

PLANNING, DESIGN & ACCESS STATEMENT

Former St Luke's Church, Gellideg

November 2020



T: 029 2073 2652

T: 01792 480535

Cardiff

Swansea

E: mail@asbriplanning.co.uk
W: www.asbriplanning.co.uk

Description of development:

Demolition of existing buildings, and residential development comprising, new play area, landscaping, car parking, drainage arrangements and associated works

Location:

Former St Luke's Church, Lansbury Road, Gellideg

Date:

November 2020

Asbri Project ref:

20.256

Client:

Merthyr Valley Homes

**Asbri Planning Ltd**

Unit 9 Oak Tree Court
Mulberry Drive
Cardiff Gate Business Park
Cardiff
CF23 8RS

T: 029 2073 2652

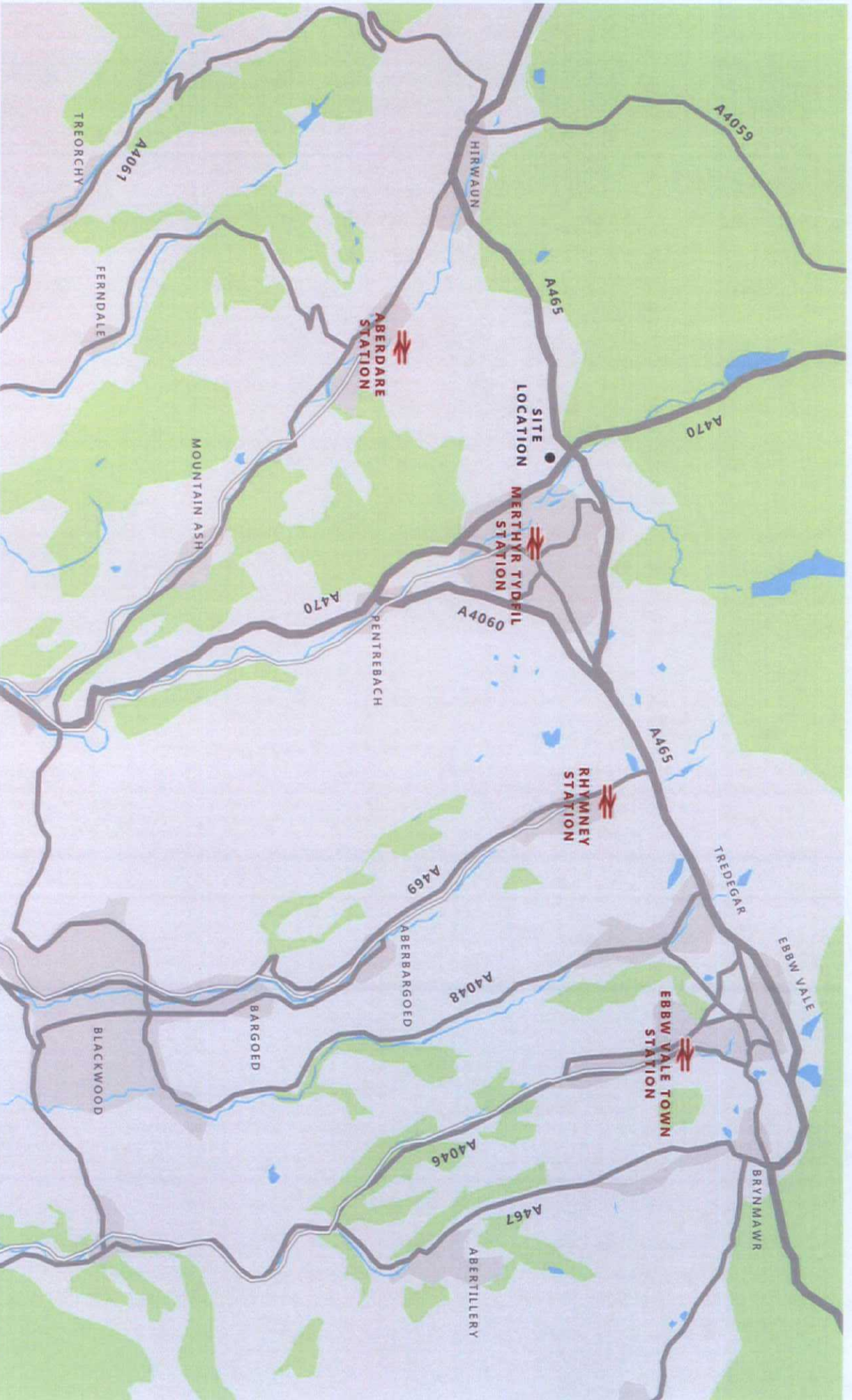
E: mail@asbriplanning.co.uk

W: asbriplanning.co.uk

	Prepared by	Approved by
Name	Geraint Jones <i>Planner</i>	Jon Hurley <i>Director</i>
Date	November 2020	November 2020
Revision		

Section 1 Introduction	5
Section 2 Site Context	6
Section 3 Interpretation	8
Section 4 Design Development	10
Section 5 Planning Policy	11
Section 6 The Proposal	14
Section 7 Appraisal	19
Section 8 Conclusion	23

SITE IN REGIONAL CONTEXT



INTRODUCTION

1.1 This Planning, Design and Access Statement (PDAS) has been prepared on behalf of Merthyr Valley Homes to accompany a planning application for the proposed demolition of existing buildings, and residential development comprising, new play area, landscaping, car parking, drainage arrangements and associated works at St Luke's Church, Lansbury Road, Gellideg.

