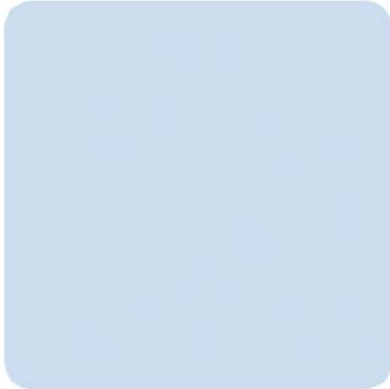
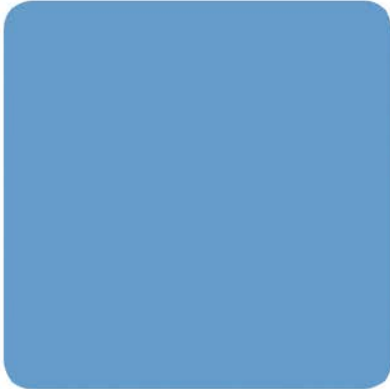




PLANNING STATEMENT

Former St Cyres Lower School Site, Dinas Powys
On Behalf of BDW South Wales



Date: August 2017
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Quality Management

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Contents

- Quality Management ii
- Contents iii
- 1 Introduction 1
 - Site Description and Location 1
 - Proposed Development 1
 - Planning History 1
- 2 Planning Policy Context 3
 - National Planning Policy 3
 - Development Plan Policies 8
- 3 Other Matters for Consideration 12
- 4 Assessment of Development Proposals 14
 - The Proposals 14
 - Planning Context 14
 - Design Strategy and Open Space 15
 - Ecology 16
 - Landscape and Visual 16
 - Drainage 16
 - Archaeology and Built Heritage 17
 - Conclusions 17
- 5 Heads of Terms 19

- Appendix 1: St Cyres Development Brief (March 2017) 20

1 Introduction

- 1.1 This Planning Statement is produced on behalf of BDW South Wales in support of a planning application for the redevelopment of the Former St Cyres Lower School for a mixed-use development comprising residential, community/recreational uses with associated landscaping and infrastructure.
- 1.2 The application is submitted in a hybrid format whereby FULL details are provided in respect of the residential, highways, drainage and landscaping element of the scheme with the community and recreational use zone (CRUZ) submitted in OUTLINE.
- 1.3 This Statement and the other supporting documents explain and clearly demonstrate that the proposal is wholly consistent with the adopted Vale of Glamorgan Local Development Plan (LDP) and the associated allocation of the site under Policy MG2 and MG7 of the LDP.
- 1.4 This statement should be read in conjunction with all other elements of the submission detailed within the covering letter.

Site Description and Location

- 1.5 The site extends to 12.05 hectares of land comprising fields of pastoral/ arable land separated into seven fields which are defined by hedgerows. The footprint of the demolished former St. Cyres Lower School is located towards north eastern edge of the site. An area of ancient and deciduous woodland, designated as a SINC, known as The Breeches, lies immediately beyond the southern boundary of the site. A triangular area of deciduous woodland associated with a remnant farm complex is situated in the centre of the site. The site is currently accessed from Murch Road.
- 1.6 Existing residential development on the south-eastern flank of Dinas Powys is situated beyond the site's north western boundary.
- 1.7 Contextually the site occupies part of the intervening farmland between the settlements of Dinas Powys (west) and Penarth (east). The south-western edge of Cardiff is located approximately 4km to the northeast.
- 1.8 In terms of the natural and built environment the site does not include any statutory nature conservation, archaeological or landscape designations.

Proposed Development

- 1.9 The submitted planning layout outlines that the development proposals comprise the following components:
 - Provision of circa 220 dwellings (40% of which will affordable housing);
 - Highway access from Murch Road;
 - Community/Recreation Use Zone (3 hectares);

Planning History

- 1.10 The planning history for the application site and the surrounding area includes the following applications:

- **2013/00660/PND** - Demolition of two storey school building and the Caretaker's house
- Prior Approval not required 31 July 2013.

