

**Design and Access/ Supporting Statement,
including Affordable Housing, House Type, Open Space and Lifetime Homes
Statements.**

Full Application

**Residential Development of 42 dwellings, including proportion of
affordable housing and associated works (part of allocated site H0201)**

**at
Phase 3 Maes Y Dderwen,
Cardigan,
Ceredigion.
SA43 1PE.**

**For
T.I Davies a'i Fab Cyf**

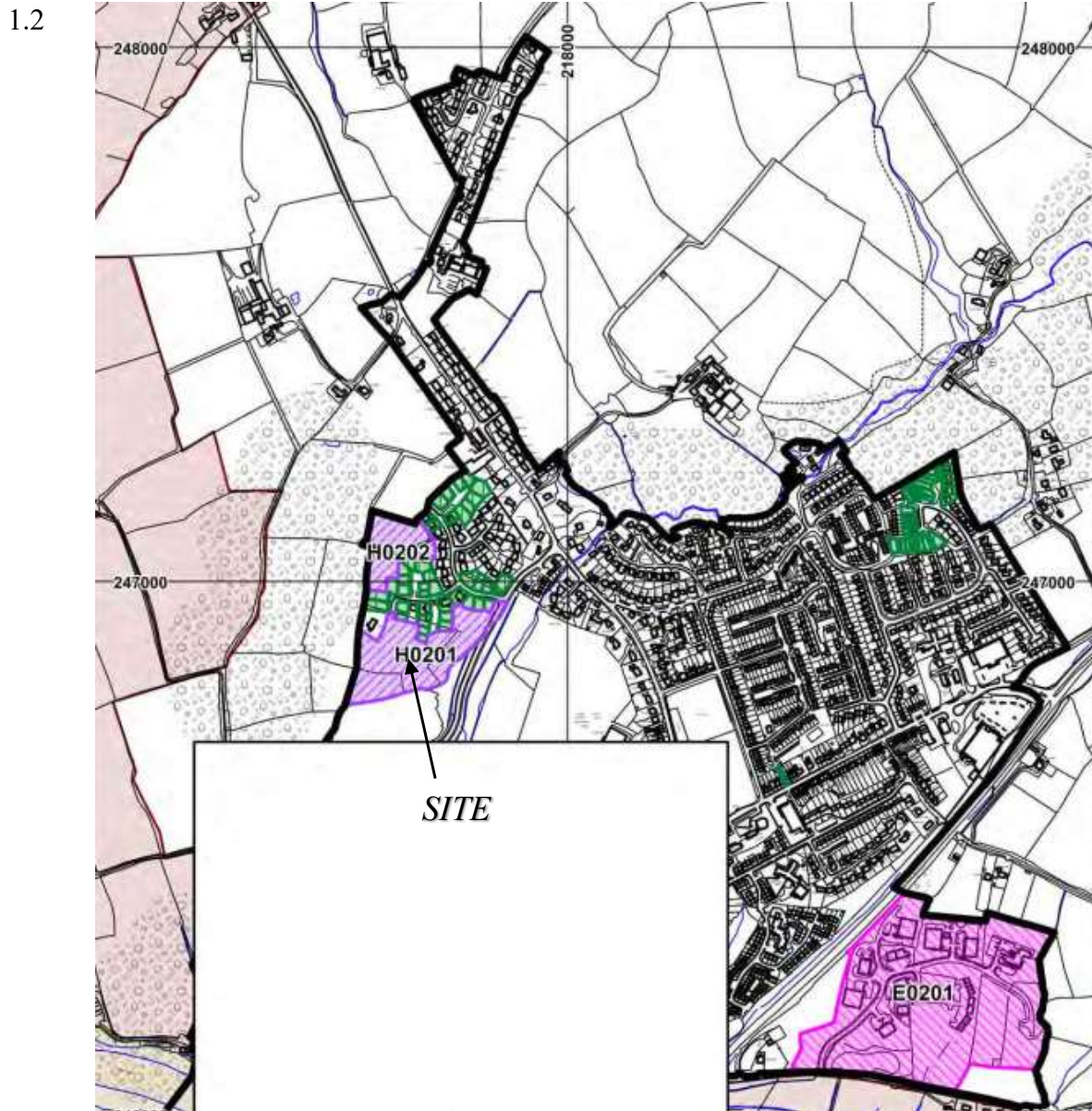
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1 General Description

- 1.1 The proposed development would involve the erection of 42 residential units including circa 8 affordable units, to form phase 3 of the residential development of Maes Y Dderwen, Cardigan. The site consists of agricultural land adjoining the existing residential estate.



LDP Extract

1.3



Proposed layout plan.

1.4



3D view of proposed layout.

2 **Application**

- 2.1 This Design and Access Statement (DAS) has been prepared in support of a Full Planning Application for residential development at the above site, as required by the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 (para9.4). The DAS, amongst other things, explains
- (a) the design principles and concepts that have been applied to the development,
 - (b) demonstrates the steps taken to appraise the context of the development and how the design of the development takes that context into account,
 - (c) explains the approach adopted as to access, and how policies relating to access in the development plan have been taken into account; and
 - (d) explains how specific issues which might affect access to the development have been addressed.