1.2 The purpose of a Planning, 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 the planning application in a way that can be read both by professionals and the public.

1.3 The diagram, *right*, extracted from 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.

1.4 Accordingly, the statement is subdivided into eight 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 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 whilst Section 7 appraises the development against relevant policies. The document then concludes under Section 8 which summarises the key themes running through the report, justifying that the proposed development should be granted planning permission.

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

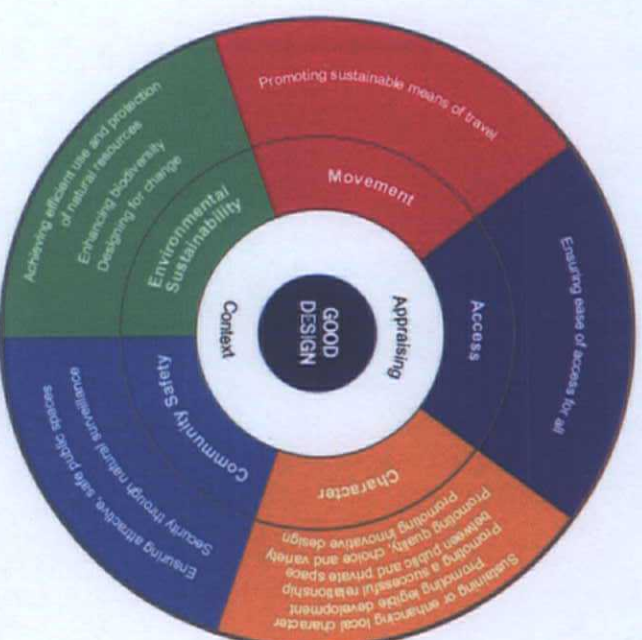
Vision and Brief

1.6 The vision for the proposal at the former St Luke's Church is to create a residential development that incorporates the best facets of design whilst accommodating 12no. affordable dwellings, access, parking, landscaping and a replacement area of play. The proposals highlight how the development will make use of a previously developed site which has led vacant for a number of years, as such, no longer serves any purpose. The scheme can therefore enhance the character and appearance of the surrounding area by redeveloping the site to provide a contemporary, yet sympathetic development. The proposals, 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 Gellideg.

1.7 The brief for the project has also informed the design process which is to deliver a development comprising a mix of houses, apartments and bungalows. The site boundary comprises an existing play area which will be redeveloped to accommodate residential dwellings. As such, in order to ensure that play provision remains in the community, the brief included a replacement play facility in an area within the ownership of the applicant.

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 Wellbeing of Future Generations (Wales) Act adopted by the Welsh Government in 2015. This is dealt with in more detail in Section 5 of this DAS.

1.9 As such the design 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



SITE CONTEXT

2.1 The application site relates to the now vacant St Luke's Church and play area positioned to the rear, existing residential dwellings at 1 and 2 Heol Parc Y Lan and land at Heol Tai Mawr to accommodate the new play area within the Gellideg community of Merthyr.

2.2 The application site measures a total of 0.37 hectares in extent. St Luke's Church is a single storey building with facades comprised of render and a curved roof. An existing area of play is situated to the rear of the Church. Whilst 1 and 2 Heol Parc Y Lan relate to a pair of two storey, semi detached former dwellings positioned to the south of St Luke's Church. The portion of land where the new play area is to be located lies along Heol Tai Mawr approximately 120m east of the existing play area.

2.3 Access to St Luke's Church is achieved via Lansbury Road which will form the main access point to serve the development.

2.4 The existing St Luke's Church currently lies redundant, as such, detracts from the visual amenity of the surrounding area in its current form.

2.5 A review of Natural Resources Wales' Development Advice Map reveals that the site lies within Flood Zone A, as such, is considered to be at little or no risk of fluvial or tidal/coastal flooding.

2.6 Wales' Historic Environment Records reveals that the site lies within close proximity to a number of historical assets, the nearest of which relates to Nos 15-21 Gelli-deg (CADW Ref: 11516) which are designated as Grade II Listed Buildings. The dwellings are not visible from the site due to topography and existing development. The proposal will therefore not impact the setting of the Listed Buildings.

Surroundings

2.7 Gellideg is a primarily residential area which features a mix of semi detached and terraced two storey dwellings. In terms of façade treatment, render features heavily in the surrounding area, notwithstanding brickwork and cladding can also be found on the newly constructed Merthyr Valley Homes Offices and Gellideg Wellbeing Centre.

2.8 The Gellideg area features a number of services and facilities including Premier Store and Post Office. Further amenities can be found within Trago Mills and Cyfarthfa Retail Park situated within 900m of the application site.

2.9 In regard to public transport, there is a bus stop situated approximately 70m north of the application site along Heol Tai Mawr. Service no. 23 operates from this stop providing users with regular transport to Merthyr Bus Station which in turn connects Merthyr with a number of destinations including; Cardiff, Abergavenny and Pontypridd.

Residential Context

2.10 As identified above, the residential context of Gellideg comprises a mix of terraced and semi detached dwellings along with a number of apartment blocks. In terms of façade treatment, render, brickwork and cladding all feature within the surrounding area.

