronavirus are explored in the PAC report. The Development Plan sets out housing requirements and this proposal would seek to provide part of the identified need in the area. The play park is retained as part of the development.

Dear Sir/Madam

I am completely opposed to this proposed development, as a resident whose rear garden backs directly on to it. There would be far too many houses in a confined area. This green space is needed and used by the local community. If this development went ahead, it would

Commentary on Email/Written Responses

have an extremely detrimental affect on the mental health of the residential population. There are also numerous trees that would have to be cut down, when they were originally planted by the Woodland Trust when this area was originally "flattened". On top of this, the development would have an awful effect on the wild birds, bats and other wildlife that calls this area home.

I go into greater detail on these subjects below.

I'm also very concerned that your company has been chosen to take forward this planning application and to build on this area of land. Your reputation precedes you! There are numerous horror stories on the quality of your company workmanship and your Quality Assurance/Control systems are not fit for purpose.

Over 10 years ago this area was put up for sale by Merthyr Tydfil County Borough Council's (MTCBC) Estates Department and there were very strong local objections, including a petition being raised with over 1,000 signatures.

There are still very good reasons why this development must never take place because of local considerations. It is also unfortunate that the original notices were posted during a time when few people were around due to "lockdown". This is still the case, even now.

1. The area concerned was unofficially mined in "patches". Some of these were properly filled in, but many went unrecorded and were filled in a very ad hoc manner. Even those that were dealt with more carefully are unlikely to support the weight of a full scale building project.
2. Beneath the top soil the underlying material is shale, which is notoriously unstable.
3. There is an important culvert running under the area. In addition, the surface is a natural drain off for rainfall. Building work would impact on drains in the area and additional housing would exacerbate the potential problem. It must also be noted that many of the culverts that run parallel with the A4060 (known locally as The Slip Road) have been vandalised and/or broken/blocked. These already create floods when the area receives high rainfall and these will only become worse if this development goes ahead.
4. At certain times of the day the traffic infrastructure of Twynyrodyn Hill is heavily under pressure already. This would become worse when the, currently "mini", roundabouts would have to deal with the extra flow from the proposed estate. The ingress and egress around Twynyrodyn Hill are already problematic. Nationwide, there is theoretically a commitment to increasing tree cover. This proposed development would involve the removal of hundreds of native trees and shrubs that were planted on the site by The Groundwork Trust. This potential development flies directly in the face of this commitment. The project has successfully supported the local ecological system – especially bird life. As well as supporting a wide variety of increasingly threatened hedgerow song birds, there have been intermittent cases

Commentary on Email/Written Responses

of skylarks successfully nesting there. This is particularly important, when much of their nesting habitat has been lost due to the Ffos-y-Fran opencast mining operation.

6. Twynyrodyn Hill has suffered from pollution problems and is in the position of having the Tesco Roundabout at the bottom and the Ffos-y-Fran opencast mining operation at the top. The removal of the trees would also be detrimental in this respect.

7. Successive MTCBC councils have, in the past, mentioned the importance of healthy outdoor activity. This area is used for just such a purpose, as is evidenced by the naturally worn pathways across it. Walkers (especially dog walkers), joggers, horse-riders and children on bikes are all regular users of the site. There need to be some "natural areas" in which to exercise, not only concreted pathways in formal parks. The people of Twynyrodyn badly need sites of this sort. "Open Spaces" are important to the physical and mental well-being of the public.

8. Also the nearby school is already to capacity. It would be a strain on the school to be able to intake more children who would live on your proposed development.

This area has provided, and continues to provide, a very important leisure area during the Covid 19 pandemic. I look forward to your formal reply, as soon after the end of the consultation period as possible.

The density of the development is in line with the relevant Development Plan policy. The Council's CIL Infrastructure Projects identify green items including off-site formal leisure facilities that will mitigate the loss of this area and provide for areas to improve mental health. Whilst the development will impact on existing trees additional planting is proposed as part of the development. The green infrastructure provision seeks to provide for ecological mitigation. As a housebuilder we strive to be a HBF 5 House Builder and are on track to achieve this accolade in 2021 and have introduced an industry first retention scheme to demonstrate our commitment to providing quality new homes for our customers. The application is supported by detailed Site Investigation, including liaison with the Coal Authority, and necessary remediation can adequately address this issue. Foundation design will be in accordance with the Site Investigation and subject to necessary Building Control functions. The design of the development accommodates and opens the culvert and the drainage strategy for the site will be subject to detailed Sustainable Drainage System Application made to the relevant Approval Body. The application is supported with a Transport Assessment that indicates that there is sufficient capacity in the network. The application is supported by an Air Quality Impact Assessment that concludes that construction phase impacts can be mitigated against and that the completed development will have a negligible impact on air quality. Education provision and schools are identified on the Council's CIL Infrastructure Project list and therefore the development will contribute to these social infrastructure works (updated 2019). In addition, the LEA did not indicate specific capacity issues within the catchment which would have been considered during the adoption of the Development Plan.*

Commentary on Email/Written Responses

To whom it may concern,

I am a resident in Twynyrodyn and I have strong objections to your proposed development.

There are many good reasons why this development should not take part, although it sounds as though it is a fait accompli that is going to be carried out irrelevant of local considerations. It is also unfortunate that the notices were posted during a time when people were not out and about due to lockdown and, to put it mildly, the notices were not wide spread.

1. The area concerned was unofficially mined in "patches". Some of these were properly filled in but many went unrecorded and were filled in a very ad hoc manner. Even those that were dealt with more carefully are unlikely to support the weight of a full scale building project.
2. Beneath the top soil, much of the underlying material is shale which is notoriously unstable.
3. There is an important culvert running under the area. In addition, the surface is a natural drain off for rainfall and building work could impact on drains in the area. Additional housing would further exacerbate the potential problem.
4. At certain times of the day, the traffic infrastructure of the Twyn Hill is heavily under pressure already. This would become worse when the higher roundabout would have to deal with flow from a new estate as well. The ingress and egress to Twyn Hill itself are also problems at times.
5. Nationwide, there is theoretically a commitment to increasing tree cover but this would involve the removal of the hundreds of native trees and shrubs that were planted on the site by the Groundwork Trust; this flies completely in the face of this commitment. The project has successfully supported the local ecological system – especially bird life. As well as supporting a wide variety of increasingly threatened hedgerow song birds, there have been intermittent cases of skylarks successfully nesting there. This is particularly important when much of their nesting habitat has been lost due to the opencast mining. I would be happy to provide more details of species, etc. if required. I have been told by someone who has lived in the locality for many years that there are a small number of Wart Biter grasshoppers in the area; they are an endangered species in Britain.
6. Twyn Hill has suffered from major pollution problems and is in the position of having the Tesco Roundabout at the bottom and open cast mining at the top. The removal of the trees would be detrimental in this respect and would also increase pollution from the dual carriageway.
7. Successive councils have, in the past, mentioned the importance of healthy outdoor activity. This area is used for just such a purpose as is evidenced by the naturally worn pathways across it. Walkers (especially dog walkers), joggers, horse-riders and children on bikes are all regular users of the site. There needs to be some "natural areas" in which to exercise - not only concreted pathways in formal parks. The people of Twynyrodyn badly need sites of this sort. "Open Spaces" are important to the physical and mental well-being of the public.
8. Local schools would not easily be able to cope with added numbers and parking around the school is already a major problem.

A valuable local asset would be lost causing great environmental damage and I would have serious concerns about the stability of any housing built there.

Commentary on Email/Written Responses

The impact of coronavirus is discussed in the PAC report, including mitigation measures implemented through revised legislation and Government guidance on the matter. The application is supported by detailed Site Investigation, including liaison with the Coal Authority, and necessary remediation can adequately address this issue. Foundation design will be in accordance with the Site Investigation and subject to necessary Building Control functions. The design of the development accommodates and opens the culvert and the drainage strategy for the site will be subject to detailed Sustainable Drainage System Application made to the relevant Approval Body. The application is supported with a Transport Assessment that indicates that there is sufficient capacity in the network. The application is supported by an Air Quality Impact Assessment that concludes that construction phase impacts can be mitigated against and that the completed development will have a negligible impact on air quality. Education provision and schools are identified on the Council's CIL Infrastructure Project list and therefore the development will contribute to these social infrastructure works (updated 2019). In addition, the LEA did not indicate specific capacity issues within the catchment which would have been considered during the adoption of the Development Plan. The supporting Transport Assessment does not identify parking issues and the provision on site is in line with the relevant Development Plan policy.

We are interested in the development in Merthyr. We are eager to move in the next year into a newbuild. I was hoping for some more Information as to when you are looking to start the process of building these homes. Also I have looked at the house plans but was wondering if any Conistons would include bay window or if there's any chance of paying extra for these.

Positive response seeking advice on purchasing a property.

My name is Amy Jones and I am interested in your proposed development in Twynyrodyn, Merthyr Tydfil. I was unable to access the documents electronically so I was wondering if you could send them to me via Email please? The information I require is: Types of homes on the site, prices and dates (start and finish) etc: if possible.

Sales enquiry.

Dear sir or Madam,
Failing to access the online,, sites.google.com/view/twynyrodyn/home. which does not exist. could you please send me copies of the proposed application ; the proposed Plans; and other supporting documents.
Additional information would be very useful like access roads to the main trunk roads ?
cost of the houses should i wish to purchase or part exchange mine.?

Additional advice sought and provided.

Commentary on Email/Written Responses

I am totally opposed to this proposed development, as a resident whose rear garden backs directly on to it. There would be far too many houses in a confined area. This green space is needed and used by the local community. If this development went ahead, it would have an extremely detrimental effect on the mental health of the residential population. There are also numerous trees that would have to be cut down, when they were originally planted by the Woodland Trust when this area was originally "flattened". On top of this, the development would have an awful effect on the wild birds, bats and other wildlife that calls this area home.

I go into greater detail on these subjects below.

I'm also very concerned that your company has been chosen to take forward this planning application and to build on this area of land. Your reputation precedes you! There are numerous horror stories on the quality of your company's workmanship and your Quality Assurance/Control systems are not fit for purpose.

Over 10 years ago this area was put up for sale by Merthyr Tydfil County Borough Council's (MTCBC) Estates Department and there were very strong local objections, including a petition being raised with over 1,000 signatures.

There are still very good reasons why this development must never take place because of local considerations. It is also unfortunate that the original notices were posted during a time when few people were around due to "lockdown". This is still the case, even now.

1. The area concerned was unofficially mined in "patches". Some of these were properly filled in, but many went unrecorded and were filled in a very ad hoc manner. Even those that were dealt with more carefully are unlikely to support the weight of a full scale building project.
2. Beneath the top soil the underlying material is shale, which is notoriously unstable.
3. There is an important culvert running under the area. In addition, the surface is a natural drain off for rainfall. Building work would impact on drains in the area and additional housing would exacerbate the potential problem. It must also be noted that many of the culverts that run parallel with the A4060 (known locally as The Slip Road) have been vandalised and/or broken/blocked. These already create floods when the area receives high rainfall and these will only become worse if this development goes ahead.
4. At certain times of the day the traffic infrastructure of Twynyrodyn Hill is heavily under pressure already. This would become worse when the, currently "mini", roundabouts would have to deal with the extra flow from the proposed estate. The ingress and egress around Twynyrodyn Hill are already problematic. Nationwide, there is theoretically a commitment to increasing tree cover. This proposed development would involve the removal of hundreds of native trees and shrubs that were planted on the site by The Groundwork Trust. This

Commentary on Email/Written Responses

potential development flies directly in the face of this commitment. The project has successfully supported the local ecological system – especially bird life. As well as supporting a wide variety of increasingly threatened hedgerow song birds, there have been intermittent cases of skylarks successfully nesting there. This is particularly important, when much of their nesting habitat has been lost due to the Ffos-y-Fran opencast mining operation.

6. Twynyrodyn Hill has suffered from pollution problems and is in the position of having the Tesco Roundabout at the bottom and the Ffos-y-Fran opencast mining operation at the top. The removal of the trees would also be detrimental in this respect.

7. Successive MTCBC councils have, in the past, mentioned the importance of healthy outdoor activity. This area is used for just such a purpose, as is evidenced by the naturally worn pathways across it. Walkers (especially dog walkers), joggers, horse-riders and children on bikes are all regular users of the site. There need to be some "natural areas" in which to exercise, not only concreted pathways in formal parks. The people of Twynyrodyn badly need sites of this sort. "Open Spaces" are important to the physical and mental well-being of the public.

This area has provided, and continues to provide, a very important leisure area during the Covid 19 pandemic. I look forward to your formal reply, as soon after the end of the consultation period (28-06-2020) as possible.

The density of the development is in line with the relevant Development Plan policy. The Council's CIL Infrastructure Projects identify green items including off-site formal leisure facilities that will mitigate the loss of this area and provide for areas to improve mental health. Whilst the development will impact on existing trees additional planting is proposed as part of the development. The green infrastructure provision seeks to provide for ecological mitigation. As a housebuilder we strive to be a HBF 5 House Builder and are on track to achieve this accolade in 2021 and have introduced an industry first retention scheme to demonstrate our commitment to providing quality new homes for our customers. The application is supported by detailed Site Investigation, including liaison with the Coal Authority, and necessary remediation can adequately address this issue. Foundation design will be in accordance with the Site Investigation and subject to necessary Building Control functions. The design of the development accommodates and opens the culvert and the drainage strategy for the site will be subject to detailed Sustainable Drainage System Application made to the relevant Approval Body. The application is supported with a Transport Assessment that indicates that there is sufficient capacity in the network. The application is supported by an Air Quality Impact Assessment that concludes that construction phase impacts can be mitigated against and that the completed development will have a negligible impact on air quality. Education provision and schools are identified on the Council's CIL Infrastructure Project list and therefore the development will contribute to these social infrastructure works (updated 2019). In addition, the LEA did not indicate specific capacity issues within the catchment which would have been considered during the adoption of the Development Plan.*

Commentary on Email/Written Responses

Hello,

I write in regards to your proposed Twynyrodyn site in Merthyr Tydfil.

I know that this is a long way off being at a stage of reserving properties etc but if planning is to go ahead, is there any way I can be informed of when properties become available?

I've been searching for new builds in Merthyr for a long time so this would be perfect!

Thank you,

Positive response seeking sales advice.

Hello.

Hope this email finds you safe and well- please find the attached document detailing reasons for objection and concerns around the proposed development within Twynyrodyn. I feel you may already have had sight of this, as was referenced by a councillor in your previous meeting with them.

These have been put together in consultation with the wider community, as far as has been possible. However, it must be noted that the undertaking of this consultation period during the currently restriction very much in place in Wales until today, (despite several requests to postpone) has severely hampered the ability of many local residents to partake.

The impact of coronavirus is discussed in the PAC report, including mitigation measures implemented through revised legislation and Government guidance on the matter.

Residents who are not computer literate have not been able to raise objects concerns or comment.

The revised notice provided a contact number to request hard copies of any documents for any individual without access to the material available via the internet. No such requests were forthcoming.

Despite efforts by the community and some councillors a large amount of residents locally remain unaware of the proposal.

Commentary on Email/Written Responses

The ability of the community to hold public meetings or gatherings to discuss and learn more about the proposal has been removed due to the Covid-19 lockdown.

Those vulnerable and shielding have been denied the opportunity to comment.

With all of these in mind please consider an extension to the process until the August when the restrictions applied to those in shielding category will be reviewed?

In any event please see the attached for your consideration.

A direct response was sent to the respondent.

The Planning Policy Wales PPW

The Planning Policy Wales PPW promotes action at all levels of the planning process which is conducive to maximising its contribution to the well-being of Wales and its communities.

The PPW states that development plans and proposals should be prepared within the context of the key planning principles of the planning system, with the first stage; assess plans or proposals against the Strategic and Spatial Choices. Next, the detailed impact and contribution to Active & Social Places, Productive and Enterprising Places and Distinctive & Natural Places is assessed. Key factors in the assessment process include social, economic, environmental and cultural considerations.

The Well-being of Future Generations Act 2015

The Well-being of Future Generations Act 2015 places a duty on public bodies to carry out sustainable development. The PPW Policy in accordance with the sustainable development principle, means that a body must act in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs; and requires an improvement in the delivery of all four aspects of well-being: social, economic, environmental and cultural. appropriate consideration has been given to the Well-being goals and sustainable development principle in the decision making process, public bodies are required to have regard to the 'five ways of working' contained in the Well-being Act. These require consideration of: involvement; collaboration; integration; prevention; and long term factors

The Council's Development Plan has recently been adopted and was considered to be sound by the appointed Inspector that examined the plan. That being the case, the Council's Development Plan is considered to reflect the aspirations of both PPW and the Well-being of Future Generations Act.

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Reasons for Objections

In order to link in to the aforementioned policies and legislation this objection has been set out using the same four considerations; social, economic, environmental and cultural. Furthermore, consideration has been given to the 'five ways of working' contained in the Well-being Act involvement; collaboration; integration; prevention; and long term factors

Wellbeing

Social

Historically, this area has provided an important informal outdoor leisure space for generations of families from both Twynyrodyn, and the wider area.

Never has this been more prevalent or important than during the current Covid 19 pandemic. This informal outdoor space has allowed individuals and families the freedom and space to take their daily exercise and enjoy the wildlife and nature in the area whilst safe in the knowledge that are able to maintain a social distance and adhere to the stay home advise and legislation.

The area is much loved, accessible to both young and old and is well used by all those in the surrounding communities; Individuals. Families. A safe outdoor space for local children to play, being free from the risks of all roads and traffic; taking that all important exercise, and allowing the opportunity for imaginative play free from digital stimulation. Dog walkers, Cyclists, and Equestrian sports to name but a few.

The Development Plan allocates this site for residential development. Within the development plan, green infrastructure provision is safeguarded for uses identified above. In addition, the Council's CIL Infrastructure List identifies Infrastructure Projects to include green items such as formal leisure facilities, multi-use games areas and sports pitches. The proposed layout retains the existing public rights of way and bridleway that crosses the site. In addition, additional routes and links are provided to support active travel into and around the development.

Health and Wellbeing

The development of this area would remove this informal space for all of the people in the community to use and inevitably have a real detrimental effect on the wellbeing, health and fitness of the community, in what is already an overpopulated region of Merthyr Tydfil following several new developments over recent years.

The response above addresses provision of informal open space and protection afforded to it as part of the Development Plan. The Development Plan allocates this site for the provision of houses to meet the identified need of both market and affordable housing in the area.

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Education

School Capacity - The local schools of Twynyrodyn Primary School, Ysgol Gymraeg Santes Tydfil and Cyfarthfa High School within the area, are already at, or near their full capacity; with class sizes already beyond the recommended numbers for effective learning. A new development of this size with the inevitable increase in families and children to the area would exacerbate this further and be at the detriment to the education of All children in, what is already a deprived area with a high proportion of children eligible for free school meals.

The impact of this will be felt for generations and is at clear odds with the Well-being of Future Generations Act in its pledge to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.

As part of the Development Plan process, education facilities and capacity would have been considered when allocating housing sites. The LEA did not indicate specific capacity issues within the catchment which would have been considered during the adoption of the Development Plan. Education provision and schools are identified on the Council's CIL Infrastructure Project list and therefore the development will contribute to these social infrastructure works (updated 2019).

Privacy

Persimmon shows the current plans as removing the field entirely and home development start at the edge of everyone's property, resulting in back to back gardens and the loss of field access. This would result in adverse effect on the residential amenity of neighbours, by reason of noise, disturbance, overlooking, overshadowing and any privacy being completely taken away from any existing and future residents of the area if the development goes through.

The site plan has been amended in parts to provide additional offset from properties on the western boundary so as to retain access. The back to back distances on properties as existing and proposed would meet the requirements of the relevant Development Plan policy in respect of privacy.

Current use of Land

The Area of Twynyrodyn is already over populated and adversely impacted upon by major opencast mining operation; Ffos-y-Fran less than a mile away.

With exception to the formal Park spaces at Thomastown, and football fields this area of land is the only non-developed area in the Twynyrodyn area. The area is well used as a place for families to come together and to interact with all the people of the community.

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The site is allocated for residential development as part of the Council's recently adopted Development Plan. The plan process is such that the allocation will have been the subject of extensive consultation. As noted above, the Development Plan includes policy that seek to protect other land uses from development, such as green infrastructure areas.

Equestrian Use.

The area is access to a formal trotting space. This field and horse track are one of the very few and usable bridleways around the Merthyr area, and is used commonly by both local and more remote riders that choose to travel. Removing the field would inhibit access to the horse track, and restrict areas that horse riders can freely use and benefit from.

The bridleway is retained as part of the proposal and access to the trotting space to the south of the development will not be precluded as part of the proposal.

Economic,

Whilst it is recognised that the potential income of brought by an additional 129 homes liable to pay council tax would initially seem attractive economically for the local authority, the development will do little to help redress economic disadvantage in the area, would not support regeneration priorities, or enhance the local employment opportunities or upgrade the environment. The opposite is in fact true as the additional people to the area would exacerbate over population, impact adversely on availability of school places and education provision, and be a loss of a key green space and an inevitable increase in carbon emissions, and pollution.

The economic impact of the development is set out in the Planning Statement that supports this submission. It is both substantial in terms of the construction and supply chain element of the build, but also the impact of generated by residential expenditure on both immediate purchases 'making a house a home' and continued expenditure within the immediate area. In addition, the development will be subject to a CIL payment which the Council can utilise in addressing identified regeneration and infrastructure projects it deemed priorities under their Regulation 123 list. The development will also seek to address economic disadvantage by providing affordable housing as part of the development and a mix of market housing at varying price points.

Environmental and Cultural.

Pollution

The Twynyrodyn Hill is a main access point to the town centre and has already been identified as an area where pollution and vehicle emissions exceed government set limits. Recent remedial action to try and improve this has seen major re-routing and redirecting of a one-way system throughout the town centre.

