

DDD DAS - Proposed residential development on land adj to Gelynog Court,
Beddau
Design and Access Statement

Proposed residential development including new access, parking and new pavement along Penycoedcae Road on land adj to Gelynog Court, Beddau, CF38 2RD



Mr G. Jenkins of Dehewydd Partners
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1.0 Summary of the proposal

1.1 The proposed site lies immediately adjacent to the northern settlement boundary of the village of Beddau which is classified as a smaller settlement in the adopted Local Development Plan.

1.2 The development proposes the development of 12 dwellings set in spacious plots accessed off a new entrance created off Penycoedcae Rd. Based on extensive ecological, landscape, arboricultural and drainage advice the development protects and enhances areas of wet woodland, trees and habitats. The development would provide for a 2m wide footpath to link to the existing 10 dwelling community at Gelynog Court and Plan R Ltd, Bridgend

surrounding dwellings and provide safe walking route to the Council owned land at Bryn Celynnog School. In this way it would both benefit the proposed and existing occupiers in the area assist in providing safer access to the school, shops and local facilities in the village.

1.3 The scale and mass and orientation of the dwellings would lead to a quality residential development located in a sustainable location which would increase the choice and range of new housing in the County Borough which has a very poor track record in housing supply against objectively assessed housing need.

2.0 Brief and Vision

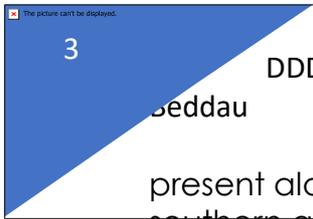
2.1 The aim of the proposal is to increase the range and choice of housing in a sustainable location which with the offer of a new length of 2m footpath will provide safer pedestrian access into the village for existing nearby occupiers and for future occupiers of the new development. The development retains important woodland, wetland and habitats.

3.0 Site and Context Analysis

3.0 The proposed site lies immediately adjacent to the northern settlement boundary of the village of Beddau which is classified as a smaller settlement in the adopted Local Development Plan. Immediately to the south of the site lies the Bryn Celynnog Comprehensive School with the school fields lying contiguous with the southern treed boundary of the proposed development. The site, while in planning terms classified as being in the countryside, lies to the south of a group of 10 houses formed around Gelynog Fawr Farm, Gelynog Court and Gelynog Villas and the dwelling named O'r Diwedd. To the south east lies a large serviced longstanding caravan park.

3.1 The existing site is greenfield and 1.61ha in area with the proposed development occupying 0.90ha of the land towards the N-W. The ground topography of the site comprises of the higher pastureland to the N-W adjacent to the local road and lower marsh and woodland at levels ranging from circa 140m to 133m AOD, an average gradient of 1 in 16. The site was formally a pony paddock but is currently unmanaged grassland and woodland.

3.2 In ecological terms the majority of the site supports poor semi-improved grassland with some areas of better quality semi-improved grassland indicative of a wet pasture. The northwest corner of the site supports a larger extent of marshy grassland/wet pasture. This area supports greater than 25% cover of soft rush and due to the lack of/low level grazing in the field is classified as marshy grassland. An area of wet semi-natural broad-leaved is present within the west of the site. This area supports a hedge bank with mature trees along its southern boundary and borders a stream to the west. Dense stands of scrub are present within the western half of the site. Scattered trees are present within the site, these were predominately alder and willow. A species poor native hedgerow is



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present along the eastern boundary alongside Penycoedcae Road. The southern and western boundaries support a remnant hedgerow with grown out trees and hedge bank present

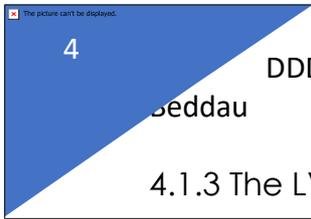
4.0 Interpretation and Design Development

4.1 Landscape and Arboricultural Strategy

4.1.1 Consultants **Mackley Davies Associates** have undertaken a LVIA examining potential landscape and visual impact effects associated with an outline planning application.

4.1.2 The LVIA recognises that the landscape setting of the site can be defined as:

1. The site lies to the north of Beddau, a large former mining village around 2.4km north east from Llantrisant, occupying higher ground between the Nant Myddlyn and Nant Muchudd. The village housing stock is not distinctive, with more historic stone-built cottages at the edge of the village.
 2. To the north of the site, adjacent housing at Gelynog Court is a small (6no) cul-de-sac 1980-90's development of bungalows set behind close board fencing. Older properties in this area include two semi-detached older stone villas on the opposite side of the road, set behind a stone wall, and a number of stone-built cottages (formerly Gelynog Cottages) to the west which have been modernised and extended. The property immediately adjoining the site to the north is accessed separately from Penycoedcae Road.
 3. To the south of the site lies the playing fields of Bryn Celynnog Comprehensive School, the athletics track is very visible from the wider countryside.
 4. To the west lies sloping pasture with tree lined stream corridors, small irregular shaped fields are defined by good condition hedgerows with trees. Mature hedgerow and field trees are an important landscape feature. The landscape to the east is more disturbed, with the former Cwm Coke Works dominating the valley floor and a gypsy and traveller site to the south east.
1. Penycoedcae Road is a lit, narrow lane with no footpath and overhanging trees and hedges, the road is busy with local traffic including buses and connects to Pontypridd 6.4km to the north.

