

DESIGN & ACCESS STATEMENT

**Land to the north of Crabtree Walk,
Trefechan**

June 2020



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Description of development:

Demolition of a bungalow, construction of residential development, landscaping, parking and associated works

Location:

Land to the North of Crabtree Walk, Trefechan, Merthyr Tydfil

Date:

June 2020

Asbri Project ref:

18.249

Client:

WDL Homes

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SITE IN REGIONAL CONTEXT



INTRODUCTION

Introduction

1.1 The purpose of a Design & Access Statement (DAS) is to provide a clear and logical document to demonstrate and explain the various facets of design and access in relation to the site and to appraise the proposed development against relevant planning policies. It also presents the details of a planning application in a way that can be read both by professionals and the public.

1.2 The diagram, *right*, extracted from Chapter 4 of Planning Policy Wales, summarises the five objectives of good design that should be taken into account when preparing a DAS. The circular nature of the diagram represents the equal weightings that need to be given to each of the 5 Objectives of Good Design: Access; Movement; Character; Environmental Sustainability and Community Safety.

1.3 The submitted Design and Access Statement adheres to guidance embodied in the Welsh Government publication, Design and Access Statements in Wales, published in June 2017.

1.4 Accordingly, the statement is subdivided into seven sections, commencing with this introductory chapter in this section which includes the brief and vision. Section 2 provides a brief overview of the site context and its surroundings. Section 3 interprets and applies the context of the brief and vision for the site, whilst section 4 summarises how the design has developed from the initial stages. Section 5 provides the relevant national and local planning policy context. Followed by Section 6 which sets out the proposal and explores the relevant design and access facets associated with the application. The document then concludes, under section 7 with an appraisal of the development against the relevant policies, justifying why it should be granted permission.

1.5 The proposal comprises the demolition of a bungalow, proposed residential development, landscaping, parking and associated works.

The Brief and Vision

1.6 The vision for the site is to create a residential development that incorporates the best facets of design whilst accommodating 45no. residential dwellings, parking, landscaping and associated works. The site is in a prominent location at the northern section of the Merthyr Tydfil valley. The proposal makes use of the landscape to provide an attractive scheme which enhances the character and appearance of the surrounding area. The site, through its design and layout, will provide a distinctive sense of place for occupants and visitors whilst acknowledging and complementing the existing residential context within Trefechan.

1.7 The brief for the project has informed the design process to develop a layout that accommodates 45no. dwellings and incorporating onsite features to meet the standards set by Merthyr Tydfil County Borough Council in terms of the requirements regarding highways, trees and landscaping. It is considered that these aims have been achieved through the development of the proposed layout that provides much needed residential development in Merthyr Tydfil.

1.8 The provision of good quality housing will provide occupants with a desirable and sustainable place to live whilst improving their health and wellbeing which are fundamental milestones in achieving the goals of the Well-being of Future Generations (Wales) Act adopted by the Welsh Government in 2015. This is dealt with in more detail in Section 6 of this DAS.

1.9 As such the brief and vision for the site has been at the centre of the design proposals and has informed the evolution of the site layout.



SITE IN LOCAL CONTEXT



General Location

2.1 The site is located to the north west of Trefechan which is a residential area to the north of Merthyr Tydfil. Trefechan is predominantly comprised of residential dwellings with a number of facilities surrounding The Green. There is a wide variety of shops, services and facilities located within Merthyr Tydfil Town Centre, located approximately 3km to the south of the site. The site is centred on the following grid coordinates E: 303446, N: 209070.

Site Features

2.2 The site is comprised of the existing bungalow known as Caerllwyn alongside the surrounding area which includes semi improved grassland and a number of natural features such as hedgerow, trees and stone walls. The site topography is steeply sloped from north to south given the valley location. The site measures approximately 2.8ha. To the north eastern boundary the site is bound by the rear gardens of residential dwellings fronting onto Sweetwater Park. To the south east, the site is bound by the rear gardens of dwellings fronting onto Crabtree Walk and Hawthorn Hill. To the north and west, the site is bound by undeveloped green land which is designated as the Cilsanws Common South Site of Importance for Nature Conservation. It is noted that the site is within close proximity to the boundary of Brecon Beacons National Park, located approximately 120m to the north.