- **2014/00178/FUL** - Erection of 2 storey Community Health Resource Centre, associated car parking and landscaping - Approved 19 November 2014 subject to a S106 legal agreement relating to training provision, sustainable transport, community transport and public art; and conditions, including, materials, details of windows to waiting rooms, no additional windows, noise levels, implementation of new access/parking/cycle parking/ambulance turning, relocation of street lighting column, details of construction/deliveries, details of public art, details of enclosure, landscaping, implementation of ecology mitigation/biodiversity enhancement, and drainage.

2 Planning Policy Context

2.1 In determining the acceptability of the current proposals in planning policy terms, consideration has been given to the following:

- National Planning Policy;
- Development Plan Policies; and
- Other Material Considerations.

National Planning Policy

2.2 National planning policy in Wales consists of Planning Policy Wales (PPW) which is supplemented by a series of Technical Advice Notes (TANs).

Planning Policy Wales (Edition 9) November 2016

Sustainability Objectives

2.3 PPW outlines the Welsh Government's duty under the Well-being of Future Generations (Wales) Act 2015 (WBFGA 2015) to place the principles of sustainability and sustainable development at the heart of its decision making processes (paragraphs 2.1.3 and 4.1.3). Paragraph 4.2.1 confirms that the planning system is central to achieving sustainable development in accordance with the WBFGA 2015 and paragraph 4.2.2 confirms that the planning system provides for a presumption in favour of sustainable development.

2.4 In contributing to the WBFGA 2015 goals, paragraph 4.4.3 sets out a list of objectives that planning policies, decisions and proposals should deliver grouped under seven key objectives. They include:

A Prosperous Wales

- Promoting resource-efficient and climate change resilient settlement patterns which minimise land take and urban sprawl, especially through the reuse of suitable previously developed land and buildings, wherever possible avoiding development on greenfield sites;
- Play an appropriate role in securing the provision of infrastructure to form the physical basis for sustainable communities;

A Resilient Wales

- Contributing to the protection and improvement of the environment, so as to improve the quality of life, and protect local and global ecosystems;

A Healthier Wales

- Contribute to the protection and, where possible, the improvement of people's health and well-being as a core component of achieving the well-being goals and responding to climate change;

A More Equal Wales

- Promoting access to, inter alia, employment, education and community facilities and open and green space, maximising opportunities for community development and social welfare;

A Wales of Cohesive Communities

- The location of development so as to minimise the demand for travel, especially by private car;
- Ensuring that all communities have sufficient good quality housing for their needs, including affordable housing, in safe neighbourhoods;
- Fostering improvement to transport facilities and services which maintain or improve accessibility to services and facilities, secure employment, economic and environmental objectives, and improve safety and amenity.
- Fostering social inclusion by ensuring that full advantage is taken of the opportunities to secure a more accessible environment for everyone that the development of land and buildings provides. This includes helping to ensure that the development is accessible by means other than the private car;

A Wales of Vibrant Culture and Thriving Welsh Language

- Helping to ensure the conservation of the historic environment and cultural heritage;
- Positively contribute to the well-being of the Welsh language;

A Globally Responsive Wales

- Support the need to tackle the causes of climate change by moving towards a low carbon economy.

Natural Heritage

- 2.5 Chapter 5 of PPW refers to the importance of nature conservation, natural heritage and the protection of statutory designated sites when considering proposals for development. It is stated at paragraph 5.1.3 that *'a key role of the planning system is to ensure that society's land requirements are met in ways that do not impose unnecessary constraints on development whilst ensuring all reasonable steps are taken to safeguard or enhance the environment'*. The application site is not located within a nationally or internationally designated ecological site.
- 2.6 PPW considers that the effect of a development proposal on the wildlife or landscape of any area can be a material consideration and, in order to achieve sustainable development, it is necessary to balance conservation objectives with the wider economic needs of local businesses and communities. PPW goes on to state that if development does occur it is important to ensure that all reasonable steps are taken to safeguard or enhance the environmental quality of land (paragraph 5.5.1 refers).