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A new development would inevitably increase emissions and reduce the air quality further both in the short term; with the introduction of diesel construction, and delivery vehicles to the area and likely running for the duration of the working day as they assist in the construction and servicing the site. To the longer term, where the introduction of in excess of 129 additional vehicles to the area as units are sold and residents travel to and from their new homes.

In light of feedback as part of the PAC process on this matter an air quality impact assessment was commissioned. The application is now supported by an air quality assessment that concludes that the construction phase impact can be mitigated against and that the completed development will have a negligible impact on air quality.

Traffic

The infrastructure of Twynyrodyn Hill is already heavily under pressure. The area is known locally as an area of high congestion throughout the day. Further exacerbated during school pick up and drop off times and rush hour; the top of the Hill as it joins the Goat Mill Road, the bottom at the Tesco Roundabout and the middle around the Luther Street turning and the Community School becoming at a standstill. Any additional vehicles, construction or residential will increase demand on the route way and impact this traffic hotspot further.

There is no car parking for either Twynyrodyn Primary School, or Ysgol Gymraeg Santes Tydfil, resulting in parents parking in the nearby streets and roads whilst they deliver and collect their primary aged children to or from School. At these times the main hill and all side roads are heavily congested, roads and pavements are impassable.

The development and any further traffic to this area will be of detriment all users of the area both in terms of the increase in pollution and adversely affect highway safety and the convenience of all road users navigating the roads and pavements.

The application is subject to a Transport Assessment. As part of the PAC process, the Highways Authority identified a number of matters that have subsequently been addressed though additional information provided as part of that assessment. The Transport Assessment that accompanies the submission concludes that the existing infrastructure is sufficient to accommodate the development. The Transport Assessment notes the peak parking and vehicular movements associated with the school as part of the assessment. Junction capacity is specifically considered in reaching the report's conclusion. Parking provision within the site is as per the Council's adopted standards.

Tree and Plant Life

There is commitment to increasing tree cover Nationwide. The proposed development would involve the removal of hundreds of native trees and shrubs that were planted on the site by The Groundwork Trust. Some years ago a number of trees and shrubs were planted in the area to reduce pollution and lower the noise in the area emitted by the nearby "slip road". The trees planted during this project are now matures and successfully supported the local ecological system – especially bird life. As well as supporting a wide variety of increasingly

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threatened hedgerow song birds, there have been intermittent cases of skylarks successfully nesting there. This is particularly important, when much of their nesting habitat has been lost due to the Ffos-y-Fran opencast mining operation.

The trees and greenery also soak up the excess water from the houses, the proposed removal of these to make way for the development will impact local residents greatly and has the potential to increase risk of flooding to the houses and nearby roads.

This potential development is a direct contradiction to this commitment The environmental impacts of the development on health and amenity are not limited to acceptable levels and will surpass the resilience of ecosystems living there.

The proposed development is supported by a comprehensive landscaping strategy that seeks to retain existing trees where possible and provide additional landscaping features throughout the proposal. That green infrastructure thereafter provides ecological benefits to the proposal

Wildlife

The area is home to many types of wildlife live such as rabbits, bats, foxes, newts and frogs the and more. The area is used as feeding ground for birds of prey with Buzzards and more recently Red Kites regularly sighted.

These have migrated here naturally any disturbance to the land or greenery and trees would destroy their natural habitat.

The application is supported by a suite of ecological report that consider the value of the site and species that are supported by the habitat on site. Whilst the development will impact on existing trees additional planting is proposed as part of the development. The application seeks to mitigate the impact of the development on ecology though appropriate provision of green infrastructure and bat boxes as part of the development.

Conclusion

In conclusion, we the undersigned object to the development in its entirety.

The development will have an adverse impact on the lives of the neighbouring community. The PPW states that disadvantaged and deprived communities tend to be disproportionately affected by health problems and that the planning system should identify proactive and preventative measures to reduce health inequalities. This will include enabling opportunities for outdoor activity and recreation, reducing exposure of populations to air and noise pollution, promoting active travel options and seeking environmental and physical improvements, particularly in the built environment.

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Planning authorities have a role to play in the prevention of physical and mental illnesses caused, or exacerbated, by pollution, disconnection of people from social activities as well as the promotion of travel patterns which facilitate active lifestyles. The policy refers to provision of quiet, tranquil areas which provide peaceful sanctuaries in otherwise noisy environments can help to reduce general levels of pollution and promote both mental and physical well-being.

Furthermore The planning system must consider the impacts of new development on existing communities and maximise health protection and well-being and safeguard amenity. Health impacts should be minimised in all instances, and particularly where new development could have an adverse impact on health, amenity and well-being. In such circumstances, where health or amenity impacts cannot be overcome satisfactorily, development should be refused.

1. The adverse impact on the communities Wellbeing will be long lasting and far reaching with the loss of this vital open space. The PPW itself recommends that formal and informal open green spaces should be protected from development, particularly in urban areas where they fulfil multiple purposes. The points raised above under the Social heading demonstrate the wide range of activities undertaken at this area, by many.
2. The impact upon the education provision available and therefore our young people in the area with the addition of another 129 homes will be at the detriment to several generations as education establishments currently work at full capacity and no know plans to increase capacity or provision and a breach of the Well-being of Future Generations Act promise to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs
3. In its advice to authorities the PPW states planning authorities must prioritise the use of suitable and sustainable previously developed land and/or underutilised sites for all types of development. And that planning authorities should consider previously developed land and/or underutilised sites located within existing settlements in the first instance. facilities. The PPW is clear that Previously Developed Land should, wherever possible, be used in preference to greenfield sites. There are many examples of previously developed land and/or underutilised sites within the borough that appear to have not been considered prior to this development proposal.

The principle of residential development of this site was subject to scrutiny as part of the recent Development Plan preparation and adoption. The process balances the objectives set out above and it was concluded that the Development Plan is sound. That being the case, the principle of residential development of the plan is acceptable.

I am writing to you in response to your proposal to build houses on the land at the rear of Wall head Road and Aneurin Crescent, Twynyrodyn, Merthyr Tydfil.

Commentary on Email/Written Responses

I have drawn for you a scale. I would like you to look at the scale through my eyes. As if you yourself were a resident that has lived with the privacy, the views and the silence of that green area for 40yrs. Scale key: 0 being not offensive at all. And 10 being outraged at the greed and thoughtlessness of the proposal.

Scale; 0,1,2,3,4,5,6,7,8,9,10 Now using the scale and looking at your plan as a resident yourself, what would your honest answer be to these 3 questions.

1. How intrusive is this?
2. How offensive is this?
3. How thoughtless is this?

You may not be surprised to hear that my answers are 10,10 and 10. Eleven if the scale offered it. As I am sure your answers would be in the same situation.

I want to make it clear that I am not opposed to new housing per se, but a development needs to be thoughtful and respectful in the FIRST instance to the people that it will impact the most.

I think that is a fair and reasonable position to take.

I notice on your 'Draft Application Documents' you have 20 Sub Headings. You have clearly spent a lot of time and written a lot of words and put up a lot of pictures.

But there is one heading missing isn't there?

One Sub Heading that has been left out? Don't you think? And that Sub Heading should be entitled

'Impact On Existing Residents'

If you do have such a title and brief, then I can only assume that it is deliberately buried 150 clicks into the report somewhere. I couldn't find it. There was one entitled 'Significance Criteria For Visual Impact' but it was nonsense. I have tried to put myself into your shoes to try and understand the thinking behind this finished draft. You have presented this finished draft plan to us, so presumably someone must have thought that it looked presentable and a good offer to make to the residents. I can only imagine that the briefing for this development went something like this ...

Briefing Room Persimmon Homes Office 9am

Chief Planning Officer (CPO) addressing the planners.

Right guys/ listen up. We have a new project for you. We picked up this piece of land for 180k about 10yrs ago/ we want to turn it into a few million. We want to build a housing estate on there for profit under the guise of new homes for the area. Your job is to draw up a plan that is deeply offensive to the people that currently live there. We don't want you to plan border/s 20 metres away from the nearest house~ no giveaways like new resident parking at the rear and an access road for their trouble seeing as we are asking them to give up their privacy.

No nothing like that. We want you to get right up in their grill. Your plan should maximise the space available for us/ and make sure every one of the current residents houses are deeply affected. Make sure our borders are right up against their border/s. Their privacy is over! We want maximum impact! Come back to me with a plan like that.

Commentary on Email/Written Responses

I can only imagine that the brief went something like that. How else could you come up with something that bad? Unless of course your planners really are that poor? Maybe they were not briefed and that was their best effort? In which case you should get rid of them. I could come up with a plan 10 times better than that in 3 minutes on the back of an envelope. And what about your buyers? Just from a selling point of view who is going to want to buy a house that butts up directly to the back gardens of the local council estate? Have you given this any thought at all? I would not buy one that's for damn sure, not the way it stands. It displays a low regard for everyone except your shareholders. Do you really hold both buyer's and resident's in such contempt? I am deeply opposed to this plan as it stands. I do not want houses there at all! But if they do have to go ahead then as a bare minimum you should at least give the people affected some kind of incentive to give up their privacy permanently? Incentives Why don't you offer a back road with a separate tarmac or concrete section that butts up to every resident's house? At least the resident's who live there can get some extra much needed parking at the rear of their homes? Both Wallhead Road and Aneurin Crescent has severe parking problems and is also a bus route which makes it dangerous. If a kid steps out from a parked car or van crammed on that road the bus driver would get no time to react, and the poor child would be seriously injured or killed. And I am not talking about a cheap solution that would suit you guys. Not some communal parking area that no-one will use. I won't be walking from a communal parking area with 4 bags of shopping on a winter's night in the pouring rain for 7 minutes just to reach my house. And then walk back up to get the rest of my shopping. I am saying, offer parking and access to every house right outside their door. Many families have their adult children living with them who are also car owners. The residents gardens are wide enough to be able to get 3 cars per household if the cars face in toward their houses so all they need to do is put a back gate and problems parking on the main streets and bus route are solved. It's just a bit of Tarmac to you but it may mean enough to residents to go along with your plan? And then build your houses on the other side of that new road 20metres or more from our house borders? Wouldn't that be a better idea? Even with that incentive I still cannot see people supporting it. I cannot believe I have to come up with it unpaid while your PAID planner's come up with this thoughtless drive!

My own house has a beautiful green backdrop. From my kitchen window I can feed the birds and hear the birds sing every morning. You want to replace that with a 60ft high by 30ft wide red brick Gable End Wall 6 inches from my garden fence? No doubt with the gas boiler vent facing my garden for my family and I to get some toxic fumes added into the mix?

What a lovely image to wake up to on a wet winter's Monday morning?

Drinking your morning coffee and looking directly at a huge RED BRICK WALL! You would probably have the cheek to put a window on there as well, just to overlook my sunbathing. Show some imagination for god's sake! You want to replace my green view of lush vibrant colourful trees with a solid red brick wall that resembles a northern factory workhouse the type of which Fred Dibnah would have loved to climb? If it ever got in front of a judge what do you think his assessment would be?

Not to mention the new noise pollution? The sound of bird's being replaced by the sound of John and Jane with their two constantly barking Dobermans and 3 noisy kids. Of course, John is interested in motorbike racing, so spends his Saturday and Sunday morning's tuning up his vintage RD350. Revving the guts out of it every weekend at the end of my fence. Whilst Jane like's Adele songs so she open's the window and blare's them out so she can sing in the garden. All 6 inches from my fence??? ... Your having a laugh. Think about it! Just think?... It's not hard. Just have a bit of imagination when you plan a development. I cannot believe the lack of thought that Persimmon Homes have put into this. What do they teach at planning college? I mean, are these people even qualified? A design and Access Statement with no design

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and no access??? This plan is offensive. It's an intrusive and thoughtless plan that will take away the privacy and views that this estate has enjoyed over the past 40yrs. It contains a lot of wasted words that mean nothing, just grey people trying to justify their jobs.

Also, there is nothing there about the impact and affect this will have on the people who have lived there long before YOU came along.

Throw that plan in the bin where it belongs. It's not going to happen.

Re-draw a thoughtful plan that helps everyone not just yourselves and maybe I would consider it.

Otherwise, sell the land on. It's not going to happen. I will personally stand in front of the bulldozer if it tries to churn up that ground to create that concrete jungle red brick noisy dusty monstrosity.

If this ends up in a courtroom the judge would consider what is reasonable. Is it reasonable to take away trees at the end of a residents quiet garden and replace it with a red brick wall? Would that be a minor visual impact? Of course I will support my question with before and after pictures to help a judge get a clearer image before making up his mind. Is it reasonable for residents who has enjoyed many years of quiet privacy to suddenly be bombarded with new noise pollution, especially when the available space is so large that you could easily build away from us? Is that reasonable? And I haven't even started on the environmental impact.

I think we both know what a judge will say. Let me give you a little tip for future projects.

Instead of trying to cram them all in tight to other people's homes and houses, here's a thought. ... Try spacing it out? Use more of the available space up at the EMPTY, yes EMPTY parts of the field. Like near the slip road for example.

Yours Very Sincerely

Impact of the development has been considered in the setting out of the block plans from which the layout is derived. The planning statement addresses impact on the amenity of the neighbouring residential properties. The layout proposed meets the requirements in terms of back to back distances in the relevant Development Plan policy. The principle of residential development is established by virtue of the Development Plan allocation for residential development. The parking provision for the site is in line with the relevant Development Plan policy and access has now been provided to the properties on the west of the site.

Telephone Call Log

Appendix XI

Date	Nature of Enquiry	Response
27/05/2020	Enquiry as to the location of the development. Advise unable to ascertain from the site location plan as to the location of the development.	<i>Advised that the development was located off Elm Tree Grove adjacent and south of the existing POS/LEAP.</i>
27/05/2020	Enquiring as to the proposed landscaping associated with the development. Difficulty accessing the document. Considers landscaping to be a critical part of the proposal.	<i>Emailed a copy of the landscaping proposal directly and hyperlink to the wider document schedule.</i>
28/05/2020	<i>Answerphone message received, no name or number left:</i> advised that they had issues accessing the website and that none had answered the telephone.	<i>As no name or contact details provided, no action could be taken to address the matter.</i>
28/05/2020	Responded highlighted that Twyn Hill is congested and not safe/requires additional crossings.	<i>Advised to complete the questionnaire or email in with comments. Directed to the Transport Assessment for additional information on the impact of the development on wider highway network.</i>
28/05/2020	Responded highlighted that landscaping and tree retention was an important factor in the development. Advised rear of property would front access and front elevation of proposed units.	<i>Advised to complete the questionnaire or email in with comments. Advised of the local Councillor details. Confirmed the proposed block plans are perimeter blocks.</i>
29/05/2020	Enquiry concerning access to website.	<i>Emailed direct link to website.</i>
17/06/2020	Local community group leader questioning if the PAC could be delayed to provide additional time for wider consultation/public event. Advised number of residents no received letters in relation to the consultation.	<i>Advised that the PAC had been carried out in accordance with revised legislation and Government guidance. Advised informally that material received post-closing of the PAC timeframe would be included up to the point of submission of application to the Council.</i>
23/06/2020	Enquiry regarding proposed landscaping and potential to purchase land to rear of property.	<i>Directed to landscaping strategy and advised to contact EW at Persimmon regarding potential land purchase.</i>

Statutory Consulttee Responses

Appendix XII

From: [Williams, Morgan](#)
To: [Eldred, Garin](#)
Cc: [Events, Ewal](#)
Subject: RE: Twynyrodyn, Merthyr Tydfil - Housing Development
Date: 03 July 2020 10:42:07
Attachments: [image001.png](#)

Morning Garin,

Thanks for your response, it is very much appreciated. I have asked the question of our engineers on remediation, but I understand at this juncture we are only have the SI to rely on.

I will instruct on Air Quality issues, please can you sent me the latest AQMA information so I know I have the most up to date report, please?

Thanks,

Morgan

From: Eldred, Garin [Garin.Eldred@merthyr.gov.uk]
Sent: 03 July 2020 09:50
To: Williams, Morgan
Subject: Twynyrodyn, Merthyr Tydfil - Housing Development

Morning Morgan,

Apologises for the delay, I believe your emails have been sat in Aileen's inbox who has now left the department. I am filling in for her with regards to Air Quality and Contaminated Land.

I've had a look over the pre-app info, although the transport assessment gives an indication of the level of traffic and routes etc. we would want an Air Quality report to quantify the impact on the AQMA and to local residents during the construction phase and when it is built.

I have read through the site investigation but is there a remediation strategy for the land before construction with regards to any potential contaminated land?

Kind regards

Garin Eldred

Swyddog Iechyd yr Amgylchedd / Environmental Health Officer

Diogelu'r Amgylchedd a Thai, Adran Amgylchedd Iechyd / Environmental Protection and Housing, Environmental Health Department

Cyngor Bwrdeistref Sirol Merthyr Tudful / Merthyr Tydfil County Borough Council

Canolfan Ddinesig / Civic Centre

Stryd Y Castell / Castle Street

Merthyr Tudful / Merthyr Tydfil

CF47 8AN

Ffon / Tel: 01685 727415



Croesawn ohebu yn Gymraeg a fydd hyn ddim yn arwain at oedi.

Mae'r e-bost hwn ac unrhyw ffeiliau a drosglwyddir gydag ef yn gyfrinachol ac wedi'u bwriadu ar gyfer pwy bynnag y cyfeirir ef ato neu atynt. Mae cynnwys yr e-bost hwn cynrychioli barn y sawl a enwir uchod, felly nid ydyw'n dilyn ei fod yn cynrychioli barn Cyngor Bwrdeistref Sirol Merthyr Tudful.

Darllenwch ein [hysbysiau preifatrwydd](#) i ddarganfod mwy am sut rydym yn defnyddio eich gwybodaeth bersonol.

Cyngor Bwrdeistref Sirol Merthyr Tudful

Canolfan Dinesig
Stryd Y Castell
Merthyr Tudful
CF47 8AN

Teleffon: 01685 725000

We welcome correspondence in Welsh and this will not lead to a delay.

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Merthyr Tydfil County Borough Council

Civic Centre
Castle Street
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The Coal
Authority



INVESTOR IN PEOPLE



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Email: planningconsultation@coal.gov.uk

Web: www.gov.uk/coalauthority

For the Attention of: Morgan Williams

[By Email: ewalevents@persimmonhomes.com]

19 June 2020

Dear Mr Williams

PRE-APPLICATION ENQUIRY: PRE-APP Twynyrodyn

Residential Development, including associated works; land at Twynyrodyn, Merthyr, Tydfil

Thank you for your consultation letter of 25 May 2020 seeking the views of the Coal Authority on the above.

The Coal Authority is a non-departmental public body sponsored by the Department of Business, Energy & Industrial Strategy. As a statutory consultee, The Coal Authority has a duty to respond to planning applications and development plans in order to protect the public and the environment in mining areas.

The Coal Authority Response: Substantive Concern

The site falls within the defined Development High Risk Area.

The Coal Authority information indicates that within the site and surrounding area there are coal mining features and hazards, which will need to be considered in relation to the determination of any planning application, specifically probable shallow coal mine workings, probable shallow coal mine workings associated with thick coal seam outcrops and recorded mine entries.

In considering the nature of the development proposed, and on the basis that the site is within the defined Development High Risk Area, the planning application should be supported by a Coal Mining Risk Assessment. In terms of the accompanying Site Investigation Report (August 2008, prepared by Integral Geotechnique Ltd), my personal opinion is that it would be sufficient to accompany any subsequent future planning application to meet the requirements of National policy.

Notwithstanding the above, from a review of the site investigations undertaken, the report is able to confirm that identified shallow coal mine workings will require consolidation and that recorded mine entry 305205-021 (adit) has been located, which will also require remediation. However, and whilst the report does confirm the other numerous recorded mine entries within the site, due to access restrictions etcetera, none were located and the report therefore recommends their investigation/remediation.

On account of the above, and whilst the Coal Authority is satisfied with the proposed remedial measures for both the shallow coal mine workings and the mine entries, should the detailed layout remain unchanged, the Coal Authority would object to the planning application based on parts of the layout potentially conflicting with their positions. The layout should therefore be amended and designed around both the actual/conjectured positions of the mine entries and their respective zones of influence, taking into account any departure due to plotting error. Both the mine entries and their respective zones of influence should be clearly annotated on the layout drawing with all built development avoiding them.

Please do not hesitate to contact me if you would like to discuss this matter further.

Yours sincerely

Chris MacArthur

Chris MacArthur *B.Sc.(Hons), DipTP, MRTPI*
Planning Liaison Manager

General Information for the Applicant

Building over or within the influencing distance of a mine entry (shaft or adit) can be dangerous and has the potential for significant risks to both the development and the occupiers if not undertaken appropriately. The Coal Authority would draw your attention to our adopted policy regarding new development and mine entries:

<https://www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries>

Under the Coal Industry Act 1994 any intrusive activities, including initial site investigation boreholes, and/or any subsequent treatment of coal mine workings/coal mine entries for ground stability purposes require the prior written permission of The Coal Authority, since such activities can have serious public health and safety implications. Failure to obtain permission will result in trespass, with the potential for court action. In the event that you are proposing to undertake such work in the Forest of Dean local authority area our permission may not be required; it is recommended that you check with us prior to commencing any works. Application forms for Coal Authority permission and further guidance can be obtained from The Coal Authority's website at:

<https://www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property>

Disclaimer

The above consultation response is provided by The Coal Authority as a Statutory Consultee and is based upon the latest available coal mining data on the date of the response, and electronic consultation records held by The Coal Authority since 1 April 2013. The comments made are also based upon only the information provided to The Coal Authority by the Local Planning Authority and/or has been published on the Council's website for consultation purposes in relation to this specific planning application. The views and conclusions contained in this response may be subject to review and amendment by The Coal Authority if additional or new data/information (such as a revised Coal Mining Risk Assessment) is provided by the Local Planning Authority or the Applicant for consultation purposes.