2.3 A review of the TAN:15 development advice flood maps produced by NRW identifies that the site is located within Zone A, as such, is considered to be at little or no risk of fluvial or coastal/tidal flooding.

2.4 A review of the Historic Wales Environment Records identifies there are no listed building or scheduled ancient monuments within the site boundary. The nearest historical asset relates to the Cefn Cil-Sanws Defended Enclosure which is designated as a Scheduled Ancient Monument located approximately 1km to the north of the site.

2.5 A review of the coal development advice maps identifies that the site is not located within a coal mining reporting area or within a development high risk area.

2.6 Within the Local Development Plan proposals map the site is designated as being within the settlement boundary, Merthyr Tydfil Landscape of Historic Interest and partially within a mineral buffer zone. Adjoining the site to the west is the Cilsanws Common South Site of Importance for Nature Conservation and a limestone safeguarding area.

Access

2.7 There is an existing rural access lane which serves the two properties located central to the site which travels northwards of Crabtree Walk. Given that the majority of the site is undeveloped greenland there is no formal vehicular or pedestrians access available. From a wider perspective the site is accessed via Crabtree Walk which adjoins Vaynor Road.

2.8 The nearest bus stop is located along Hawthorn Hill and is approximately 120m to the south east of the site. Further afield there are a number of bus stops located along Vaynor Road approximately 285m to the east of the site. From each of the stops services number 24 runs approximately every 15 minutes and number 25 which runs only 4 times a day.

2.9 The nearest cycle route is national cycle network route no. 8 approximately 450m to the east of the site. This provides access from Merthyr Tydfil to Brecon and to the Taff Trail which leads to Cardiff.

Surroundings

2.10 The context surrounding the site is varied due to the hill side location. To the east and south of the site the areas are predominantly comprised of residential dwellings within Trefechan. A SINC and undeveloped open areas lie to the west. Similarly, the land to the north comprises undeveloped land and includes the Brecon Beacons National Park boundary.

IMAGES OF THE SITE



View of the site including Mira Monte northwards from Crabtree Walk



View of the site northwest from Crabtree Walk



View of Crabtree Walk from west



View of site from western edge and Trefechan in background



View of Crabtree Walk from east

SITE CONTEXT AND ANALYSIS

2.11 Within Trefechan there are few local facilities including a take away and open spaces which include a LEAP. There are many more shops, services and facilities within Cefn-coed-y-cymmer located approximately 1km to the south of the site this includes a community centre, public house, pharmacy and post office. The Prince Charles Hospital is within Gurnos located approximately 3.90km to the south east alongside Goetre Primary School and Pen-Y-Dre High School.

Residential Context

2.12 The residential context surrounding the site is varied with dwellings developed in different eras. The majority of dwellings are built over two storeys and feature a mix of brick and render with concrete tiled pitched roofs. The dwellings feature UPVc windows and doors. The dwellings at Sweetwater Park to the east are more contemporary than those along Hawthorn Hill and Crabtree Walk to the south. The upper section of Sweetwater Park is the most recently developed with planning permission granted in 2014 for 19 dwellings. The dwellings are a mix of larger detached and semi-detached properties with garages adjoining.

Planning History

2.13 The site has extant planning permission for the erection of 81 residential dwellings which was granted on the 2nd November 1977. Following the permission being received the development was lawfully implemented on the 5th August 1982 as confirmed in correspondence received from the authority on the 16th August 1982. The correspondence states the following:

"I refer to correspondence on the above proposals and to the operations carried out on site on Thursday 5th August, witnessed by my Town Planning Assistant, Mr. H. Llewellyn.

I would confirm that the works carried out constitute a "specified operation" under Section 43(2)(b) of the Town and Country Planning Act 1971 and as such, the detailed Planning Approved issued by this Council on 2nd November 1977 is deemed to be valid in perpetuity"

2.14 In December 2019 a full application to construct a new access to the site was granted conditional consent (planning reference P/19/0277).