Transport

- 2.7 Chapter 8 of PPW relates to transport issues and outlines that land use planning can help to achieve the objectives for transport through:
- Reducing the need to travel, especially by private car, by locating development where there is good access to public transport, walking and cycling;
 - Locating development near other related uses to encourage multi-purpose trips and reduce length of journeys;
 - Improving accessibility by walking, cycling and public transport; and
 - Ensuring that transport is accessible to all, taking into account the needs of disabled and other less mobile people;
 - Promoting walking and cycling;

- Supporting the provision of high quality public transport;
- Supporting traffic management measures;
- Promoting sustainable transport options for freight and commerce;
- Supporting sustainable travel options in rural areas;
- Supporting necessary infrastructure improvements; and
- Ensuring that, as far as possible, transport infrastructure does not contribute land take, urban sprawl or neighbourhood severance.

2.8 The document also outlines that Local Authorities should ensure that new developments provide lower levels of parking than have generally been achieved in the past; it confirms, therefore, that *'minimum parking standards are no longer appropriate'* (paragraph 8.4.2 refers).

Housing

2.9 Chapter 9.1.1 explains that the Welsh Government's approach to housing is to provide more housing of the right type and to offer more choice; to improve homes and communities, including the energy efficiency of new and existing homes; and to improve housing-related services and support, particularly for vulnerable people and people from minority groups.

2.10 In furtherance of these objectives paragraph 9.1.1 states that the Welsh Government will seek to ensure that previously developed land is used in preference to greenfield sites and that new housing and residential environments are well designed, meeting national standards for the sustainability of new homes, and make a significant contribution to promoting community regeneration and improving the quality of life.

2.11 PPW further outlines that Local Planning Authorities should promote sustainable residential environments which promote mixed tenure communities, are easily accessible by public transport, walking and cycling, have good access to employment, retail and other services, have attractive landscapes with useable open space, are of a good quality of design, make the most efficient use of land, and are 'barrier free' (paragraph 9.1.2 refers).

2.12 PPW further advises at paragraph 9.1.4 that Local authorities must understand their whole housing system so that they can develop evidence-based market and affordable housing policies in their local housing strategies and development plans. They should ensure that development plan policies are based on an up-to-date assessment of the full range of housing requirements across the plan area over the plan period.

2.13 PPW also advises that new housing developments should be well integrated with and connected to the existing pattern of settlements (paragraph 9.3.1 refers).

Infrastructure and Services

2.14 Chapter 12 of PPW advises that adequate and efficient infrastructure, including services such as education and health facilities along with water supply, sewers, waste management, energy supply and telecommunications is crucial for the economic, social and environmental sustainability of all parts of Wales (paragraph 12.1.1).

Technical Advice Note 2: Planning and Affordable Housing (June 2006)

2.15 TAN 2 provides advice to Local Authorities about the delivery of affordable housing through the planning system. It defines affordable housing as *'housing where there are secure*

mechanisms in place to ensure that it is accessible to those who cannot afford market housing, both on first occupation and for subsequent occupiers' (paragraph 5.1 refers).

- 2.16 The TAN also states at paragraph 5.4 that there is a strong presumption that affordable housing will be provided on application sites so that it contributes to the development of socially mixed communities. It however makes clear that it is vital that local authorities understand their local housing market through having an up-to-date Local Housing Market Assessment to enable them to develop sound and robust policies and strategies regarding the requirement for both market and affordable housing in their area.

Technical Advice Note 5: Nature, Conservation and Planning (September 2009)

- 2.17 TAN 5 promotes biodiversity and conservation through sustainable development and encourages positive planning for nature conservation within every appropriate development proposal.
- 2.18 TAN 5 requires local planning authorities to fully consider the effect of planning decisions on biodiversity, and to ensure that appropriate weight is attached to statutory nature conservation designations, protected species and biodiversity and geological interests within the wider environment. It also considers the potential biodiversity and geological conservation gains which can be secured within developments, including the use of planning obligations.

Technical Advice Note 10: Tree Preservation Orders (1997)

- 2.19 TAN10 seeks to ensure that planning authorities and developers make adequate provision for the preservation, protection and planting of trees within development proposals.