The Coal
Authority



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Email: planningconsultation@coal.gov.uk

Web: www.gov.uk/coalauthority

For the Attention of: Persimmon Homes East Wales

[By Email: ewalevents@persimmonhomes.com]

21 August 2020

Dear Sir or Madam

PRE-APPLICATION ENQUIRY: PRE-APP Twynyrodyn

Residential development including associated works; land at Twynyrodyn, Merthyr Tydfil - RECONSULTATION

Thank you for your consultation letter of 7 August 2020 seeking the views of the Coal Authority on the additional information submitted.

The Coal Authority Response:

The site falls within the defined Development High Risk Area.

The Coal Authority information indicates that within the site and surrounding area there are coal mining features and hazards, which will need to be considered in relation to the determination of any planning application, specifically probable shallow coal mine workings, probable shallow coal mine workings associated with thick coal seam outcrops and recorded mine entries.

The Coal Authority previously confirmed that the planning application should be supported by a Coal Mining Risk Assessment, but that the submitted Site Investigation Report (August 2008, prepared by Integral Geotechnique Ltd), would be sufficient to accompany any subsequent future planning application to meet the requirements of National policy.

Notwithstanding the above, and whilst we were satisfied with the proposed remedial measures for both the shallow coal mine workings and the mine entries, we did confirm, that should the detailed layout remain unchanged, the Coal Authority would object to the planning application based on parts of the layout potentially conflicting with the positions of numerous mine entries. The content of the letter went on to state that the layout should be amended and designed around both the actual/conjectured positions of the mine entries and their respective zones of influence, taking into account any departure due to

plotting error. We confirmed that this should be clearly annotated on the layout drawing with all built development avoiding them.

The Coal Authority now notes the submitted letter (dated 5 August 2020) from Integral Geotechnique Ltd and appended development layout drawing (Figure 8), which shows the recorded mine entries within the context of the proposed development. However, given the commentary on page 4 of the letter, which is specific to adit 305205-053 and that Figure 8 clearly shows Plots 4 and 5 in conflict with the position of this coal mining hazard, the layout is still considered unacceptable to us. Consequently, should the layout remain unchanged the Coal Authority **would object to any planning application**.

Please do not hesitate to contact me if you would like to discuss this matter further.

Yours faithfully

Chris MacArthur

Chris MacArthur *B.Sc.(Hons), DipTP, MRTPI*
Planning Liaison Manager

General Information for the Applicant

Building over or within the influencing distance of a mine entry (shaft or adit) can be dangerous and has the potential for significant risks to both the development and the occupiers if not undertaken appropriately. The Coal Authority would draw your attention to our adopted policy regarding new development and mine entries:

<https://www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries>

Under the Coal Industry Act 1994 any intrusive activities, including initial site investigation boreholes, and/or any subsequent treatment of coal mine workings/coal mine entries for ground stability purposes require the prior written permission of The Coal Authority, since such activities can have serious public health and safety implications. Failure to obtain permission will result in trespass, with the potential for court action. In the event that you are proposing to undertake such work in the Forest of Dean local authority area our permission may not be required; it is recommended that you check with us prior to commencing any works. Application forms for Coal Authority permission and further guidance can be obtained from The Coal Authority's website at:

<https://www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property>

Disclaimer

The above consultation response is provided by The Coal Authority as a Statutory Consultee and is based upon the latest available coal mining data on the date of the response, and electronic consultation records held by The Coal Authority since 1 April 2013. The comments made are also based upon only the information provided to The

Coal Authority by the Local Planning Authority and/or has been published on the Council's website for consultation purposes in relation to this specific planning application. The views and conclusions contained in this response may be subject to review and amendment by The Coal Authority if additional or new data/information (such as a revised Coal Mining Risk Assessment) is provided by the Local Planning Authority or the Applicant for consultation purposes.

Persimmon Homes
Llantrisant Business Park
Llantrisant
Cardiff
CF72 8YP

Date: 19/06/2020
Our Ref: PPA0004913

Dear Sirs

Grid Ref: 305946 205638
Site Address: Land at Twynyrodyn, Merthyr Tydfil
Development: 2D - residential development

We refer to the Schedule 1C - Article 2D notice received and your formal request for a pre-application consultation response before applying for planning permission from Dwr Cymru Welsh Water as a 'Specialist Consultee' as defined by Paragraph (y) of Schedule 4 of the Town & Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016. It is acknowledged that the consultation request relates to a major development site and thus seeks a substantive response within 28 days from the date of the notice, 26/05/2020, as per the requirements of Article 2E. This request includes our views on the capacity of our network of assets and infrastructure to accommodate your proposed development.

Having reviewed the details submitted we note that the proposal relates to 127 no. residential units on land at Twynyrodyn, Merthyr Tydfil and acknowledge that the site is allocated (Ref: SW3.18) within the Local Development Plan (LDP) for 120 no. units. We would advise there is no objection to the proposed development and offer the following standing advice which should be taken into account within any future planning application for the development of 127 units:

ASSET PROTECTION

The proposed development site is crossed by a number of public sewers with their approximate positions being marked on the attached Statutory Public Sewer Record. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times. No part of the building(s) will be permitted within the safety zone of the public sewers. This is in order to protect the integrity of the public sewers and avoid damage thereto. For further information as to our requirements the developer should contact us on 0800 917 2652.

Our strong recommendation is that your site layout takes into account the location of the assets crossing the site and should be referred to in any master-planning exercises or site layout plans submitted as part of any subsequent planning application. Further information regarding Asset Protection is provided in the attached Advice and Guidance note.

We would also advise that whilst we are not in a position to control the position / location of any new premises in relation to our nearby sewage pumping station we would recommend that no dwelling is positioned within 15 metres of the station to minimise any effects of odour or noise pollution.

As of 7th January 2019, this proposed development is subject to Schedule 3 of the Flood and Water Management Act 2010. The development therefore requires approval of Sustainable Drainage Systems (SuDS) features, in accordance with the 'Statutory standards for sustainable drainage systems – designing, constructing, operating and maintaining surface water drainage systems'. As highlighted in these standards, the developer is required to explore and fully exhaust all surface water drainage options in accordance with a hierarchy which states that discharge to a combined sewer shall only be made as a last resort. Disposal should be made through the hierarchical approach, preferring infiltration and, where infiltration is not possible, disposal to watercourses in liaison with the Land Drainage Authority and/or Natural Resources Wales. However, we note that surface water will be discharged into the culverted watercourse and we welcome this approach as a more sustainable alternative to a public sewer.

Please note that no highway or land drainage run-off will be permitted to discharge directly or indirectly into the public sewerage system.

WATER SUPPLY

A water supply can be made available to service this proposed development. Initial indications are that a connection can be made from the 200mm diameter watermain in NGR 306074,205572. The cost of providing new on-site watermains can be calculated upon the receipt of detailed site layout plans which should be sent to the above address.

I trust the above information is helpful and will assist you in forming water and drainage strategies that should accompany any future planning application. I also attach copies of our water and sewer extract plans for the area, and a copy of our Planning Guidance Note which provides further information on our approach to the planning process, making connections to our systems and ensuring any existing public assets or infrastructure located within new development sites are protected.

Please note that our response is based on the information provided in your enquiry and should the information change we reserve the right to make a new representation. Should you have any queries or wish to discuss any aspect of our response please do not hesitate to contact our dedicated team of planning officers, either on 0800 917 2652 or via email at developer.services@dwrcymru.com



Welsh Water is owned by Glas Cymru – a 'not-for-profit' company.
Mae Dŵr Cymru yn eiddo i Glas Cymru – cwmni 'nid-er-elw'.

We welcome correspondence in
Welsh and English

Dŵr Cymru Cyf, a limited company registered in
Wales no 2366777. Registered office: Pentwyn Road,
Nelson, Treharris, Mid Glamorgan CF46 6LY

Rydym yn croesawu gohebiaeth yn y
Gymraeg neu yn Saesneg

Dŵr Cymru Cyf, cwmni cyfyngedig wedi'i gofrestru yng
Nghymru rhif 2366777. Swyddfa gofrestredig: Heol Pentwyn
Nelson, Treharris, Morgannwg Ganol CF46 6LY.

Please quote our reference number in all communications and correspondence.

Yours faithfully,



Owain George
Planning Liaison Manager
Developer Services

Please Note that demands upon the water and sewerage systems change continually; consequently the information given above should be regarded as reliable for a maximum period of 12 months from the date of this letter.

Rivers House,
St Mellons Business Park,
St Mellons,
Cardiff,
CF3 0EY

F.A.O. Morgan Williams

Persimmon Homes
Llantrisant Business Park
Llantrisant
CF72 8YP

ebost/email:
southeastplanning@cyfoethnaturiolcymru.gov.uk
Ffôn/Phone: 03000 65 3091

20/07/2020

Annwyl Syr/Madam / Dear Sir/Madam,

STATUTORY PRE-APPLICATION CONSULTATION - TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES) ORDER 2012 AS AMENDED.

BWRIAD / PROPOSAL: Residential and associated works

LLEOLIAD / LOCATION: Land off Elm Tree Grove, Twynyrodyn, Merthyr Tydfil

Thank you for providing a requisite notice to us under Article 2D of the above Order. We received a copy of your proposed application on 29/06/2020.

Based on the information provided, we have significant concerns with the proposed development. To overcome these concerns, we would recommend to the planning authority that they should only grant permission if the conditions listed below are attached to the permission.

Conditions: 1-4 Land Contamination

Land Contamination

We have reviewed the following submitted information:

- Twynyrodyn, Mountain Hare, Merthyr Tydfil, Site Investigations Report, 9913/GNS/08
- Site Location Plan, SL-03, 12-12-2019
- Twynyrodyn, Merthyl Tydfil, Drainage Strategy, March 2020
- Tree survey, Categorisation and Constraints Report at Twynyrodyn, Merthyr Tydfil, March 2020
- Site Plan – Draft-Twynyrodyn, Merthyl Tydfil, Phase 1m Persimmon Homes, 12-12-2019

We understand that the site is a former mining site and therefore has the potential for contaminants. We note from the submitted site investigation report that some area of the site could not be accessed due to dense and fenced off vegetation and underground services and therefore the risks to all receptors have not been fully assessed.

In addition, we understand that surface water will drain to the existing watercourse that runs through the site however, no further details have been provided. Given the potential for contaminants at the site, we would advise the local authority to include the following conditions on any permission they are minded to grant.

Condition 1 - Land affected by contamination

No development shall commence until the following components of a scheme to deal with the risks associated with contamination at the site, have been submitted to and approved in writing by the Local Planning Authority.

1. A preliminary risk assessment which has identified:
 - all previous uses
 - potential contaminants associated with those uses
 - a conceptual model of the site indicating sources, pathways and receptors
 - potentially unacceptable risks arising from contamination at the site
2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
3. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. The remediation strategy and its relevant components shall be carried out in accordance with the approved details.

Justification:

To ensure the risks associated with contamination at the site have been fully considered prior to commencement of development as controlled waters are of high environmental sensitivity; and where necessary remediation measures and long-term monitoring are implemented to prevent unacceptable risks from contamination.

Condition 2 – Unsuspected contamination

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this unsuspected

contamination shall be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be carried out as approved.

Justification:

To ensure the risks associated with previously unsuspected contamination at the site are dealt with through a remediation strategy, to minimise the risk to both future users of the land and neighbouring land, and to ensure that the development can be carried out safely without unacceptable risks.

Condition 3 - Surface water drainage

No infiltration of surface water drainage into the ground at the Twynyrodyn is permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

Justification:

To prevent both new and existing development from contributing to or being put at unacceptable risk from or being adversely affected by unacceptable levels of water pollution.

Condition 4 - Piling

No development or phase of development shall commence at the proposed Twynyrodyn development site until details of piling or any other foundation designs using penetrative methods sufficient to demonstrate that there is no unacceptable risk to groundwater have been submitted to and approved in writing by the Local Planning Authority. The foundation designs shall be implemented in accordance with the approved details.

Justification:

Foundation details should be submitted to ensure there is no unacceptable risk to groundwater during both construction and operation and methods/design are agreed prior to the commencement of development or phase of development.

Notwithstanding the above, we have the following comments to make regarding European Protected Species.

European Protected Species (EPS)

We have reviewed the following submitted information:

- 'Reptile Survey Report' prepared by TerrAqua Ecological Services dated June 2019.
- 'Bat Activity Survey Report' prepared by TerrAqua Ecological Services dated November 2019.

We note that the site contains no water bodies and although no specific Great Crested Newt (GCN) survey was undertaken, the reptile survey did not record any GCN or any newt species during refugia inspections on the site. In addition, we note that no buildings or trees with any notable bat roosting potential are present within or adjacent to the site.

The bat activity survey report states that all tree lines and hedgerows around the perimeter of the site should be retained and that appropriate lighting for the site should be considered early on to maintain dark corridors. We advise that the Local Authorities ecologist is consulted on whether sufficient bat foraging/ commuting habitat is proposed for retention.

Therefore, based on the submitted information we do not object to the proposals from an EPS perspective.

Other Matters

Please note, if further information is prepared to support an application, it may be necessary for us to change our advice in line with the new information.

Our comments above only relate specifically to matters included on our checklist, *Development Planning Advisory Service: Consultation Topics* (September 2018), which is published on our [website](#). We have not considered potential effects on other matters and do not rule out the potential for the proposed development to affect other interests.

In addition to planning permission, you are advised to ensure all other permits/consents/licences relevant to the development are secured. Please refer to our [website](#) for further details.

Further advice on the above matters could be provided prior to your planning application being submitted, however there would be a charge for this service. Additional details are available on our [website](#).

If you have any queries on the above, please do not hesitate to contact us.

Yn gywir / Yours faithfully

Lindy Marshall

Cynghorydd - Cynllunio Datblygu / Advisor - Development Planning
Cyfoeth Naturiol Cymru / Natural Resources Wales

Title: Twynnyroddyn, Merthyr Tydfil – Transport Assessment Audit

Date: 4th August 2020

Prepared For: Merthyr Tydfil County Borough Council

Prepared By: Dave James (Technical Director – Transportation)

Tel: 02920 803574

Email: David.James@capita.co.uk

Ref: CS/100364 / Technical Note TN1

The following comments relate to the *'Twynnyroddyn (sic), Merthyr Tydfil – Transport Assessment'* by Lime Transport, dated April 2020, associated with land off Elm Tree Grove. The proposed development site is allocated for residential development and located within a 'Primary Growth Area'. The Replacement Local Development Plan (2016-2031) Policy SW3 highlights site 18 'Twynnyroddyn' as a site allocated to provide a total of 120 residential dwellings. The indicative delivery timescale for producing the housing is between 2021-2024.

The comments are set out as per the sustainable transport hierarchy set out within Planning Policy Wales – Edition 10, as referenced in section 2.3.8 of the Transport Assessment.

Walking and Cycling

A pedestrian link is shown connecting into the site into the northwest corner of the site. Confirmation is required as to if this will be accessible by all members of the public. How wide is the proposed route? This pedestrian link is between two garages and connects to a rear access lane with no lighting, resulting in personal safety concerns. Furthermore, there are no footways on this rear lane access. As this provides the only direct link to bus services from the northern part of the site, improvements are required, or else residents will not be encouraged to use this sustainable mode of transport.

At the southern end of the site, the development links to a public right of way providing access to Aneurin Crescent and the associated bus stops. The route is not paved and unlit, creating further concerns regarding personal safety and use, especially at night. Are improvements to this footway linkage proposed? Provision of a network of pedestrian routes between the site and the surrounding network, including improvements to existing footpaths to the south of the site (including the link to Aneurin Crescent to the south-west) is simply stated to be likely to be a condition of consent, with details submitted to and approved in writing by the local planning authority. Confidence is required at this stage that the necessary footway/cycleways can be provided, to the required standard and to provide direct access to bus stops.

What proposals to encourage cycling are included apart from secure cycle storage within the curtilage of each dwelling? Cycling, with walking, is at the top of the Planning Policy Wales Sustainable Transport hierarchy, but there seems to be no additional facilities for cyclists within or outside the red line boundary.

The only reference to active travel within the proposals is for the provision of 'Active Travel' information within the Travel Plan Welcome Pack, including walking and cycle distances/times from local amenities and facilities within the vicinity of the site, as well as neighbouring settlements, and public transport facilities. Both shared use route WS24 and walking route WS63 are through the site.

Details of how these will be provided for within the site in terms of widths and construction should be provided. There should also be contributions to their provision outside of the redline boundary.

Public Transport

Are improvements to the bus stop infrastructure adjacent to the site proposed?

The closest bus stop is stated to be located on Glasier Road. There are closer stops located on Wallhead Road and Aneurin Crescent. Contributions to increase the frequency of the Service 38 that serves these stops should be reviewed.

Ultra Low Emissions Vehicles

Apart from in the policy section, this mode is not referenced in the Transport Assessment. Discussion with Merthyr Tydfil Highways Department is required regarding ULEV charging points at the proposed dwellings.

Other Private Vehicles

Access to adjacent houses and the electricity sub-station served from the existing stub end of Elm Tree Grove is not shown under the proposals. A proposed footway is shown across their current access. Once the existing access provision is reinstated within the design, the junction proposal for the stub end will require review.

Only a single access to the site is shown. As the number of dwellings is in excess of 100, a second emergency access would be beneficial.

Trip generation has been based on the TRICS 7.7.1 national database, using the 85th percentile rate from multi modal surveys of similar residential site elsewhere. Only 13 surveys are included in the analysis and as stated within the report included within the appendices 'Using 85th and 15th percentile highlighted trip rates in data sets of under 20 surveys is not recommended by TRICS and may be misleading'.

A more accurate estimation would be to use the trip generation rate of all the houses currently accessed off Elm Tree Grove, Oak Tree Rise, Cedar Close and Hawthorn Drive. As part of the audit, the number of dwellings accessed has been noted and a trip rate, based on the junction count undertaken at Penheolferthyr / Elm Tree Grove, calculated.

For further comparison, average and 85th percentile vehicle trips from the TRICS 7.7.1 national database has been calculated based on surveys outside of London and the Republic of Ireland, for weekday survey of sites between 50 and 200 dwellings, excluding free standing residential sites (Appendix A). Surveys of two different housing estates in Monmouthshire have also been included.

Table 4.3: Total Forecasted Weekday Vehicle Trip Attractions and Productions based on 127 dwellings

AM Peak	Vehicle Arrivals	Vehicle Departures	Total
TRICS Average (vehs only)*	14	39	53
Nedern Rise, Caldicot***	14	55	69
Twynrodyn (sic) TA, Merthyr Tydfil	11	67	78
TRICS 85 th Percentile*	20	63	83
Tree Tops**	21	69	90
Elm Tree Grove****	54	101	155

PM Peak	Vehicle Arrivals	Vehicle Departures	Total
TRICS Average (vehs only) *	34	18	52
Nedern Rise, Caldicot***	48	21	69
Tree Tops**	40	34	74
TRICS 85 th Percentile*	49	27	76
Twynrodyn (sic) TA, Merthyr Tydfil	77	17	94
Elm Tree Grove****	54	49	103

* TRICS 7.7.1 using Average and 85th percentile 'Houses Privately Owned' figures

** 22nd June 2010 Traffic Survey of 90 dwellings within the Tree Tops Estate, Portskeewett

*** May 2017 Traffic Survey of 171 dwellings within Nedern Rise, Caldicot

****Traffic survey of 98 dwellings within Elm Tree Grove, Oak Tree Rise, Cedar Close and Hawthorn Drive, Merthyr Tydfil

The comparison shows that the traffic figures used in the TA are similar to trip rates of the two residential sites in Monmouthshire and the TRICS figures calculated within the audit. However, in the AM peak they are half the observed trip rate from the adjacent housing development that accesses Elm Tree Grove.

The assignment of development traffic has been based on census to work data and therefore no account of retail, leisure or education trips in the peak periods has been taken into account. No comparison to existing turning movements to and from Elm Tree Grove has been undertaken. An audit check highlights:

From Elm Tree Grove	To Penheolferthyr West	To stub arm	To Penheolferthyr East
AM Peak: TA	45%	0%	55%
AM Peak: Observed*	53%	0%	46%
PM Peak: TA	41%	0%	59%
PM Peak: Observed	63%	0%	37%

*1 vehicle 'U' turned

To Elm Tree Grove	From Penheolferthyr West	From stub arm	From Penheolferthyr East
AM Peak: TA	45%	0%	55%
AM Peak: Observed	38%	0%	62%
PM Peak: TA	44%	0%	56%
PM Peak: Observed	14%	0%	86%

The AM peak distribution is within 10% of observed at the roundabout and is therefore acceptable. The PM peak distribution is significantly different, by 22% and 30% and therefore requires review.

The trip rates have been reviewed using TEMPRO 7.2 and the geographical area of W02000287. The TA states that these figures have been locally adjusted NTM growth factors. However, the figures used have not been factored by NTM. Using the NTM AF15 dataset and urban minor road type results in greater growth rates:

Year	AM Peak		PM Peak	
	TA	Audit	TA	Audit
2019-2022	1.0271	1.0336	1.0253	1.0331
2019-2027	1.0575	1.0787	1.057	1.0775
2019-2032	1.0864	1.1239	1.0868	1.1225

Traffic surveys are stated to have taken place at adjacent junctions in 2019. No details of the date of the surveys are provided and the surveys themselves are not included so that the traffic flow diagrams can be verified. Copies of the actual surveys are required. Were automatic traffic counts undertaken at the same time as the junctions counts to prove the surveys were undertaken on a day of typical flow? No survey data and associated analysis on a Saturday has been undertaken at the Twynyrodyn Road/Court Street/Tramroadside N/Tesco Roundabout, where the impact of retail trips is significant.