OPPORTUNITIES AND CONSTRAINTS PLAN



INTERPRETATION

Introduction

3.1 The concept for the development of the site has derived from the following;

- Full site analysis including a full desktop study of the site and its surroundings;
- A site visit and a general visual assessment of the surrounding area including the built form and also how residents and visitors interact with the area; and
- Discussions with the client and a full understanding of the brief and vision of the project.

3.2 The above steps have presented the key opportunities and constraints for the site, which are outlined below;

Opportunities

Settlement Boundary – the site is wholly within the settlement boundary relating to Merthyr Tydfil where development is considered appropriate.

Extant Planning Permission – the site possesses an extant planning permission for the erection of 81 residential dwellings which was granted on the 2nd November 1977. Following the permission being received, the development was lawfully implemented on the 5th August 1982 as confirmed in correspondence received from the authority on the 16th August 1982.

Existing Residential Context – the site is located adjacent to a large amount of residential development providing an opportunity to progressively expand.

Site Layout – the site can be layout to ensure there is no detrimental impact to surrounding neighbour's privacy and amenity.

Constraints

Historic Landscape – as defined within the LDP proposals map the site is located within the Merthyr landscape of historic interest.

SINC - Adjoining the site to the west is the Cilsansws Common South Site of Importance for Nature Conservation.

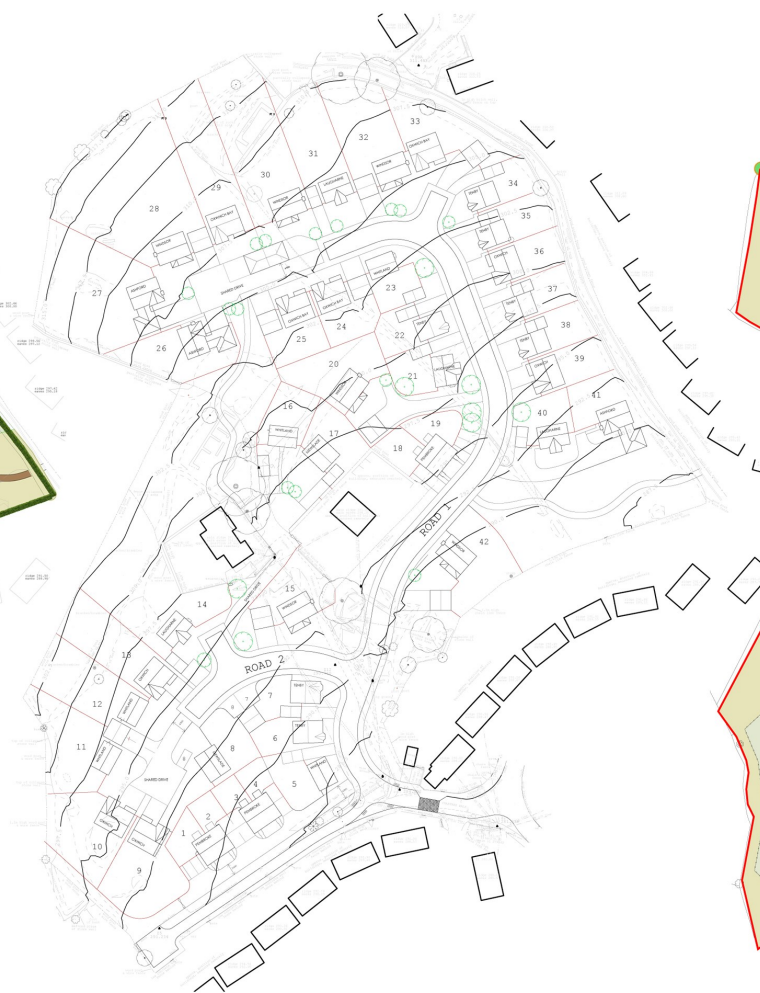
Topography – the land is steeply sloped from north east to south west.

Existing Dwellings – there are two residential dwellings located central to the site. One is being maintained and incorporated into the layout.

DESIGN EVOLUTION



Site Appraisal Layout



Pre-application
Enquiry Layout



Pre-application
Consultation Layout

DESIGN EVOLUTION

Pre-application Discussions

4.1 A pre-application enquiry was submitted to the Authority on 24th May 2019 and related to the development of the wider site comprising residential development of 42 dwellings. A meeting took place on the 10th June 2019 and a response received on the 19th June 2019.