The statement is split into two sections, firstly dealing with the legislative requirements of a DAS and secondly planning policy considerations, although the document has been written as one to avoid repetition.

- 2.2 The statement has been prepared by Llyr Evans BSc, MSc, MRTPI, (Director) Llyr Evans Planning Ltd. appointed by T I Davies a'i fab. The statement is based on information supplied by the applicant, and the other consultants. Please Note: All stated dimensions and distances are approximates and based on the best information available. Please refer to the submission plans for detailed information.

- 2.3 The application details include:

- DAS and Supporting Statement,
- Full Application Forms,
- Full set of plans,
- Biodiversity Survey Report,
- Transport Statement,
- SuDS Scheme,
- Pre-Application Consultation (PAC) Report.

3 **Applicant**

- 3.1 T.I Davies a'i Fab Cyf , 5 Maes y Dderwen, Cardigan, Ceredigion. SA43 1PE.

4 **The Proposal**

- 4.1 The aim of the development is to provide functional and attractive dwellings in a sustainable location within the settlement boundary of Cardigan. The development would provide an attractive mix of dwellings, including bungalows, semi-detached two storey dwellings, detached dwellings and flats to complement the existing residential estate.

- 4.2 The total number of residential units would be 42 within this phase, of which the developer anticipated that 8 would be designated as affordable housing as Discount for Sale units (subject to further assessment of the GDV of the development- see later section).

4.3 The development would be configured with the dwellings orientated along a central estate road as per the existing estate.

4.5 The site area and number of dwellings does not appear to exceed the thresholds for a Screening Opinion under the Environment Impact Assessment Regulations as amended (2017), being a development of under 150 dwellinghouses on a site of under 5hectares.

5 Desk-top observations:

- *LPA*- Ceredigion County Council.
- *Local Development Plan (LDP)* adopted 2013.
- *Settlements*- The site is within the settlement boundary for Cardigan, which is designated as an Urban Service Centre under the LDP.
- *Allocations*- The site forms part of allocated housing site H0201.
- *Access*- The site is served by an access directly from the existing estate road and a new access proposed from County Road to the east.
- *Public Rights of Way*- None crossing the site.
- *Flooding*- The site is not in a designated flood zone. Part of the land opposite the site, to be designated as Open Space is within a flood zone.
- *Ownership*- Applicant.
- *Historic Environment*- No Historic records on site or in immediate vicinity.
- *Ecology*- A protected species survey report accompanies the application.
- *Other*- An arboriculture survey accompanies the application.

6 **Consultation and Collaboration**

6.1 Trevor Hopkins Associates prepared the plans which accompany the application.

6.2 An ecological appraisal of the site was carried out by I & G Ecology.

6.3 A Transport Statement carried out by ACSTRO assesses the highway implications of the development and the statement accompanies the application.

6.4 Francis Sant and Wyatt and Watts have prepared the indicative SuDS and estate road scheme for the proposal.

6.5 A Tree Survey carried out by Arb Wales and supplemented by Tree Solutions accompany the proposal.

7 **Design Principles and Concepts**

7.1 Planning Policy Wales (11th Edition, 2021) and Technical Advice Note 12 (Design) 2016 identify good design as being the consideration of; access, character, community safety, environmental sustainability and movement. With these issues in mind, the following sections of the statement discuss the main design principles and concepts of the proposal before discussing certain issues in greater detail.

7.2 Access:

- Developing in a sustainable location within an Urban Service Centre,
- Minimising disruption to throughflow of traffic along existing road networks through designing a safe access point and providing sufficient off-street parking provision,
- Providing a mix of house types ensuring access for all,
- Providing level accesses to the plots and within,
- Providing hard surfaces to access ways,
- Complying with Building Regulations in terms of access,
- Promoting sustainable modes of transport.



Photo of the road network leading from the town centre to the site taken from the public highway south east.



View of the site from the from the east.



Photos showing good accessible routes for pedestrians and vehicles leading to the site from the main areas of Cardigan and well-maintained routes within the existing site, which would be continued throughout the proposed site.

7.3 **Character:**

- Reflecting and sustaining prevailing character of the area in terms of layout, scale, appearance and design of the site,
- Reflecting current character whilst also making an efficient use of land,
- Providing a mix of house types and interest to the street scene, ensuring quality and variety of choice,
- Considering the merit of natural features on the site,
- Clearly defining public and private space through the use of robust boundaries,

7.4 **Community Safety:**

- Providing logical, clear and safe access routes,
- Defining public and private space through the use of sensible and robust boundary treatments,
- Promoting natural surveillance through orientation and fenestration of the dwellings,
- Providing Recreational Open Space in an accessible and visible position enhancing a sense of place, surveillance and ownership.

7.5 **Environmental Sustainability:**

- Alleviating the pressure to develop less-sustainable areas supporting the objectives of the LDP and PPW for sustainable forms of development,
- Developing in a sustainable location with good pedestrian, vehicular and public transport connectivity,
- Retention of the majority of the existing hedgerow and incorporation on Natural Amenity Green Space and formal Open Space,
- Orientating and providing fenestration proportions to maximise solar gain, reducing energy demands,
- Utilising existing nearby services,
- Utilising Sustainable Drainage Systems (SuDS) for surface water,

- Considering and understanding the ecological value of the site and mitigating impacts,
- Designing buildings large enough to allow the sorting and storing of domestic recycling and waste at source,
- Strengthening and supporting local supply and labour networks through local procurement, before and during construction.