The HGV figures within the analysis cannot be verified as the count data has not been provided.

The following junctions are shown to be within capacity and have queues of 1 vehicle or less in 2032, with and without development. Existing queue data should be provided to confirm this minimal queuing:

- Junction 2 - Gilfach Cynon/Wallhead Road/Penheolferthyr Roundabout
- Junction 3 – Penheolferthyr/Elm Tree Grove Roundabout
- Junction 5 - Goat Mill Road/A4102/A4060/Bogey Road Roundabout

The approach and entry width on Bogey Road are incorrect. The entry width on the A4102 is incorrect. The approach and entry width on the A4060 (south) approach are over generous.

- Junction 7 - Bro Dawel/Plymouth Street priority junction

The following junction is shown to be at capacity in 2032, with and without development:

- Junction 1 - Twynyrodyn Road/Court Street/Tramroadside N/Tesco Roundabout

Queues in 2019 at the Twynyrodyn Road/Court Street/Tramroadside N/Tesco Roundabout are either 1 or less than one on all approaches in both peaks, with the exception of Twynyrodyn Road in the AM period (4 vehicles). These are less than have been observed on previous site visits.

The approach and entry width geometry are overly generous. Tramroadside N has an approach half width of 7.14m which is incorrect.

The arm that is at capacity in 2032 is Twynyrodyn Road in the AM peak. The largest increase in traffic flows at this junction due to the proposed development will be on this arm in this time period. Therefore, any increase in traffic generation may have a potentially significant impact at this junction.

The following junctions are shown to be over capacity in 2032, with and without development:

- Junction 4 – Penheolferthyr/A4102 Goat Mill Road priority junction

The junction is shown to be at capacity in 2019 and overcapacity in 2022, with development traffic increasing queues and delays. No improvements are proposed due to potential rerouting to avoid delays, the introduction of a residential travel plan to reduce the impact of the site and that drivers turning left at this junction from the site are likely travelling to an area within easy cycling distance and therefore have a modal choice.

However, both queues and delays increase at this overcapacity junction due to the development and therefore, improvements to mitigate the impact of the site are required.

- Junction 6 - Lower High Street/High Street/A4102/A4054 Avenue De Clichy Roundabout

This junction is shown to be significantly overcapacity in the PM peak with all scenarios. No improvements are proposed as the impact of the development is stated to be relatively minor.

However, both queues and delays increase at this overcapacity junction due to the development and therefore, improvements to mitigate the impact of the site are required.

A staggered crossroads is proposed at the junction of Elm Tree Grove / Oak Tree Rise. A more detailed plan is required so that the junction can be reviewed.

No swept path analysis has been provided to show that refuse vehicles can be accommodated within the design.

Transport Implementation Strategy

The Transport Implementation Strategy summarises the measures suggested to be conditions of consent. In summary these are:

- A Travel Plan (including a Travel Plan Welcome Pack which will provide public transport information and within walk / cycle distances/times to local amenities and facilities);
- Secure cycle parking spaces (in accordance with the adopted parking standards);
- Pedestrian direction signs outside the site; and
- Provision of a network of pedestrian routes between the site and the surrounding network, including improvements to existing footpaths to the south of the site (including the link to Aneurin Crescent to the south-west)

Conclusion

The following issues require review and further information submitted so that a full audit can be undertaken. Until this data is provided, the Transport Assessment cannot be accepted as the traffic and transport implications of the development cannot be fully assessed.

The Active Travel (Wales) Act 2013 aims to make walking and cycling the preferred option for shorter journeys such as to and from a workplace or education establishment. However, there are no significant improvements for pedestrians and cyclists. As part of the proposed development, significant contributions towards active travel should be secured.

Improvements to walking and cycling outside of the red boundary are required. The feasibility of having safe, secure and direct linkage to public transport needs to be shown.

Traffic growth is incorrect and therefore analysis of the future impact should be repeated, based on observed turning proportions at the Penheolferthyr / Elm Tree Grove Roundabout and using local trip factors.

The traffic surveys undertaken should be submitted and confirmation of existing queue lengths is required to provide confidence in the modelling undertaken.

Appendix A: TRICS 7.7.1

Calculation Reference: AUDIT-504502-200710-0739

TRIP RATE CALCULATION SELECTION PARAMETERS:

Land Use : 03 - RESIDENTIAL
 Category : A - HOUSES PRIVATELY OWNED
 VEHICLES

Selected regions and areas:

02	SOUTH EAST	
	ES EAST SUSSEX	2 days
	EX ESSEX	1 days
	HC HAMPSHIRE	1 days
	HF HERTFORDSHIRE	1 days
	KC KENT	3 days
	SC SURREY	1 days
	WS WEST SUSSEX	5 days
03	SOUTH WEST	
	DV DEVON	2 days
04	EAST ANGLIA	
	NF NORFOLK	2 days
	SF SUFFOLK	1 days
05	EAST MIDLANDS	
	LE LEICESTERSHIRE	1 days
	NR NORTHAMPTONSHIRE	1 days
06	WEST MIDLANDS	
	SH SHROPSHIRE	1 days
	WM WEST MIDLANDS	1 days
07	YORKSHIRE & NORTH LINCOLNSHIRE	
	NE NORTH EAST LINCOLNSHIRE	1 days
	NY NORTH YORKSHIRE	2 days
	SY SOUTH YORKSHIRE	1 days
09	NORTH	
	CB CUMBRIA	1 days
	DH DURHAM	3 days
11	SCOTLAND	
	FA FALKIRK	1 days

This section displays the number of survey days per TRICS® sub-region in the selected set

Primary Filtering selection:

This data displays the chosen trip rate parameter and its selected range. Only sites that fall within the parameter range are included in the trip rate calculation.

Parameter: No of Dwellings
 Actual Range: 50 to 197 (units:)
 Range Selected by User: 50 to 200 (units:)

Parking Spaces Range: All Surveys Included

Parking Spaces per Dwelling Range: All Surveys Included

Bedrooms per Dwelling Range: All Surveys Included

Percentage of dwellings privately owned: All Surveys Included

Public Transport Provision:

Selection by: Include all surveys

Date Range: 01/01/12 to 19/11/19

This data displays the range of survey dates selected. Only surveys that were conducted within this date range are included in the trip rate calculation.

Selected survey days:

Monday	7 days
Tuesday	6 days
Wednesday	5 days
Thursday	9 days
Friday	4 days
Saturday	1 days

This data displays the number of selected surveys by day of the week.

Selected survey types:

Manual count	32 days
Directional ATC Count	0 days

This data displays the number of manual classified surveys and the number of unclassified ATC surveys, the total adding up to the overall number of surveys in the selected set. Manual surveys are undertaken using staff, whilst ATC surveys are undertaken using machines.

This data displays the number of surveys per main location category within the selected set. The main location categories consist of Free Standing, Edge of Town, Suburban Area, Neighbourhood Centre, Edge of Town Centre, Town Centre and Not Known.

Selected Location Sub Categories:

Residential Zone	28
Village	3
No Sub Category	1

This data displays the number of surveys per location sub-category within the selected set. The location sub-categories consist of Commercial Zone, Industrial Zone, Development Zone, Residential Zone, Retail Zone, Built-Up Zone, Village, Out of Town, High Street and No Sub Category.

Secondary Filtering selection:

Use Class:

C3	32 days
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This data displays the number of surveys per Use Class classification within the selected set. The Use Classes Order 2005 has been used for this purpose, which can be found within the Library module of TRICS®.

Population within 1 mile:

1,000 or Less	1 days
1,001 to 5,000	5 days
5,001 to 10,000	8 days
10,001 to 15,000	8 days
15,001 to 20,000	5 days
20,001 to 25,000	3 days
25,001 to 50,000	2 days

This data displays the number of selected surveys within stated 1-mile radii of population.

Population within 5 miles:

5,001 to 25,000	7 days
25,001 to 50,000	5 days
50,001 to 75,000	1 days
75,001 to 100,000	6 days
100,001 to 125,000	2 days
125,001 to 250,000	8 days
250,001 to 500,000	3 days

This data displays the number of selected surveys within stated 5-mile radii of population.

Car ownership within 5 miles:

0.6 to 1.0	6 days
1.1 to 1.5	24 days
1.6 to 2.0	2 days

This data displays the number of selected surveys within stated ranges of average cars owned per residential dwelling, within a radius of 5-miles of selected survey sites.

Travel Plan:

Yes	8 days
No	24 days

This data displays the number of surveys within the selected set that were undertaken at sites with Travel Plans in place, and the number of surveys that were undertaken at sites without Travel Plans.

PTAL Rating:

No PTAL Present	31 days
2 Poor	1 days

This data displays the number of selected surveys with PTAL Ratings.

LIST OF SITES relevant to selection parameters

1	CB-03-A-05 MACADAM WAY PENRITH	DETACHED / TERRACED HOUSING	CUMBRIA
	Edge of Town Centre Residential Zone Total No of Dwellings: 50 Survey date: TUESDAY 21/06/16		Survey Type: MANUAL
2	DH-03-A-01 GREENFIELDS ROAD BISHOP AUCKLAND	SEMI DETACHED	DURHAM
	Suburban Area (PPS6 Out of Centre) Residential Zone Total No of Dwellings: 50 Survey date: TUESDAY 28/03/17		Survey Type: MANUAL
3	DH-03-A-02 LEAZES LANE BISHOP AUCKLAND ST HELEN AUCKLAND	MIXED HOUSES	DURHAM
	Neighbourhood Centre (PPS6 Local Centre) Residential Zone Total No of Dwellings: 125 Survey date: MONDAY 27/03/17		Survey Type: MANUAL
4	DH-03-A-03 PILGRIMS WAY DURHAM	SEMI-DETACHED & TERRACED	DURHAM
	Edge of Town Residential Zone Total No of Dwellings: 57 Survey date: FRIDAY 19/10/18		Survey Type: MANUAL
5	DV-03-A-02 MILLHEAD ROAD HONITON	HOUSES & BUNGALOWS	DEVON
	Suburban Area (PPS6 Out of Centre) Residential Zone Total No of Dwellings: 116 Survey date: FRIDAY 25/09/15		Survey Type: MANUAL
6	DV-03-A-03 LOWER BRAND LANE HONITON	TERRACED & SEMI DETACHED	DEVON
	Suburban Area (PPS6 Out of Centre) Residential Zone Total No of Dwellings: 70 Survey date: MONDAY 28/09/15		Survey Type: MANUAL
7	ES-03-A-04 NEW LYDD ROAD CAMBER	MIXED HOUSES & FLATS	EAST SUSSEX
	Edge of Town Residential Zone Total No of Dwellings: 134 Survey date: FRIDAY 15/07/16		Survey Type: MANUAL
8	ES-03-A-05 RATTLE ROAD NEAR EASTBOURNE STONE CROSS	MIXED HOUSES & FLATS	EAST SUSSEX
	Edge of Town Residential Zone Total No of Dwellings: 99 Survey date: WEDNESDAY 05/06/19		Survey Type: MANUAL
9	EX-03-A-02 MANOR ROAD CHIGWELL GRANGE HILL	DETACHED & SEMI-DETACHED	ESSEX
	Edge of Town Residential Zone Total No of Dwellings: 97 Survey date: MONDAY 27/11/17		Survey Type: MANUAL

LIST OF SITES relevant to selection parameters (Cont.)

10	FA-03-A-02	MIXED HOUSES	FALKIRK
	ROSEBANK AVENUE & SPRINGFIELD DRIVE		
	FALKIRK		
	Suburban Area (PPS6 Out of Centre)		
	Residential Zone		
	Total No of Dwellings:	161	
	Survey date: WEDNESDAY	29/05/13	Survey Type: MANUAL
11	HC-03-A-23	HOUSES & FLATS	HAMPSHIRE
	CANADA WAY		
	LIPHOOK		
	Suburban Area (PPS6 Out of Centre)		
	Residential Zone		
	Total No of Dwellings:	62	
	Survey date: TUESDAY	19/11/19	Survey Type: MANUAL
12	HF-03-A-03	MIXED HOUSES	HERTFORDSHIRE
	HARE STREET ROAD		
	BUNTINGFORD		
	Edge of Town		
	Residential Zone		
	Total No of Dwellings:	160	
	Survey date: MONDAY	08/07/19	Survey Type: MANUAL
13	KC-03-A-03	MIXED HOUSES & FLATS	KENT
	HYTHE ROAD		
	ASHFORD		
	WILLESBOROUGH		
	Suburban Area (PPS6 Out of Centre)		
	Residential Zone		
	Total No of Dwellings:	51	
	Survey date: THURSDAY	14/07/16	Survey Type: MANUAL
14	KC-03-A-04	SEMI-DETACHED & TERRACED	KENT
	KILN BARN ROAD		
	AYLESFORD		
	DITTON		
	Edge of Town		
	Residential Zone		
	Total No of Dwellings:	110	
	Survey date: FRIDAY	22/09/17	Survey Type: MANUAL
15	KC-03-A-08	MIXED HOUSES	KENT
	MAIDSTONE ROAD		
	CHARING		
	Neighbourhood Centre (PPS6 Local Centre)		
	Village		
	Total No of Dwellings:	159	
	Survey date: TUESDAY	22/05/18	Survey Type: MANUAL
16	LE-03-A-02	DETACHED & OTHERS	LEICESTERSHIRE
	MELBOURNE ROAD		
	IBSTOCK		
	Neighbourhood Centre (PPS6 Local Centre)		
	Village		
	Total No of Dwellings:	85	
	Survey date: THURSDAY	28/06/18	Survey Type: MANUAL
17	NE-03-A-03	PRIVATE HOUSES	NORTH EAST LINCOLNSHIRE
	STATION ROAD		
	SCUNTHORPE		
	Edge of Town Centre		
	Residential Zone		
	Total No of Dwellings:	180	
	Survey date: TUESDAY	20/05/14	Survey Type: MANUAL

LIST OF SITES relevant to selection parameters (Cont.)

18	NF-03-A-02	HOUSES & FLATS		NORFOLK
	DEREHAM ROAD			
	NORWICH			
	Suburban Area (PPS6 Out of Centre)			
	Residential Zone			
	Total No of Dwellings:	98		
	Survey date: MONDAY	22/10/12		Survey Type: MANUAL
19	NF-03-A-04	MIXED HOUSES		NORFOLK
	NORTH WALSHAM ROAD			
	NORTH WALSHAM			
	Edge of Town			
	Residential Zone			
	Total No of Dwellings:	70		
	Survey date: WEDNESDAY	18/09/19		Survey Type: MANUAL
20	NR-03-A-01	HOUSES		NORTHAMPTONSHIRE
	BOUGHTON GREEN ROAD			
	NORTHAMPTON			
	KINGSTHORPE			
	Suburban Area (PPS6 Out of Centre)			
	Residential Zone			
	Total No of Dwellings:	102		
	Survey date: SATURDAY	22/09/12		Survey Type: MANUAL
21	NY-03-A-09	MIXED HOUSING		NORTH YORKSHIRE
	GRAMMAR SCHOOL LANE			
	NORTHALLERTON			
	Suburban Area (PPS6 Out of Centre)			
	Residential Zone			
	Total No of Dwellings:	52		
	Survey date: MONDAY	16/09/13		Survey Type: MANUAL
22	NY-03-A-10	HOUSES AND FLATS		NORTH YORKSHIRE
	BOROUGHBRIDGE ROAD			
	RIPON			
	Edge of Town			
	No Sub Category			
	Total No of Dwellings:	71		
	Survey date: TUESDAY	17/09/13		Survey Type: MANUAL
23	SC-03-A-04	DETACHED & TERRACED		SURREY
	HIGH ROAD			
	BYFLEET			
	Edge of Town			
	Residential Zone			
	Total No of Dwellings:	71		
	Survey date: THURSDAY	23/01/14		Survey Type: MANUAL
24	SF-03-A-07	MIXED HOUSES		SUFFOLK
	FOXHALL ROAD			
	IPSWICH			
	Suburban Area (PPS6 Out of Centre)			
	Residential Zone			
	Total No of Dwellings:	73		
	Survey date: THURSDAY	09/05/19		Survey Type: MANUAL
25	SH-03-A-05	SEMI-DETACHED / TERRACED		SHROPSHIRE
	SANDCROFT			
	TELFORD			
	SUTTON HILL			
	Edge of Town			
	Residential Zone			
	Total No of Dwellings:	54		
	Survey date: THURSDAY	24/10/13		Survey Type: MANUAL

LIST OF SITES relevant to selection parameters (Cont.)

26	SY-03-A-01	SEMI DETACHED HOUSES		SOUTH YORKSHIRE
	A19 BENTLEY ROAD			
	DONCASTER			
	BENTLEY RISE			
	Suburban Area (PPS6 Out of Centre)			
	Residential Zone			
	Total No of Dwellings:	54		
	Survey date: WEDNESDAY	18/09/13	Survey Type: MANUAL	
27	WM-03-A-05	TERRACED & DETACHED		WEST MIDLANDS
	COUNDON ROAD			
	COVENTRY			
	Edge of Town Centre			
	Residential Zone			
	Total No of Dwellings:	89		
	Survey date: MONDAY	21/11/16	Survey Type: MANUAL	
28	WS-03-A-04	MIXED HOUSES		WEST SUSSEX
	HILLS FARM LANE			
	HORSHAM			
	BROADBRIDGE HEATH			
	Edge of Town			
	Residential Zone			
	Total No of Dwellings:	151		
	Survey date: THURSDAY	11/12/14	Survey Type: MANUAL	
29	WS-03-A-07	BUNGALOWS		WEST SUSSEX
	EMMS LANE			
	NEAR HORSHAM			
	BROOKS GREEN			
	Neighbourhood Centre (PPS6 Local Centre)			
	Village			
	Total No of Dwellings:	57		
	Survey date: THURSDAY	19/10/17	Survey Type: MANUAL	
30	WS-03-A-08	MIXED HOUSES		WEST SUSSEX
	ROUNDSTONE LANE			
	ANGMERING			
	Edge of Town			
	Residential Zone			
	Total No of Dwellings:	180		
	Survey date: THURSDAY	19/04/18	Survey Type: MANUAL	
31	WS-03-A-09	MIXED HOUSES & FLATS		WEST SUSSEX
	LITTLEHAMPTON ROAD			
	WORTHING			
	WEST DURRINGTON			
	Edge of Town			
	Residential Zone			
	Total No of Dwellings:	197		
	Survey date: THURSDAY	05/07/18	Survey Type: MANUAL	
32	WS-03-A-10	MIXED HOUSES		WEST SUSSEX
	TODDINGTON LANE			
	LITTLEHAMPTON			
	WICK			
	Edge of Town			
	Residential Zone			
	Total No of Dwellings:	79		
	Survey date: WEDNESDAY	07/11/18	Survey Type: MANUAL	

This section provides a list of all survey sites and days in the selected set. For each individual survey site, it displays a unique site reference code and site address, the selected trip rate calculation parameter and its value, the day of the week and date of each survey, and whether the survey was a manual classified count or an ATC count.

TRIP RATE for Land Use 03 - RESIDENTIAL/A - HOUSES PRIVATELY OWNED
VEHICLES

Calculation factor: 1 DWELLS

BOLD print indicates peak (busiest) period

Time Range	ARRIVALS			DEPARTURES			TOTALS		
	No. Days	Ave. DWELLS	Trip Rate	No. Days	Ave. DWELLS	Trip Rate	No. Days	Ave. DWELLS	Trip Rate
00:00 - 01:00									
01:00 - 02:00									
02:00 - 03:00									
03:00 - 04:00									
04:00 - 05:00									
05:00 - 06:00									
06:00 - 07:00									
07:00 - 08:00	32	99	0.057	32	99	0.243	32	99	0.300
08:00 - 09:00	32	99	0.109	32	99	0.305	32	99	0.414
09:00 - 10:00	32	99	0.140	32	99	0.155	32	99	0.295
10:00 - 11:00	32	99	0.118	32	99	0.161	32	99	0.279
11:00 - 12:00	32	99	0.123	32	99	0.139	32	99	0.262
12:00 - 13:00	32	99	0.144	32	99	0.131	32	99	0.275
13:00 - 14:00	32	99	0.153	32	99	0.154	32	99	0.307
14:00 - 15:00	32	99	0.139	32	99	0.173	32	99	0.312
15:00 - 16:00	32	99	0.225	32	99	0.143	32	99	0.368
16:00 - 17:00	32	99	0.235	32	99	0.147	32	99	0.382
17:00 - 18:00	32	99	0.269	32	99	0.141	32	99	0.410
18:00 - 19:00	32	99	0.228	32	99	0.141	32	99	0.369
19:00 - 20:00	1	97	0.062	1	97	0.052	1	97	0.114
20:00 - 21:00	1	97	0.031	1	97	0.021	1	97	0.052
21:00 - 22:00									
22:00 - 23:00									
23:00 - 24:00									
Total Rates:			2.033			2.106			4.139

This section displays the trip rate results based on the selected set of surveys and the selected count type (shown just above the table). It is split by three main columns, representing arrivals trips, departures trips, and total trips (arrivals plus departures). Within each of these main columns are three sub-columns. These display the number of survey days where count data is included (per time period), the average value of the selected trip rate calculation parameter (per time period), and the trip rate result (per time period). Total trip rates (the sum of the column) are also displayed at the foot of the table.

To obtain a trip rate, the average (mean) trip rate parameter value (TRP) is first calculated for all selected survey days that have count data available for the stated time period. The average (mean) number of arrivals, departures or totals (whichever applies) is also calculated (COUNT) for all selected survey days that have count data available for the stated time period. Then, the average count is divided by the average trip rate parameter value, and multiplied by the stated calculation factor (shown just above the table and abbreviated here as FACT). So, the method is: $COUNT/TRP*FACT$. Trip rates are then rounded to 3 decimal places.