4.2 The pre-application response received confirmed that the principle of development is accepted. The response provides the following advice on the design approach:

- The development would essentially be an expansion to the existing Trefechan housing estates;
- The layout would comprise a central road that extends up the valley side branching off to cul-de-sac arrangements;
- The existing dwellings are incorporated as part of the development;
- Style and dwelling mix is similar to that built within the Sweetwater Park Estate;
- The general design is considered to be appropriate to the site;
- Natural stone could be used within the scheme;
- Creation of a pedestrian link to the Bridgeway adjacent welcomed;
- Concerns with siting/orientation of plots 8, 20, 23 and 40 suggestions to how these could be bettered offered;
- Garages in front of plots 29 and 30 considered to be inappropriately positioned and incongruous within the streetscene;
- Sections details required due to site topography; and
- Dwellings central to the site have greatest potential to be impacted.

4.3 A number of comments have also been provided in relation to landscape impact including:

- Potential impact the development may have on the skyline/ridge to the north of the site bordering National Park;
- A buffer should be provided at the top of the site and to the eastern boundary;
- The General layout too regimented and unsympathetic to landform, although, the layout has been informed by the topography of the site;
- An area of public open space should be incorporated into the scheme could have duality;
- LVIA required; and
- ASIDHOL required.

4.4 The comments relating to highways includes:

- An access track serves two residential properties at the centre of the site;
- A protected bridleway extends along the eastern boundary; and
- A possible solution might be to create a priority system at the entrance the site.

4.5 Following the pre-application meeting and receipt of the comments the design was revised to incorporate suggestions. The revisions included the following:

- Revising the siting/orientation of plots 8, 20, 23 and 40;
- The bungalow central to the site has been acquired as such the central layout has been reconfigured to include an additional plot;
- Garages in front of plots 29 and 30 have been removed due to being incongruous within the streetscene;

- Pedestrians links to the adjacent bridleway have been maintained and enhanced;
- Buffer zones have been provides to the site's northern and western boundaries which offer the potential for ecological enhancements;
- The existing landscaping to the eastern boundary between the bridleway and the site will be maintained to ensure the privacy of proposed dwellings alongside providing a natural buffer; and
- An access has been developed in accordance with comments received from the highway's team alongside liaison with them.

4.6 As such, the scheme has been reviewed and enhanced following the concept and pre-application stages to address issues highlighted and provide a more positive layout. A copy of the proposed layout is provided on Page 16 of the DAS.

Statutory Pre-Application Consultation

4.7 The application has been the subject of a pre-application consultation with local residents and statutory consultees, in accordance with Part 1A of "The Town and Country Planning (Development Management Procedures) (Wales) (Amended) Order 2016" (DMPO 2016). A full review of the responses is included within a PAC Report which has been submitted in support of the planning application.

LDP PROPOSALS MAP



PLANNING POLICY



Policy Reference	Relating to
Improving our Social Well-being	
SW1	Provision of New Homes
SW3	Sustainably Distributing New Homes
SW4	Settlement Boundaries
SW9	Planning Obligations
SW11	Sustainable Design and Placemaking
SW12	Improving the Transport Network
Cultural Well Being	
CW1	Historic Environment
Topic Based Policies	
EnW1	Nature Conservation and Ecosystem Resilience
EnW3	Regionally Important Geological Sites, Sites of Importance for Nature Conservation, Local Nature Reserves and Priority Habitats and Species
EnW4	Environmental Protection
EnW5	Landscape Protection

Introduction

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

5.2 The planning policy context for this application is provided in detail in the Planning Statement that accompanies this application. For a full review of pertinent policies please refer to the Planning Statement.

Planning Policy Wales

5.3 National planning policy is contained within the tenth edition of Planning Policy Wales (PPW), published by the Welsh Government in December 2018. PPW is supported by 21 topic-based Technical Advice Notes (TANs), which are also relevant. PPW is the Welsh Government's principal planning policy document, setting out the context for sustainable land use planning policy, within which Development Plans are prepared and development.