7.6 **Movement:**

- Understanding traffic generation and movements associated with the development through a Transport Statement and enhancing movement opportunities through enhancing connectivity,
- Promoting sustainable modes of transport through sustainable location,
- Providing safe routes from the public space to the plots,
- Providing hard-surfaced and level surfaces to and around the dwellings,
- Providing functional parking and turning spaces for vehicles within each plot,
- Complying with Building Regulations in terms of access,
- Designing with consideration of the Lifetime Homes Standard.

7.7 Amount of Development and efficient use of land- The development involves 42 residential units over a mix of house types and sizes. The applicants were keen to provide a varied mix to integrate the development into the existing built form of the existing estate and settlement and to cater for local demand. There would be a mix of bungalows, semi-detached two storey dwellings, two storey terraces, two storey detached dwellings and flats.

7.8 Layout- The site benefits from being orientated along an east-west axis, providing an opportunity to maximise solar gain to the dwellings throughout the day. The dwellings would be orientated towards a central estate road resulting in natural surveillance and help create a sense of place, security and **community safety** within the area. The Open space would be provided a short distance from the site enhancing opportunity for members of the public to also utilise the space. Proximity of the site to the road and infrastructure is a key issue in the desirability, viability and deliverability of the site.

7.9 Sustainability, Accessibility and Movement

It is recognised that a key objective of the planning system is sustainable development and the proximity of the development to the town centre and main services of Cardigan would make the site a sustainable location. Furthermore, a bus stop is located a short distance along the County Road.

7.10 Natural features and landscaping.

It is envisaged that retaining structures would be minimised by following the existing contours of the site, with low retaining structures contained within individual plots, as opposed to wholesale levelling of the site. Front gardens would generally remain open and rear gardens would be defined by brick walls and close boarded fencing. These means of enclosure would clearly define public and private space, as well as provide a sense of security and safety for the future occupiers.

- 7.11 The development would be confined within the existing natural boundaries and hedges of the site and thickened where necessary in line with the recommendations of the Ecologist.
- 7.12 The proposed dwellings would have pitched roofs, be traditional in form and would be of a scale compatible with the area. Furthermore, the mix of house types would provide an attractive addition and interest to the street scene.
- 7.13 Natural Features
 Site levels would generally follow site contours towards the western part of the site, with modest areas of cut and fill. Furthermore, orientating fenestration along an east-west axis enables the rear elevation to contribute to the natural surveillance of the area and for solar gain providing attractive internal spaces and reducing the need for artificial lighting and heating, representing clear *environmental sustainability* benefits. Furthermore, commissioning an ecological survey of the site has enabled the environmental and ecological implications of the development to be considered and understood which has resulted in the frontage hedge being retained.
- 7.14 **Appraisal of site context and how the design of the development takes the context into account.**
- 7.15 **Analysis of existing:**
 The site is not located within a conservation area. The housing development immediately to the north of the site, constituting phases 1 and 2 of Maes Y Dderwen are generally traditional in form and construction set under pitched roofs of composite slates. The new Integrated Health Care Facility and Assisted Living development to the south and south east of the site also inform the *character* of the area, but are not determinative and the the proposal would continue the existing form of the earlier phases of Maes Y Dderwen.
Scale and Appearance: The majority of the dwellings immediately adjacent to the site are two or single storey. The health centre buildings are larger, but the visual relationship would appear acceptable given the existing boundary features.
Layout: In the immediate vicinity of the site, consist of estate type development where dwellings are orientated around well-maintained estate roads. Parking for vehicles is generally provided to the front or side of the dwellings with private gardens to the rear. The proposal would maintain and continue this arrangement.
Roofs: Roofs are almost all pitched and orientated parallel to the highway. Coverings include concrete, composite and natural slates.
Materials:
 - Walls are generally rendered, albeit with accent details of brick, composite or timber cladding.
 - Windows and doors are generally uPVC ranging in colour.
 - Means of enclosure are a mixture of hedging, brick and rendered walls, with timber elements. Boundaries between dwellings are a mix of timber and rendered walls.*Landscaping:* Generally includes tarmac or paver hardstandings, lawns and manageable ground planting.

7.16



View of the site from the public highway to the east showing the existing dwellings, boundary treatments and general fall of land.

7.17



As above looking further south.

7.18



Photo taken from the existing access spur between plots 54 and 60 Maes Y Dderwen.

7.19



Photo of the site taken from the existing phase looking south west.

7.20



As above showing the fall in ground level.

7.21



As above looking south east towards Cardigan Centre.

7.22



Photo from within the site near the southern boundary looking south west towards the new Integrated Health Centre.

7.23



Photo from within the site looking east from the western boundary of the site.

7.24



As above but looking north eastwards towards the existing Maes Y Dderwen estate.

7.25



Photo of the existing phase of development showing the typical palette of materials and mix of house types.

7.26



Photo of existing phase of development showing the typical house types.