Technical Advice Note 12: Design (March 2016)

- 2.20 TAN 12 provides advice on design considerations and, in relation to housing design, it reemphasises that PPW considers that good design is also inclusive design, the principles of which are that it places people at the heart of the design process, acknowledges diversity and difference, offers choice where a single design solution cannot accommodate all users, provides for flexibility in use, and, provides buildings and environments that are convenient and enjoyable to use for everyone.
- 2.21 TAN 12 also recognises that a holistic approach to design requires a shift in emphasis away from total reliance on prescriptive standards, which can have the effect of stifling innovation and creativity. Instead, everyone involved in the design process should focus from the outset on meeting a series of objectives of good design. The design response will need to ensure that these are achieved, whilst responding to local context, through the lifetime of the development. This analysis and the vision for a scheme can be presented in a design and access statement where one is required.

Technical Advice Note 16: Sport, Recreation and Open Space (January 2009)

- 2.22 TAN 16 provides advice on the provision of sports, recreation and open space as part of new development proposals. Specifically, paragraph 2.10 outlines 'benchmark standards' and that there should be 1.2ha of land for playing pitches per 1,000 population and 1.6ha of land for all outdoor sports per 1,000 population. The standards also recognise that facilities

should meet technical and accessibility criteria which reflect the quality and usefulness of particular spaces.

Technical Advice Note 18: Transport (March 2007)

2.23 The Planning Policy Wales Technical Advice Note for Transport (TAN 18), states that sustainable development should be achieved through:

- *“integration of transport and land use planning;*
- *integration between different types of transport; and*
- *integration of transport policy with policies for the environment, education, social justice, health, economic development and wealth creation.”* (Page 2 refers).

2.24 The TAN goes on to outline that the integration of land use planning and development of transport infrastructure can help the Welsh Government achieve its wider sustainable development policy objectives by:

- *“promoting resource and travel efficient settlement patterns;*
- *ensuring new development is located where there is, or will be, good access by public transport, walking and cycling thereby minimising the need for travel and fostering social inclusion;*
- *managing parking provision;*
- *ensuring that new development and major alterations to existing developments include appropriate provision for pedestrians (including those with special access and mobility requirements), cycling, public transport, and traffic management and parking/servicing;*
- *encouraging the location of development near other related uses to encourage multi-purpose trips;*
- *promoting cycling and walking;*
- *supporting the provision of high quality, inclusive public transport;*
- *supporting provision of a reliable and efficient freight network;*
- *encouraging good quality design of streets that provide a safe public realm and a distinct sense of place; and*
- *ensuring that transport infrastructure or service improvements necessary to serve new development allow existing transport networks to continue to perform their identified functions”.* (Pages 2-3 refer).

2.25 Paragraph 3.2 of the TAN encourages local authorities to maximise relative accessibility. Accessibility is the relative ability to take up services, markets or facilities. Focussing on accessibility is important in addressing social exclusion and for maximising choice in services, employment and recreational opportunities.

Summary of Compliance with National Policy

2.26 In summary, it is clear that the proposal contributes towards a number of national planning policy objectives including:

- Promoting resource efficient settlement pattern;
- Minimising land take and urban sprawl;

- Locating development so as to minimise the demand for travel;
- Ensuring communities have sufficient good quality housing for their needs;
- Promoting access to recreation and community facilities;
- Promoting sustainable mixed use tenure communities with access to attractive landscapes and useable open spaces and housing of good quality design;
- Delivering affordable housing;
- Maximising relative choice and accessibility, assisting in addressing social exclusion; and
- Fully considers the effect of the development on biodiversity and nature conservation considerations.

Development Plan Policies

- 2.27 The development plan for the area comprises the Vale of Glamorgan Local Development Plan (LDP) which was adopted 28th June 2017.