5.4 Section 3.17 of PPW relates to design and access statements (DAS) discussing that a DAS should communicate what development is proposed, demonstrate the design process that has been undertaken and explain how the objectives of good design and placemaking have been considered from the outset of the development process.

Technical Advice Notes

5.5 This application has been prepared in deference to the latest version of TAN 12: Design, which was updated in March 2016, TAN 18: Transport and the suitability of the proposals in this design context are demonstrated in this Design and Access Statement.

Merthyr Tydfil County Borough Council Local Development Plan

5.6 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning application decision should be made in accordance with the authority's adopted development plan, unless material considerations indicate otherwise. In this instance, the statutory development plan for this application site is provided in the Merthyr Tydfil County Borough Council Local Development Plan (up to 2031). It is noted that since the PAC a new LDP has been adopted. Relevant planning policies are contained in the table provided to the left.

5.7 Within the Local Development Plan proposals map the site is designated as within the settlement boundary, Merthyr Tydfil Landscape of Historic Interest and partially within a mineral buffer zone. Adjoining the site to the west is the Cilsansws Common South Site of Importance for Nature Conservation and a limestone safeguarding area.

PROPOSED SITE LAYOUT

SCHEDULE OF ACCOMMODATION			
House Type	Description	Floor Area	No.
Open Market			
Oxwich	4B Detached	1321	9
Windsor	4B Detached	1489	5
Ashford	4B Detached	1395	3
Llangenith	4B Detached	1205	3
Laugharne	4B Detached	1205	5
Mewslade	4B Detached	1192	1
Aberaeron	3B Detached	1160	1
Whitland	3B Detached	945	4
Pembroke	3B Det/Semi	805	4
Tenby	4B Detached	1144	7
Caswell	4B Detached	1741	3
TOTAL			45

KEY

	Site Boundary
	Black paved, private drive, Marshalls Tegula 150 gauge, traditional colour or similar approved
	Permeable Paving, shared surface, Marshalls or similar approved.
	1.8m High Classboard Timber Fence
	1.8m High Brick Screen wall (to match main house brick)
	1.8m Wood Fence - Green
	1.8m High Classboard Gate
49	Plot Number
49	Parking Space Number
*	Side Aspect House Type
★	Bin Collection Point
	Existing Trees to be retained
	Existing Trees to be removed
	Proposed Tree Planting
	Existing contours



THE PROPOSAL

Access and Movement

6.1 An application was submitted on 11th October (Ref: P/19/0277) for the access and highways engineering works required to support the subsequent residential development. The highway improvements comprise the following:

- The improvements start from the left turning adjoining Hawthorn Hill;
- The existing highway loop of Hawthorn Hill/Crabtree Walk is formalised as a priority route;
- The proposed residential development road will become the principal highway with a new junction serving upper Crabtree Walk;
- A road narrowing introduced to control traffic flows/speed when exiting the new development;
- The existing 3m carriageway to Crabtree Walk is increased in width to improve traffic movement; and
- Development of formal parking bays along Crabtree Walk where there is currently on-street parking.

6.2 The proposal also includes development of a new access into the land to the north of Crabtree Walk. The existing right of access between the wider site and Crabtree Walk will be maintained.

6.3 From the point of access there is an internal highway which runs to the north eastern corner of the site with private drive cul-de-sacs branching off. All properties have a driveway for parking with some properties also having a garage. The number of parking spaces proposed is 146no. which adheres to the guidance stated within CSS Wales 2008 adopted by Merthyr County Borough Council.

6.4 As previously stated the nearest bus stop is located along Hawthorn Hill and is approximately 120m to the south east of the site with a number of bus stops located along Vaynor Road approximately 285m to the east of the. From

each of the stops services number 24 runs approximately every 15 minutes and 25 which runs only 4 times a day.

6.5 National cycle network route no. 8 runs approximately 450m to the east of the site. This provides access from Merthyr Tydfil to Brecon and to the Taff Trail which leads to Cardiff.

Amount

6.6 The proposal includes 45no. number residential units comprised of the following mix of house types:

- 9no. 3Bed 5 Person Houses; and
- 36no. 4 Bed 6 Person Houses

6.7 The proposed units are predominantly detached with a garage adjacent and there are two pairs of semi-detached properties. This is considered to be in keeping with the context of the surrounding area which is predominantly comprised of detached and semi-detached dwellings.