Planning History

2.11 A review of Merthyr Tydfil CBC's online planning register reveals that the St Luke's Church and 1 and 2 Heol Parc Y Lan sites do not possess any recent planning history. Notwithstanding, the area which is to be occupied by the replacement play area has been subject to the following application:

Ref: P/09/0032

Description: Erection of community centre building and residential development

Decision: Outline planning permission was granted on 9th April 2009

2.12 In addition, the Gellideg area has been subject to significant development in recent years by virtue of the following applications:

Ref: P/15/0090

Description: Construction of Gellideg Wellbeing Centre and offices for Merthyr Valley Homes. Demolition of Taff Fawr House and Winchfawr House

Decision: Approved 28th May 2015

Ref: P/16/0322

Description: Construction of a three storey community centre for the Gellideg Foundation with an attached single storey Early Years wing.

Decision: Approved 8th December 2016

INTERPRETATION PLAN



INTERPRETATION

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

- i. A full site analysis including, a full desktop study of the site and its surroundings together with site visits;
- ii. Discussion with the client and potential end users to gain a clear understanding of the brief and vision for the project.

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

Opportunities and Constraints

3.3 The application site's location on the former St Luke's Church and 1 and 2 Heol Parc Y Lan presents an excellent opportunity to make use of an otherwise redundant site to provide a development of high quality.

3.4 Opportunities

- **Settlement Boundary** – The site is located within the settlement boundary of Merthyr, as defined by the Proposals Map of the adopted LDP. The site is therefore situated in a location where development is normally permitted.
- **Brownfield Site** – The areas of the site to be occupied by dwellings are currently occupied by existing development. As such, the development accords with the sustainable principles of Planning Policy Wales which promote the reuse of previously developed land over greenfield sites.
- **Sustainable Location** – The application site lies within close proximity to services and facilities and public transport nodes.
- **Residential Context** – The site is situated in a predominantly residential area. Therefore, residential use of the site is considered a conforming land use.

3.5 Constraints

- **Existing Play Facility** – It is acknowledged that the existing play facility to the rear of St Luke's Church will be required to be developed upon. As such, any planning application will be required to make provision for a new play area elsewhere. Albeit, within close proximity to serve the same catchment area.

- **Neighbouring Properties** – There are dwellings situated within close proximity to the site. As such, the development will need to ensure that the amenity of these properties is protected.
- **Biodiversity** – Given that the proposals involves the demolition of existing buildings, surveys have been undertaken to identify the site's potential to be occupied by bats.

DESIGN DEVELOPMENT

Design Team Meetings

4.1 The design team meetings have allowed Merthyr Valley Homes to confirm the requirements for the project. These include:

- A development schedule comprising:
 - * 8no. 1 bedroom apartments
 - * 2no. 2 bedroom houses
 - * 2no. 2 bedroom bungalows
- A combination of affordable housing products will be used on site and will comply with the Welsh Government definition of 'affordable'
- To provide a quality design which features areas of landscaping, particularly in the amenity areas to increase the visual amenity of the development.
- To identify an appropriate location for the replacement play area to be situated.

Statutory Pre-Application Consultation

4.2 Given that the proposal comprises a major development, the application was 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 Procedure) (Wales) (Amendment) Order 2016" (DMPO 2016) from the 9th October 2020 to the 6th November.

4.3 A detailed description of the Pre-Application Consultation is contained within the PAC Report prepared by Asbri Planning.

4.4 As a result of responses received as part of the Consultation, no changes were required to the proposed development.

PLANNING POLICY CONTEXT

Policy

5.1 The following section provides an overview of the relevant policy framework relating to the application proposals. In accordance with S38(6) of the Planning and Compulsory Purchase Act 2004, this application should be determined in accordance with the Development Plan, unless material considerations indicate otherwise.

5.2 The starting point is therefore the statutory Development Plan which consists of Merthyr Tydfil County Borough Council Replacement Local Development which was adopted by the Council on 29th January 2020.

5.3 In addition to the above, other key "relevant material considerations" include, in particular, Planning Policy Wales (Edition 10, December 2018) ("PPW"), associated Technical Advice Notes ("TANs") and Supplementary Planning Guidance ("SPGs").

Planning Policy Wales

5.4 National Planning Policy is set out within Planning Policy Wales (Edition 10, December 2018) (PPW), Sustainable development is the key theme running through PPW and paragraph 1.2 states that:

"The primary objective of PPW is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being of Wales..."

5.5 Page 9 of PPW provides a definition of sustainable development. It is taken from the Well-being of Future Generations Act (Wales) 2015 and states the following:

"Sustainable development" means the process of improving the economic, social, environmental and cultural well-being of Wales by taking action, in accordance with the sustainable development principle, aimed at achieving the well-being goals. Acting 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."

5.6 Figure 3 sets out a number of Key Planning Principles, aimed towards "Achieving the right development in the right place." The five principles are:

- *Growing our economy in a sustainable manner*
- *Making best use of resources;*
- *Facilitating accessible and healthy environments;*
- *Creating and sustaining communities; and*
- *Maximising environmental protection and limiting environmental impact.*

5.7 Section 3 – Strategic and Spatial Choices states that effective strategic placemaking requires early collective consideration of placemaking issues at the outset, in the formulation of a development plan, or when developing specific proposals.