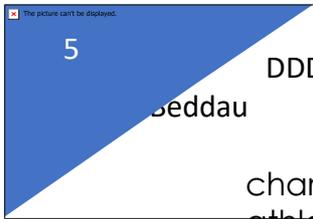


4.1.3 The LVIA describes the site itself in the following way:

2. The site is immediately bounded by housing to the north, the road to the east, school grounds to the south, and stream to the west with undulating pasture beyond.
3. The site occupies one field parcel, a mosaic of semi-improved grassland and wet pasture, marshy grassland, dense scrub, occasional scattered young alder and willow, and boundary hedgerows, with a stream along the west boundary and wet woodland dominated by alder.
4. The east boundary with Penycoedcae Road has a species poor, narrow hedgerow on hedge bank with occasional young ash, recently flail cut. Dominant species are hazel, holly, hawthorn with understorey of ivy and ferns.
5. The south boundary is defined by a line of mature trees, dominated by 12-16m high oak, with some ash and silver birch, and an understorey of gappy outgrown hedge bank with hazel and holly. The hedge helps screen the school secure boundary fence.
6. For more detail refer to the Tree Report by Mackley Davies 2020 and Preliminary Ecological Appraisal by MPS Ecology.
7. Existing ground within the site is sloping from a maximum 140.25m at the site entrance to 133.00 in the south west corner leading onto a 3m slope down to the wet alder woodland.
8. The geology is fill over a mix of mudstone, siltstone, sandstone, the soils are slowly permeable seasonally wet acid loamy and clayey soils associated with seasonally wet pastures and woodlands and typical of 15% Wales.

4.1.4 The LVIA examines the ability of the landscape character to accommodate the proposed development change of green field to housing without detriment to the key landscape characteristics. The LVIA assesses that the small development can be successfully assimilated into the landscape without significant detriment to the quality of the landscape character and the objectives of the Special Landscape Area designation. Its main landscape assessment findings are:

1. The site lies at the edge of the Special Landscape Area (refer Plan 5) with clearly defined boundaries to the north, south and east and will be contained within one field parcel. Housing development will appear as an extension to housing at Gelynog Court and will be perceived as a small scale extension to the built environment of Beddau, linked to the



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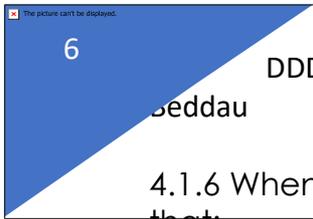
Penycoedcae

character of the village through the school, formal playing fields and athletics track to the south, and the gypsy/traveller site to the south-east.

2. The indicative layout on Plan 8 has been designed around a number of site constraints, including retention of the mature tree lined southern boundary, providing a sufficient set-back from Penycoedcae Road to enable planting of a replacement native hedge, working within the main site terrace area to maintain an adequate buffer onto pasture land to the west, and retain alder dominated wet woodland.
3. Removal of the roadside hedge and bank flora will provide an adequate visibility splay and open up opportunities for a much needed footpath. The hedge is species poor and although is a key landscape characteristic, proposed native tree, hedgerow and groundcover planting on a set-back line will compensate for any losses.
4. Removal of a small group of birch and cypress trees within the front garden of the adjacent property will be required to provide an adequate visibility splay. Proposed tree and hedge planting on a set-back line will compensate for any losses.
5. Mitigation measures will be needed to ensure the proposals retain the mature tree boundary to the south, vegetated stream corridor and wet woodland to the west, replacement road frontage hedge, along with the use of low single storey buildings to the west and a planted landscape buffer onto pasture, careful ground modelling, and new locally native tree and hedgerow planting to soften building elevations and parking.

4.1.5 In terms of landscape character impacts the conclusions are:

1. The sensitivity of the landscape to the change proposed could be assessed as Medium (due to the designation as a Special Landscape Area), the evaluation of 'Moderate' by LANDMAP for the Visual and Sensory layer, and the contribution to the wider landscape made by site trees in particular the mature oaks along the south boundary.
2. The magnitude of change will be noticeable and long-term, so is assessed as Medium although impacts will be local and site based.
3. Provided mitigation measures are undertaken, the overall impact on landscape character is assessed as Adverse Minor, a localised adverse change to the existing overall character with good scope for mitigation.



4.1.6 When assessing visual and amenity impacts the judgement of the LVIA is that:

Due to the undulating topography and existing tree cover at the site and within the wider context, views will only be available from a very limited number of locations:

1. glimpsed view up to the west boundary along the run of overhead power lines from a limited section of public footpath 208;
2. oblique views down from dwellings which overlook the site;
3. open views down from the immediately adjacent dwelling and opening up of views onto Penycloedcae Road;
4. open view level alongside the site from Penycloedcae Road; and
5. potential for level glimpsed views in winter from the school playing fields

4.1.7 Good design following the principles outlined below in 'Landscape Mitigation Measures' will reduce impacts. Impacts can be reduced from day one by the use of good layout, careful use of levels, and retention of boundary trees. New planting may take over five years to establish, but will over time eliminate or substantially reduce many impacts, with more mature planting at key locations such as the road frontage potentially reducing impacts sooner.