7.27



Typical scale and finish of two storey dwelling within the existing phase of development.

7.28



Existing single storey dwelling within the existing phase of development.

7.29



Another single storey style dwelling with mature frontage landscaping.

7.30



Dwellings along the frontage to Maes Y Dderwen currently under construction.

7.31



Photo of the area proposed for the Open Space.

7.32



Assisted living accommodation located to the south east of the site.

7.33



Photo of the Integrated Health Centre located to the south of the site, taken from the public highway further south east.

7.34 The proposed development would reflect the existing context by maintaining the general layout and scale and appearance of the surrounding dwellings, whilst also providing interest and variation through differing ridge heights, materials and

detailing. Design cues are taken from dormer windows, bay windows and porches. The dwellings are all well designed and would be attractive additions to the street scene. See examples of typical proposals below:



Proposed Layout



Street scene



Typical single storey dwellings





Typical Two Storey Dwellings



Semi-detached dwellings.



Terrace of dwellings



Street Scene model

- 7.35 Additional dwellings would contribute to a sense of natural surveillance and safety and open frontages along the proposed estate road would help create a sense of place and interaction in the semi-public space. Privacy and safety would be afforded in the rear gardens and robust boundary treatments would provide a sense of security and ownership.



Typical boundary treatments



7.36 LANDMAP is an all-Wales landscape resource where landscape characteristics, qualities and influences of the landscape are recorded and evaluated. The Natural Resources Wales website states that it is a tool to help sustainable decision-making and evaluates 5 spatial datasets.

7.37 The site is located within an area which is designated as follows:

7.38

<u>Spatial Data Set</u>	<u>Value</u>
Geological Landscape	Moderate
Landscape Habitats	Moderate
Visual and Sensory	Moderate
Historic Landscape	Outstanding
Cultural Landscape	High

7.39 The development of the site would not impact significantly upon the categories or result in a change to the above values given the sites proximity to the built form of Cardigan and surrounding development.

7.40 **Policy and Approach to access and Specific Issues affecting access.**

Accessibility and Connectivity- The County Road to the east is a well-maintained adopted highway that links the High Street, Mwldan area and Gwbert Road. A footpath is provided along this route ensuring a safe a convenient pedestrian linkage to the town. Furthermore, a footpath would be provided along the new internal estate roads ensuring that walking is a realistic mode of transport. A new access is proposed to serve this phase, whilst maintaining a link to the existing phase.

7.41 *Levels and gradients-* The County Road is generally flat. The internal estate roads would have minor gradients to account for the fall of the site. The site itself has a fall from west to east. The route to the centre of the settlement to the east is generally to a fall, but is easily negotiated by pedestrians and vehicles.

7.42 *Surfaces-* Existing surfaces are generally bitmac, which is well maintained and adopted by the Highways Authority. Parking spaces would be hard surfaced, as would routes around each dwelling ensuring that the development does not discriminate

against mobility impaired people and ensuring access for all. The use of hard surfaces would make movement easier, as well as reduce maintenance issues.

- 7.43 *Storage and parking-* Parking is provided for each dwelling ensuring that access to the properties by occupiers and visitors is logical and safe. Garages are also provided to some of the units allowing bicycles to be stored securely and safely, promoting alternative, sustainable modes of transport.
- 7.44 Assessing the site against the Parking Standards SPG (adopted 2015), it would be classed as zone 4-5 requiring 1 parking spaces per bedroom to a maximum of 3 spaces. The scheme accommodates these requirements clear of the highway.
- 7.45 Whilst it is anticipated that private motor vehicles would be an important mode of transport given the overall rural character of the area, the proximity of the site to the services of Cardigan and the sites good connectivity would make daily movements on foot achievable and realistic and the site can be considered sustainably located.

7.46



View from the proposed access looking north.

7.47



View from the proposed access looking south.

- 7.48 Policy DM06 (High Quality Design and Placemaking) of the LDP deals with general development assessment criteria, including highway issues. Criteria 5 requires development to:

5. Provide a safe environment by ensuring that the design of buildings and associated routes and open spaces consider safety principles.

- 7.49 Policy DM09 (Design and Movement) requires development to be *designed to secure a welcoming environment which encourages appropriate through movement. It should:*

- 1. Be legible, providing a sense of place,*
- 2. Reflect site function both in relation to its general location and within the site itself; and*
- 3. Encourage active frontages at ground level where development is non-residential.*

- 7.50 For the reasons discussed in this section and in the accompanying Transport Statement prepared by ACSTRO it is considered that the proposal complies with the above policies in terms of highway and access implications.

8 **Policy Considerations**

8.1 **National Planning Policy**

- Planning Policy Wales (Edition 11, 2021).
- Future Wales The National Plan 2040
- Technical Advice Note (TAN) 2: Planning and Affordable Housing (2006).
- Technical Advice Note (TAN) 5: Nature Conservation and Planning (2009).
- Technical Advice Note (TAN) 12: Design (2016).
- Technical Advice Note (TAN) 18: Transport (2007).
- The Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations (as amended, 2017).

- 8.2 Local Development Plan for Ceredigion (LDP), adopted by Ceredigion County Council 28 April 2013.