5.8 Paragraph 3.3 seeks to promote good design, stating that design must go beyond aesthetics and includes the social, environmental, economic and cultural aspects of the development, including how space is used, how buildings and the public realm support this use, as well as its construction, operation, management, and its relationship with the surrounding area.

5.9 Paragraph 3.51 states that:

"Previously developed (also referred to as brownfield) land should, wherever possible, be used in preference to greenfield sites where it is suitable for development"

5.10 Community safety is a key social consideration with the aim to produce safe environments that do not compromise on design quality in accordance with the cohesive communities well-being goal.

5.11 Avoiding car-based developments is key to achieving good design as it contributes to minimising the need to travel with reliance on the car. Achieving these objectives can be made easily accessible by sustainable transport modes.

5.12 Section 4 – Active and Social Places defines those places which promote our social, economic, environmental and cultural well-being by providing well-connected cohesive communities. Places which are active and social contribute to the seven goals of the Well-being of Future Generations Act. The key issues in this theme include:

- *ensuring there is sufficient housing land available to meet the need for new private market and affordable housing;*
- *facilitating a range and choice of housing to respond to the change in household need, such as the predicted increase in single person households over the next 20 years;*
- *assisting in the delivery of cohesive communities which will meet the needs and are accessible to all members of society, including older people;*
- *tackling inequalities between communities, delivering services and jobs closer to where people live and acknowledging the importance of inclusive communities and the wider environment for good health and wellbeing;*
- *improve sustainable access to services, cultural opportunities and recreation facilities to support people to adopt healthy, culturally fulfilled lifestyles*

5.13 Paragraph 4.1.9 states that the planning system has a key role to play in reducing the need to travel and supporting sustainable transport, by facilitating developments which:

- *are sited in the right locations, where they can be easily accessed by sustainable modes of travel and without the need for a car*

PLANNING POLICY CONTEXT

- are designed in a way which integrates them with existing land uses and neighbourhoods; and
- make it possible for all short journeys within and beyond the development to be easily made by walking and cycling.

5.14 Paragraph 4.2.17 concerns using brownfield land for housing and states:

"Maximising the use of suitable previously developed and/or underutilised land for housing development can assist regeneration and at the same time relieve pressure for development on greenfield sites. For example, sites and allocations which are no longer likely to be needed for office, industrial or retail purposes may be appropriate locations for housing. The de-allocation of under-used and underperforming sites must be considered through the development plan process and could make a contribution to the housing supply if it can be demonstrated that they are deliverable for housing. Policies which seek to make maximum use of previously developed land for housing will need to distinguish between sites which need to be retained for recreation, amenity or nature conservation purposes, and areas which are genuinely suitable for housing development."

5.15 Paragraph 4.1.18 relates to Active and Social Streets and states:

"Well-designed, people orientated streets are fundamental to creating sustainable places and increasing walking, cycling and use of public transport. New development should improve the quality of place and create safe, social, attractive streets where people want to walk, cycle and enjoy, and children can play"

5.16 In respect of affordable housing, paragraph 4.2.25 stipulates:

"A community's need for affordable housing is a material planning consideration which must be taken into account in formulating development plan policies and determining relevant planning applications. Affordable housing for the

purposes of the land use planning system is housing where there are secure mechanisms in place to ensure that it is accessible to those who cannot afford market housing, both on first occupation and for subsequent occupiers"

Technical Advice Notes

5.17 Technical Advice Notes (TANs) should be taken into account by local planning authorities and should be read alongside PPW. They provide more detailed planning policy guidance on technical disciplines that are broadly covered within PPW.

5.18 Technical Advice Note 5 ("TAN5") 'Nature Conservation and Planning' (2009) provides further guidance on the need to protect trees and biodiversity in planning.

5.19 Technical Advice Note 12 ("TAN12") 'Design' (2016) provides more detail on the design aspects set out in PPW as well as providing detail on five key aspects of good design that should be integrated into proposed developments

5.20 Technical Advice Note 18 ("TAN18") 'Transport' (2007) continues the theme established in PPW of minimising the need to travel, especially by the private car, and to seek to encourage the increased use of sustainable modes of travel, including public transport, walking and cycling.

Merthyr Tydfil CBC Local Development Plan

5.21 The development plan for the purposes of Section 38 (6) of the Planning and Compulsory Purchase Act 2004 is Merthyr Tydfil County Borough Council's Replacement Local Development Plan (LDP) which was adopted in January 2020 and provides the framework for the development and use of land within the county over the plan period.

5.22 A review of the LDP Proposals map reveals that the site is situated within the settlement boundary. As such, is in an area where development is normally permitted. St Luke's Church, 1 and 2 Heol Parc Y Lan and the area which is to be occupied by the new play provision are not subject to any specific allocations or constraints. Whereas, the existing play

area to the rear of the Church is designated as Green Infrastructure: Open Space in accordance with Policy SW10 of the LDP.

5.23 Accordingly, the following list of LDP Policies are considered relevant to the proposal and are expanded upon below where necessary:

5.24 Policy SW1 (Provision of New Homes) identifies in order

Policy Ref	In relation to
Improving our Social Well-being	
SW1	Provision of New Homes
SW2	Provision of Affordable Housing
SW3	Sustainably Distributing New Homes
SW4	Settlement Boundaries
SW10	Protecting and Improving Open Spaces
SW11	Sustainable Design and Placemaking
SW13	Protecting and Improving Local Community Facilities
Improving our Environmental Well-being	
ENW1	Nature Conservation and Ecosystem Resilience

to sustainably grow the population of Merthyr, 2,250 homes are required across the Plan period. In respect of affordable housing, Policy SW2 identifies that 253 dwellings are required.