4.1.8 The visual sensitivity of the receptors to change may be High for residents as their existing view is to an enclosed field parcel, although some residents may prefer a view onto neighbouring property. More open views from Penycloedcae Road and a short section of footpath 208 may be Medium sensitivity as the site will be seen against the backdrop of housing at Gelynog Court and adjacent school grounds.

4.1.9 Where visible, the magnitude of change will be largely contained within or immediately adjacent to the site, the change will see a development of 12 dwellings replacing a sloping paddock in poor condition, although enclosure by trees to the west and south will remain unchanged. This will be a Medium change for adjacent residents i.e., a noticeable change in the view, reducing to a Small change for road and footpath users as views quickly change and are seen against an existing backdrop of housing.

4.1.10 Assuming good use of layout, and successful retention of boundary trees, the overall visual effects of the proposal from a limited number of viewing points will be at worst adverse Moderate for adjacent residents, and adverse Minor for other users, with effects decreasing as planting mitigation takes effect. The undergrounding of overhead wires will provide a Minor benefit.

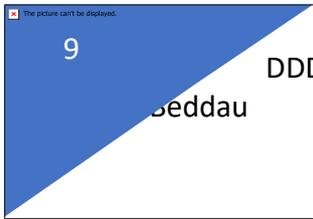
4.1.11 The LVIA recommends 14 mitigation measures from the need to: conserve the key qualities of the area; meet the Local Development Plan policies; provide screening of the proposal; and take the opportunity to enhance landscape and biodiversity interest. Examples of mitigation measures include:

1. Provide adequate tree protection in line with Mackley Davies 'Tree Survey';
2. Provide protection for stream corridor and wet woodland vegetation in line with the Ecologist recommendations;
3. Minimise impacts on the wet woodland by careful location and layout of the attenuation pond and linking drains;
4. Replacement native hedge to Penycoedcae Road, outside visibility splay +1m on a low rollover bank, with relocated hedge bank flora or new native groundcover planting, and occasional trees where space allows. Using semi-mature stock to provide early impact;
5. Gap up hedge along school boundary with holly to reinforce a year-round buffer between uses;
6. New native hedge planting along south garden boundaries to define residential use and provide a buffer onto the school playing field, creating a new albeit shaded open space which can be managed for residents as an informal amenity area or for biodiversity objectives. Height will need to be maintained to avoid shading gardens; and
7. Materials used for buildings and hard landscape areas should reflect the landscape context of the Special Landscape Area at key points across the site such as the entrance and frontage.

4.1.12 The conclusions of the LVIA are:

1. The proposal is an outline application for the construction of 12 dwellings with associated access, parking, gardens, and service infrastructure. Vehicular access will be from Penycoedcae Road and a new footpath is proposed along the site frontage.
2. Surface drainage measures will include provision of an attenuation pond, located below the main site to the west, along with a network of bioretention planters and swales across the development.
3. The site lies to the north of Beddau, at the eastern edge of the 'Mynydd Glyn and Nant Muchudd Basin' Special Landscape Area.
4. LANDMAPs Visual Sensory aspect for the site Nant Muchudd - CYNONVS633 is described as Mosaic lowland valleys and evaluated as Moderate - attractive and generally unspoilt but not strongly distinctive.

5. The site is immediately bounded by housing of Gelynog Court and older vernacular housing to the north, Penycoedcae Road to the east, fenced off school grounds with a mature tree boundary to the south, and elevated above young wet alder wood with a stream to the west and undulating pasture beyond.
6. The site will be accommodated within one field parcel. A Tree Constraints Plan has informed the indicative layout and confirms that the mature site trees along the south boundary can be successfully retained. The road frontage species poor hedge is proposed for removal to both provide a safer route for pedestrians and also help meet visibility splay requirements.
1. Good design at the Reserved Matters stage following the principles outlined in 'Landscape Mitigation Measures' Section 9 and shown on Plan 9 with sections on Plan 10 will eliminate or substantially reduce impacts. Immediately through the use of good layout and careful use of levels, selection of materials to reflect the Special Landscape Area, retention of boundary trees and wet woodland, and through replacement of the road frontage hedge with a native hedge and trees using more mature stock to provide immediate impact.
2. Longer term, following successful plant establishment, impacts will be further reduced by the provision of a visual buffer to the west and north, softening views for residents and footpath users.
1. Undergrounding of overhead wires, the extent of potential native hedge, tree and surface water bioretention planting will provide landscape and ecological benefits.
2. The sensitivity of the landscape to change is assessed as Medium and the magnitude of change is assessed as Medium. Impacts will be localised and provided mitigation measures are undertaken, the overall impact on landscape character is assessed as Adverse Minor, a localised adverse change to the existing overall character with good scope for mitigation.
3. Due to the undulating topography beyond the site and existing tree cover at the site, views will only be available from a very limited number of locations. Where visible, the magnitude of change will be largely contained within or immediately adjacent to the site. The change will see a development of 12 dwellings replacing a sloping paddock in poor condition. Assuming good use of layout, and successful retention of boundary trees, the overall visual effects of the proposal from a limited number of viewing points will be at worst adverse Moderate for adjacent residents, and adverse Minor for other users, with effects decreasing as planting mitigation takes effect.