Vale of Glamorgan Local Development Plan

- 2.28 According to the adopted LDP Proposals Map, the site is located within the defined settlement boundary of Dinas Powys and is allocated under policy MG2 (26) 'Land at and adjoining St Cyres, Murch Road' for circa 300 houses, with policy MG7 (2) allocating the site for community facilities as part of a mixed use for the site.
- 2.29 The supporting text to Policy MG2 outlines that accordance with the LDP Strategy and Policy SP3, *'The number of units proposed for each site is based on an assessment of appropriate density...generally a gross density figure of 30 dwellings per hectare has been used'* (paragraphs 6.10-6.11 refer).
- 2.30 Supporting paragraph 6.12 to Policy MG2 further confirms that the sites have been chosen in settlement which the Council considers are the most appropriate to assimilate new development. In doing so the Council recognises the role of many of the service centres and primary centres is crucial to the continued prosperity of the area. All allocated sites will be expected to contribute to the range and choice of housing types within the Vale of Glamorgan and contribute to the need identified for affordable housing at the rates identified in Policy MG 4.
- 2.31 Policy MG7 outlines that new community infrastructure is allocated at St Cyres to meet the identified needs of development within the plan period where it cannot be met by existing facilities in the area. The policy goes on to confirm that proposals which provide new or enhanced multi-use community facilities, including the co-location of healthcare, school, library and leisure facilities and other community services will be favoured.
- 2.32 Appendix 5 of the LDP provides details of the individual allocated residential sites. In respect of Land at and adjoining St Cyres School, the supporting information confirms that the development of the site will be informed by a masterplan/development brief. Specifically, the development will deliver a new community facility in accordance with Policy MG7 (2) and contribute towards the provision and enhancement of existing local

infrastructure and facilities in Dinas Powys, as detailed within the various background papers and in accordance with Policy MD4. Particular emphasis will be given to improved access to Eastbrook Railway Station for walking and cycling. Affordable housing will be delivered in accordance with Policy MG4.

2.33 The details also confirm that outline planning permission for the whole of the site will be required, in order to ensure a comprehensive approach to development and provision of infrastructure.

2.34 Other LDP policies of relevance to the application proposals include:

- Policy MG4: 'Affordable Housing' which outlines that the provision of 40% affordable housing will be required in Dinas Powys on residential development which result in a net gain of 1 dwelling or more. The policy goes on to state that on sites of 10 or more dwellings, affordable housing shall be provided on site unless exceptional circumstances are demonstrated, with the requirement being rounded up to the nearest whole number.
- Policy MG19B: 'Sites of Importance for Nature Conservation, Regionally Important Geological and Geomorphological Sites and Priority Habitats and Species' outlines that development proposals likely to have an adverse effect on such areas will only be permitted where it can be demonstrated that:
 - The need for development clearly outweighs the nature conservation value of the site;
 - Adverse impacts on nature conservation and geological features can be avoided;
 - Appropriate and proportionate mitigation and compensation measures can be provided; and
 - The development conserved and where possible enhances biodiversity interests.
- Policy MD2: 'Design of New Development' seeks to create high quality, healthy, sustainable and locally distinct places and as such development proposals should (inter alia): be of a high standard of design (criterion 1 refers), respond appropriately to the local context and character of neighbouring buildings and uses (criterion 2 refers), provide a safe and accessible environment for all users giving priority to pedestrians, cyclists and public transport users (criterion 5 refers), have no unacceptable impact on highway safety, nor cause or exacerbate existing traffic congestion (criterion 6 refers), conserve and enhance the quality of, and access to, existing open spaces and community facilities (criterion 7 refers), safeguards existing public and residential amenity (criterion 8 refers), provide public open, private amenity space and car parking in accordance with the Council's standards (criterion 9 refers), incorporate sensitive landscaping (criterion 10 refers.)
- Policy MD2A: 'Provision for Open Space' states that where there is an identified need of public open space, new residential development with a net gain of 5 or more dwellings will be required to provide public open space in accordance with adopted standards.