5.25 Policy SW4 (Settlement Boundaries) encourages development within urban areas and supports the re-use of previously developed land.

5.26 In regard to Protecting and Improving Open Spaces, Policy SW10 states:

"Development proposals that improve the quality, quantity or access to open space will generally be supported. Development

PLANNING POLICY CONTEXT

proposals that would have an unacceptable adverse impact on or result in a loss of open space will not be permitted unless:

- It would not cause or exacerbate a deficiency of open space in accordance with the Council's open space standards or,
- The majority of the open space can best be retained and enhanced through the redevelopment of a small part of the site or,
- Satisfactory equivalent community benefit or enhanced compensatory provision can be provided in accordance with the Council's open space standards and
- In all cases, the open space has no significant nature or historic conservation importance."

5.27 Policy SW1 establishes a number of criteria that new development will be required to adhere to in order to create attractive and sustainable places through high quality and inclusive design.

5.28 Policy SW13 relates to Protecting and Improving Local Community Facilities and stipulates:

"The provision of new and enhanced community facilities will be supported subject to satisfying other relevant LDP policies.

The Council will protect and support the enhancement of the County Borough's existing community facilities.

Development proposals that would result in a loss of an existing community facility will only be permitted where:-

- *alternative provision of at least equivalent value to the local community can be provided nearby, or*
- *it can be demonstrated that existing provision is inappropriate or surplus to the needs of the community and is no longer required, or*
- *it can be demonstrated there is no longer a viable community use for the facility."*

Supplementary Planning Guidance

5.29 The following SPG documents are considered to be relevant in the consideration of this application:

- Guidance Note No. 1 – Affordable Housing
- Guidance Note No. 4 – Sustainable Design
- Guidance Note No. 5 – Nature and Development

PROPOSED SITE LAYOUT



THE PROPOSAL

Overview

6.1 To ensure that the development effectively responds to the local context, the principle considerations that will form the chapter, and to which the application will be assessed on, will be the five objectives of good design which are a set of principle considerations, as outlined in Technical Advice Note 12. These include an assessment of the proposed access, the overall character of the site including the amount, scale and layout, the appearance and landscape as well as the community safety of the site.

Amount, Scale and Layout

6.2 The proposed layout plan, *left*, illustrates that the site is capable of accommodating 12no. residential units along with a replacement play area, car parking, access and landscaping. The proposed mix of dwellings is as follows:

- 8no. 1 bedroom apartments
- 2no. 2 bedroom houses
- 2no. 2 bedroom bungalows
- Plot 1: 2no. 2 bedroom house

6.3 It is considered that the scheme represents and efficient use of land within Merthyr Tydfil and the community of Gellideg. As shown on the proposed layout plan, the units will be separated into four separate blocks with comprising:

- Plot 1: 2no. 2 bedroom house
- Plot 2: 4no. 1 bedroom apartments
- Plot 3: 4no. 1 bedroom apartments
- Plot 4: 2no. 2 bedroom bungalows

6.4 Plots 1, 2 and 3 will be positioned on the existing St Luke's Church and play area site whilst Plot 4 will be situated where 1 and 2 Heol Parc Y Lan are currently located. The plots will be orientated to provide frontage onto Heol Bryn Y Gwyddyl, Heol Parc Y Lan and Lansbury Road. Private amenity areas will be positioned to the rear of the properties.

6.5 The use of bungalows at Plot 4 will ensure that no overlooking, overshadowing or overbearing occurs on the properties nearest to the site.

6.6 In order to ensure that the development responds effectively to the surrounding context, it is proposed that the dwellings and bungalows will be built to two storeys and be semi detached similar to a large number of dwellings in the surrounding area. In addition, the apartment blocks will have two apartments at ground level and first floor level with access attained via the front elevation. As such, will provide the appearance of a pair of semi-detached dwellings.

6.7 The form of development, being a 100% affordable scheme necessitates the units to be provided through a use of flats and bungalows which ensures that provision for those with mobility issues is included.

6.8 In regard to materials, the façade treatment will comprise render which features heavily in the surrounding area and cladding which can be found on the newly constructed Merthyr Valley Homes office. It is therefore considered that the scheme will be contemporary whilst sympathetic to the surrounding area.

6.9 From the above, it is clear that a positive residential development can be delivered which complies with relevant planning policy and is compatible with the overall character and density of the area.

Access

Vehicle access and parking

6.10 Vehicular access to the site will be achieved directly off Heol Bryn Y Gwyddyl, Heol Parc Y Lan and Lansbury Road to serve each respective plot. As shown on the accompanying layout plan, a total of 20no. parking spaces are proposed which equates to one space per bedroom along with four visitor spaces. The proposed parking provision accords with Council's adopted Parking Standards contained within CSS Wales – Parking Standards which advocate for 1 space per bedroom for residents and 1 space per 5 units for visitors.

6.11 In addition, the site lies in a sustainable location within close proximity to local amenities in Gellideg and Cyfarthfa Retail Park and access to Merthyr Town Centre itself which features an array of services and facilities, therefore reducing the reliance on the private car.