4.2 Ecology

4.2.1 **MPS Ecology** are commissioned by the applicants to provide ecological advice in line with national and local planning guidance and ecological best practice. The attached **Preliminary Ecological Appraisal**.

4.2.2 The major habitats found at the site are detailed earlier in para 3.2. In relation to species the ecological survey found that;

1. No direct evidence of bats was identified during the survey; however, the site supports habitats that provide potential roost sites as well as foraging and commuting habitat;
2. No direct evidence of dormouse was identified during the survey and no historical records were returned from the desk study;
3. No evidence of otter was identified during the survey however, the site was found to support suitable commuting and resting sites to support the species. No records for the species were returned during the desk study;
4. The site and wider area supports terrestrial habitat suitable to support great crested newt, however no suitable breeding habitat was identified within the site. A review of aerial imagery identified a pond in the adjacent field. The pond was visited during the field survey and was found to be dominated by bulrush, with frequent soft rush at the edges and a number of willow trees.
5. The whole site also provides suitable foraging habitat as well as suitable habitat to support badger setts. No badger setts were identified during the survey however, the thick areas of scrub within the site could have obscured any badger setts present;
6. No evidence of reptiles was recorded during the survey. The site and adjacent areas provides suitable habitat to support common reptile species such as slow worm, common lizard and grass snake; and
7. The site supports suitable nesting habitat for an assemblage of nesting birds and a number records of priority species were returned during the desk study.

4.2.3 In relation to the removal of the hedgerow along the east of the site the ecological assessment notes:

1. It is our understanding that the proposed development may require the removal of all or part of the eastern boundary hedge to facilitate a new footpath. In order to facilitate a new footpath/pavement adjacent to the Penycoedcae Road, approximately 70 m of hedgerow would require removal or translocation. In order to compensate for this loss it is recommended that a minimum of 105 m of hedgerow would be replaced, consideration could be made to providing this alongside

the new footpath and along the western boundary of the development to provide an intersection between the proposed houses and retained areas of habitat.

4.2.4 The ecological assessment of the woodlands to the south west of the area reviewed show that the areas of broadleaved semi-natural woodland are of high ecological value within the context of the total area. The ecologist therefore recommends that these areas are retained and protected to avoid any negative impacts that may damage the ecological context of the habitat. These woodlands are retained and are not included in the red line site boundary.

4.2.5 In terms of grassland habitats the ecologist's advice is that the grassland within the site was generally of limited botanical interest. However, the habitats are likely to provide value to species such as foraging and commuting mammals, amphibians, birds and common reptile species. The retained areas of wet pasture/marshy grassland would benefit from enhancements including the eradication of Himalayan balsam to improve the ecological value of the habitat.

4.2.6 In terms of species, the ecologist's report comments on the need to ensure the protection of bats if any suitable trees for roosting were targeted for felling (see detailed recommendations). In terms of newts the report notes that although no records for great crested newt were returned from the desk study, the species is known to be present in the wider area and is likely to be under recorded. Surveys to inform the Church Village bypass (located approximately 2 km south of the development site at its closest point) identified the presence of great crested newt along the route. Surveys to inform the Cwm Isaf Farm development (located approximately 2.3km south east of the development site at its closest point) also identified the presence of great crested newt eDNA within the ponds on site, although no individuals were recorded during subsequent surveys².

4.2.7 The site supports suitable terrestrial habitat to support great crested newts with a pond also present in the adjacent field that may provide suitable breeding habitat. As this waterbody is located approximately 140 m from the proposed development at its closest point and the development will result in the loss of suitable terrestrial habitat within 140 - 200 m of the waterbody, it is recommended that an eDNA survey of the waterbody is carried out. This should be undertaken by a suitably qualified ecologist between mid April – end of June. The results of this will then inform the requirement for further survey effort such as population class assessments.

4.2.8 The site supports suitable habitat to support common reptile species. Brash and rubble areas along the northern boundary and the boundary

hedgerows provide suitable refugia and areas of shelter. The grassland and scrub areas also provide suitable commuting and foraging habitat. In order to protect any reptile species that may use the area precautionary working methods are recommended.

4.2.9 In terms of ecological enhancements the advice is to recommend provisions for roosting bats and nesting birds are incorporated into the development in order to enhance the ecological value of the site. These could take the form of Habitat Bat Box (or similar) built into the southerly or westerly aspects of the properties. These boxes are best located at between 5 – 6 meters.

4.2.10 In addition, bird nesting provisions such as Ibstock Eco-habitat for Swifts could be incorporated as high as possible at the gable of the proposed properties. The retained area of wet woodland may also benefit from the installation of bat and bird box provisions. In order to protect the ground flora and any protected species using the retained habitats, human activity in these areas should be discouraged through the erection of a suitable fence or hedge planting. Any fences installed should have suitable gaps for mammal access.

4.2.11 In order to provide enhancements for reptiles, it is recommended that the buffer strips between the development and retained southerly hedgerow/tree line are also allowed to establish. These should be relatively unmanaged strips of vegetation including rough grass, scrub and log piles. The provision of hibernacula piles within the western half of the site would also be beneficial to reptiles and amphibians, for more information see the Reptile Habitat Management Handbook.