- Policy MD4: ‘Community Infrastructure and Planning Obligations’ outlines that where appropriate and having regard to development viability the Council will seek to secure new and improved community infrastructure, facilities and services appropriate to the scale, type and location of proposed development through the use of planning obligations.
- Policy MD5: ‘Development within Settlement Boundaries’ states that new developments within settlement boundaries will be permitted subject to meeting a number of criteria including making the efficient use of land, respecting the character and appearance of the locality, would not result in the loss of natural or built features which cumulatively contribute to the character of the settlement or its setting, would not result in the unacceptable loss of public open space, has no unacceptable impact on amenity and makes appropriate provision for community infrastructure.
- Policy MD7: ‘Housing Densities’ states that residential development proposals within the key service and primary settlements will be permitted where the net residential density is a minimum of 30 dwellings per hectare. Lower density levels will only be permitted where it can be demonstrated that:
 - (1) development at the prescribed densities would have an unacceptable impact in the character of the surrounding area;
 - (2) Reduced densities are required as a result of significant site constraints or to preserve a local amenity feature; and
 - (3) The proposal is for a mixed-use development where residential use is the subordinate element.
- Policy MD8: ‘Environmental Protection’ requires development proposals to demonstrate that they will not result in an unacceptable impact on people, residential amenity, property and/or the natural environment from a number of factors.
- Policy MD10: ‘Promoting Biodiversity’ outlines that new development proposals are required to conserve and where appropriate enhance biodiversity interest unless it can be demonstrated that (1) the need for the development clearly outweighs the biodiversity value of the site and (2) the impacts of the development can be satisfactorily mitigated and managed.

Supplementary Planning Guidance

Draft Affordable Housing SPG (September 2016)

- 2.35 The SPG outlines that the Council would seek 40% affordable housing on the site being located within Dinas Powys. The document further outlines that on sites of 10 or more dwellings, affordable housing shall be provided on site.

Draft Planning Obligation SPG (September 2016)

- 2.36 The draft Planning Obligations SPG sets out the detailed requirements and relevant formula in relation to obligations expected by the Council in respect of Affordable Housing, Sustainable Transport, Education, Community Facilities, Public Open Space, Public Art and Biodiversity. The document outlines that planning obligations will be sought, in order to

assist the Council in creating sustainable communities that provide social, economic, and environmental benefits.

Summary of Compliance with Local Planning Policy

- 2.37 In summary, it is material to note that the application site is included the newly adopted LDP as a mixed-use allocation for residential, community and recreational facilities. There is an expectation that the strategic site will deliver 300 homes over the plan period, but after careful masterplanning, this figure has reduced to 220 due to the ecological constraints of the site. The site however forms an integral part of the LDP's 5-year land supply and the delivery of much needed quality housing within the Vale of Glamorgan, but more specifically Dinas Powys. Furthermore, it is considered that the development of the site complies with the masterplanning principles set out by Policies MG2(26), MG7(2), MD4 and MG4 of the LDP, as will be further demonstrated within the proceeding sections of this Statement.

Other Material Considerations

Planning and Highways Context Statement: Former St Cyres Lower School (August 2014)

- 2.38 The purpose of the statement was to outline the planning and highways policy context of the site and to assist potential developers and investors considering the site for redevelopment. As made clear to the Council's Cabinet at its meeting of 10th February 2014 "...the intention is to market and dispose of the site to secure a single developer or consortium of developers..." and "...the successful bidder will be required to complete a master plan for a mixed use development that will deliver new homes, open spaces and opportunities for community and recreational uses..."
- 2.39 As demonstrated within subsequent sections of this Statement, the development proposals for the site comply with the aspirations of the Council in disposing of the site for development.

3 Other Matters for Consideration

- 3.1 During the preparation of the planning application, the applicant engaged in a number of pre-application meetings and further correspondence with the Council in order to maintain dialogue with officers with the mutual aim of working towards achieving a positive determination of the development proposals on submission. The table below sets out details of the key meetings and correspondence that have taken place to date.

Date	Details of Pre-Application Meetings and Correspondence
February 2017	Pre-Application Meeting with VOG
March 2017	Meeting with Design Commission for Wales whereby a Development Brief for the site was presented.
March 2017	Pre-Application Meeting -Formal Response from VOG
March 2017	Draft Dormouse Position Statement issued to VOG for NRW comment
March 2017	Final Development Brief Issued to VOG (Included at Appendix 1 of this Statement)
July 2017	Revised Layout submitted to VOG for Comment
August 2017	VOG Response to Revised Layout Received

- 3.2 The key matters which arose through the pre-application meetings and correspondence listed above are outlined below.