Pedestrian Accessibility

6.12 The site possesses good pedestrian connectivity with footpaths positioned to the front of each Plot. As aforementioned, the site lies within walking distance of local amenities and public transport links.

Movement

Bus services

6.13 It is now a fundamental part of design standards to ensure that new developments are as accessible as possible by several modes of transport

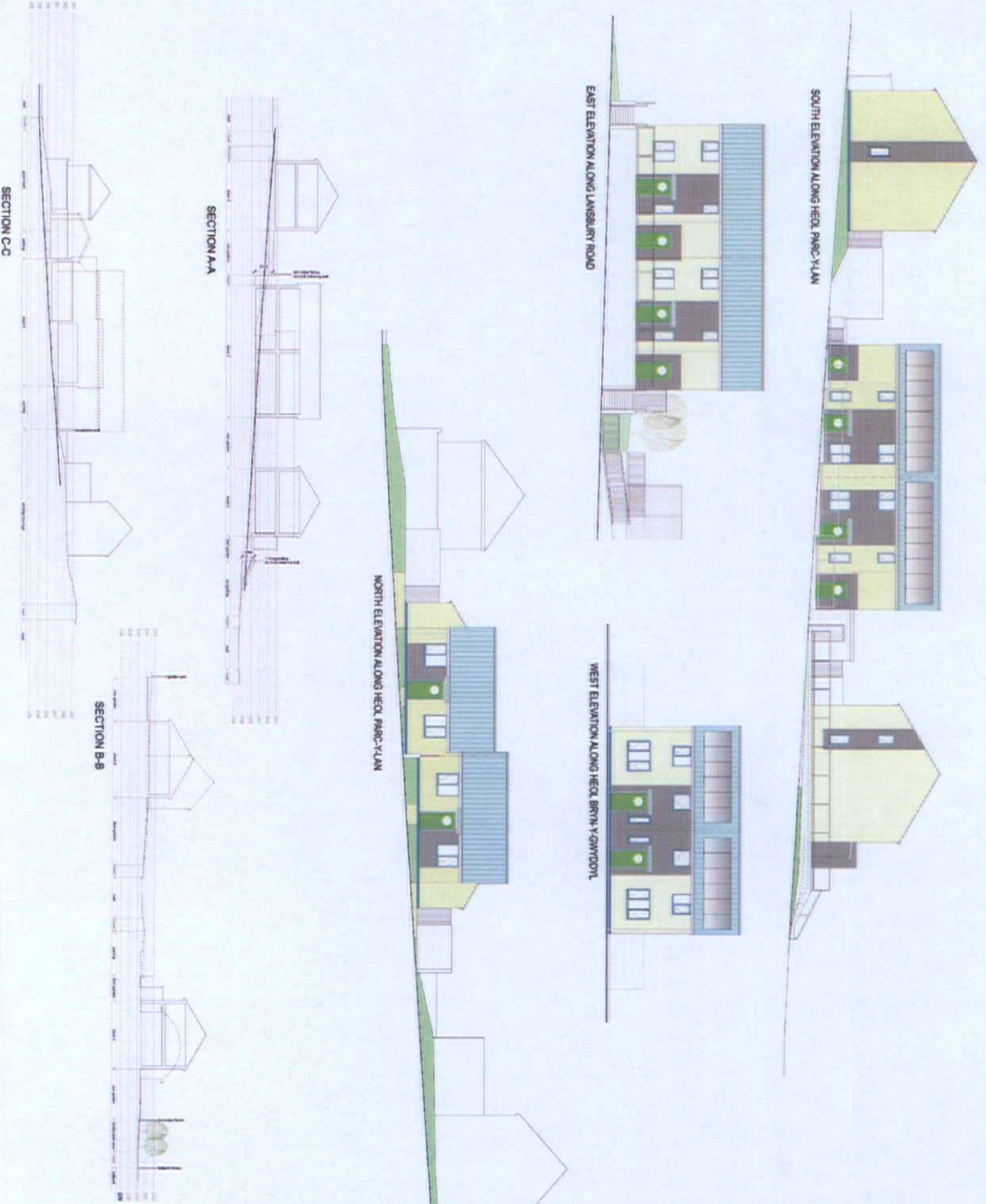
6.14 With this in mind, there is a bus stop situated approximately 70m north of the application site along Heol Tai Mawr. Service no. 23 operates from this stop providing users with regular transport to Merthyr Bus Station which in turn connects Merthyr with a number of destinations including: Cardiff, Abergavenny and Pontypridd. Merthyr Tydfil features an array of services and facilities including Tesco Superstore, Library, Leisure Centre and library.

Appearance and Materials

6.15 As previously identified, the proposed development has been designed with a materials palette which is reflective of the surrounding context. As shown on the accompanying elevation plans a mix of render and cladding is proposed to the facades which emulates materials featured in the area.

6.16 The site occupies an apparent position in Gellideg which has been subject to a number of developments in recent years by virtue of the newly constructed Merthyr Valley Homes office and the Gellideg Foundation Centre which are both contemporary in design. The proposed development should therefore also be modern in design yet sympathetic to the existing and established context in the area. It is considered

SITE SECTIONS AND ELEVATIONS



that this has been achieved through the use of a semi-detached arrangement and render and cladding on the facades.