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Parameter summary

Trip rate parameter range selected: 50 - 197 (units:)
 Survey date range: 01/01/12 - 19/11/19
 Number of weekdays (Monday-Friday): 31
 Number of Saturdays: 1
 Number of Sundays: 0
 Surveys automatically removed from selection: 3
 Surveys manually removed from selection: 0

This section displays a quick summary of some of the data filtering selections made by the TRICS® user. The trip rate calculation parameter range of all selected surveys is displayed first, followed by the range of minimum and maximum survey dates selected by the user. Then, the total number of selected weekdays and weekend days in the selected set of surveys are shown. Finally, the number of survey days that have been manually removed from the selected set outside of the standard filtering procedure are displayed.

TRIP RATE CALCULATION SELECTION PARAMETERS:

Land Use : 03 - RESIDENTIAL
 Category : A - HOUSES PRIVATELY OWNED
 VEHICLES

Selected regions and areas:

02	SOUTH EAST	
	ES EAST SUSSEX	2 days
	EX ESSEX	1 days
	HC HAMPSHIRE	1 days
	HF HERTFORDSHIRE	1 days
	KC KENT	3 days
	SC SURREY	1 days
	WS WEST SUSSEX	5 days
03	SOUTH WEST	
	DV DEVON	2 days
04	EAST ANGLIA	
	NF NORFOLK	2 days
	SF SUFFOLK	1 days
05	EAST MIDLANDS	
	LE LEICESTERSHIRE	1 days
	NR NORTHAMPTONSHIRE	1 days
06	WEST MIDLANDS	
	SH SHROPSHIRE	1 days
	WM WEST MIDLANDS	1 days
07	YORKSHIRE & NORTH LINCOLNSHIRE	
	NE NORTH EAST LINCOLNSHIRE	1 days
	NY NORTH YORKSHIRE	2 days
	SY SOUTH YORKSHIRE	1 days
09	NORTH	
	CB CUMBRIA	1 days
	DH DURHAM	3 days
11	SCOTLAND	
	FA FALKIRK	1 days

This section displays the number of survey days per TRICS® sub-region in the selected set

Primary Filtering selection:

This data displays the chosen trip rate parameter and its selected range. Only sites that fall within the parameter range are included in the trip rate calculation.

Parameter: No of Dwellings
 Actual Range: 50 to 197 (units:)
 Range Selected by User: 50 to 200 (units:)

Parking Spaces Range: All Surveys Included

Parking Spaces per Dwelling Range: All Surveys Included

Bedrooms per Dwelling Range: All Surveys Included

Percentage of dwellings privately owned: All Surveys Included

Public Transport Provision:

Selection by: Include all surveys

Date Range: 01/01/12 to 19/11/19

This data displays the range of survey dates selected. Only surveys that were conducted within this date range are included in the trip rate calculation.

Selected survey days:

Monday	7 days
Tuesday	6 days
Wednesday	5 days
Thursday	9 days
Friday	4 days
Saturday	1 days

This data displays the number of selected surveys by day of the week.

Selected survey types:

Manual count	32 days
Directional ATC Count	0 days

This data displays the number of manual classified surveys and the number of unclassified ATC surveys, the total adding up to the overall number of surveys in the selected set. Manual surveys are undertaken using staff, whilst ATC surveys are undertaken using machines.

This data displays the number of surveys per main location category within the selected set. The main location categories consist of Free Standing, Edge of Town, Suburban Area, Neighbourhood Centre, Edge of Town Centre, Town Centre and Not Known.

Selected Location Sub Categories:

Residential Zone	28
Village	3
No Sub Category	1

This data displays the number of surveys per location sub-category within the selected set. The location sub-categories consist of Commercial Zone, Industrial Zone, Development Zone, Residential Zone, Retail Zone, Built-Up Zone, Village, Out of Town, High Street and No Sub Category.

Secondary Filtering selection:

Use Class:

C3	32 days
----	---------

This data displays the number of surveys per Use Class classification within the selected set. The Use Classes Order 2005 has been used for this purpose, which can be found within the Library module of TRICS®.

Population within 1 mile:

1,000 or Less	1 days
1,001 to 5,000	5 days
5,001 to 10,000	8 days
10,001 to 15,000	8 days
15,001 to 20,000	5 days
20,001 to 25,000	3 days
25,001 to 50,000	2 days

This data displays the number of selected surveys within stated 1-mile radii of population.

Population within 5 miles:

5,001 to 25,000	7 days
25,001 to 50,000	5 days
50,001 to 75,000	1 days
75,001 to 100,000	6 days
100,001 to 125,000	2 days
125,001 to 250,000	8 days
250,001 to 500,000	3 days

This data displays the number of selected surveys within stated 5-mile radii of population.

Car ownership within 5 miles:

0.6 to 1.0	6 days
1.1 to 1.5	24 days
1.6 to 2.0	2 days

This data displays the number of selected surveys within stated ranges of average cars owned per residential dwelling, within a radius of 5-miles of selected survey sites.

Travel Plan:

Yes	8 days
No	24 days

This data displays the number of surveys within the selected set that were undertaken at sites with Travel Plans in place, and the number of surveys that were undertaken at sites without Travel Plans.

PTAL Rating:

No PTAL Present	31 days
2 Poor	1 days

This data displays the number of selected surveys with PTAL Ratings.

LIST OF SITES relevant to selection parameters

1	CB-03-A-05 MACADAM WAY PENRITH	DETACHED / TERRACED HOUSING	CUMBRIA
	Edge of Town Centre Residential Zone Total No of Dwellings: 50 Survey date: TUESDAY 21/06/16		Survey Type: MANUAL
2	DH-03-A-01 GREENFIELDS ROAD BISHOP AUCKLAND	SEMI DETACHED	DURHAM
	Suburban Area (PPS6 Out of Centre) Residential Zone Total No of Dwellings: 50 Survey date: TUESDAY 28/03/17		Survey Type: MANUAL
3	DH-03-A-02 LEAZES LANE BISHOP AUCKLAND ST HELEN AUCKLAND	MIXED HOUSES	DURHAM
	Neighbourhood Centre (PPS6 Local Centre) Residential Zone Total No of Dwellings: 125 Survey date: MONDAY 27/03/17		Survey Type: MANUAL
4	DH-03-A-03 PILGRIMS WAY DURHAM	SEMI-DETACHED & TERRACED	DURHAM
	Edge of Town Residential Zone Total No of Dwellings: 57 Survey date: FRIDAY 19/10/18		Survey Type: MANUAL
5	DV-03-A-02 MILLHEAD ROAD HONITON	HOUSES & BUNGALOWS	DEVON
	Suburban Area (PPS6 Out of Centre) Residential Zone Total No of Dwellings: 116 Survey date: FRIDAY 25/09/15		Survey Type: MANUAL
6	DV-03-A-03 LOWER BRAND LANE HONITON	TERRACED & SEMI DETACHED	DEVON
	Suburban Area (PPS6 Out of Centre) Residential Zone Total No of Dwellings: 70 Survey date: MONDAY 28/09/15		Survey Type: MANUAL
7	ES-03-A-04 NEW LYDD ROAD CAMBER	MIXED HOUSES & FLATS	EAST SUSSEX
	Edge of Town Residential Zone Total No of Dwellings: 134 Survey date: FRIDAY 15/07/16		Survey Type: MANUAL
8	ES-03-A-05 RATTLE ROAD NEAR EASTBOURNE STONE CROSS	MIXED HOUSES & FLATS	EAST SUSSEX
	Edge of Town Residential Zone Total No of Dwellings: 99 Survey date: WEDNESDAY 05/06/19		Survey Type: MANUAL
9	EX-03-A-02 MANOR ROAD CHIGWELL GRANGE HILL	DETACHED & SEMI-DETACHED	ESSEX
	Edge of Town Residential Zone Total No of Dwellings: 97 Survey date: MONDAY 27/11/17		Survey Type: MANUAL

LIST OF SITES relevant to selection parameters (Cont.)

10	FA-03-A-02	MIXED HOUSES	FALKIRK
	ROSEBANK AVENUE & SPRINGFIELD DRIVE		
	FALKIRK		
	Suburban Area (PPS6 Out of Centre)		
	Residential Zone		
	Total No of Dwellings:	161	
	Survey date: WEDNESDAY	29/05/13	Survey Type: MANUAL
11	HC-03-A-23	HOUSES & FLATS	HAMPSHIRE
	CANADA WAY		
	LIPHOOK		
	Suburban Area (PPS6 Out of Centre)		
	Residential Zone		
	Total No of Dwellings:	62	
	Survey date: TUESDAY	19/11/19	Survey Type: MANUAL
12	HF-03-A-03	MIXED HOUSES	HERTFORDSHIRE
	HARE STREET ROAD		
	BUNTINGFORD		
	Edge of Town		
	Residential Zone		
	Total No of Dwellings:	160	
	Survey date: MONDAY	08/07/19	Survey Type: MANUAL
13	KC-03-A-03	MIXED HOUSES & FLATS	KENT
	HYTHE ROAD		
	ASHFORD		
	WILLESBOROUGH		
	Suburban Area (PPS6 Out of Centre)		
	Residential Zone		
	Total No of Dwellings:	51	
	Survey date: THURSDAY	14/07/16	Survey Type: MANUAL
14	KC-03-A-04	SEMI-DETACHED & TERRACED	KENT
	KILN BARN ROAD		
	AYLESFORD		
	DITTON		
	Edge of Town		
	Residential Zone		
	Total No of Dwellings:	110	
	Survey date: FRIDAY	22/09/17	Survey Type: MANUAL
15	KC-03-A-08	MIXED HOUSES	KENT
	MAIDSTONE ROAD		
	CHARING		
	Neighbourhood Centre (PPS6 Local Centre)		
	Village		
	Total No of Dwellings:	159	
	Survey date: TUESDAY	22/05/18	Survey Type: MANUAL
16	LE-03-A-02	DETACHED & OTHERS	LEICESTERSHIRE
	MELBOURNE ROAD		
	IBSTOCK		
	Neighbourhood Centre (PPS6 Local Centre)		
	Village		
	Total No of Dwellings:	85	
	Survey date: THURSDAY	28/06/18	Survey Type: MANUAL
17	NE-03-A-03	PRIVATE HOUSES	NORTH EAST LINCOLNSHIRE
	STATION ROAD		
	SCUNTHORPE		
	Edge of Town Centre		
	Residential Zone		
	Total No of Dwellings:	180	
	Survey date: TUESDAY	20/05/14	Survey Type: MANUAL

LIST OF SITES relevant to selection parameters (Cont.)

18	NF-03-A-02	HOUSES & FLATS		NORFOLK
	DEREHAM ROAD			
	NORWICH			
	Suburban Area (PPS6 Out of Centre)			
	Residential Zone			
	Total No of Dwellings:	98		
	Survey date: MONDAY	22/10/12		Survey Type: MANUAL
19	NF-03-A-04	MIXED HOUSES		NORFOLK
	NORTH WALSHAM ROAD			
	NORTH WALSHAM			
	Edge of Town			
	Residential Zone			
	Total No of Dwellings:	70		
	Survey date: WEDNESDAY	18/09/19		Survey Type: MANUAL
20	NR-03-A-01	HOUSES		NORTHAMPTONSHIRE
	BOUGHTON GREEN ROAD			
	NORTHAMPTON			
	KINGSTHORPE			
	Suburban Area (PPS6 Out of Centre)			
	Residential Zone			
	Total No of Dwellings:	102		
	Survey date: SATURDAY	22/09/12		Survey Type: MANUAL
21	NY-03-A-09	MIXED HOUSING		NORTH YORKSHIRE
	GRAMMAR SCHOOL LANE			
	NORTHALLERTON			
	Suburban Area (PPS6 Out of Centre)			
	Residential Zone			
	Total No of Dwellings:	52		
	Survey date: MONDAY	16/09/13		Survey Type: MANUAL
22	NY-03-A-10	HOUSES AND FLATS		NORTH YORKSHIRE
	BOROUGHBRIDGE ROAD			
	RIPON			
	Edge of Town			
	No Sub Category			
	Total No of Dwellings:	71		
	Survey date: TUESDAY	17/09/13		Survey Type: MANUAL
23	SC-03-A-04	DETACHED & TERRACED		SURREY
	HIGH ROAD			
	BYFLEET			
	Edge of Town			
	Residential Zone			
	Total No of Dwellings:	71		
	Survey date: THURSDAY	23/01/14		Survey Type: MANUAL
24	SF-03-A-07	MIXED HOUSES		SUFFOLK
	FOXHALL ROAD			
	IPSWICH			
	Suburban Area (PPS6 Out of Centre)			
	Residential Zone			
	Total No of Dwellings:	73		
	Survey date: THURSDAY	09/05/19		Survey Type: MANUAL
25	SH-03-A-05	SEMI-DETACHED / TERRACED		SHROPSHIRE
	SANDCROFT			
	TELFORD			
	SUTTON HILL			
	Edge of Town			
	Residential Zone			
	Total No of Dwellings:	54		
	Survey date: THURSDAY	24/10/13		Survey Type: MANUAL

LIST OF SITES relevant to selection parameters (Cont.)

26	SY-03-A-01	SEMI DETACHED HOUSES		SOUTH YORKSHIRE
	A19 BENTLEY ROAD			
	DONCASTER			
	BENTLEY RISE			
	Suburban Area (PPS6 Out of Centre)			
	Residential Zone			
	Total No of Dwellings:	54		
	Survey date: WEDNESDAY	18/09/13	Survey Type: MANUAL	
27	WM-03-A-05	TERRACED & DETACHED		WEST MIDLANDS
	COUNDON ROAD			
	COVENTRY			
	Edge of Town Centre			
	Residential Zone			
	Total No of Dwellings:	89		
	Survey date: MONDAY	21/11/16	Survey Type: MANUAL	
28	WS-03-A-04	MIXED HOUSES		WEST SUSSEX
	HILLS FARM LANE			
	HORSHAM			
	BROADBRIDGE HEATH			
	Edge of Town			
	Residential Zone			
	Total No of Dwellings:	151		
	Survey date: THURSDAY	11/12/14	Survey Type: MANUAL	
29	WS-03-A-07	BUNGALOWS		WEST SUSSEX
	EMMS LANE			
	NEAR HORSHAM			
	BROOKS GREEN			
	Neighbourhood Centre (PPS6 Local Centre)			
	Village			
	Total No of Dwellings:	57		
	Survey date: THURSDAY	19/10/17	Survey Type: MANUAL	
30	WS-03-A-08	MIXED HOUSES		WEST SUSSEX
	ROUNDSTONE LANE			
	ANGMERING			
	Edge of Town			
	Residential Zone			
	Total No of Dwellings:	180		
	Survey date: THURSDAY	19/04/18	Survey Type: MANUAL	
31	WS-03-A-09	MIXED HOUSES & FLATS		WEST SUSSEX
	LITTLEHAMPTON ROAD			
	WORTHING			
	WEST DURRINGTON			
	Edge of Town			
	Residential Zone			
	Total No of Dwellings:	197		
	Survey date: THURSDAY	05/07/18	Survey Type: MANUAL	
32	WS-03-A-10	MIXED HOUSES		WEST SUSSEX
	TODDINGTON LANE			
	LITTLEHAMPTON			
	WICK			
	Edge of Town			
	Residential Zone			
	Total No of Dwellings:	79		
	Survey date: WEDNESDAY	07/11/18	Survey Type: MANUAL	

This section provides a list of all survey sites and days in the selected set. For each individual survey site, it displays a unique site reference code and site address, the selected trip rate calculation parameter and its value, the day of the week and date of each survey, and whether the survey was a manual classified count or an ATC count.

CAPITA SYMONDS PRESTON NEW ROAD BLACKBURN

Licence No: 504502

RANK ORDER for Land Use 03 - RESIDENTIAL/A - HOUSES PRIVATELY OWNED
VEHICLES

Ranking Type: ARRIVALS Time Range: 08:00-09:00

15th Percentile = No. 27 FA-03-A-02 Arr: 0.062

85th Percentile = No. 6 KC-03-A-03 Arr: 0.157

Median Values

Arrivals: 0.113

Departures: 0.357

Totals: 0.470

Mean Values

Arrivals: 0.113

Departures: 0.319

Totals: 0.432

Rank	Site-Ref	Description	Town/City	Area	DWELLS	Day	Date	Trip Rate (Sorted by Arrivals)			Park Spaces Per Dwelling
								Arrivals	Departures	Totals	
1	LE-03-A-02	DETACHED & OTH	IBSTOCK	LEICESTERSHIRE	85	Thu	28/06/18	0.212	0.353	0.565	4.27
2	DH-03-A-03	SEMI-DETACHED	DURHAM	DURHAM	57	Fri	19/10/18	0.211	0.333	0.544	3.33
3	NY-03-A-10	HOUSES AND FLA	RIPON	NORTH YORKSHIRE	71	Tue	17/09/13	0.183	0.521	0.704	0.83
4	NY-03-A-09	MIXED HOUSING	NORTHALLERTON	NORTH YORKSHIRE	52	Mon	16/09/13	0.173	0.212	0.385	2.60
5	CB-03-A-05	DETACHED/TERRA	PENRITH	CUMBRIA	50	Tue	21/06/16	0.160	0.520	0.680	2.34
6	KC-03-A-03	MIXED HOUSES &	ASHFORD	KENT	51	Thu	14/07/16	0.157	0.588	0.745	2.16
7	NE-03-A-03	PRIVATE HOUSES	SCUNTHORPE	NORTH EAST LINCOLNS	180	Tue	20/05/14	0.144	0.283	0.427	2.68
8	SC-03-A-04	DETACHED & TER	BYFLEET	SURREY	71	Thu	23/01/14	0.141	0.352	0.493	2.49
9	WS-03-A-07	BUNGALOWS	NEAR HORSHAM	WEST SUSSEX	57	Thu	19/10/17	0.140	0.140	0.280	1.89
10	WS-03-A-04	MIXED HOUSES	HORSHAM	WEST SUSSEX	151	Thu	11/12/14	0.139	0.278	0.417	2.28
11	ES-03-A-05	MIXED HOUSES &	NEAR EASTBOURNE	EAST SUSSEX	99	Wed	05/06/19	0.131	0.495	0.626	1.99
12	SH-03-A-05	SEMI-DETACHED/	TELFORD	SHROPSHIRE	54	Thu	24/10/13	0.130	0.370	0.500	1.17
13	KC-03-A-04	SEMI-DETACHED	AYLESFORD	KENT	110	Fri	22/09/17	0.127	0.473	0.600	1.77
14	NF-03-A-02	HOUSES & FLATS	NORWICH	NORFOLK	98	Mon	22/10/12	0.122	0.347	0.469	2.24
15	HF-03-A-03	MIXED HOUSES	BUNTINGFORD	HERTFORDSHIRE	160	Mon	08/07/19	0.119	0.319	0.438	3.95
16	KC-03-A-08	MIXED HOUSES	CHARING	KENT	159	Tue	22/05/18	0.113	0.214	0.327	3.02
17	HC-03-A-23	HOUSES & FLATS	LIPHOOK	HAMPSHIRE	62	Tue	19/11/19	0.113	0.500	0.613	2.19
18	WS-03-A-08	MIXED HOUSES	ANGMERING	WEST SUSSEX	180	Thu	19/04/18	0.106	0.367	0.473	2.93
19	DV-03-A-02	HOUSES & BUNGA	HONITON	DEVON	116	Fri	25/09/15	0.103	0.241	0.344	2.25
20	EX-03-A-02	DETACHED & SEM	CHIGWELL	ESSEX	97	Mon	27/11/17	0.103	0.155	0.258	0.87
21	WS-03-A-09	MIXED HOUSES &	WORTHING	WEST SUSSEX	197	Thu	05/07/18	0.102	0.325	0.427	1.93
22	WS-03-A-10	MIXED HOUSES	LITTLEHAMPTON	WEST SUSSEX	79	Wed	07/11/18	0.089	0.241	0.330	2.41
23	DV-03-A-03	TERRACED & SEM	HONITON	DEVON	70	Mon	28/09/15	0.086	0.529	0.615	1.66
24	SF-03-A-07	MIXED HOUSES	IPSWICH	SUFFOLK	73	Thu	09/05/19	0.082	0.438	0.520	2.32
25	WM-03-A-05	TERRACED & DET	COVENTRY	WEST MIDLANDS	89	Mon	21/11/16	0.079	0.258	0.337	1.12
26	NF-03-A-04	MIXED HOUSES	NORTH WALSHAM	NORFOLK	70	Wed	18/09/19	0.071	0.214	0.285	2.36
27	FA-03-A-02	MIXED HOUSES	FALKIRK	FALKIRK	161	Wed	29/05/13	0.062	0.280	0.342	1.66
28	NR-03-A-01	HOUSES	NORTHAMPTON	NORTHAMPTONSHIRE	102	Sat	22/09/12	0.059	0.108	0.167	1.33
29	SY-03-A-01	SEMI DETACHED	DONCASTER	SOUTH YORKSHIRE	54	Wed	18/09/13	0.056	0.389	0.445	1.13
30	ES-03-A-04	MIXED HOUSES &	CAMBER	EAST SUSSEX	134	Fri	15/07/16	0.052	0.134	0.186	1.91
31	DH-03-A-02	MIXED HOUSES	BISHOP AUCKLAND	DURHAM	125	Mon	27/03/17	0.032	0.104	0.136	0.99
32	DH-03-A-01	SEMI DETACHED	BISHOP AUCKLAND	DURHAM	50	Tue	28/03/17	0.020	0.140	0.160	1.74

This section displays actual (not average) trip rates for each of the survey days in the selected set, and ranks them in order of relative trip rate intensity, for a given time period (or peak period irrespective of time) selected by the user. The count type and direction are both displayed just above the table, along with the rows within the table representing the 85th and 15th percentile trip rate figures (highlighted in bold within the table itself).