- Policy S01: Sustainable Growth
- Policy S02: Development in Urban Service Centres (USCs)
- Policy S05: Affordable Housing
- Policy LU02: Requirements Regarding All Residential Developments
- Policy LU05: Securing the Delivery of Housing Development
- Policy LU06: Housing Density
- Policy LU22: Community Provision
- Policy LU24: Provision of New Open Space
- Policy DM03: Sustainable Travel
- Policy DM05: Sustainable Development and Planning Gain
- Policy DM06: High Quality Design and Placemaking
- Policy DM09: Design and Movement
- Policy DM10: Design and Landscaping
- Policy DM11: Designing for Climate Change



- Policy DM13: Sustainable Urban Drainage Systems
- Policy DM15: Local Biodiversity Conservation
- Policy DM20: Protection of Trees, Hedgerows and Woodlands.
- Ceredigion Local Development Plan SPG- Built Environment and Design (January 2015)
- Ceredigion Local Development Plan SPG- Ceredigion County Council Parking Standards (January 2015)
- Ceredigion Local Development Plan SPG- SPG- Affordable Homes (September 2014).
- Ceredigion Local Development Plan SPG- Community and the Welsh Language (June 2015).
- Ceredigion Local Development Plan SPG- Nature Conservation (January 2015).
- Ceredigion Local Development Plan SPG- Open Space (April 2014).

8.3 **Principle of Development**

8.4 **National Policy**

Planning Policy Wales (PPW) (edition 11, 2021) forms the overarching national planning policy document for Wales and sets out the land use planning policies of the Welsh Government. It is supplemented by a suite of Technical Advice Notes (TANs). The main objective of PPW is to promote sustainable forms of development. Section 1 refers to sustainable development and identifies the contribution planning can have to goals of the *Well-being of Future Generations Act*, paragraph 1.15, which include:

8.6

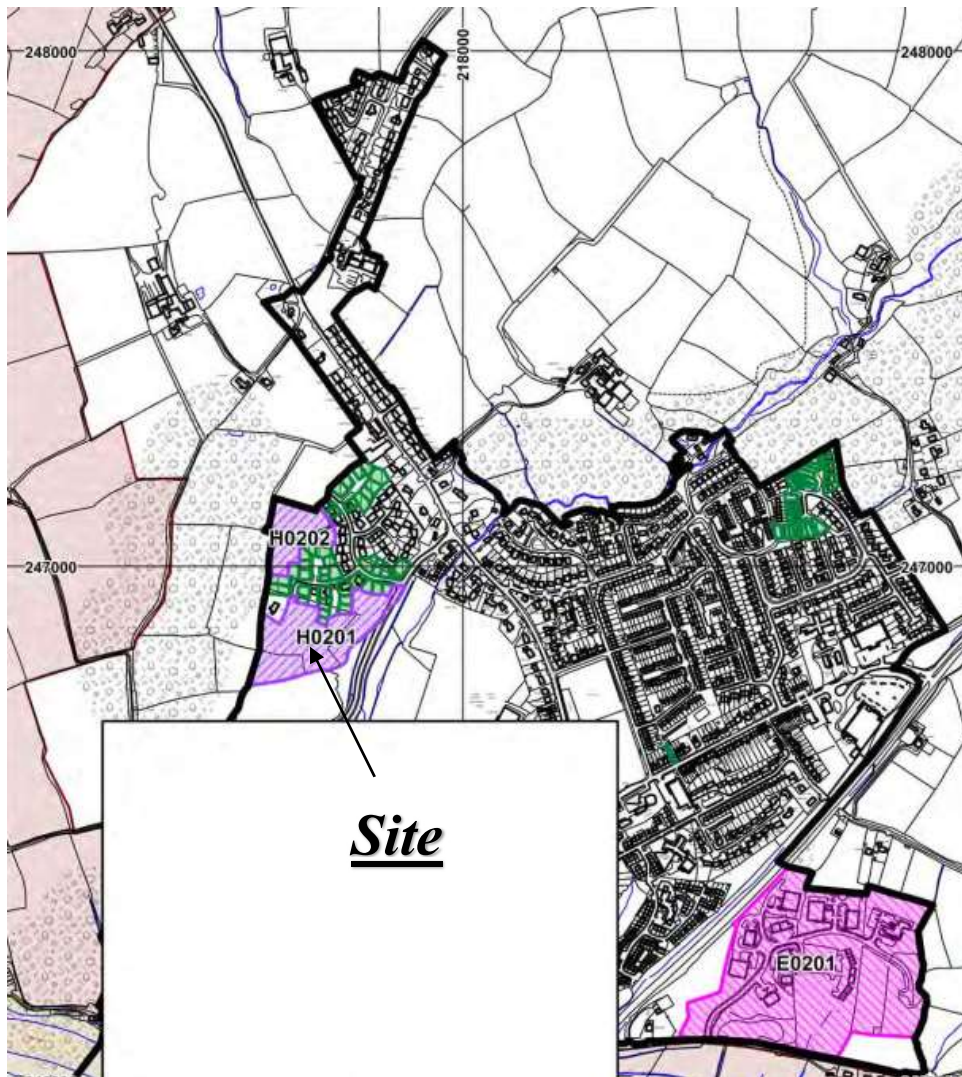
 <p>(PPW 11, 2021).</p>	<p>Figure 2: The Well-being of Future Generation's Goals</p>  <p>(PPW 11, p7).</p>
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- 8.7 PPW 11 identifies that the planning system should, amongst other things, deliver sustainable development and support the well-being of people and communities across Wales (para2.8).
- 8.8 Section 2 of PPW 11 deals with *People and Places: Achieving Well-being Through Placemaking* and identifies the key Planning Principles of:
- *Growing our economy in a sustainable manner,*
 - *Making best use of resources,*
 - *Facilitating accessible and healthy environments,*
 - *Creating and Sustaining Communities,*
 - *Maximising environmental protection and limiting environmental impact* (figure 4, p17 PPW11).

