



DESIGN & ACCESS STATEMENT

PROPOSED DEVELOPMENT OF FOUR RESIDENTIAL DWELLINGS

LAND AT TY-ISAF FARM, CAERPHILLY



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1. INTRODUCTION

- 1.1 This statement has been prepared to support our client's planning application for the construction of 4 residential dwellings on land at Ty-Isaf Farm, Caerphilly.
- 1.2 The application is supported by the submitted architectural drawings, proposed highways access plan, tree survey and ecological assessment.
- 1.3 This statement explains the concept and principles of the development in relation to accessibility, character, community safety, environmental sustainability, movement and assesses the proposal against the relevant Planning Policy framework. The statement demonstrates the proposal accords with relevant National and Local Planning Policy and other material planning policy considerations.

2. PLANNING POLICY CONTEXT

2.1 The current Caerphilly County Borough Council Local Development Plan (LDP) was adopted on the 23 November 2010. Policies relevant to the application proposal include:

- SP1 (Development Strategy - Development in the Heads of the Valleys Regeneration Area Connections Corridor)
- SP5 (Settlement Boundaries)
- SP6 (Place Making)
- SP10 (Conservation of Natural Heritage)
- CW1 (Sustainable Transport, Accessibility and Social Inclusion)
- CW2 (Amenity)
- CW3 (Design Considerations - Highways)
- CW5 (Protection of the Water Environment)
- CW15 (General Locational Constraints)

2.2 Supplementary Planning Guidance

- LDP5: Car Parking Standards and LDP6: Building Better Places to Live.



Figure 1 Site Layout

NATIONAL POLICY Future Wales: The National Plan 2040 (2021)

2.3 Planning Policy Wales Edition 11 (2021) sets out the land use planning policies of the Welsh Assembly Government. It is supplemented by a series of Technical Advice Notes. Procedural advice is given in circulars and policy clarification letters.



2.4 Planning Policy Wales Technical Advice Note 12: Design (2014) sets out the Welsh Assembly Government's detailed advice on how to achieve good design in all development at every scale throughout Wales.

2.5 The guidance sets out the Assembly's objectives for good design, namely:

- Access – ensuring ease of access for all.
- Character – sustaining or enhancing local character. Promoting legible development. Promoting a successful relationship between public and private space. Promoting quality, choice and variety. Promoting innovative design.
- Community safety – ensuring attractive, safe public spaces. Security through natural surveillance.
- Environmental sustainability – achieving efficient use and protection of natural resources. Enhancing biodiversity. Designing for change.
- Movement – promoting sustainable means of travel.

2.6 **TAN 18: Transport** is also considered relevant to the site.

3.0 SITE ANALYSIS

- 3.1 The application site is located within the residential settlement of Penyrheol, near Caerphilly, which lies approximately 10 miles northwest of Cardiff and 13 miles west of Newport.
- 3.2 The application site is a 1-hectare rectangular parcel of land with a sloping topography, which sits along the B4623 and is adjacent to the settlement boundary and the residential dwellings along the southern side of the B4623.
- 3.3 There is currently an existing gated vehicular access to the site available from the B4623 a safe distance from Bryn Siriol Junction. The site is currently consisting of extensive scrubland, bracken and woodland.
- 3.4 The surrounding area is predominantly residential in nature, with a mixture of traditional two storey semi-detached houses, dormer bungalows and detached dwellings.
- 3.5 An area of steep sloping woodland and stream known as Nant Yr Aber lies to the south of the site. As detailed in the supporting reports, the area of woodland is relatively open with a low number of trees and shows signs of having been cleared in the past. The application site lies within the Cwm yr Aber SINIC.
- 3.6 To the east of the site is Penyrheol Community Centre, a Tesco Express store and takeaway.



Figure 2 Site Location



Figure 3 Site Context



Figure 4 Site wall adjacent to B4263

- 3.7 The site is within walking distance of Cwm Ifor Primary School and St Cennydd Community School. Other local facilities include a Post Office, Pharmacy, convenience stores, and hot food establishments.



Figure 5 Southern view from site



Figure 6 Proposed access to be widened

- 3.8 The position of the site presents no potential access problems for car borne users and visitors and the road has a reasonable traffic flow.
- 3.9 The site slopes from the north down to the south towards the river and levels out, the slope has been incorporated into the dwellings designs to afford garage parking and a rear access road.
- 3.10 The site lies within Ty-Isaf Farmland, which extends over 19 acres , it has been neglected for over 30 years and was an area for regularised used for fly tipping, poaching, substance and alcohol abuse and wild camping. Since the Applicant purchased the land, they have undertaken extensive works to improve the ecological value of the site. The applicant has also been managing the Japanese Knotweed near Abertridwr and the proposed development would fund the continued 20-year management plan and continued enhancement of the SINC.
- 3.11 Whilst the site is classified as a SINC, it has been subject to sustained ecological damage despite the clients best efforts to ensure the sites prosperity it continues to be subject to constant challenges including raw sewage and road surface runoff which includes oil being dispersed into the site from the B4623.