The table itself displays details of each individual survey, alongside arrivals, departures and totals trip rates, sorted by whichever of the three directional options has been chosen by the user. As with the preceeding trip rate calculation results table, the trip rates shown are per the calculation factor (e.g. per 100m2 GFA, per employee, per hectare, etc). Note that if the peak period option has been selected (as opposed to a specific chosen time period), the peak period for each individual survey day in the table is also displayed.

TRIP RATE CALCULATION SELECTION PARAMETERS:

Land Use : 03 - RESIDENTIAL
 Category : A - HOUSES PRIVATELY OWNED
 VEHICLES

Selected regions and areas:

02	SOUTH EAST	
	ES EAST SUSSEX	2 days
	EX ESSEX	1 days
	HC HAMPSHIRE	1 days
	HF HERTFORDSHIRE	1 days
	KC KENT	3 days
	SC SURREY	1 days
	WS WEST SUSSEX	5 days
03	SOUTH WEST	
	DV DEVON	2 days
04	EAST ANGLIA	
	NF NORFOLK	2 days
	SF SUFFOLK	1 days
05	EAST MIDLANDS	
	LE LEICESTERSHIRE	1 days
	NR NORTHAMPTONSHIRE	1 days
06	WEST MIDLANDS	
	SH SHROPSHIRE	1 days
	WM WEST MIDLANDS	1 days
07	YORKSHIRE & NORTH LINCOLNSHIRE	
	NE NORTH EAST LINCOLNSHIRE	1 days
	NY NORTH YORKSHIRE	2 days
	SY SOUTH YORKSHIRE	1 days
09	NORTH	
	CB CUMBRIA	1 days
	DH DURHAM	3 days
11	SCOTLAND	
	FA FALKIRK	1 days

This section displays the number of survey days per TRICS® sub-region in the selected set

Primary Filtering selection:

This data displays the chosen trip rate parameter and its selected range. Only sites that fall within the parameter range are included in the trip rate calculation.

Parameter: No of Dwellings
 Actual Range: 50 to 197 (units:)
 Range Selected by User: 50 to 200 (units:)

Parking Spaces Range: All Surveys Included

Parking Spaces per Dwelling Range: All Surveys Included

Bedrooms per Dwelling Range: All Surveys Included

Percentage of dwellings privately owned: All Surveys Included

Public Transport Provision:

Selection by: Include all surveys

Date Range: 01/01/12 to 19/11/19

This data displays the range of survey dates selected. Only surveys that were conducted within this date range are included in the trip rate calculation.

Selected survey days:

Monday	7 days
Tuesday	6 days
Wednesday	5 days
Thursday	9 days
Friday	4 days
Saturday	1 days

This data displays the number of selected surveys by day of the week.

Selected survey types:

Manual count	32 days
Directional ATC Count	0 days

This data displays the number of manual classified surveys and the number of unclassified ATC surveys, the total adding up to the overall number of surveys in the selected set. Manual surveys are undertaken using staff, whilst ATC surveys are undertaken using machines.

This data displays the number of surveys per main location category within the selected set. The main location categories consist of Free Standing, Edge of Town, Suburban Area, Neighbourhood Centre, Edge of Town Centre, Town Centre and Not Known.

Selected Location Sub Categories:

Residential Zone	28
Village	3
No Sub Category	1

This data displays the number of surveys per location sub-category within the selected set. The location sub-categories consist of Commercial Zone, Industrial Zone, Development Zone, Residential Zone, Retail Zone, Built-Up Zone, Village, Out of Town, High Street and No Sub Category.

Secondary Filtering selection:

Use Class:

C3	32 days
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This data displays the number of surveys per Use Class classification within the selected set. The Use Classes Order 2005 has been used for this purpose, which can be found within the Library module of TRICS®.

Population within 1 mile:

1,000 or Less	1 days
1,001 to 5,000	5 days
5,001 to 10,000	8 days
10,001 to 15,000	8 days
15,001 to 20,000	5 days
20,001 to 25,000	3 days
25,001 to 50,000	2 days

This data displays the number of selected surveys within stated 1-mile radii of population.

Population within 5 miles:

5,001 to 25,000	7 days
25,001 to 50,000	5 days
50,001 to 75,000	1 days
75,001 to 100,000	6 days
100,001 to 125,000	2 days
125,001 to 250,000	8 days
250,001 to 500,000	3 days

This data displays the number of selected surveys within stated 5-mile radii of population.

Car ownership within 5 miles:

0.6 to 1.0	6 days
1.1 to 1.5	24 days
1.6 to 2.0	2 days

This data displays the number of selected surveys within stated ranges of average cars owned per residential dwelling, within a radius of 5-miles of selected survey sites.

Travel Plan:

Yes	8 days
No	24 days

This data displays the number of surveys within the selected set that were undertaken at sites with Travel Plans in place, and the number of surveys that were undertaken at sites without Travel Plans.

PTAL Rating:

No PTAL Present	31 days
2 Poor	1 days

This data displays the number of selected surveys with PTAL Ratings.

LIST OF SITES relevant to selection parameters

1	CB-03-A-05 MACADAM WAY PENRITH	DETACHED / TERRACED HOUSING	CUMBRIA
	Edge of Town Centre Residential Zone Total No of Dwellings: 50 Survey date: TUESDAY 21/06/16		Survey Type: MANUAL
2	DH-03-A-01 GREENFIELDS ROAD BISHOP AUCKLAND	SEMI DETACHED	DURHAM
	Suburban Area (PPS6 Out of Centre) Residential Zone Total No of Dwellings: 50 Survey date: TUESDAY 28/03/17		Survey Type: MANUAL
3	DH-03-A-02 LEAZES LANE BISHOP AUCKLAND ST HELEN AUCKLAND	MIXED HOUSES	DURHAM
	Neighbourhood Centre (PPS6 Local Centre) Residential Zone Total No of Dwellings: 125 Survey date: MONDAY 27/03/17		Survey Type: MANUAL
4	DH-03-A-03 PILGRIMS WAY DURHAM	SEMI-DETACHED & TERRACED	DURHAM
	Edge of Town Residential Zone Total No of Dwellings: 57 Survey date: FRIDAY 19/10/18		Survey Type: MANUAL
5	DV-03-A-02 MILLHEAD ROAD HONITON	HOUSES & BUNGALOWS	DEVON
	Suburban Area (PPS6 Out of Centre) Residential Zone Total No of Dwellings: 116 Survey date: FRIDAY 25/09/15		Survey Type: MANUAL
6	DV-03-A-03 LOWER BRAND LANE HONITON	TERRACED & SEMI DETACHED	DEVON
	Suburban Area (PPS6 Out of Centre) Residential Zone Total No of Dwellings: 70 Survey date: MONDAY 28/09/15		Survey Type: MANUAL
7	ES-03-A-04 NEW LYDD ROAD CAMBER	MIXED HOUSES & FLATS	EAST SUSSEX
	Edge of Town Residential Zone Total No of Dwellings: 134 Survey date: FRIDAY 15/07/16		Survey Type: MANUAL
8	ES-03-A-05 RATTLE ROAD NEAR EASTBOURNE STONE CROSS	MIXED HOUSES & FLATS	EAST SUSSEX
	Edge of Town Residential Zone Total No of Dwellings: 99 Survey date: WEDNESDAY 05/06/19		Survey Type: MANUAL
9	EX-03-A-02 MANOR ROAD CHIGWELL GRANGE HILL	DETACHED & SEMI-DETACHED	ESSEX
	Edge of Town Residential Zone Total No of Dwellings: 97 Survey date: MONDAY 27/11/17		Survey Type: MANUAL

LIST OF SITES relevant to selection parameters (Cont.)

10	FA-03-A-02	MIXED HOUSES	FALKIRK
	ROSEBANK AVENUE & SPRINGFIELD DRIVE		
	FALKIRK		
	Suburban Area (PPS6 Out of Centre)		
	Residential Zone		
	Total No of Dwellings:	161	
	Survey date: WEDNESDAY	29/05/13	Survey Type: MANUAL
11	HC-03-A-23	HOUSES & FLATS	HAMPSHIRE
	CANADA WAY		
	LIPHOOK		
	Suburban Area (PPS6 Out of Centre)		
	Residential Zone		
	Total No of Dwellings:	62	
	Survey date: TUESDAY	19/11/19	Survey Type: MANUAL
12	HF-03-A-03	MIXED HOUSES	HERTFORDSHIRE
	HARE STREET ROAD		
	BUNTINGFORD		
	Edge of Town		
	Residential Zone		
	Total No of Dwellings:	160	
	Survey date: MONDAY	08/07/19	Survey Type: MANUAL
13	KC-03-A-03	MIXED HOUSES & FLATS	KENT
	HYTHE ROAD		
	ASHFORD		
	WILLESBOROUGH		
	Suburban Area (PPS6 Out of Centre)		
	Residential Zone		
	Total No of Dwellings:	51	
	Survey date: THURSDAY	14/07/16	Survey Type: MANUAL
14	KC-03-A-04	SEMI-DETACHED & TERRACED	KENT
	KILN BARN ROAD		
	AYLESFORD		
	DITTON		
	Edge of Town		
	Residential Zone		
	Total No of Dwellings:	110	
	Survey date: FRIDAY	22/09/17	Survey Type: MANUAL
15	KC-03-A-08	MIXED HOUSES	KENT
	MAIDSTONE ROAD		
	CHARING		
	Neighbourhood Centre (PPS6 Local Centre)		
	Village		
	Total No of Dwellings:	159	
	Survey date: TUESDAY	22/05/18	Survey Type: MANUAL
16	LE-03-A-02	DETACHED & OTHERS	LEICESTERSHIRE
	MELBOURNE ROAD		
	IBSTOCK		
	Neighbourhood Centre (PPS6 Local Centre)		
	Village		
	Total No of Dwellings:	85	
	Survey date: THURSDAY	28/06/18	Survey Type: MANUAL
17	NE-03-A-03	PRIVATE HOUSES	NORTH EAST LINCOLNSHIRE
	STATION ROAD		
	SCUNTHORPE		
	Edge of Town Centre		
	Residential Zone		
	Total No of Dwellings:	180	
	Survey date: TUESDAY	20/05/14	Survey Type: MANUAL

LIST OF SITES relevant to selection parameters (Cont.)

18	NF-03-A-02	HOUSES & FLATS		NORFOLK
	DEREHAM ROAD			
	NORWICH			
	Suburban Area (PPS6 Out of Centre)			
	Residential Zone			
	Total No of Dwellings:	98		
	Survey date: MONDAY	22/10/12		Survey Type: MANUAL
19	NF-03-A-04	MIXED HOUSES		NORFOLK
	NORTH WALSHAM ROAD			
	NORTH WALSHAM			
	Edge of Town			
	Residential Zone			
	Total No of Dwellings:	70		
	Survey date: WEDNESDAY	18/09/19		Survey Type: MANUAL
20	NR-03-A-01	HOUSES		NORTHAMPTONSHIRE
	BOUGHTON GREEN ROAD			
	NORTHAMPTON			
	KINGSTHORPE			
	Suburban Area (PPS6 Out of Centre)			
	Residential Zone			
	Total No of Dwellings:	102		
	Survey date: SATURDAY	22/09/12		Survey Type: MANUAL
21	NY-03-A-09	MIXED HOUSING		NORTH YORKSHIRE
	GRAMMAR SCHOOL LANE			
	NORTHALLERTON			
	Suburban Area (PPS6 Out of Centre)			
	Residential Zone			
	Total No of Dwellings:	52		
	Survey date: MONDAY	16/09/13		Survey Type: MANUAL
22	NY-03-A-10	HOUSES AND FLATS		NORTH YORKSHIRE
	BOROUGHBRIDGE ROAD			
	RIPON			
	Edge of Town			
	No Sub Category			
	Total No of Dwellings:	71		
	Survey date: TUESDAY	17/09/13		Survey Type: MANUAL
23	SC-03-A-04	DETACHED & TERRACED		SURREY
	HIGH ROAD			
	BYFLEET			
	Edge of Town			
	Residential Zone			
	Total No of Dwellings:	71		
	Survey date: THURSDAY	23/01/14		Survey Type: MANUAL
24	SF-03-A-07	MIXED HOUSES		SUFFOLK
	FOXHALL ROAD			
	IPSWICH			
	Suburban Area (PPS6 Out of Centre)			
	Residential Zone			
	Total No of Dwellings:	73		
	Survey date: THURSDAY	09/05/19		Survey Type: MANUAL
25	SH-03-A-05	SEMI-DETACHED / TERRACED		SHROPSHIRE
	SANDCROFT			
	TELFORD			
	SUTTON HILL			
	Edge of Town			
	Residential Zone			
	Total No of Dwellings:	54		
	Survey date: THURSDAY	24/10/13		Survey Type: MANUAL

LIST OF SITES relevant to selection parameters (Cont.)

26	SY-03-A-01	SEMI DETACHED HOUSES		SOUTH YORKSHIRE
	A19 BENTLEY ROAD			
	DONCASTER			
	BENTLEY RISE			
	Suburban Area (PPS6 Out of Centre)			
	Residential Zone			
	Total No of Dwellings:	54		
	Survey date: WEDNESDAY	18/09/13	Survey Type: MANUAL	
27	WM-03-A-05	TERRACED & DETACHED		WEST MIDLANDS
	COUNDON ROAD			
	COVENTRY			
	Edge of Town Centre			
	Residential Zone			
	Total No of Dwellings:	89		
	Survey date: MONDAY	21/11/16	Survey Type: MANUAL	
28	WS-03-A-04	MIXED HOUSES		WEST SUSSEX
	HILLS FARM LANE			
	HORSHAM			
	BROADBRIDGE HEATH			
	Edge of Town			
	Residential Zone			
	Total No of Dwellings:	151		
	Survey date: THURSDAY	11/12/14	Survey Type: MANUAL	
29	WS-03-A-07	BUNGALOWS		WEST SUSSEX
	EMMS LANE			
	NEAR HORSHAM			
	BROOKS GREEN			
	Neighbourhood Centre (PPS6 Local Centre)			
	Village			
	Total No of Dwellings:	57		
	Survey date: THURSDAY	19/10/17	Survey Type: MANUAL	
30	WS-03-A-08	MIXED HOUSES		WEST SUSSEX
	ROUNDSTONE LANE			
	ANGMERING			
	Edge of Town			
	Residential Zone			
	Total No of Dwellings:	180		
	Survey date: THURSDAY	19/04/18	Survey Type: MANUAL	
31	WS-03-A-09	MIXED HOUSES & FLATS		WEST SUSSEX
	LITTLEHAMPTON ROAD			
	WORTHING			
	WEST DURRINGTON			
	Edge of Town			
	Residential Zone			
	Total No of Dwellings:	197		
	Survey date: THURSDAY	05/07/18	Survey Type: MANUAL	
32	WS-03-A-10	MIXED HOUSES		WEST SUSSEX
	TODDINGTON LANE			
	LITTLEHAMPTON			
	WICK			
	Edge of Town			
	Residential Zone			
	Total No of Dwellings:	79		
	Survey date: WEDNESDAY	07/11/18	Survey Type: MANUAL	

This section provides a list of all survey sites and days in the selected set. For each individual survey site, it displays a unique site reference code and site address, the selected trip rate calculation parameter and its value, the day of the week and date of each survey, and whether the survey was a manual classified count or an ATC count.

CAPITA SYMONDS PRESTON NEW ROAD BLACKBURN

Licence No: 504502

RANK ORDER for Land Use 03 - RESIDENTIAL/A - HOUSES PRIVATELY OWNED
VEHICLES

Ranking Type: DEPARTURES Time Range: 08:00-09:00

15th Percentile = No. 27 EX-03-A-02 Dep: 0.155

85th Percentile = No. 6 ES-03-A-05 Dep: 0.495

Median Values

Arrivals: 0.110

Departures: 0.322

Totals: 0.432

Mean Values

Arrivals: 0.113

Departures: 0.319

Totals: 0.432

Rank	Site-Ref	Description	Town/City	Area	DWELLS	Day	Date	Trip Rate (Sorted by Departures)			Park Spaces Per Dwelling
								Arrivals	Departures	Totals	
1	KC-03-A-03	MIXED HOUSES &	ASHFORD	KENT	51	Thu	14/07/16	0.157	0.588	0.745	2.16
2	DV-03-A-03	TERRACED & SEM	HONITON	DEVON	70	Mon	28/09/15	0.086	0.529	0.615	1.66
3	NY-03-A-10	HOUSES AND FLA	RIPON	NORTH YORKSHIRE	71	Tue	17/09/13	0.183	0.521	0.704	0.83
4	CB-03-A-05	DETACHED/TERRA	PENRITH	CUMBRIA	50	Tue	21/06/16	0.160	0.520	0.680	2.34
5	HC-03-A-23	HOUSES & FLATS	LIPHOOK	HAMPSHIRE	62	Tue	19/11/19	0.113	0.500	0.613	2.19
6	ES-03-A-05	MIXED HOUSES &	NEAR EASTBOURNE	EAST SUSSEX	99	Wed	05/06/19	0.131	0.495	0.626	1.99
7	KC-03-A-04	SEMI-DETACHED	AYLESFORD	KENT	110	Fri	22/09/17	0.127	0.473	0.600	1.77
8	SF-03-A-07	MIXED HOUSES	IPSWICH	SUFFOLK	73	Thu	09/05/19	0.082	0.438	0.520	2.32
9	SY-03-A-01	SEMI DETACHED	DONCASTER	SOUTH YORKSHIRE	54	Wed	18/09/13	0.056	0.389	0.445	1.13
10	SH-03-A-05	SEMI-DETACHED/	TELFORD	SHROPSHIRE	54	Thu	24/10/13	0.130	0.370	0.500	1.17
11	WS-03-A-08	MIXED HOUSES	ANGMERING	WEST SUSSEX	180	Thu	19/04/18	0.106	0.367	0.473	2.93
12	LE-03-A-02	DETACHED & OTH	IBSTOCK	LEICESTERSHIRE	85	Thu	28/06/18	0.212	0.353	0.565	4.27
13	SC-03-A-04	DETACHED & TER	BYFLEET	SURREY	71	Thu	23/01/14	0.141	0.352	0.493	2.49
14	NF-03-A-02	HOUSES & FLATS	NORWICH	NORFOLK	98	Mon	22/10/12	0.122	0.347	0.469	2.24
15	DH-03-A-03	SEMI-DETACHED	DURHAM	DURHAM	57	Fri	19/10/18	0.211	0.333	0.544	3.33
16	WS-03-A-09	MIXED HOUSES &	WORTHING	WEST SUSSEX	197	Thu	05/07/18	0.102	0.325	0.427	1.93
17	HF-03-A-03	MIXED HOUSES	BUNTINGFORD	HERTFORDSHIRE	160	Mon	08/07/19	0.119	0.319	0.438	3.95
18	NE-03-A-03	PRIVATE HOUSES	SCUNTHORPE	NORTH EAST LINCOLNS	180	Tue	20/05/14	0.144	0.283	0.427	2.68
19	FA-03-A-02	MIXED HOUSES	FALKIRK	FALKIRK	161	Wed	29/05/13	0.062	0.280	0.342	1.66
20	WS-03-A-04	MIXED HOUSES	HORSHAM	WEST SUSSEX	151	Thu	11/12/14	0.139	0.278	0.417	2.28
21	WM-03-A-05	TERRACED & DET	COVENTRY	WEST MIDLANDS	89	Mon	21/11/16	0.079	0.258	0.337	1.12
22	DV-03-A-02	HOUSES & BUNGA	HONITON	DEVON	116	Fri	25/09/15	0.103	0.241	0.344	2.25
23	WS-03-A-10	MIXED HOUSES	LITTLEHAMPTON	WEST SUSSEX	79	Wed	07/11/18	0.089	0.241	0.330	2.41
24	NF-03-A-04	MIXED HOUSES	NORTH WALSHAM	NORFOLK	70	Wed	18/09/19	0.071	0.214	0.285	2.36
25	KC-03-A-08	MIXED HOUSES	CHARING	KENT	159	Tue	22/05/18	0.113	0.214	0.327	3.02
26	NY-03-A-09	MIXED HOUSING	NORTHALLERTON	NORTH YORKSHIRE	52	Mon	16/09/13	0.173	0.212	0.385	2.60
27	EX-03-A-02	DETACHED & SEM	CHIGWELL	ESSEX	97	Mon	27/11/17	0.103	0.155	0.258	0.87
28	WS-03-A-07	BUNGALOWS	NEAR HORSHAM	WEST SUSSEX	57	Thu	19/10/17	0.140	0.140	0.280	1.89
29	DH-03-A-01	SEMI DETACHED	BISHOP AUCKLAND	DURHAM	50	Tue	28/03/17	0.020	0.140	0.160	1.74
30	ES-03-A-04	MIXED HOUSES &	CAMBER	EAST SUSSEX	134	Fri	15/07/16	0.052	0.134	0.186	1.91
31	NR-03-A-01	HOUSES	NORTHAMPTON	NORTHAMPTONSHIRE	102	Sat	22/09/12	0.059	0.108	0.167	1.33
32	DH-03-A-02	MIXED HOUSES	BISHOP AUCKLAND	DURHAM	125	Mon	27/03/17	0.032	0.104	0.136	0.99

This section displays actual (not average) trip rates for each of the survey days in the selected set, and ranks them in order of relative trip rate intensity, for a given time period (or peak period irrespective of time) selected by the user. The count type and direction are both displayed just above the table, along with the rows within the table representing the 85th and 15th percentile trip rate figures (highlighted in bold within the table itself).

