

Richard John
1 Clos Rhymni
Parcgwernfadog

2020/0108/FUL land to the north of Rhodfa Fadog

Residential Amenity

There will be a significant impact on residential amenity in terms of noise and traffic. Block 1 will have a significant impact on visible amenity in the area of Clos Crychowel. Block 1 will directly overlook rear gardens in Clos Crucywel not currently overlooked.

The Proposed Development is not accessible to all

There is no provision for disabled parking in the residential part of the proposed development

PPW 10 states that Sustainable Places are created through Placemaking

Swansea Council's Placemaking and Heritage officer commented that the rear of the proposed development required a fundamental overhaul and that it should be refused on the grounds of design and placemaking.

Swansea Council Planning Department shared the concerns of its Placemaking and Heritage Officer but stated that the developers inability to embrace the principles of Placemaking should be considered in the planning balance. The planning balance was not further explained.

The term "planning balance" seems to refer to the general need for Affordable Housing. Parcgwernfadog already has affordable housing and a further 35 units are due to be built under the LDP. There is no specific requirement for this type of high density development in the area.

The developer was asked to consider a reduction in the number of residential units to enable elements of placemaking to be introduced. The developer declined to do so.

PPW10 states that the planning process should be based on creating Sustainable Places through Placemaking and Wellbeing. The failure of the proposed development to embrace the principles of Placemaking lies in the density of the proposal. There are too many residential units in the proposed development. Placemaking can't be achieved because Parking is required. This establishes that the proposed development is an overdevelopment.

The Developers application is not based on creating Sustainable Places through Placemaking but on high density development and profitmaking as revealed by the statement "any loss of units would not be viable". This is not a Placemaking based approach to planning.

I ask the planning committee to accept the recommendation of Placemaking & Heritage and not allow this development which is not based on the principles of creating Sustained Development through Placemaking and Wellbeing. It is an overdevelopment which will not integrate seamlessly into the existing development and will have a significant affect on the wellbeing of future and current residents.