4.2.12 It is also possible to provide enhancements for hedgehogs by making small holes (13x13 cm) within any boundary fencing, including gardens. This allows foraging hedgehogs to be able to pass freely throughout a site.

4.2.13 Native tree and shrub species of local or at least Welsh provenance and species of known benefit to wildlife in any soft landscaping scheme associated with the development should be adopted, together with use of diverse seed mixes/meadow mixes for lawns/gardens to enhance the habitat for local birds and invertebrates. This will improve ecological connectivity across the site and with other nearby habitats.

4.2.13 The conclusions of the **MPS PEA report** are detailed below:

1. This preliminary ecological appraisal recorded habitats present within the site and made an assessment for the potential presence of protected species. In addition, a desktop study was undertaken to identify any designated sites that may be adversely impacted by any

future proposals of the site and highlight any known records for protected species.

2. Further Phase 2 surveys have been recommended for great crested newt due to the proximity of a pond in an adjacent field and known records within the wider area. An eDNA survey has been recommended in the first instance which will inform the requirement for any further population class assessment surveys.
3. Due to the presence of habitats with the potential to support protected species precautionary working methods have been suggested for reptile and nesting birds.
4. Due to the proposed removal/partial removal of hedgerow along the eastern boundary of the site, compensatory measures have been recommended.
5. A suite of ecological enhancements have also been recommended including the provision of bat and bird roosting provisions, reptile and amphibian buffer strips and log piles, hedgehog gaps and native planting regimes.

4.3 Land and Foul Drainage

4.3.1 **Quadconsult (Consulting Civil & Structural Engineers)** have undertaken a strategic analysis of foul and land drainage options on the site. The main conclusions include:

1. Surface drainage measures will include provision of an attenuation pond, located below the main site to the west, along with a network of bioretention planters and swales across the development.



2. As there is no existing foul drainage network serving the site and no viable connection locally, a private treatment plant will be installed in

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the S-W of the site a minimum of 7m clearance from any habitable building and outside the Root protection Area. This system is to be serviced and maintained by a private management company. (See Appendix F - DS0499O-05 BG BioDisc GA for details)

4.3.2 Quad's summary and conclusions are:

3. The development is located within Flood Zone A (At little or no risk) and is at Low Flood Risk from Rivers, Sea and Surface Water and Small Watercourses.
4. The proposed site levels will be following the existing topography as close and practical, resulting in falls to the S-W corner where the SW and FW systems will gravitate to.
5. Each property will have its dedicated Primary SW treatment and conveying system using a combination of Raised Planters, Bioretention and Permeable Paving.
6. Secondary treatment & conveying system will consist of a network of Swales with pipework connections capturing the road surface runoff and overflows from the primary systems connecting to the attenuation pond.
7. With the Tertiary Pond system, the final feature in a SuDS treatment train and offering storm water attenuation up to and including the 100year return period + 40% for climate change.
8. The final SW discharge connecting to the local stream will be via a flow control device restricting the flow to the Qbar rate of 5.9 l/s mimicking greenfield runoff rates.
9. The SuDS features will present opportunity for planting points of interest and habitat for wildlife softening the impact of the development and complimenting adjacent protected areas.
10. Soakaway testing to BRE 365 will be required to confirm infiltration will not be viable onsite.
11. The proposed properties will be served by a private foul treatment plant which will be installed in the S-W of the development and serviced and maintained by a private management company.



4.4 Coal Mining Risk Assessment

4.4.1 Richard Davies BSc. (Hons), MSc., F.G.S. of Rhondda Geotechnical Services

has been commissioned as the competent person to prepare a C.M.R.A. of the proposed development site. The purpose of any C.M.R.A. is to provide the L.P.A.

with information on possible coal mining and an assessment of its impact on the ground stability of the site in order to satisfy the L.P.A. that the site is, or can be

made safe and stable in line with national guidelines. This has been done in line with the template and recommendations of the C.A. document Guidance for Welsh L.P.A.s (version 4, 2017).

4.4.2 The **Geotechnical Report** concludes that:

This risk assessment has presented abundant evidence from comprehensive research that there is no risk to the proposed residential development from ground stability issues caused by coal mining legacy issues beneath the site. In

particular, the risk from shallow unrecorded workings under the proposed development has been thoroughly examined and discounted. The risk from mine gases in recorded workings beneath the site has been thoroughly quantified and assessed as negligible. Therefore, there is no reason for the C.A.

to object to the planning application in its current form.

4.5 Tree Survey & Arboricultural Impact Assessment

Plan R Ltd, Bridgend

4.5.1 Consultants **Mackley Davies Associates** have undertaken a tree survey and arboricultural assessment to advise on the retention of suitable trees and suitable enhancement opportunities in connection with the proposed layout of the site.