6.17 The proposed development will create an active space of an otherwise redundant plot at St Luke's Church. It will therefore increase the visual amenity of the site, which, if left undeveloped would likely fall into a dilapidated state.

Landscaping and Biodiversity

6.18 The proposed development requires the demolition of St Luke's Church and 1 and 2 Heol Parc Y Lan. Accordingly, the application is accompanied by a Bat Activity Survey Report prepared by Elite Ecology to identify the potential presence of bats and birds at the development site. Due to the amount of potential ingress/egress points and suitable roosting features, one of the structures on site was deemed to be of low potential for bats to roost and moderate potential for birds to nest. Therefore, one bat activity survey is required during the bat survey season (May to August inclusive).

6.19 From the survey visits undertaken on the site, it has been concluded that the buildings on site contain no bat roosts. In addition to this, no foraging and commuting bats were identified during the survey.

6.20 From the survey visit undertaken on the site, it can be concluded that the church contains no evidence of nesting birds. The office building contains evidence of bird activity and is of moderate bird nesting potential. The surrounding landscape provides all of the necessary habitat elements that birds require, and their presence can be assumed. It is therefore recommended that works are undertaken outside of the breeding bird season. If the timescale cannot be achieved, then an inspection by a suitably qualified ecologist will be required no more than twenty-four hours prior to the commencement of works.

6.21 In regard to landscaping, the site layout illustrates that there are opportunities for landscape planting throughout the sites, particularly along the northern boundary of the current St Luke's Church site to screen the development from the adjacent play area.

Community Safety

6.22 TAN 12 suggests 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.

6.23 The provision of the buildings in their current location and orientation enables enhanced natural surveillance of the wider surroundings which will be beneficial for the safety and welfare of the prospective residents as well as the neighbours.

6.24 Taking into account all of the above, it is in no doubt that the future development of the site can be designed to ensure a high level of personal and community safety.

Environmental Sustainability

6.25 As identified within Technical Advice Note 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.

6.26 The development of the site will enhance the environmental and biodiversity capacity of the site through the implementation of increased landscaping throughout. Moreover, the site is in a sustainable location by virtue of its position adjacent within the settlement boundary of Gellideg and within close proximity to public transport routes and local facilities (as described in the Movement section), thus minimising the use of the personal car.

6.27 The site will be developed to accord with the latest Building Regulations standards, therefore, the overall sustainability principles of the development are considered to be high.

STREET VIEW INDICATIVE IMAGE



7.1 This section aims to identify the main issues relevant to the determination of the application and assess the scheme against the relevant planning policy framework. These matters are considered to be as follows:

- The **principle of development** in terms of land use planning policy and sustainable development;
- The impact of the development on **play provision in the area**;
- The impact of the development on **character and appearance of the surrounding area**;
- The impact of the development in terms of **access and traffic generation**;

Principle of Development

7.2 The redevelopment of brownfield sites within sustainable location is supported by both national and local policies with Paragraph 9.2.8 of PPW in particular advocating a search sequence which starts with the re-use of previously developed land and buildings within defined settlements. Similarly, Policy SW4 (Settlement Boundaries) of the adopted LDP encourages development within urban areas and supports the re-use of previously developed land.

7.3 The proposed development comprises 12no. affordable dwellings, therefore will contribute to both the total and affordable housing targets identified in Policies SW1 (Provision of New Homes) and SW2 (Provision of Affordable Housing) of the adopted LDP.

7.4 The proposal relates to the demolition of a church which is considered to be a community facility. It is acknowledged that it is desirable for such facilities to be retained. However, St Luke's Church has led vacant for a number of years and can therefore be considered surplus to requirement and that there is no longer a viable community use for the facility in accordance with Policy SW13 (Protecting and Improving Local Community Facilities).

7.5 Paragraph 6.4.92 of the adopted LDP states that where alternative uses of community facilities are to be provided, alternative provision should be available within close proximity to the proposal site. In this regard, the recently developed Gellideg Foundation community centre, which lies immediately north of the site, will provide significant benefits and facilities for the Gellideg Community. Whilst it is acknowledged that the community centre does not represent a spiritual purpose, unlike St Luke's Church it will facilitate a number of proceedings similar to that of a church including; improving links with the local community, community hall and social space for residents. The centre will also provide additional facilities in the community that could not be provided in the Church including; training to enable the community to engage with 21st century technology, early years facility, training spaces and a range of youth facilities. St Luke's Church is therefore considered surplus to requirement by virtue of the availability, quality and range of community facilities in the surrounding area.

7.6 It is therefore considered that Gellideg maintain a plethora of community facilities and the loss of the Church to provide much needed affordable housing is acceptable.

7.7 It can therefore be concluded that the proposals comply with the provisions of PPW and the development plan in that it is located in a sustainable location. In light of the above, it is considered that the principle of developing the site to accommodate residential development and associated works is firmly established.

Impact of the development on Play Provision

7.8 As aforementioned, the proposed development would result in the loss of a small area of play to the rear of St Luke's Church. Similarly to a community facility, it is desirable for such areas to be retained. This is emphasised within Policy SW10 (Protecting and Improving Open Spaces). Notwithstanding, it should be emphasised that the site lies immediately south of a large sports court and another small area of play along Heol Bryn Y Gwydyl.