Figure 7 Fly tipping on site



Figure 8 Japanese Knotweed on site

4.0 PROPOSAL

- 4.1 The application design seeks to develop a high-quality scheme which takes maximum advantage of the site's position to provide essential high-quality family dwellings within the local area.
- 4.2 In developing the design, key considerations were the need to protect the amenity of neighbouring properties whilst also providing adequate privacy to the proposed dwellings and provide a safe access to the site.



Figure 9 Proposed Elevations

- 4.3 A full assessment of the physical characteristics of the site and its context in relation to surrounding development was undertaken to identify opportunities and constraints presented by the site.

- 4.4 The proposed dwellings include garages, plant room and lounge/games room on the basement floor. The ground floor comprises a large open plan kitchen / dining / living area with bifold doors to access the surrounding terrace, a utility and WC and a separate lounge area with bifold doors to access the terrace also. The first floor supports the 3 double bedrooms with a bathroom and a master bedroom with an en-suite.

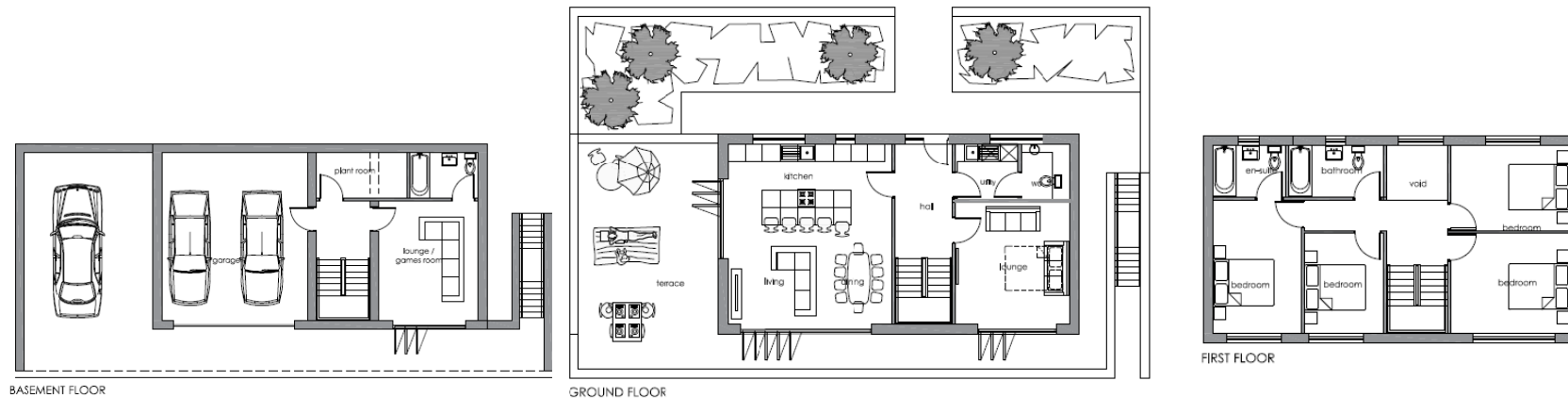


Figure 10 Proposed Plans

- 4.5 The orientation of the dwellings affords a high degree of privacy and desirable views to the south over the wooded area.
- 4.6 Consideration has been given to the orientation of the site and available daylight, with any potential private amenity space to be positioned to the south.
- 4.7 In developing the proposals, the concept therefore had to take into consideration these constraints and opportunities.
- 4.8 A concept was developed where the proposed dwellings would be built into the slope and the access road running around the back of the dwellings to utilise a basement garage. The front of the dwellings will be afforded privacy and screening through a developed landscape scheme, the planting will act as a screen along the public frontage.



- 4.9 Integrating proposed boundary wall treatments and internal 'fin' walls within the design concept helps define the entrance and draw the visitor towards the front door, whilst the walls themselves provide a strong barrier between the public front and privacy spaces behind.