4.5.2 The assessment finds that

1. The plot consists of an area of unmanaged paddock adjacent to Gelynog Court, Beddau. The land is enclosed by a trimmed native hedgerow on the boundary with Penycoedcae Road and a gappy outgrown hedgerow on the southern boundary to Bryn Celynnog Comprehensive School, together with numerous mature oaks growing on a low hedge-bank.
2. The western boundary contains a hollow basin and boundary stream which is covered by developing alder-dominated woodland. The northern edge of the paddock backs onto a small group of residential dwellings around Gelynog Court.
3. The site is accessed via a field gate located in the north-east corner of the site on Penycoedcae Road.
4. The majority of oak trees on the southern boundary are considered to be of high to moderate quality, category 'A' & 'B' trees. The small patch of alder woodland (W1) located within the hollow basin on the south-west corner of the site is also of moderate quality and has been classified as retention category 'B'.
5. The remaining developing young alder woodland (W2) and scattered scrub (G1 & G2) are considered to be low quality category 'C' trees.

4.5.3 In terms of impact on existing trees and mitigation, the assessment notes:

1. The proposed works will result in the removal of three category 'C' trees and a 65 linear metre length of hedgerow (H1).
2. This includes an alder (13) which will be removed to accommodate a private access road together with a birch (16), Leyland cypress (17) and outgrown section of hedgerow (located in the existing adjacent garden) to accommodate a proposed footpath and vision splay.
3. It is considered the loss of these trees could be mitigated with the provision of new tree & shrub planting works.
4. An open drainage channel on the west end of the site extends marginally into the root protection area of the early-mature alder stand

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(W2), however it is considered acceptable as the total required rooting area can be accommodated by offsetting it to the west.

5. Hedgerows to be retained will need to be protected by the provision of suitable barriers as outlined in the tree protection plan and Appendix 2A, together with appropriate ground protection measures where required.
6. Service runs are to be located where possible to avoid the root protection areas (RPA's) of the retained hedgerows and any proposed earthworks for the development should not extend into the construction exclusion zones defined by the root protection area of the hedges.

5.0 The Proposal

Character

5.1 The development aims to increase the range and choice of housing available to the local area and the County Borough that is currently extremely deficient in housing supply with a housing land supply figure of 1.9 years (see Inspector's report) 5-year housing land supply. The development also proposes the creation of a safe and segregated pedestrian route to the edge of development at its southern extremity. This will benefit not only the occupiers of the 12 new dwellings but also the existing 10 dwellings to the north of the site that do not enjoy any segregated route into school, shops or other facilities in Beddau.



5.2 The master planning of the site has been advised by expert topographical, landscape, arboricultural, ecological, strategic drainage and coal mining risk assessment advice (see earlier sections for detail). Key constraints have been identified such as the;

1. Important treed and former hedged boundary to the south of the site where the root protection area of this green infrastructure needs to be protected for visual and ecological reasons;

2. Wooded areas to the south west of the site that remain outside the proposed site boundaries;
3. Need to remove existing hedge alongside Penycoedcae to insert 2m footpath but opportunity to relocate hedge with larger than normal stock as part of early phasing work to re enclose the site.
4. Topography of the existing land profile that drops away to the south - west from the proposed access onto Penycoedcae Road with existence of lower and of boggy ground and overgrown areas to the west; and
5. Need to allow access to grazing land at the north west of the proposed development.

5.3 Key opportunities are identified as;

1. Opportunity to improve active travel and safety for pedestrians from existing and proposed dwellings to school, shops and local facilities in the Beddau village centre through the creation of a segregated footpath to the west of Penycoedcae Road;
2. Increase the range and choice of dwellings houses to meet the severe under supply of new houses in RCT;
3. Limiting development extending right up to the southern treed area to create potential shaded amenity open space for residents or to be managed for biodiversity objectives; and
4. Undergrounding of overhead lines to improve visual amenity of the area and opens up opportunities for tree planting.

5.4 The Mackley Davies LVIA recognises that the layout has been designed to:

- provide sufficient space for a replacement hedge along Penycoedcae Road;
- successfully retain the mature tree line to the south at the boundary with the Bryn Celynnog Secondary School;
- provide single storey bungalow dwellings to reduce visual impacts from the west; and
- although the site is sloping, the dwellings, gardens and road infrastructure have all been located on the main site terrace before levels drop away quickly to the west.

5.5 The outline application proposes the development of a new egress/access onto Penycoedcae Road that would serve access to 12 dwellings set in spacious plots. The 12 dwellings would comprise of the following sized dwellings:

Two affordable x 3 bedroom semi detached dwellings

1. Parameters 9.0 - 10m deep; 5.5 - 6m wide; ridge height 8.0- 8.7m

Four x 3 bedroom bungalows

1. Parameters 9.0 – 10m deep; 12 -13 wide; ridge height 5.0 – 5m.

Six x 5 bedroom dwellings

2. Parameters 9.0 -10m deep; 10-11m wide; 8.0m – 8.7m ridge height?

5.6 The 12 houses are set around the access road with their primary elevations facing onto the road with segregated footways extending to plots 6 and 11

backed by modest front gardens. All dwellings would be provided with large, private and defensible gardens to the rear. Plots 7-10 would be served by a shared driveway. Dwellings would comply with normal objective development management guidelines such as 21m between opposite habitable rooms with rear gardens of 10.5.

5.7 In terms of scale and mass, bungalows are shown on the lower section in order to keep the ridge height down and therefore not impacting on the views from the existing neighbouring plots.