The table itself displays details of each individual survey, alongside arrivals, departures and totals trip rates, sorted by whichever of the three directional options has been chosen by the user. As with the preceding trip rate calculation results table, the trip rates shown are per the calculation factor (e.g. per 100m2 GFA, per employee, per hectare, etc). Note that if the peak period option has been selected (as opposed to a specific chosen time period), the peak period for each individual survey day in the table is also displayed.

TRIP RATE CALCULATION SELECTION PARAMETERS:

Land Use : 03 - RESIDENTIAL
 Category : A - HOUSES PRIVATELY OWNED
 VEHICLES

Selected regions and areas:

02	SOUTH EAST	
	ES EAST SUSSEX	2 days
	EX ESSEX	1 days
	HC HAMPSHIRE	1 days
	HF HERTFORDSHIRE	1 days
	KC KENT	3 days
	SC SURREY	1 days
	WS WEST SUSSEX	5 days
03	SOUTH WEST	
	DV DEVON	2 days
04	EAST ANGLIA	
	NF NORFOLK	2 days
	SF SUFFOLK	1 days
05	EAST MIDLANDS	
	LE LEICESTERSHIRE	1 days
	NR NORTHAMPTONSHIRE	1 days
06	WEST MIDLANDS	
	SH SHROPSHIRE	1 days
	WM WEST MIDLANDS	1 days
07	YORKSHIRE & NORTH LINCOLNSHIRE	
	NE NORTH EAST LINCOLNSHIRE	1 days
	NY NORTH YORKSHIRE	2 days
	SY SOUTH YORKSHIRE	1 days
09	NORTH	
	CB CUMBRIA	1 days
	DH DURHAM	3 days
11	SCOTLAND	
	FA FALKIRK	1 days

This section displays the number of survey days per TRICS® sub-region in the selected set

Primary Filtering selection:

This data displays the chosen trip rate parameter and its selected range. Only sites that fall within the parameter range are included in the trip rate calculation.

Parameter: No of Dwellings
 Actual Range: 50 to 197 (units:)
 Range Selected by User: 50 to 200 (units:)

Parking Spaces Range: All Surveys Included

Parking Spaces per Dwelling Range: All Surveys Included

Bedrooms per Dwelling Range: All Surveys Included

Percentage of dwellings privately owned: All Surveys Included

Public Transport Provision:

Selection by: Include all surveys

Date Range: 01/01/12 to 19/11/19

This data displays the range of survey dates selected. Only surveys that were conducted within this date range are included in the trip rate calculation.

Selected survey days:

Monday	7 days
Tuesday	6 days
Wednesday	5 days
Thursday	9 days
Friday	4 days
Saturday	1 days

This data displays the number of selected surveys by day of the week.

Selected survey types:

Manual count	32 days
Directional ATC Count	0 days

This data displays the number of manual classified surveys and the number of unclassified ATC surveys, the total adding up to the overall number of surveys in the selected set. Manual surveys are undertaken using staff, whilst ATC surveys are undertaken using machines.

This data displays the number of surveys per main location category within the selected set. The main location categories consist of Free Standing, Edge of Town, Suburban Area, Neighbourhood Centre, Edge of Town Centre, Town Centre and Not Known.

Selected Location Sub Categories:

Residential Zone	28
Village	3
No Sub Category	1

This data displays the number of surveys per location sub-category within the selected set. The location sub-categories consist of Commercial Zone, Industrial Zone, Development Zone, Residential Zone, Retail Zone, Built-Up Zone, Village, Out of Town, High Street and No Sub Category.

Secondary Filtering selection:

Use Class:

C3	32 days
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This data displays the number of surveys per Use Class classification within the selected set. The Use Classes Order 2005 has been used for this purpose, which can be found within the Library module of TRICS®.

Population within 1 mile:

1,000 or Less	1 days
1,001 to 5,000	5 days
5,001 to 10,000	8 days
10,001 to 15,000	8 days
15,001 to 20,000	5 days
20,001 to 25,000	3 days
25,001 to 50,000	2 days

This data displays the number of selected surveys within stated 1-mile radii of population.

Population within 5 miles:

5,001 to 25,000	7 days
25,001 to 50,000	5 days
50,001 to 75,000	1 days
75,001 to 100,000	6 days
100,001 to 125,000	2 days
125,001 to 250,000	8 days
250,001 to 500,000	3 days

This data displays the number of selected surveys within stated 5-mile radii of population.

Car ownership within 5 miles:

0.6 to 1.0	6 days
1.1 to 1.5	24 days
1.6 to 2.0	2 days

This data displays the number of selected surveys within stated ranges of average cars owned per residential dwelling, within a radius of 5-miles of selected survey sites.

Travel Plan:

Yes	8 days
No	24 days

This data displays the number of surveys within the selected set that were undertaken at sites with Travel Plans in place, and the number of surveys that were undertaken at sites without Travel Plans.

PTAL Rating:

No PTAL Present	31 days
2 Poor	1 days

This data displays the number of selected surveys with PTAL Ratings.

LIST OF SITES relevant to selection parameters

1	CB-03-A-05 MACADAM WAY PENRITH	DETACHED / TERRACED HOUSING	CUMBRIA
	Edge of Town Centre Residential Zone Total No of Dwellings: 50 Survey date: TUESDAY 21/06/16		Survey Type: MANUAL
2	DH-03-A-01 GREENFIELDS ROAD BISHOP AUCKLAND	SEMI DETACHED	DURHAM
	Suburban Area (PPS6 Out of Centre) Residential Zone Total No of Dwellings: 50 Survey date: TUESDAY 28/03/17		Survey Type: MANUAL
3	DH-03-A-02 LEAZES LANE BISHOP AUCKLAND ST HELEN AUCKLAND	MIXED HOUSES	DURHAM
	Neighbourhood Centre (PPS6 Local Centre) Residential Zone Total No of Dwellings: 125 Survey date: MONDAY 27/03/17		Survey Type: MANUAL
4	DH-03-A-03 PILGRIMS WAY DURHAM	SEMI-DETACHED & TERRACED	DURHAM
	Edge of Town Residential Zone Total No of Dwellings: 57 Survey date: FRIDAY 19/10/18		Survey Type: MANUAL
5	DV-03-A-02 MILLHEAD ROAD HONITON	HOUSES & BUNGALOWS	DEVON
	Suburban Area (PPS6 Out of Centre) Residential Zone Total No of Dwellings: 116 Survey date: FRIDAY 25/09/15		Survey Type: MANUAL
6	DV-03-A-03 LOWER BRAND LANE HONITON	TERRACED & SEMI DETACHED	DEVON
	Suburban Area (PPS6 Out of Centre) Residential Zone Total No of Dwellings: 70 Survey date: MONDAY 28/09/15		Survey Type: MANUAL
7	ES-03-A-04 NEW LYDD ROAD CAMBER	MIXED HOUSES & FLATS	EAST SUSSEX
	Edge of Town Residential Zone Total No of Dwellings: 134 Survey date: FRIDAY 15/07/16		Survey Type: MANUAL
8	ES-03-A-05 RATTLE ROAD NEAR EASTBOURNE STONE CROSS	MIXED HOUSES & FLATS	EAST SUSSEX
	Edge of Town Residential Zone Total No of Dwellings: 99 Survey date: WEDNESDAY 05/06/19		Survey Type: MANUAL
9	EX-03-A-02 MANOR ROAD CHIGWELL GRANGE HILL	DETACHED & SEMI-DETACHED	ESSEX
	Edge of Town Residential Zone Total No of Dwellings: 97 Survey date: MONDAY 27/11/17		Survey Type: MANUAL

LIST OF SITES relevant to selection parameters (Cont.)

10	FA-03-A-02	MIXED HOUSES	FALKIRK
	ROSEBANK AVENUE & SPRINGFIELD DRIVE		
	FALKIRK		
	Suburban Area (PPS6 Out of Centre)		
	Residential Zone		
	Total No of Dwellings:	161	
	Survey date: WEDNESDAY	29/05/13	Survey Type: MANUAL
11	HC-03-A-23	HOUSES & FLATS	HAMPSHIRE
	CANADA WAY		
	LIPHOOK		
	Suburban Area (PPS6 Out of Centre)		
	Residential Zone		
	Total No of Dwellings:	62	
	Survey date: TUESDAY	19/11/19	Survey Type: MANUAL
12	HF-03-A-03	MIXED HOUSES	HERTFORDSHIRE
	HARE STREET ROAD		
	BUNTINGFORD		
	Edge of Town		
	Residential Zone		
	Total No of Dwellings:	160	
	Survey date: MONDAY	08/07/19	Survey Type: MANUAL
13	KC-03-A-03	MIXED HOUSES & FLATS	KENT
	HYTHE ROAD		
	ASHFORD		
	WILLESBOROUGH		
	Suburban Area (PPS6 Out of Centre)		
	Residential Zone		
	Total No of Dwellings:	51	
	Survey date: THURSDAY	14/07/16	Survey Type: MANUAL
14	KC-03-A-04	SEMI-DETACHED & TERRACED	KENT
	KILN BARN ROAD		
	AYLESFORD		
	DITTON		
	Edge of Town		
	Residential Zone		
	Total No of Dwellings:	110	
	Survey date: FRIDAY	22/09/17	Survey Type: MANUAL
15	KC-03-A-08	MIXED HOUSES	KENT
	MAIDSTONE ROAD		
	CHARING		
	Neighbourhood Centre (PPS6 Local Centre)		
	Village		
	Total No of Dwellings:	159	
	Survey date: TUESDAY	22/05/18	Survey Type: MANUAL
16	LE-03-A-02	DETACHED & OTHERS	LEICESTERSHIRE
	MELBOURNE ROAD		
	IBSTOCK		
	Neighbourhood Centre (PPS6 Local Centre)		
	Village		
	Total No of Dwellings:	85	
	Survey date: THURSDAY	28/06/18	Survey Type: MANUAL
17	NE-03-A-03	PRIVATE HOUSES	NORTH EAST LINCOLNSHIRE
	STATION ROAD		
	SCUNTHORPE		
	Edge of Town Centre		
	Residential Zone		
	Total No of Dwellings:	180	
	Survey date: TUESDAY	20/05/14	Survey Type: MANUAL

LIST OF SITES relevant to selection parameters (Cont.)

18	NF-03-A-02	HOUSES & FLATS		NORFOLK
	DEREHAM ROAD			
	NORWICH			
	Suburban Area (PPS6 Out of Centre)			
	Residential Zone			
	Total No of Dwellings:	98		
	Survey date: MONDAY	22/10/12		Survey Type: MANUAL
19	NF-03-A-04	MIXED HOUSES		NORFOLK
	NORTH WALSHAM ROAD			
	NORTH WALSHAM			
	Edge of Town			
	Residential Zone			
	Total No of Dwellings:	70		
	Survey date: WEDNESDAY	18/09/19		Survey Type: MANUAL
20	NR-03-A-01	HOUSES		NORTHAMPTONSHIRE
	BOUGHTON GREEN ROAD			
	NORTHAMPTON			
	KINGSTHORPE			
	Suburban Area (PPS6 Out of Centre)			
	Residential Zone			
	Total No of Dwellings:	102		
	Survey date: SATURDAY	22/09/12		Survey Type: MANUAL
21	NY-03-A-09	MIXED HOUSING		NORTH YORKSHIRE
	GRAMMAR SCHOOL LANE			
	NORTHALLERTON			
	Suburban Area (PPS6 Out of Centre)			
	Residential Zone			
	Total No of Dwellings:	52		
	Survey date: MONDAY	16/09/13		Survey Type: MANUAL
22	NY-03-A-10	HOUSES AND FLATS		NORTH YORKSHIRE
	BOROUGHBRIDGE ROAD			
	RIPON			
	Edge of Town			
	No Sub Category			
	Total No of Dwellings:	71		
	Survey date: TUESDAY	17/09/13		Survey Type: MANUAL
23	SC-03-A-04	DETACHED & TERRACED		SURREY
	HIGH ROAD			
	BYFLEET			
	Edge of Town			
	Residential Zone			
	Total No of Dwellings:	71		
	Survey date: THURSDAY	23/01/14		Survey Type: MANUAL
24	SF-03-A-07	MIXED HOUSES		SUFFOLK
	FOXHALL ROAD			
	IPSWICH			
	Suburban Area (PPS6 Out of Centre)			
	Residential Zone			
	Total No of Dwellings:	73		
	Survey date: THURSDAY	09/05/19		Survey Type: MANUAL
25	SH-03-A-05	SEMI-DETACHED / TERRACED		SHROPSHIRE
	SANDCROFT			
	TELFORD			
	SUTTON HILL			
	Edge of Town			
	Residential Zone			
	Total No of Dwellings:	54		
	Survey date: THURSDAY	24/10/13		Survey Type: MANUAL

LIST OF SITES relevant to selection parameters (Cont.)

26	SY-03-A-01	SEMI DETACHED HOUSES		SOUTH YORKSHIRE
	A19 BENTLEY ROAD			
	DONCASTER			
	BENTLEY RISE			
	Suburban Area (PPS6 Out of Centre)			
	Residential Zone			
	Total No of Dwellings:	54		
	Survey date: WEDNESDAY	18/09/13		Survey Type: MANUAL
27	WM-03-A-05	TERRACED & DETACHED		WEST MIDLANDS
	COUNDON ROAD			
	COVENTRY			
	Edge of Town Centre			
	Residential Zone			
	Total No of Dwellings:	89		
	Survey date: MONDAY	21/11/16		Survey Type: MANUAL
28	WS-03-A-04	MIXED HOUSES		WEST SUSSEX
	HILLS FARM LANE			
	HORSHAM			
	BROADBRIDGE HEATH			
	Edge of Town			
	Residential Zone			
	Total No of Dwellings:	151		
	Survey date: THURSDAY	11/12/14		Survey Type: MANUAL
29	WS-03-A-07	BUNGALOWS		WEST SUSSEX
	EMMS LANE			
	NEAR HORSHAM			
	BROOKS GREEN			
	Neighbourhood Centre (PPS6 Local Centre)			
	Village			
	Total No of Dwellings:	57		
	Survey date: THURSDAY	19/10/17		Survey Type: MANUAL
30	WS-03-A-08	MIXED HOUSES		WEST SUSSEX
	ROUNDSTONE LANE			
	ANGMERING			
	Edge of Town			
	Residential Zone			
	Total No of Dwellings:	180		
	Survey date: THURSDAY	19/04/18		Survey Type: MANUAL
31	WS-03-A-09	MIXED HOUSES & FLATS		WEST SUSSEX
	LITTLEHAMPTON ROAD			
	WORTHING			
	WEST DURRINGTON			
	Edge of Town			
	Residential Zone			
	Total No of Dwellings:	197		
	Survey date: THURSDAY	05/07/18		Survey Type: MANUAL
32	WS-03-A-10	MIXED HOUSES		WEST SUSSEX
	TODDINGTON LANE			
	LITTLEHAMPTON			
	WICK			
	Edge of Town			
	Residential Zone			
	Total No of Dwellings:	79		
	Survey date: WEDNESDAY	07/11/18		Survey Type: MANUAL

This section provides a list of all survey sites and days in the selected set. For each individual survey site, it displays a unique site reference code and site address, the selected trip rate calculation parameter and its value, the day of the week and date of each survey, and whether the survey was a manual classified count or an ATC count.

CAPITA SYMONDS PRESTON NEW ROAD BLACKBURN

Licence No: 504502

RANK ORDER for Land Use 03 - RESIDENTIAL/A - HOUSES PRIVATELY OWNED
VEHICLES

Ranking Type: ARRIVALS Time Range: 17:00-18:00

15th Percentile = No. 27 ES-03-A-04 Arr: 0.157

85th Percentile = No. 6 DV-03-A-02 Arr: 0.388

Median Values

Arrivals: 0.272

Departures: 0.103

Totals: 0.376

Mean Values

Arrivals: 0.284

Departures: 0.143

Totals: 0.427

Rank	Site-Ref	Description	Town/City	Area	DWELLS	Day	Date	Trip Rate (Sorted by Arrivals)			Park Spaces Per Dwelling
								Arrivals	Departures	Totals	
1	KC-03-A-03	MIXED HOUSES &	ASHFORD	KENT	51	Thu	14/07/16	0.569	0.314	0.883	2.16
2	HC-03-A-23	HOUSES & FLATS	LIPHOOK	HAMPSHIRE	62	Tue	19/11/19	0.532	0.097	0.629	2.19
3	NY-03-A-10	HOUSES AND FLA	RIPON	NORTH YORKSHIRE	71	Tue	17/09/13	0.479	0.099	0.578	0.83
4	SF-03-A-07	MIXED HOUSES	IPSWICH	SUFFOLK	73	Thu	09/05/19	0.438	0.288	0.726	2.32
5	CB-03-A-05	DETACHED/TERRA	PENRITH	CUMBRIA	50	Tue	21/06/16	0.420	0.320	0.740	2.34
6	DV-03-A-02	HOUSES & BUNGA	HONITON	DEVON	116	Fri	25/09/15	0.388	0.233	0.621	2.25
7	ES-03-A-05	MIXED HOUSES &	NEAR EASTBOURNE	EAST SUSSEX	99	Wed	05/06/19	0.384	0.131	0.515	1.99
8	DV-03-A-03	TERRACED & SEM	HONITON	DEVON	70	Mon	28/09/15	0.371	0.100	0.471	1.66
9	SC-03-A-04	DETACHED & TER	BYFLEET	SURREY	71	Thu	23/01/14	0.366	0.099	0.465	2.49
10	LE-03-A-02	DETACHED & OTH	IBSTOCK	LEICESTERSHIRE	85	Thu	28/06/18	0.329	0.212	0.541	4.27
11	FA-03-A-02	MIXED HOUSES	FALKIRK	FALKIRK	161	Wed	29/05/13	0.317	0.224	0.541	1.66
12	WS-03-A-09	MIXED HOUSES &	WORTHING	WEST SUSSEX	197	Thu	05/07/18	0.305	0.096	0.401	1.93
13	HF-03-A-03	MIXED HOUSES	BUNTINGFORD	HERTFORDSHIRE	160	Mon	08/07/19	0.287	0.169	0.456	3.95
14	WS-03-A-08	MIXED HOUSES	ANGMERING	WEST SUSSEX	180	Thu	19/04/18	0.278	0.206	0.484	2.93
15	SY-03-A-01	SEMI DETACHED	DONCASTER	SOUTH YORKSHIRE	54	Wed	18/09/13	0.278	0.056	0.334	1.13
16	KC-03-A-04	SEMI-DETACHED	AYLESFORD	KENT	110	Fri	22/09/17	0.273	0.064	0.337	1.77
17	NF-03-A-04	MIXED HOUSES	NORTH WALSHAM	NORFOLK	70	Wed	18/09/19	0.271	0.143	0.414	2.36
18	NY-03-A-09	MIXED HOUSING	NORTHALLERTON	NORTH YORKSHIRE	52	Mon	16/09/13	0.269	0.192	0.461	2.60
19	WS-03-A-10	MIXED HOUSES	LITTLEHAMPTON	WEST SUSSEX	79	Wed	07/11/18	0.266	0.152	0.418	2.41
20	WS-03-A-04	MIXED HOUSES	HORSHAM	WEST SUSSEX	151	Thu	11/12/14	0.252	0.119	0.371	2.28
21	SH-03-A-05	SEMI-DETACHED/	TELFORD	SHROPSHIRE	54	Thu	24/10/13	0.241	0.130	0.371	1.17
22	NF-03-A-02	HOUSES & FLATS	NORWICH	NORFOLK	98	Mon	22/10/12	0.235	0.143	0.378	2.24
23	KC-03-A-08	MIXED HOUSES	CHARING	KENT	159	Tue	22/05/18	0.220	0.088	0.308	3.02
24	DH-03-A-01	SEMI DETACHED	BISHOP AUCKLAND	DURHAM	50	Tue	28/03/17	0.220	0.020	0.240	1.74
25	WM-03-A-05	TERRACED & DET	COVENTRY	WEST MIDLANDS	89	Mon	21/11/16	0.213	0.090	0.303	1.12
26	DH-03-A-03	SEMI-DETACHED	DURHAM	DURHAM	57	Fri	19/10/18	0.193	0.211	0.404	3.33
27	ES-03-A-04	MIXED HOUSES &	CAMBER	EAST SUSSEX	134	Fri	15/07/16	0.157	0.112	0.269	1.91
28	NR-03-A-01	HOUSES	NORTHAMPTON	NORTHAMPTONSHIRE	102	Sat	22/09/12	0.147	0.137	0.284	1.33
29	NE-03-A-03	PRIVATE HOUSES	SCUNTHORPE	NORTH EAST LINCOLNS	180	Tue	20/05/14	0.128	0.183	0.311	2.68
30	EX-03-A-02	DETACHED & SEM	CHIGWELL	ESSEX	97	Mon	27/11/17	0.103	0.062	0.165	0.87
31	WS-03-A-07	BUNGALOWS	NEAR HORSHAM	WEST SUSSEX	57	Thu	19/10/17	0.088	0.070	0.158	1.89
32	DH-03-A-02	MIXED HOUSES	BISHOP AUCKLAND	DURHAM	125	Mon	27/03/17	0.064	0.016	0.080	0.99

This section displays actual (not average) trip rates for each of the survey days in the selected set, and ranks them in order of relative trip rate intensity, for a given time period (or peak period irrespective of time) selected by the user. The count type and direction are both displayed just above the table, along with the rows within the table representing the 85th and 15th percentile trip rate figures (highlighted in bold within the table itself).