The development would accord with all these principles through the efficient use of land in a sustainable location.

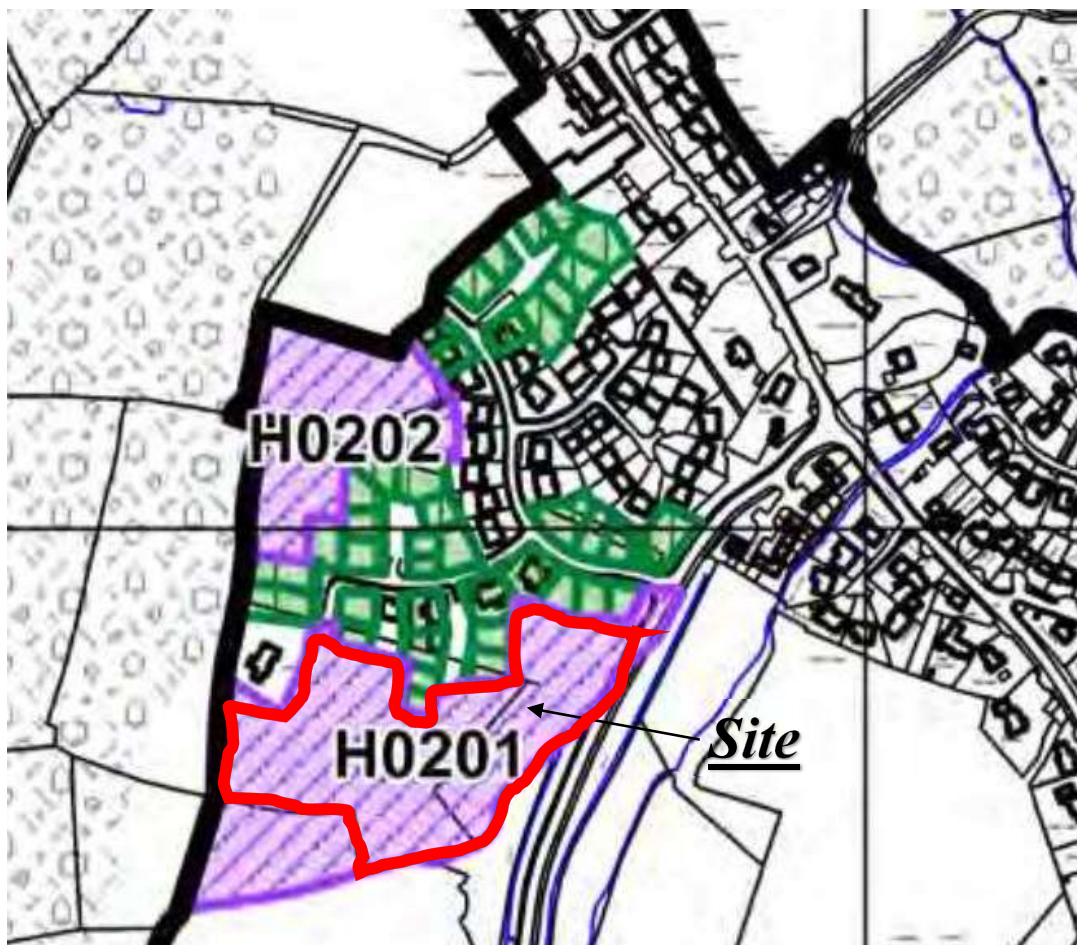
- 8.9 Section 3 deals with Strategic and Spatial Choices and paragraph 3.3 states: “*To achieve sustainable development, design must go beyond aesthetics and include the social, economic, environmental, cultural aspects of the development, including how space is used, how buildings and the public realm support this use, as well as its construction, operation, management, and its relationship with the surrounding area*”.
- 8.10 PPW 11 identifies that “*Developments should seek to maximise energy efficiency and the efficient use of other resources (including land), maximise sustainable movement, minimise the use of non-renewable resources, encourage decarbonisation and prevent the generation of waste and pollution*” PPW 11 para 3.7.
- 8.11 Section 4 of PPW deals with *Active and Social Places* and paragraph 4.2.2 states that the planning system must:
- *Identify a supply of land to support the delivery of the housing requirement to meet the differing needs of communities across all tenures,*
 - *Enable provision of a range of well-designed, energy efficient, good quality market and affordable housing that will contribute to the creation of sustainable places; and*
 - *Focus on the delivery of the identified housing requirement and the related land supply.*
- 8.12 The development would contribute to these objectives through developing land within an identified settlement and part of an allocated housing site with open market and affordable housing that would be deliverable in the short to medium term.
- 8.13 Section 5 of PPW deals with Productive and Enterprising Places and states amongst other things, that the planning system should *facilitate the integration of sustainable building design principles in new development and maximise renewable and low carbon energy regeneration* (para 5.7.8). The development would contribute towards securing these objectives through an efficient use of land, sustainable house designs and connectivity of the site to the centre of the settlement and services further afield.