Scale

6.8 The proposed units are built over two storeys which allows the proposal to assimilate with the surrounding context. The scale is therefore considered to be sympathetic and compliant to the local character and landscape/town.

6.9 The land to the west and north of the site is predominantly undeveloped, as such, the scale of the proposal has been reduced at the northern and western boundaries by providing a buffer alongside rear gardens.

Layout

6.10 The general orientation/layout of surrounding residential areas has been considered whilst designing the scheme, replicating the road networks with dwellings fronting onto the highway. This will allow the proposal to seamlessly extend from the existing residential areas within Trefechan.

EXAMPLE HOUSE TYPES

The Oxwich Bay

Render



First Floor Plan



Ground Floor Plan



Front Elevation

Side Elevation



Side Elevation

Rear Elevation

The Laugharne

Brick



First Floor Plan



Ground Floor Plan



Front Elevation



Side Elevation



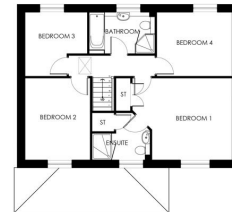
Side Elevation



Rear Elevation

The Windsor

Brick



First Floor Plan



Ground Floor Plan



Front Elevation

Side Elevation



Side Elevation

Rear Elevation

The Pembroke

Brick



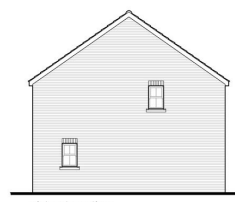
First Floor Plan



Ground Floor Plan



Front Elevation



Side Elevation



Rear Elevation

THE PROPOSAL

6.11 The proposal has been sympathetically designed to ensure there is no detrimental impact to surrounding neighbours in relation to privacy and amenity. The proposal has been developed in line with design requirements ensuring appropriate separation distances between the existing and proposed dwellings.

6.12 The units within the site have been designed with each unit fronting onto the internal highways to ensure that a high level of natural surveillance is achieved which reduces the amount of concealed spaces. This will enable pedestrians to travel through the site comfortably.

Appearance

6.13 The immediate context is residential and characterised by two-storey housing in semi-detached and detached configurations. Precedent has been taken from the more modern properties located at Sweetwater Park to the east of the site.

6.14 As shown on the accompanying elevation plans, the materials proposed comprise the following:

- **Walls** - A mix of brick and render
- **Roof** - Roof tiles
- **Windows** - Glazing
- **Doors** - UPVC
- **Boundary Treatments** - Close Board Fence/Weld Mesh Fence/Brick Screen Wall

6.15 The proposed materials are considered to allow the development to seamlessly assimilate with the surrounding residential context.

Landscaping and Biodiversity

6.16 The proposed layout provides generous areas of open space and greenspaces to ensure that a significant level of landscaping can be incorporated into the scheme. This includes a footpath that is central to the site and provides a link from north to south which will retain the group of trees