Access And Transport Options

- 4.10 Access is proposed from the B4263, and as illustrated in the supporting plans, acceptable vision splays can be formed from the proposed junction.
- 4.11 The proposed dwellings will have bicycle storage in the garage to offer sustainable transport methods to residents.
- 4.12 Public transport is readily available from immediately adjacent to the site access, providing access to and from Caerphilly. Energlyn & Churchill Park railway station is located a short distance to the east of the site, providing links to the local and National rail networks.
- 4.13 The site benefits from close local amenities within a walkable distance, Cwm Ifan Primary School, Tesco Express and Penyrheol Community Centre.

Community Safety

- 4.14 The position of the site within an established residential area and the perimeter and retaining wall ensures the safety of the dwelling and will deter casual crimes. The main entrances to the building are well positioned within defined secure defensible spaces and lit to ensure a strong sense of personal safety.
- 4.15 The established nature of the area creates a sense of community and 'ownership' discouraging anti-social behaviour. The location of the site within a residential area where pedestrian movement is maximised creates a vibrant, safe and welcoming environment for this sustainable development.

Sustainability

- 4.16 The scheme was developed in response to a detailed assessment of the character and appearance of the site and surrounding area, as set out in this statement.
- 4.17 The scheme makes efficient use of the site whilst maintaining the privacy of adjacent neighbours. This site is located in a highly sustainable location with good access to local facilities by foot and regular public transport.
- 4.18 Whilst the scheme will seek to maximise low carbon performance of the fabric of the existing buildings, the scheme will explore the viability and where appropriate, seek to encompass renewable energy technologies and design

Flood Risk

- 4.19 The proposed development site is outside of any flood risk zones and is therefore not at risk of flooding.



Figure 11 Flood Risk Map (NRW 2021)



5.0 POLICY JUSTIFICATION

- 5.1 The Applicant acknowledges that the site is located within the open countryside as identified in the Caerphilly County Borough Local Development Plan (LDP) 2010, where new development is strictly controlled in the interests of sustainable development. National policy guidance contained within Planning Policy Wales (PPW) restricts new building outside settlement limits unless it is justified as an exception to the policy of restraint.
- 5.2 The LDP also sets out a spatial strategy aiming to direct development to sustainable locations and a presumption against development in the countryside. Criterion 4 of Strategic Policy SP1 of the LDP seeks to focus appropriate forms of growth in response to the role and function of settlements and serve to address existing problems of deprivation in order to sustain and develop communities that is consistent with the underlying principles of sustainable development. Policy SP4 defines a settlement hierarchy for towns and villages across the Council area and identifies those settlements where development would be supported based on the role and function of a particular area. Settlement boundaries are identified through Policy SP5 to indicate the potential areas where development is likely to be permitted and to prevent inappropriate development in the countryside.
- 5.3 It is key to note that the application site lies directly adjacent to and borders the existing settlement boundary surrounding Penyrheol for the purposes of the settlement strategy. The aim of these LDP policies to locate development in the most sustainable areas and to promote a reduction in car reliance accords with PPW, particularly paragraphs 3.35 and 3.36. 5. PPW restricts new building outside settlement limits unless it is justified as an exception to the policy of restraint.
- 5.4 It is the Appellants case that the development is an exception, as the site is located within a sustainable location which forms a logical extension of the existing settlement boundary. The thrust of national planning policy seeks to create balanced sustainable communities with new development located within and adjoining those settlements where it can be best accommodated in terms of infrastructure and access. The occupiers of the proposed dwellings would have access to most services and facilities by non-car modes, in line with the objectives of PPW.
- 5.5 The Council has previously acknowledged within several planning appeal that it is required to ensure that there is a genuine 5-year supply of housing land available within the County, and the lack of a 5-year supply is a material consideration. The lack of a 5-year housing supply should be



given considerable weight in favour of the development, and whilst the development would only make a modest contribution to housing land supply, it is still material to the determination of the application.

- 5.6 As confirmed within the supporting Ecological Assessment, the proposed development would have a neutral impact on the Cwm yr Aber Site of Importance for Nature Conservation (SINC) and The Nant yr Aber SINC, which flows through the Cwm yr Aber SINC, thus adhering to Policy SP10 of the LDP.
- 5.7 As illustrated within the supporting highway engineer drawing, through the improvement of the existing access, compliant vision splays can be achieved. It is therefore reasonable to conclude that the new the improved access would not have an unacceptable risk to highway users or detrimental impact on highway safety, as such would adhere to Policy CW3 of the LDP.



6.0 CONCLUSION

- 6.1 The proposed scheme will take maximum advantage of the site's position within this established residential area.
- 6.2 The proposal would create an attractive and high-quality sustainable development which would utilise a low value and redundant parcel of land which directory bounds the existing settlement boundary.
- 6.3 The proposed application adheres to National and Local policies and guidelines and does not adversely affect the highway safety or residential amenities of the area as to warrant a refusal.