- 8.14 The development of the site would contribute to the objectives of PPW and the LDP, bringing forward deliverable and marketable housing. It is anticipated that the site would be developed in its entirety by the developer ensuring a consistent approach to the site and timely delivery.
- 8.15 Local Policy
The housing strategy for Ceredigion under the LDP identifies a hierarchy of settlements, consisting of Urban Service Centres, Rural Service Centres and smaller Linked Settlements, whereby the majority of housing should be directed to the larger, more sustainable Urban Service Centres and Rural Service Centres. This strategy was developed to steer development to the areas of need and to the most sustainable locations close to commercial and recreational services, to the benefit of the environment, society and local economy.
- 8.16 Policy S01 of the LDP identifies the strategy for the sustainable growth of residential development within Ceredigion. The proposal would contribute towards the sustainable growth of Cardigan and to the objective of providing 6000 new dwellings within the county.
- 8.17 Cardigan is defined as an Urban Service Centre (USC) under the LDP with a potential housing growth of 420 units during the plan period. The Settlement Statement for Cardigan under the LDP recognises its importance in serving its area regarding its local shopping, social, recreational needs and educational needs as well as its tourism role.
- 8.18 The site lies within the settlement boundary as designated by the LDP (2013). Policy S02 (*Development in Urban Service Centres (USCs)*) requires that development is located within the defined settlement boundary, accords with the provisions of the Settlement Group Statement and satisfies all other Plan policies. The development would comply with these objectives and develop part of the allocated housing site H0201.
- 8.19



Extract from the LDP 2013- Scale unknown. Site identified.

8.20



Extract from the LDP 2013- Scale unknown. Approximate site identified by red line.

8.21 The Allocated Sites Schedule for the site identifies a guide density of 28 dwellings per hectare, an estimated yield of 78 units and circa 15 affordable units. Making allowance for the southern parcel of land, being excluded, the provisions of the site are broadly within these parameters, when considering the character of the surrounding area, open space and SuDS.

8.22 In terms of general direction of growth for the settlement, the statement states:

“Opportunity to meet the remaining number of units identified by the LDP (146 units) has been provided for through the allocation of 4 sites as detailed in the Allocated Sites Schedule. The sites allocated have been assessed and re identified as being the best options in the Service Centre to provide opportunity for growth in a sustainable location and in a location which will enhance and respond positively to the existing built form.”

8.23 The latest Housing Monitoring figures show 392 completions for Cardigan and a remaining requirement of 69 dwellings. Furthermore, the Joint Housing Land Availability Study for Ceredigion County Council (2019) identifies a housing land supply of 2.2 years. Traditionally a 5 year housing land supply has been necessary, and whilst it is acknowledged that the Welsh Government has discontinued *Technical Advice Note 1: Joint housing land availability studies* whereby Planning Policy Wales (edition 11) places greater emphasis on housing trajectory, the study provides

useful information in relation to supply of land for housing and likely deliverability of identified sites, as such, the site would provide valuable, deliverable housing land.

8.24 The Welsh Language and the Community

The Cardigan Settlement Statement continues by stating the *“there is no reason to believe that the level of growth proposed for Cardigan would have significant negative impact on the community and its Welsh language and as such there is no need to control the rate at which development should come forward during the plan period.”*

8.25 Conclusion on Principle of Development

The site is located within the settlement boundary for Cardigan and is part of an allocated housing site. The development would complement the settlements role within the county and contribute towards needed housing and as such the general principle of development in land use planning terms would appear acceptable.

8.26 General Considerations

Policy DM.06 of the LDP contains general criteria against which all developments should be assessed.

8.27 Character and Visual Amenity

This issue is discussed in some detail under the DAS. The proposal would see the development of 42 dwellings within this third phase of the residential estate. The development would relate well to the existing completed phases of Maes Y Dderwen as well as the adjoining land. Landscaping would be simple and reflect the existing lawn and ground planting of the existing residential development in the area.

8.28 The mix of two storey detached, semi-detached, terrace and single storey dwellings with varying appearance would provide interest and variation to the scale and appearance of the development and street scene. Building finishes would complement the existing buildings in the area, with a mix of render and brick walls, composite slate roofs and uPVC windows proposed.

8.29



Photo showing existing dwelling and typical palette of finishes and materials.

8.30 It is therefore considered that the development would accord with criteria 1, 2, 3 and 10 of policy DM06 of the LDP.

8.31 **Residential Amenity**

8.32 *Existing Residents:*

There would be adequate separation from the dwellings within the existing residential site to ensure that the proposed dwellings would not result in an overbearing impact upon these occupiers or result in unreasonable loss of privacy or living conditions.