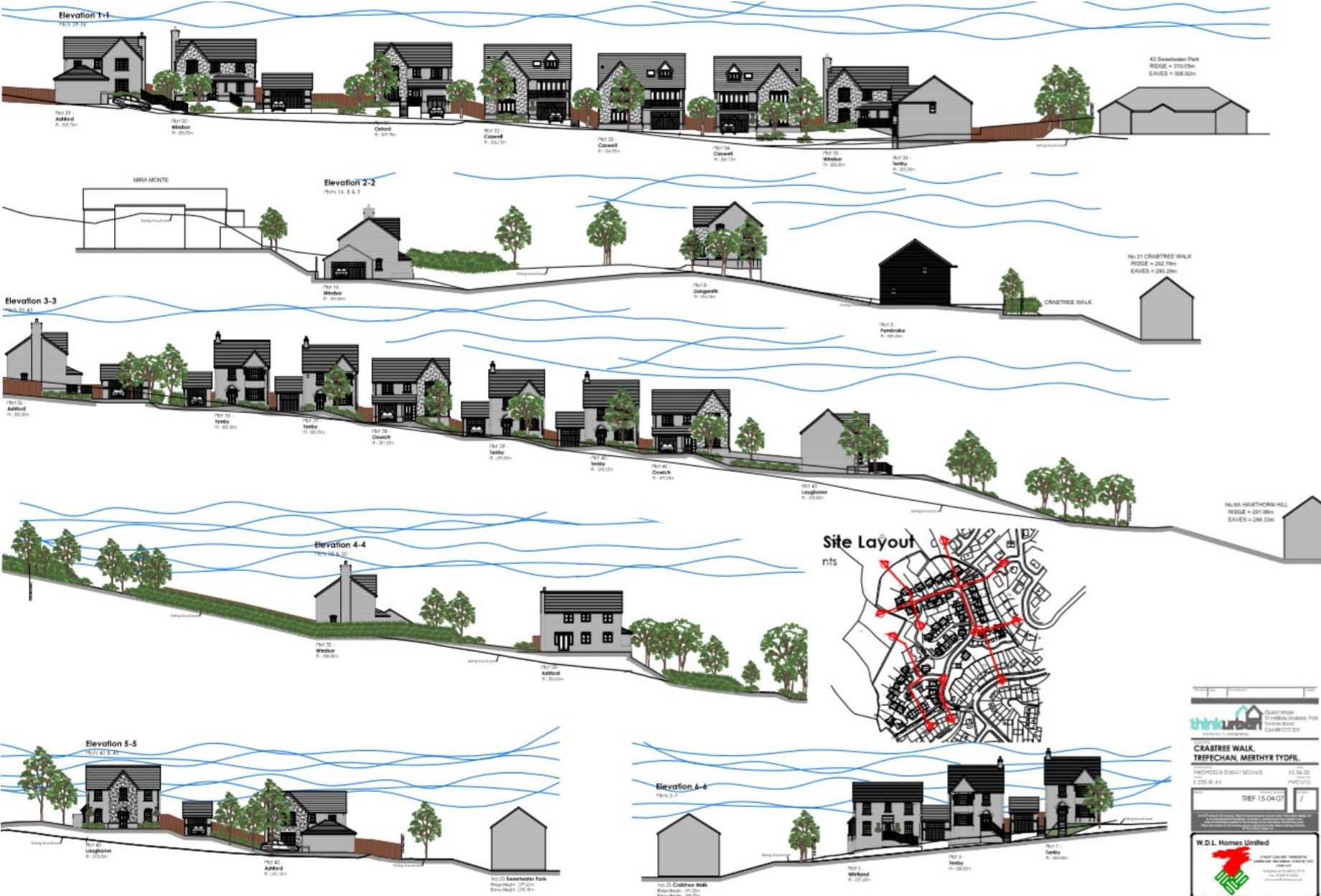
central to the site. It is considered that the retention of trees alongside further landscape planting will enhance the visual amenity of the site. A second footpath with open space is located to the south eastern corner. The proposal will maintain a link to the existing bridleway to the eastern boundary.

6.17 A generous buffer zone has been included to the northern and eastern boundaries which provides benefits towards biodiversity and reduce potential impact on the adjacent Cilsansws Common South Site of Importance for Nature Conservation (SINC).

6.18 The site lies within an Historic Landscape as defined by Policy AS4 of the adopted LDP. Consequently, a detailed Landscape and Visual Appraisal has been prepared by John Campion Associates Ltd in accordance with nationally agreed "best practice" standards of landscape and visual assessment. The appraisal has assessed the landscape and visual effects likely to arise from the development, incorporating predicted impact during construction stages, immediately post construction and when mitigation planting has been established. The appraisal acknowledges that there will be substantial alterations to the local topography of the Site to accommodate the 45no. dwellings. However, it is considered that there will be no substantial adverse residential effects on the visual setting of any designated or non-designated heritage assets has been identified, including the Merthyr Tydfil Registered Landscape of Outstanding Historic interest. Nor would the development result in adverse landscape effects on the nearby Brecon Beacons National Park.

6.19 It is therefore considered that the proposed development will appear as only a minor extension of the village of Trefechan which appropriately assimilates into the wider landscape through a combination of topography, site layout, existing built form and proposed landscape planting.