6.0 Access and Movement main heading

6.1 The site is currently accessed from Penycodcae Rd via a field gate towards the north east of the site. The proposed access will be created at the north easter boundary from Penycodcae Road. The highway in this location is lit but has no dedicated footpath. The vision splay provides for traffic travelling at 30 mph and it is recommended that as part of the examination of the application that the Highways Authority recommends lowering the speed of vehicles along the stretch of Penycodcae Rd between the village and Gelynog Court in order to safeguard use of this section of road.

6.2 Proposed access onto the site for vehicles, cyclists and walkers is via Penycodcae Road with a 5.6m internal adopted access road forming a new junction to the north of the development. Given the non-existence of any safe walking route from the existing dwellings and in order to provide convenient and safe opportunities for residents to access the school, shops and other local amenities, the scheme proposes a new length of 2m segregated footway on the western side of Penycodcae. This would link up with the section of footway in front of the existing houses. Given the road conditions and existing and proposed houses it is recommended that RCT Highways increase the distance of the 30 mph zone northwards beyond Gelynog Court. This will reduce vehicular speeds in the interests of road safety and the promotion of active travel. Penycodcae Road is lit in the vicinity of the site.

6.3 The proposal includes for a length of new 2m footpath along the main frontage to significantly increase opportunities for existing and proposed occupiers to walk (and cycle) to school, shops and local facilities in Beddau village. This new footpath will be extended to the north to join up with the existing stretch of segregated footway located at the front of dwellings facing the road at Gelynog Court. The footway will stop at the southern extremity of the site allowing RCT CC to connect to this to allow the continuation of the footway south to link to the existing footway network to the school, shops and other local facilities.

6.4 Within the site, the 5.6m wide adopted highway with adjoining segregated footways provides access to Plots 1-6 and Plots 11-12. Plots 7-10 are accessed by adopted shared surfaces of 7.2m width. The layout allows for convenient movement with appropriate gradients to allow for safe movements of cars, cyclists and pedestrians. The dwellings allow for at least 3 car parking spaces for the dwellings with 6 visitor spaces located throughout the development.

7.0 Environmental Sustainability

7.1 As indicated in the land drainage section, surface water will be captured in swales and pipes and released appropriately through and safely into the existing local stream. It will not therefore lead to any increased risk of flooding through surface water drainage.

7.2 The proposed properties will be served by a private foul treatment plant which will be installed in the S-W of the development and serviced and maintained by a private management company.

7.3 As described in the Landscape and Ecology sections, the majority of important green infrastructure and habitats are maintained with enhancements provided in the form of new trees and bat and bird boxes. The hedgerow that is removed to create the footpath on the eastern side of the site is replaced with a more species rich mix and with larger than average stock. As described further studies are required to examine the issue of Great Crested Newts.

8.0 Community Safety

8.1 The proposed development will have no impact on the wider community on relation to crime or the fear of crime. The design allows for overlooking surveillance at the front of houses. In terms of designing out crime etc detailed issues of windows, doors, fencing can be examined at approval of reserved matters.

9.0 Response to Planning Policy

National Policy

9.1 The most applicable national policy guidance is considered as

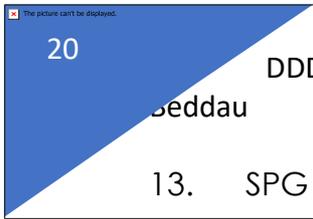
1. Planning Policy Wales;
2. Technical Advice Note 5: Nature Conservation and Planning (2009);
3. Technical Advice Note 6: Planning for Sustainable Rural Communities (2010);
4. Technical Advice Note 8: Renewable Energy (2005);
5. Technical Advice Note 12: Design (2016);
6. Technical Advice Note 18: Transport (2007).

9.2 Relevant landscape policies from the Rhondda Cynon Taf County Borough Council Local Development Plan (adopted 2011) are:

7. AW2 – Development in Sustainable Locations
8. AW5 - New Development
9. AW6 - Design and Placemaking
10. AW 8 - Protection and Enhancement of the Natural Environment
11. NSA 25 - Special Landscape Areas

The Council has also prepared Supplementary Planning Guidance on the following topics which are relevant to the application:

12. SPG 1 Design and Placemaking



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13. SPG 6 Nature Conservation

9.3 LDP Policy **AW 2** confirms that development proposals will only be supported in sustainable locations. Sustainable locations, amongst other things, are defined as being within the defined settlement boundary, have good accessibility by a range of sustainable transport options, and have good access to key services and facilities. The site lies immediately adjacent to the northern settlement boundary of the village running contiguously alongside the school playing fields. The creation of a 2m segregated footway will ensure that the site is not totally car dependent and that people could conveniently walk to school, shops and local facilities. It will also significantly benefit existing residents at the 10 dwellings at Gelynog Court and support safe movement of residents from adjoining dwellings who have no safe walking/cycling opportunities into the village. The fact that a not insubstantial group of dwellings, including a relatively modern cul de sac of houses built to highways and engineering standards, will lie even further north of the proposed development lends credence to the view that the development would be appropriate in its local context.