8.33 *Proposed Residents:*

Each dwelling is offered ample independent and useable amenity space which are similar to the amenity spaces offered to the occupiers of the adjoining dwellings.

8.34 In light of the above, it is considered that the development would accord with criteria 2, 5, 6 and 7 of policy DM06 and policy LU24 of the LDP in relation to residential amenity and open space.

8.35 **Biodiversity**

8.36 The ecological surveys of the site revealed it to be of limited ecological value albeit boundary features should be retained. It is proposed to retain the existing hedges within the site and the landscaping within each plot. Enhancements are also proposed.

8.37 The Open space provided, discussed below, would also result in ecological enhancements. It is understood that the site falls within the Teifi Marine Catchment and therefore the development of the site raises no issues with regards to Phosphate compliance within the lower Teifi.

8.38 In light of the above, it is considered that the development would accord with criterion 4 of policy DM06 and policy DM15 of the LDP in relation to Biodiversity.

8.39 **Access and Highway Implications**

These issues are discussed in detail above and in the accompanying Transport Statement with the conclusion being that the development would accord with policy DM03, criterion 5 of policy DM06 and policy DM09 of the LDP.

8.40 **Other Considerations**

8.41 **Drainage**

Foul water would be connected to the public system located within the existing highways.

8.42 Surface water from the dwellings would be dealt with through permeable surfaces, soakaways and rain gardens complying with SuDS strategies- see associated plans and details. There are no known issues of flooding on the land proposed to be developed for housing and the land is not within a designated flood zone. The land to the west of the County Road where the Open Space would be located is partially within a C2 Flood zone, but this would not be classed as a vulnerable use and would be compatible.

8.43 Historic Environment

The site is located outside the Conservation Area for Cardigan and there do not appear to be any listed buildings or historic assets on or adjoining the site that would be directly impacted upon as a result of the development. It is understood that there are a number of Scheduled Ancient Monuments (SAMs) within 2km of the site, however given the sites proximity to the built form of Cardigan and intervening areas, it is not considered that the development would result in impacts upon the setting of these designations.

8.44 Open Space

The scheme also offers an area of Communal Accessible Natural Greenspace and Equipped Natural Play Space which would accord with the requirements of the SPG dealing with Open Space Provision, the Allocated Sites Schedule for site H0201 and policies LU24 and DM10 of the LDP. Under this phase a total of 0.24ha of Communal Accessible Natural Green Space and 0.095ha of Equipped Natural Play Space would be required as a result of the estimated 118 bedrooms. It should be noted however that the proposed open space area is larger, taking account of later phases of development, namely allocated site H0202.

8.45 Lifetime Homes Standard

The development would be compliant with Part M of the Building Regulations in relation to accessibility, however consideration has also been given to the Lifetime Homes Standard. The development accommodates a number of these requirements through the provision of ample parking within each site with hard surfacing and low gradients to approaches to the dwellings. Internally doors, halls and circulation space would have minimum clearance of 800mm and be level where possible. The principle living areas would provide room for manoeuvring of wheelchairs and potential for entrance level bed space has been made to most units. WC, shower and services would be accessible by providing maximum control and handle heights of 1.2metres and provision of home offices is made within most units.

8.46 Affordable Housing and Housing Statements

8.47 *Affordable Housing*

The Supplementary Planning Guidance dealing with Affordable Homes (2014) outlines the requirements for affordable housing in Ceredigion.

8.48 The SPG identifies an affordable housing requirement of 20%, which on the site of 42 dwellings would equate to 8.4 affordable units. Gross Development Value (GDV) information for the development would be provided to the LPA at application stage as a means of comparing the 20% on-site provision with a calculation of 10% of GDV.

8.49 The site would include 42 dwellings as described below, with indicative phasing as follows (subject to demand):

Phase 1:

Plots 1 to 9 plus 41 and 42

Phase 2:

Plot 11
Plot 12 and 13- Affordable 2 Bed Semi-detached Houses
Plot 14 and 15- Affordable 2 Bed Semi- detached Houses,
Plot 16
Plots 24-27

Phase 3:

Plot 17,
Plots 18-21
Plots 22 and 23- Affordable 2 Bed Semi- detached Houses,
Plot 39 and 40

Phase 4:

Plots 28, 29 and 30- Affordable 2 Bed Terraces.
Plots 31 to 38

9 **Conclusion**

- 9.1 The proposal involves the development of a site within the settlement boundary of Cardigan and includes part of an allocated site, making the proposal a sustainable form of development that would contribute positively to the area. The development responds to the prevailing character of the area and maintains access to the remainder of the allocated land. The development would comply with the objectives for Cardigan outlined in the Settlement Statement of the LDP and contribute towards housing supply in the area in a sustainable manner.
- 9.2 The proposal has considered impacts upon existing residents and the layout has been designed accordingly. Furthermore, impacts upon biodiversity as a result of the development would appear to be low and can be acceptably managed.
- 9.3 The site would benefit from good connectivity to the services of Cardigan and the occupiers would contribute to the vitality of Cardigan. Furthermore, services and utilities to the site would appear to be in place to serve the development.
- 9.4 In light of the above it is considered that the development accords with the LDP for Ceredigion (2013) as well as the objectives of PPW.

END