SITE SECTIONS



THE PROPOSAL

6.18 An Arboricultural Report has been produced by ArbTS to give an assessment as to the quality and constraints of the trees within the site boundary. The report highlights a total of 24 individual trees, 7 tree groups and 2 hedgerows of those surveyed 7 are category B, 23 category C and 3 category U. The report concludes that adhering to the tree protection details the proposed development can be constructed without any significant long-term adverse impact onto the retained trees or the amenity of the area.

6.19 In regards to biodiversity, the application is accompanied by an Extended Phase One Ecology Survey prepared by Ecological Services Ltd. The Survey identifies that the site has potential for the presence of at least a moderate population of reptile species and has potential for use by nesting birds in the trees. A Biodiversity Strategy has therefore been prepared by Ecological Services Ltd which details mitigation measures for reptiles and nesting birds including:

Reptiles

- Areas of natural vegetation presently within the site boundary will be retained around the north and west boundaries.
- Any fencing used within the site boundary will allow the passage of small animals such as reptiles in order to allow recolonization in areas of suitable habitat within the site boundary.
- Sufficient rubble recovered from the dry stone wall will be retained to create habitat piles within the retained vegetation.

Nesting Birds

- Any tree removal work is to be undertaken outside of the bird nesting season.
- Integrated bird boxes will be installed within 25% or 10 separate new buildings within the scheme.

6.20 It is therefore considered that whilst the site possesses potential for reptiles and nesting birds and lies adjacent to a Site of Importance for Nature Conservation, the above mitigatory measures will ensure that there are no adverse impacts on populations whilst further compensatory measures will enhance on site biodiversity.

Community Safety

6.20 Technical Advice Note 12: Design suggests that community safety can be achieved via design solutions that can aid crime prevention. These include providing natural surveillance, improving safety by reducing conflicts in uses, and promoting a sense of ownership and responsibility.

6.21 As previously discussed the layout has been carefully considered to reduce concealed areas that are not overlooked. Importantly, this includes all areas of car parking which will be appropriately lit and are able to be naturally surveyed.

Environmental Sustainability

6.22 As identified within TAN 12, the objectives that developers need to respond to in respect of Environmental Sustainability include that of achieving efficient use and protection of natural resources, enhancing biodiversity and designing for change.

6.23 The proposal has also been developed in line with sustainable urban drainage principles as such surface water will be discharged from the site via SuDS features including; rain gardens, swales, porous paving and ponds.

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CONCLUSION

Conclusion

7.1 This Design and Access Statement (DAS) has been prepared on behalf of WDL Homes to accompany and the full planning application for the demolition of a bungalow, construction of residential development, landscaping, parking and associated works at Land to the North of Crabtree Walk, Trefechan, Merthyr Tydfil.

7.2 The site is located within the settlement boundary and Primary Growth Area as defined by the Local Development Plan (LDP), this is where the majority of new development is generally supported in principle. This is confirmed within the pre-application response received. The site also has extant planning permission (Ref: P/76/0445) for the erection of 81 residential dwellings which was granted on the 2nd November 1977.

7.3 The amount, scale, layout and appearance of the proposal are considered to be highly appropriate to the surrounding context. The orientation of the proposal has been carefully considered to ensure there is no detrimental impact to the existing surrounding residential units. The proposal has been reviewed from a heritage perspective given the location within the historic landscape and the impact is considered to be acceptable.

7.4 The biodiversity of the site has been carefully considered with a tree survey and ecology surveys undertaken. The arboricultural report concludes that adhering to the tree protection details the proposed development can be constructed without any significant long-term adverse impact onto the retained trees or the amenity of the area. It is considered that The Phase 1 Extended Survey and Biodiversity Strategy have suitably identified onsite protected species and detail acceptable mitigatory and compensatory measures to ensure that there is no adverse impact on said species and the adjacent Site of Importance for Nature Conservation.

7.5 Consequently, it is considered that this Design and Access Statement clearly demonstrates that the scheme, as presented, complies with the relevant national and local planning policies including supplementary planning guidance. As such it is respectfully requested that Merthyr Tydfil County Borough Council grant full planning consent for the proposed residential development at Land to the North of Crabtree Walk.