The table itself displays details of each individual survey, alongside arrivals, departures and totals trip rates, sorted by whichever of the three directional options has been chosen by the user. As with the preceding trip rate calculation results table, the trip rates shown are per the calculation factor (e.g. per 100m2 GFA, per employee, per hectare, etc). Note that if the peak period option has been selected (as opposed to a specific chosen time period), the peak period for each individual survey day in the table is also displayed.

TRIP RATE CALCULATION SELECTION PARAMETERS:

Land Use : 03 - RESIDENTIAL
 Category : A - HOUSES PRIVATELY OWNED
 VEHICLES

Selected regions and areas:

02	SOUTH EAST	
	ES EAST SUSSEX	2 days
	EX ESSEX	1 days
	HC HAMPSHIRE	1 days
	HF HERTFORDSHIRE	1 days
	KC KENT	3 days
	SC SURREY	1 days
	WS WEST SUSSEX	5 days
03	SOUTH WEST	
	DV DEVON	2 days
04	EAST ANGLIA	
	NF NORFOLK	2 days
	SF SUFFOLK	1 days
05	EAST MIDLANDS	
	LE LEICESTERSHIRE	1 days
	NR NORTHAMPTONSHIRE	1 days
06	WEST MIDLANDS	
	SH SHROPSHIRE	1 days
	WM WEST MIDLANDS	1 days
07	YORKSHIRE & NORTH LINCOLNSHIRE	
	NE NORTH EAST LINCOLNSHIRE	1 days
	NY NORTH YORKSHIRE	2 days
	SY SOUTH YORKSHIRE	1 days
09	NORTH	
	CB CUMBRIA	1 days
	DH DURHAM	3 days
11	SCOTLAND	
	FA FALKIRK	1 days

This section displays the number of survey days per TRICS® sub-region in the selected set

Primary Filtering selection:

This data displays the chosen trip rate parameter and its selected range. Only sites that fall within the parameter range are included in the trip rate calculation.

Parameter: No of Dwellings
 Actual Range: 50 to 197 (units:)
 Range Selected by User: 50 to 200 (units:)

Parking Spaces Range: All Surveys Included

Parking Spaces per Dwelling Range: All Surveys Included

Bedrooms per Dwelling Range: All Surveys Included

Percentage of dwellings privately owned: All Surveys Included

Public Transport Provision:

Selection by: Include all surveys

Date Range: 01/01/12 to 19/11/19

This data displays the range of survey dates selected. Only surveys that were conducted within this date range are included in the trip rate calculation.

Selected survey days:

Monday	7 days
Tuesday	6 days
Wednesday	5 days
Thursday	9 days
Friday	4 days
Saturday	1 days

This data displays the number of selected surveys by day of the week.

Selected survey types:

Manual count	32 days
Directional ATC Count	0 days

This data displays the number of manual classified surveys and the number of unclassified ATC surveys, the total adding up to the overall number of surveys in the selected set. Manual surveys are undertaken using staff, whilst ATC surveys are undertaken using machines.

This data displays the number of surveys per main location category within the selected set. The main location categories consist of Free Standing, Edge of Town, Suburban Area, Neighbourhood Centre, Edge of Town Centre, Town Centre and Not Known.

Selected Location Sub Categories:

Residential Zone	28
Village	3
No Sub Category	1

This data displays the number of surveys per location sub-category within the selected set. The location sub-categories consist of Commercial Zone, Industrial Zone, Development Zone, Residential Zone, Retail Zone, Built-Up Zone, Village, Out of Town, High Street and No Sub Category.

Secondary Filtering selection:

Use Class:

C3	32 days
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This data displays the number of surveys per Use Class classification within the selected set. The Use Classes Order 2005 has been used for this purpose, which can be found within the Library module of TRICS®.

Population within 1 mile:

1,000 or Less	1 days
1,001 to 5,000	5 days
5,001 to 10,000	8 days
10,001 to 15,000	8 days
15,001 to 20,000	5 days
20,001 to 25,000	3 days
25,001 to 50,000	2 days

This data displays the number of selected surveys within stated 1-mile radii of population.

Population within 5 miles:

5,001 to 25,000	7 days
25,001 to 50,000	5 days
50,001 to 75,000	1 days
75,001 to 100,000	6 days
100,001 to 125,000	2 days
125,001 to 250,000	8 days
250,001 to 500,000	3 days

This data displays the number of selected surveys within stated 5-mile radii of population.

Car ownership within 5 miles:

0.6 to 1.0	6 days
1.1 to 1.5	24 days
1.6 to 2.0	2 days

This data displays the number of selected surveys within stated ranges of average cars owned per residential dwelling, within a radius of 5-miles of selected survey sites.

Travel Plan:

Yes	8 days
No	24 days

This data displays the number of surveys within the selected set that were undertaken at sites with Travel Plans in place, and the number of surveys that were undertaken at sites without Travel Plans.

PTAL Rating:

No PTAL Present	31 days
2 Poor	1 days

This data displays the number of selected surveys with PTAL Ratings.

LIST OF SITES relevant to selection parameters

1	CB-03-A-05 MACADAM WAY PENRITH	DETACHED / TERRACED HOUSING	CUMBRIA
	Edge of Town Centre Residential Zone Total No of Dwellings: 50 Survey date: TUESDAY 21/06/16		Survey Type: MANUAL
2	DH-03-A-01 GREENFIELDS ROAD BISHOP AUCKLAND	SEMI DETACHED	DURHAM
	Suburban Area (PPS6 Out of Centre) Residential Zone Total No of Dwellings: 50 Survey date: TUESDAY 28/03/17		Survey Type: MANUAL
3	DH-03-A-02 LEAZES LANE BISHOP AUCKLAND ST HELEN AUCKLAND	MIXED HOUSES	DURHAM
	Neighbourhood Centre (PPS6 Local Centre) Residential Zone Total No of Dwellings: 125 Survey date: MONDAY 27/03/17		Survey Type: MANUAL
4	DH-03-A-03 PILGRIMS WAY DURHAM	SEMI-DETACHED & TERRACED	DURHAM
	Edge of Town Residential Zone Total No of Dwellings: 57 Survey date: FRIDAY 19/10/18		Survey Type: MANUAL
5	DV-03-A-02 MILLHEAD ROAD HONITON	HOUSES & BUNGALOWS	DEVON
	Suburban Area (PPS6 Out of Centre) Residential Zone Total No of Dwellings: 116 Survey date: FRIDAY 25/09/15		Survey Type: MANUAL
6	DV-03-A-03 LOWER BRAND LANE HONITON	TERRACED & SEMI DETACHED	DEVON
	Suburban Area (PPS6 Out of Centre) Residential Zone Total No of Dwellings: 70 Survey date: MONDAY 28/09/15		Survey Type: MANUAL
7	ES-03-A-04 NEW LYDD ROAD CAMBER	MIXED HOUSES & FLATS	EAST SUSSEX
	Edge of Town Residential Zone Total No of Dwellings: 134 Survey date: FRIDAY 15/07/16		Survey Type: MANUAL
8	ES-03-A-05 RATTLE ROAD NEAR EASTBOURNE STONE CROSS	MIXED HOUSES & FLATS	EAST SUSSEX
	Edge of Town Residential Zone Total No of Dwellings: 99 Survey date: WEDNESDAY 05/06/19		Survey Type: MANUAL
9	EX-03-A-02 MANOR ROAD CHIGWELL GRANGE HILL	DETACHED & SEMI-DETACHED	ESSEX
	Edge of Town Residential Zone Total No of Dwellings: 97 Survey date: MONDAY 27/11/17		Survey Type: MANUAL

LIST OF SITES relevant to selection parameters (Cont.)

10	FA-03-A-02	MIXED HOUSES	FALKIRK
	ROSEBANK AVENUE & SPRINGFIELD DRIVE		
	FALKIRK		
	Suburban Area (PPS6 Out of Centre)		
	Residential Zone		
	Total No of Dwellings:	161	
	Survey date: WEDNESDAY	29/05/13	Survey Type: MANUAL
11	HC-03-A-23	HOUSES & FLATS	HAMPSHIRE
	CANADA WAY		
	LIPHOOK		
	Suburban Area (PPS6 Out of Centre)		
	Residential Zone		
	Total No of Dwellings:	62	
	Survey date: TUESDAY	19/11/19	Survey Type: MANUAL
12	HF-03-A-03	MIXED HOUSES	HERTFORDSHIRE
	HARE STREET ROAD		
	BUNTINGFORD		
	Edge of Town		
	Residential Zone		
	Total No of Dwellings:	160	
	Survey date: MONDAY	08/07/19	Survey Type: MANUAL
13	KC-03-A-03	MIXED HOUSES & FLATS	KENT
	HYTHE ROAD		
	ASHFORD		
	WILLESBOROUGH		
	Suburban Area (PPS6 Out of Centre)		
	Residential Zone		
	Total No of Dwellings:	51	
	Survey date: THURSDAY	14/07/16	Survey Type: MANUAL
14	KC-03-A-04	SEMI-DETACHED & TERRACED	KENT
	KILN BARN ROAD		
	AYLESFORD		
	DITTON		
	Edge of Town		
	Residential Zone		
	Total No of Dwellings:	110	
	Survey date: FRIDAY	22/09/17	Survey Type: MANUAL
15	KC-03-A-08	MIXED HOUSES	KENT
	MAIDSTONE ROAD		
	CHARING		
	Neighbourhood Centre (PPS6 Local Centre)		
	Village		
	Total No of Dwellings:	159	
	Survey date: TUESDAY	22/05/18	Survey Type: MANUAL
16	LE-03-A-02	DETACHED & OTHERS	LEICESTERSHIRE
	MELBOURNE ROAD		
	IBSTOCK		
	Neighbourhood Centre (PPS6 Local Centre)		
	Village		
	Total No of Dwellings:	85	
	Survey date: THURSDAY	28/06/18	Survey Type: MANUAL
17	NE-03-A-03	PRIVATE HOUSES	NORTH EAST LINCOLNSHIRE
	STATION ROAD		
	SCUNTHORPE		
	Edge of Town Centre		
	Residential Zone		
	Total No of Dwellings:	180	
	Survey date: TUESDAY	20/05/14	Survey Type: MANUAL

LIST OF SITES relevant to selection parameters (Cont.)

18	NF-03-A-02	HOUSES & FLATS		NORFOLK
	DEREHAM ROAD			
	NORWICH			
	Suburban Area (PPS6 Out of Centre)			
	Residential Zone			
	Total No of Dwellings:	98		
	Survey date: MONDAY	22/10/12		Survey Type: MANUAL
19	NF-03-A-04	MIXED HOUSES		NORFOLK
	NORTH WALSHAM ROAD			
	NORTH WALSHAM			
	Edge of Town			
	Residential Zone			
	Total No of Dwellings:	70		
	Survey date: WEDNESDAY	18/09/19		Survey Type: MANUAL
20	NR-03-A-01	HOUSES		NORTHAMPTONSHIRE
	BOUGHTON GREEN ROAD			
	NORTHAMPTON			
	KINGSTHORPE			
	Suburban Area (PPS6 Out of Centre)			
	Residential Zone			
	Total No of Dwellings:	102		
	Survey date: SATURDAY	22/09/12		Survey Type: MANUAL
21	NY-03-A-09	MIXED HOUSING		NORTH YORKSHIRE
	GRAMMAR SCHOOL LANE			
	NORTHALLERTON			
	Suburban Area (PPS6 Out of Centre)			
	Residential Zone			
	Total No of Dwellings:	52		
	Survey date: MONDAY	16/09/13		Survey Type: MANUAL
22	NY-03-A-10	HOUSES AND FLATS		NORTH YORKSHIRE
	BOROUGHBRIDGE ROAD			
	RIPON			
	Edge of Town			
	No Sub Category			
	Total No of Dwellings:	71		
	Survey date: TUESDAY	17/09/13		Survey Type: MANUAL
23	SC-03-A-04	DETACHED & TERRACED		SURREY
	HIGH ROAD			
	BYFLEET			
	Edge of Town			
	Residential Zone			
	Total No of Dwellings:	71		
	Survey date: THURSDAY	23/01/14		Survey Type: MANUAL
24	SF-03-A-07	MIXED HOUSES		SUFFOLK
	FOXHALL ROAD			
	IPSWICH			
	Suburban Area (PPS6 Out of Centre)			
	Residential Zone			
	Total No of Dwellings:	73		
	Survey date: THURSDAY	09/05/19		Survey Type: MANUAL
25	SH-03-A-05	SEMI-DETACHED / TERRACED		SHROPSHIRE
	SANDCROFT			
	TELFORD			
	SUTTON HILL			
	Edge of Town			
	Residential Zone			
	Total No of Dwellings:	54		
	Survey date: THURSDAY	24/10/13		Survey Type: MANUAL

LIST OF SITES relevant to selection parameters (Cont.)

26	SY-03-A-01	SEMI DETACHED HOUSES		SOUTH YORKSHIRE
	A19 BENTLEY ROAD			
	DONCASTER			
	BENTLEY RISE			
	Suburban Area (PPS6 Out of Centre)			
	Residential Zone			
	Total No of Dwellings:	54		
	Survey date: WEDNESDAY	18/09/13	Survey Type: MANUAL	
27	WM-03-A-05	TERRACED & DETACHED		WEST MIDLANDS
	COUNDON ROAD			
	COVENTRY			
	Edge of Town Centre			
	Residential Zone			
	Total No of Dwellings:	89		
	Survey date: MONDAY	21/11/16	Survey Type: MANUAL	
28	WS-03-A-04	MIXED HOUSES		WEST SUSSEX
	HILLS FARM LANE			
	HORSHAM			
	BROADBRIDGE HEATH			
	Edge of Town			
	Residential Zone			
	Total No of Dwellings:	151		
	Survey date: THURSDAY	11/12/14	Survey Type: MANUAL	
29	WS-03-A-07	BUNGALOWS		WEST SUSSEX
	EMMS LANE			
	NEAR HORSHAM			
	BROOKS GREEN			
	Neighbourhood Centre (PPS6 Local Centre)			
	Village			
	Total No of Dwellings:	57		
	Survey date: THURSDAY	19/10/17	Survey Type: MANUAL	
30	WS-03-A-08	MIXED HOUSES		WEST SUSSEX
	ROUNDSTONE LANE			
	ANGMERING			
	Edge of Town			
	Residential Zone			
	Total No of Dwellings:	180		
	Survey date: THURSDAY	19/04/18	Survey Type: MANUAL	
31	WS-03-A-09	MIXED HOUSES & FLATS		WEST SUSSEX
	LITTLEHAMPTON ROAD			
	WORTHING			
	WEST DURRINGTON			
	Edge of Town			
	Residential Zone			
	Total No of Dwellings:	197		
	Survey date: THURSDAY	05/07/18	Survey Type: MANUAL	
32	WS-03-A-10	MIXED HOUSES		WEST SUSSEX
	TODDINGTON LANE			
	LITTLEHAMPTON			
	WICK			
	Edge of Town			
	Residential Zone			
	Total No of Dwellings:	79		
	Survey date: WEDNESDAY	07/11/18	Survey Type: MANUAL	

This section provides a list of all survey sites and days in the selected set. For each individual survey site, it displays a unique site reference code and site address, the selected trip rate calculation parameter and its value, the day of the week and date of each survey, and whether the survey was a manual classified count or an ATC count.

CAPITA SYMONDS PRESTON NEW ROAD BLACKBURN

Licence No: 504502

RANK ORDER for Land Use 03 - RESIDENTIAL/A - HOUSES PRIVATELY OWNED
VEHICLES

Ranking Type: DEPARTURES Time Range: 17:00-18:00

15th Percentile = No. 27 WS-03-A-07 Dep: 0.070

85th Percentile = No. 6 LE-03-A-02 Dep: 0.212

Median Values

Arrivals: 0.313

Departures: 0.131

Totals: 0.443

Mean Values

Arrivals: 0.284

Departures: 0.143

Totals: 0.427

Rank	Site-Ref	Description	Town/City	Area	DWELLS	Day	Date	Trip Rate (Sorted by Departures)			Park Spaces Per Dwelling
								Arrivals	Departures	Totals	
1	CB-03-A-05	DETACHED/TERRA	PENRITH	CUMBRIA	50	Tue	21/06/16	0.420	0.320	0.740	2.34
2	KC-03-A-03	MIXED HOUSES &	ASHFORD	KENT	51	Thu	14/07/16	0.569	0.314	0.883	2.16
3	SF-03-A-07	MIXED HOUSES	IPSWICH	SUFFOLK	73	Thu	09/05/19	0.438	0.288	0.726	2.32
4	DV-03-A-02	HOUSES & BUNGA	HONITON	DEVON	116	Fri	25/09/15	0.388	0.233	0.621	2.25
5	FA-03-A-02	MIXED HOUSES	FALKIRK	FALKIRK	161	Wed	29/05/13	0.317	0.224	0.541	1.66
6	LE-03-A-02	DETACHED & OTH	IBSTOCK	LEICESTERSHIRE	85	Thu	28/06/18	0.329	0.212	0.541	4.27
7	DH-03-A-03	SEMI-DETACHED	DURHAM	DURHAM	57	Fri	19/10/18	0.193	0.211	0.404	3.33
8	WS-03-A-08	MIXED HOUSES	ANGMERING	WEST SUSSEX	180	Thu	19/04/18	0.278	0.206	0.484	2.93
9	NY-03-A-09	MIXED HOUSING	NORTHALLERTON	NORTH YORKSHIRE	52	Mon	16/09/13	0.269	0.192	0.461	2.60
10	NE-03-A-03	PRIVATE HOUSES	SCUNTHORPE	NORTH EAST LINCOLNS	180	Tue	20/05/14	0.128	0.183	0.311	2.68
11	HF-03-A-03	MIXED HOUSES	BUNTINGFORD	HERTFORDSHIRE	160	Mon	08/07/19	0.287	0.169	0.456	3.95
12	WS-03-A-10	MIXED HOUSES	LITTLEHAMPTON	WEST SUSSEX	79	Wed	07/11/18	0.266	0.152	0.418	2.41
13	NF-03-A-04	MIXED HOUSES	NORTH WALSHAM	NORFOLK	70	Wed	18/09/19	0.271	0.143	0.414	2.36
14	NF-03-A-02	HOUSES & FLATS	NORWICH	NORFOLK	98	Mon	22/10/12	0.235	0.143	0.378	2.24
15	NR-03-A-01	HOUSES	NORTHAMPTON	NORTHAMPTONSHIRE	102	Sat	22/09/12	0.147	0.137	0.284	1.33
16	ES-03-A-05	MIXED HOUSES &	NEAR EASTBOURNE	EAST SUSSEX	99	Wed	05/06/19	0.384	0.131	0.515	1.99
17	SH-03-A-05	SEMI-DETACHED/	TELFORD	SHROPSHIRE	54	Thu	24/10/13	0.241	0.130	0.371	1.17
18	WS-03-A-04	MIXED HOUSES	HORSHAM	WEST SUSSEX	151	Thu	11/12/14	0.252	0.119	0.371	2.28
19	ES-03-A-04	MIXED HOUSES &	CAMBER	EAST SUSSEX	134	Fri	15/07/16	0.157	0.112	0.269	1.91
20	DV-03-A-03	TERRACED & SEM	HONITON	DEVON	70	Mon	28/09/15	0.371	0.100	0.471	1.66
21	NY-03-A-10	HOUSES AND FLA	RIPON	NORTH YORKSHIRE	71	Tue	17/09/13	0.479	0.099	0.578	0.83
22	SC-03-A-04	DETACHED & TER	BYFLEET	SURREY	71	Thu	23/01/14	0.366	0.099	0.465	2.49
23	HC-03-A-23	HOUSES & FLATS	LIPHOOK	HAMPSHIRE	62	Tue	19/11/19	0.532	0.097	0.629	2.19
24	WS-03-A-09	MIXED HOUSES &	WORTHING	WEST SUSSEX	197	Thu	05/07/18	0.305	0.096	0.401	1.93
25	WM-03-A-05	TERRACED & DET	COVENTRY	WEST MIDLANDS	89	Mon	21/11/16	0.213	0.090	0.303	1.12
26	KC-03-A-08	MIXED HOUSES	CHARING	KENT	159	Tue	22/05/18	0.220	0.088	0.308	3.02
27	WS-03-A-07	BUNGALOWS	NEAR HORSHAM	WEST SUSSEX	57	Thu	19/10/17	0.088	0.070	0.158	1.89
28	KC-03-A-04	SEMI-DETACHED	AYLESFORD	KENT	110	Fri	22/09/17	0.273	0.064	0.337	1.77
29	EX-03-A-02	DETACHED & SEM	CHIGWELL	ESSEX	97	Mon	27/11/17	0.103	0.062	0.165	0.87
30	SY-03-A-01	SEMI DETACHED	DONCASTER	SOUTH YORKSHIRE	54	Wed	18/09/13	0.278	0.056	0.334	1.13
31	DH-03-A-01	SEMI DETACHED	BISHOP AUCKLAND	DURHAM	50	Tue	28/03/17	0.220	0.020	0.240	1.74
32	DH-03-A-02	MIXED HOUSES	BISHOP AUCKLAND	DURHAM	125	Mon	27/03/17	0.064	0.016	0.080	0.99

This section displays actual (not average) trip rates for each of the survey days in the selected set, and ranks them in order of relative trip rate intensity, for a given time period (or peak period irrespective of time) selected by the user. The count type and direction are both displayed just above the table, along with the rows within the table representing the 85th and 15th percentile trip rate figures (highlighted in bold within the table itself).

The table itself displays details of each individual survey, alongside arrivals, departures and totals trip rates, sorted by whichever of the three directional options has been chosen by the user. As with the preceeding trip rate calculation results table, the trip rates shown are per the calculation factor (e.g. per 100m2 GFA, per employee, per hectare, etc). Note that if the peak period option has been selected (as opposed to a specific chosen time period), the peak period for each individual survey day in the table is also displayed.