9.4 Policy **AW5** - New Development, focuses on ensuring that new development protects and promotes existing amenity and that the development would could be safely accessed and promote accessibility. As indicted in the above sections, the development would promote a high standard of amenity in terms of scale, mass, orientation with houses set in spacious plots with good access to green space within the wider site and outside of their garden curtilages. The development, given the distances from existing houses, would have no significant adverse impact although clearly any southerly views would look at houses and gardens although ridge levels have been sensitively set. In terms of accessibility and movement, the transport section above indicates that subject to the appropriate lowering of the speed limit on Penycoedcae Road, the vision splays can accommodate appropriate ingress/egress. The lowering of the speed limit would also seem to be an appropriate recommendation to improve road safety for the existing 10 houses immediately to the north of the proposed site. Internally to the site, the 12 dwellings can be conveniently accessed by appropriately sized roads, footways and shared surfaces.

9.5 Policy **AW6** seeks to support high quality development thorough compliance with 16 criteria. The most appropriate and relevant criterion applicable to a review of the scheme include:

1. They are of a high standard of design, which reinforces attractive qualities and local distinctiveness and improves areas of poor design and layout;
2. They are appropriate to the local context in terms of siting, appearance, scale, height, massing, elevational treatment, materials and detailing;

3. Landscaping and planting are integral to the scheme and enhance the site and the wider context;
4. A high level of connectivity and accessibility to existing centres, by a wide range of modes of sustainable transport;
5. The design protects and enhances the landscape and biodiversity; and
6. The design promotes good water management, including rainwater storage, sustainable urban drainage, porous paving etc.

9.6 While the application is made in outline with all matters reserved, it can be clearly seen that the site contains sufficient land for the development of 12 dwellings while retaining important green infrastructure in the form of woodland, hedges and grasslands. The scale, mass and location of dwellings is appropriate to the local area and matters of detailed design and materials can be controlled at reserved matters stage.

9.7 The detailed consultant's assessment on ecology, landscape and arboriculture demonstrate that landscaping and planting are integral to the scheme and avoid high quality trees and habitats. A further study of Great Crested Newts is recommended along with other mitigation in relation to habitats, trees and species.

9.8 The scheme proposes the construction of a 2m segregated footway as described earlier to increase connectivity for existing and proposed occupiers to the school and village. The site would not be car dependant.

9.9 As described under Land Drainage earlier – the scheme adopts modern day good practice in surface water drainage including the creation of a large attenuation pond.

9.10 Policy **AW 8** – seeks to ensure the protection and enhancement of the natural environment. Both landscape, arboricultural and ecological issues are covered in detail in the attached consultant's reports and have substantially advised the masterplan and layout with emphasis on important constraints. Recommendations include for protection, appropriate mitigation and a further detailed study on Great Crested Newts. The extensive detailed analysis of how the scheme fulfils the expectations of AW8 have been related earlier in this Planning Statement and are not repeated here.

9.11 Policy **NSA 25** - Special Landscape Areas states that development will be expected to conform to the highest standards of design, siting, layout and materials appropriate to the character of the area. The Mackley Davies LVIA recognises that:

1. The site lies at the east edge of an extensive area defined as a Special Landscape Area (SLA) reference SSA 23.6 'Mynydd Glyn and Nant Muchudd Basin' – refer Appendix 2 for detail and covered by Policy NSA 25. The adjacent housing at Gelynog Court also lies within the SLA.



9.12 Earlier sections of this report evidence that while there will be some impact on the landscape, the development can be accommodated and assimilated without significant visual harm.

10.0 Other Material Considerations

10.1 Given the revocation of TAN 1 the Council has the discretion, based on the evidence and facts, to determine the weight to be applied to housing need. The Council has in recent appeals accepted that they can only demonstrate a housing land supply (HLS) of 1.3 years. Moreover, the Council recognises in its SPG that "There is a growing demand for small, affordable and flexible accommodation to meet the changing housing needs of a wide variety of people." Therefore, as it stands, there is a need for housing, a matter which weighs significantly in favour of the application. This approach concurs with that used in appeal reference APP/I6940/A/20/3246396, Land North of Highfields, Coedely, Tonyrefail.

10.2 This clearly is a very seminal decision and shows that despite the revocation of TAN1 (JHLAS) and the amendment to Planning Policy Wales in March 2020, the LPA has the discretion, based on the evidence and facts of the case, to determine the weight to be applied to housing need. It is very obvious that there has been persistent under delivery in the supply of housing for some 13 years in Rhondda Cynon Taff and that this is likely to continue given that very limited progress has been made in terms of the Replacement Local Development Plan with the Candidate Site submission process not due to end until March 31 2021.

10.3 It is also pertinent to point out that amended PPW paragraph 4.2.12 states that:

"planning authorities should also identify when interventions may be required to deliver the housing supply, including for specific sites."

10.4 There is therefore a significant benefit of the proposal from the provision of the additional 12 dwellings when there is such a serious shortfall in the housing supply. Given that the site will also provide 2 affordable houses, be sustainably located through the provision of a new 2m segregated footway

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and close to existing dwellings that form an existing defensible boundary and will not significantly harm landscape, biodiversity or amenity interests, the development can be judged (in the planning balance) to conform with national and local planning policy objectives.