Consequently, it is considered that despite the loss of the play area to the rear of St Luke's Church that sufficient play provision will remain in the area.

7.9 In addition to the above, the application includes further replacement play provision on land along Heol Tai Mawr approximately 100m west of St Luke's Church. The replacement provision will comprise modern play facilities on a larger scale and is therefore considered a betterment to that which is being replaced.

7.10 The proposed development is therefore in accordance with Policy SW10 which states that development proposals which result in the loss of open space will be permitted providing they would not cause a deficiency of open space or enhanced compensatory provision can be provided.

Character and Appearance

7.11 Design considerations are comprehensively assessed in the preceding chapter. The key policy consideration whilst considering the impact of the proposed development on the character and appearance of the surrounding area is identified in the context of PPW 10 which establishes an onus on developments to adopt placemaking principles together with Policy SW11 (Sustainable Design and Placemaking). The Policy establishes a number of placemaking principles that proposals should adopt in order to contribute to sustainable places which are discussed in further detail below.

7.12 As aforementioned, the proposed development is appropriate to the existing context within Gellideg through the use of render and cladding which emulates the façade treatment in the area. In addition, the Plots will be semi detached which is reflective of the arrangement of dwellings in Gellideg in accordance with criterion 1 of Policy SW11.

7.13 The development will make use of an otherwise redundant site which, if left unattended, would detract from the visual amenity of the area. The proposal will therefore

BLOCK 1 INDICATIVE IMAGE



EXPEDITE
VISUALISATIONS

contribute positively to the townscape in accordance with criterion 2 of Policy SW11.

7.14 In order to ensure that local amenity is protected, the bungalows have been sited at Plot 4 which is the area in closest proximity to existing residential dwellings which will result in no overlooking, overshadowing or overbearing. The proposal is therefore compliant with criterion 3 of Policy SW11.

7.15 As detailed in paras 7.6 – 7.8, the proposed development will result in enhanced areas of open space in accordance with criterion 4 of Policy SW11.

7.16 The provision of bungalows and ground floor flats ensures that the development is accessible by older persons or those with mobility concerns. In addition, and as noted in further detail below, the scheme will not result in an adverse impact on the surrounding highway network and is in accordance with the Council's adopted parking standards. The proposed development is therefore compliant with criterion 5 of Policy SW11.

7.17 Similarly to the above, the provision of houses, flats and bungalows will ensure that the development will be able to meet a range of different local needs in accordance with criterion 6 of Policy SW11.

7.18 As shown on the accompanying elevation plans, a number of dwellings will feature solar panels on the roofs which will reduce the developments reliance on electricity from unsustainable sources. The development will be built to the latest building regulations standards ensuring that a fabric first approach is adopted in respect of the retention of heat, therefore increasing the development's energy efficiency. Criteria 7, 8 and 9 of Policy SW11 are therefore satisfied.

7.19 The development will be subject to an application to the Sustainable Drainage Approving Body which will ensure that criterion 10 which relates to ground and surface water is satisfied.

7.20 As shown on the accompanying floor plans, sufficient areas are provided to aid in the collection of waste and recycling in accordance with criterion 11 of Policy SW11.

7.21 As detailed in paragraph 6.23, the provision of the buildings in their current location and orientation enables enhanced natural surveillance of the wider surroundings which will be beneficial for the safety and welfare of the prospective residents as well as the neighbours. The development is therefore in accordance with the 12th and final criterion of Policy SW11 (Sustainable Design and Placemaking) of the adopted LDP.

Access and Traffic Generation

7.22 The development relates to 12no. affordable dwellings, consequently, it is considered that the potential impact of the development on traffic generation will be minimal. The site has frontage immediately on to surrounding highway infrastructure, as such, there are no highway safety concerns in respect of visibility splays.

7.23 As detailed in Chapter 6, the development includes provision for sufficient parking in accordance with the Council's adopted parking standards. In addition, the site lies in a sustainable location with immediate access to an array of services and public transport facilities

BLOCK 2 INDICATIVE IMAGE



CONCLUSION

8.1 This Planning, Design and Access Statement (PDAS) has been prepared on behalf of Merthyr Valley Homes to accompany a planning application for the proposed demolition of existing building, and residential development comprising, new play area, landscaping, car parking, drainage arrangements and associated works at St Luke's Church, Lansbury Road, Gellideg.

8.2 The site relates to previously developed land within an established settlement boundary, as defined by Merthyr Tydfil County Borough Council's adopted Local Development Plan. The development comprises the loss of an existing community facility and play area. However, the Church is considered no longer viable given that it has led vacant for a number of years and enhanced play provision is to be provided within the locality which mitigates the loss of the existing area. The principle of development is therefore firmly established.

8.3 The proposed development will contribute to the overarching housing targets for the Authority and provide much needed affordable housing in Merthyr Tydfil.

8.4 As such, based on the material considerations outlined within this statement and the accompanying drawings and documents, it is concluded that the proposal represents an acceptable and sustainable form of development which is appropriate for the location.

8.5 The proposals therefore comply with the relevant national and development plan planning policies and supplementary planning guidance. It is for these reasons that it is respectfully requested that Merthyr Tydfil County Borough Council grant planning permission for the proposed demolition of existing building, and residential development comprising, new play area, landscaping, car parking, drainage arrangements and associated works at St Luke's Church, Lansbury Road, Gellideg.