

# DESIGN AND ACCESS STATEMENT

**Heol-y-Glyn,  
Glynneath**

**Section 73 application for the variation of condition 11  
of planning permission P/2010/0260 regarding the  
provision of a near level platform**



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**P2010/0562**  
Development Control  
Application Documents - DC  
Supporting Information  
Design and Access statement

on behalf of

**Cuddy Group**

**June 2010**

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## Introduction

This Design and Access Statement has been prepared on behalf of the Cuddy Group to accompany the section 73 application for variation of condition 11 of planning permission P/2010/0260. This is regarding the provision of a near-level platform and ghost island relating to the approved residential development at Heol-y-Glyn, Glynneath. The application seeks to vary the condition to allow for the provision of the near-level platform prior to the ghost island, such that planning permission can be implemented.

The condition in full reads as follows:

**(11) Prior to commencement of work on site, a ghost island right turn lane shall be provided on Heol Y Glyn in accordance with a scheme which shall first be submitted to and approved in writing by the Local Planning Authority. This scheme shall include street lighting of the junction, anti skid surfacing, high visibility junction signs, slow markings on road etc.**

**Reason:**

***In the interests of highway safety.***

The variation of this condition is sought in order to allow the provision of the near-level platform on site prior to the construction of the ghost island, thereby allowing the planning permission to be implemented. Additionally, this approach would not be detrimental to the development of the site nor the purpose of the condition, as the highways measures that are required will ultimately be provided prior to the construction of the dwellings on site.

The site is located to the southeast of Heol-y-Glyn, which is a main route towards the northeast of Glynneath and is within the county borough of Neath Port Talbot.

The purpose of this document is to provide a clear and logical demonstration and explanation of the various facets of planning policy, design and access in relation to the site and relevant planning policy.

### **Site analysis**

The main site frontage is located on Heol-y-Glyn, whilst there is also a small area of land that meets Woodland Park to the south. The site is immediately abutted by residential units to most directions, except for the northwest where the landscape consists of greenfield land followed by dense woodland.

The majority of the site is largely flat, though there is a gentle slope falling southwards.

At present there is vehicular access from Heol-y-Glyn to the northwest as well as a dilapidated route on Woodland Park to the south.

## Site Context and Location

### Land uses

The application site is 2.7 hectares and is of irregular shape, located on the eastern side of Heol-y-Glyn. The brownfield site slopes downwards towards Brynhyfryd and comprises mostly of scrubland and tipped material. The periphery comprises dense scrub and deciduous trees. The main access is via Heol-y-Glyn.

The south and east boundaries of the site are bounded by the rear of dwellings at Woodland Park and Brynhyfryd. These dwellings largely consist of semi-detached units with outbuildings, almost exclusively of two storeys in height. There are very few other uses in close proximity to the site, with the town centre and associated mixed uses located further to the southwest.

### Planning history/Historical context

The site's relevant planning history reads as follows:

- **87/0810** – Housing development – Approved 10/01/89
- **90/129** – 114 Dwellings roads and sewers – Approved 25/09/91
- **97/968** – Discharge of Conditions 2 and 3 highway details of 90/129 – Approved 27/03/98
- **T92** – Group Tree Preservation Order.

## **Planning considerations**

### **Planning Policy Context**

The Development Plan for the purposes of Section 38 (6) of the Planning and Compulsory Purchase Act 2004 comprises the Adopted Neath Port Talbot Unitary Development Plan (UDP), adopted in March 2008. A Local Development Plan (LDP) will eventually replace the UDP when adopted, work on which began in September 2008.

The site lies within the settlement limit for Glynneath as defined by policy H3 of the UDP. The site can therefore be considered a windfall site within the settlement boundary. The principle of residential development on site is firmly established by the UDP, compliance with local and national policy and the granting of planning permission for development on site.

This application seeks only to vary condition 11 of the approved planning permission regarding the provision of a near-level platform; as such there is no specific policy to adhere to.

### **Socio – Economic Considerations**

Glynneath is located in the Vale of Neath at the edge of the Brecon Beacons National Park and has a population of 3,531 people. The town is a picturesque tourist area with waterfalls to the northeast at Pontneathvaughan.

The Welsh language is, in relative terms, well represented in the Glynneath ward, with 933 residents able to either speak, read or write Welsh and only 63% of residents have no understanding of Welsh at all. Within Glynneath ward there are small pockets of deprivation, specifically in terms of income, employment, health and education. However, there are also instances of prosperity in the area, for example the physical environment ranking places Glynneath among the 10% least deprived areas in Wales.

51.4% of Glynneath residents have no qualifications, which is higher than both the Neath Port Talbot figure of 47% and higher than the Great Britain figure of 35.8%. Unemployment is slightly higher than the Neath Port Talbot average of 3.9%, while 50.6% of the Neath Port Talbot population are employed.

The above information was taken from the 2001 Census.

### **Involvement**

Given the nature of the proposals it has not been considered necessary to undertake any formal public or community consultation prior to the submission of the application. However, the proposals have been discussed with Local Planning Authority officers, who are aware of the submission of this application.

## **Response to objectives of good design**

### **Access**

#### *Existing Access*

Vehicular access is currently located via Heol-y-Glyn, though there is also a route leading onto the site to the south from Woodland Park.

Pedestrian access to the site as existing is currently obtained via the same vehicular access points.

#### *Proposed Access*

The application seeks to utilise the existing access via Heol-y-Glyn.

The existing route onto Woodland Park is proposed to be utilised as a cyclepath and footpath.

With regard to this section 73 application, access is not going to be altered from the original submission. Whilst the near-level platform would be constructed prior to the ghost island under this proposal, the construction of the various facets of the highway would ultimately be the same as that which is currently approved.

### **Movement**

In the context of this application, movement is not a relevant consideration.

### **Character – Scale, Layout, Appearance, Amount and Materials**

These issues are not a relevant consideration for this section 73 application.

### **Community Safety**

The approval of this application would not result in any health or safety issues that would not be covered by standard highway construction good practice.

### **Environmental Sustainability**

This is not a relevant consideration for this section 73 application.

## **Design Evolution and Conclusion**

### **Design Evolution**

Given the basic nature of this application, the proposals have not evolved prior to this submission.

### **Conclusion**

This Design and Access Statement accompanies the section 73 application for variation of condition 11 of planning permission P/2010/0260. This is regarding the construction of a near-level platform relating to the approved residential development at Heol-y-Glyn, Glynneath. The application seeks to vary the condition to allow for the construction of the near-level platform prior to the installation of the ghost island, such that planning permission can be implemented.

Whilst there is no relevant planning policy to dictate the determination of this application, the principle of the proposals has been agreed in pre-application discussions with the Local Planning Authority.

Given the above information, it is believed that the proposals represent a reasonable and considered variation to condition 11 of the planning permission that will not alter the final appearance of the site and associated works. It is for this reason that Neath Port Talbot County Borough Council is respectfully requested to grant permission for the variation of condition 11.



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