Ecology

- 3.3 During pre-application discussions, it has become clear that the ecological constraints on the site are central in the master planning of the scheme. Discussions have taken place with Natural Resources Wales (NRW) have had a significant effect on the development of the site. The need to mitigate for protected species, has resulted in areas that cannot be developed. These areas will however help to provide the woodland area of the scheme and integrate them to form an integral feature of the scheme.

Masterplan Layout

- 3.4 During pre-application discussions, concerns were raised over the site layout “turning-in” on itself. The masterplan has since been revised to orientate properties to overlook the CRUZ area and woodland/ecological buffers within and on the edge of the site. The proposed dwellings will help to form a strong relationship within the CRUZ and overlook the space providing natural surveillance and activity. Green spaces at the edges of the development have also been included to help form a natural and ‘green’ boundary to the development helping it sit in the surrounding landscape setting.
- 3.5 Furthermore, concerns were raised over potential amenity/overlooking issues from the medical centre. Proposed residential units have been carefully positioned and existing landscaping has bolstered in this area to ensure any issues of overlooking are overcome.

- 3.6 A specific vision for the scheme has also been adopted to inform the masterplan layout to ensure the new development will form a new and strengthened edge to Dinas Powys. Furthermore a set of design parameters have been prepared in relation to the CRUZ to ensure that whatever development takes place at the hub will contribute to the development as a whole.

Highways and Access

- 3.7 It was suggested during pre-application discussions that more could be made of linkages across the site to access existing routes. The existing access will be upgraded to form the main vehicular access point for the development. This helps to provide easy access to the medical centre, Dinas Powys village centre and the train station.

Affordable Housing

- 3.8 It is suggested that the affordable housing should be pepper potted through the development. The masterplan responds to this suggestion as confirmed further within the Design and Access Statement and application plans.

Open Space

- 3.9 It was agreed with VOG that open space would be provided as an offsite contribution.

Conclusions

- 3.10 In light of the above, the developer team has taken on board all comments raised and the planning layout and associated supporting documents have been prepared on this basis.
- 3.11 The following section goes on to assess the development proposals against the relevant guidance contained within National and Local Planning policies.

4 Assessment of Development Proposals

The Proposals

- 4.1 The application is submitted in a hybrid format whereby full details are provided in respect of the residential, highways, drainage and landscaping element of the scheme with the CRUZ submitted in outline.
- 4.2 For the reasons set out in the previous section of this Statement, the following section assesses the proposed scheme in more detail having regard to national policy and other relevant material considerations.

Planning Context

- 4.3 As set out within Section 2 of this report, the newly adopted LDP allocates the Former St Cyres Lower School site under LDP Policies MG2 (26) and MG7 (2) for residential and community facilities as part of a mixed use for the site.
- 4.4 The site's allocation within the LDP therefore supports the principle of submitted development proposals for the uses outlined within this hybrid application as well as supporting LDP Spatial Policy SP3 (Residential Requirement) which identifies a need for the provision of 9,460 new homes within the Vale of Glamorgan. The future development of this allocated site is therefore required to meet the scale of growth required in Vale of Glamorgan to meet the projected future populations and housing need over the plan period (i.e. up to 2026) and forms an integral part of the LDP's 5-year land supply.
- 4.5 As previously stated, and evidenced within the supporting documentation submitted in support of the application proposals, the development of land at and adjoining St Cyres will provide 220 residential units including an element of affordable housing without causing any significant transportation, ecological, visual, landscape or other environmental effects.
- 4.6 Whilst it is recognised that the site will not quite deliver the quantum of development anticipated by the LDP allocation, the ecological sensitivities of the application site, has resulted in areas of the site that cannot be developed. The masterplan for the site however benefits from additional ecological and landscaping areas as a result of the compensatory habitats being provided to prevent loss of biodiversity within the application site. The site will however deliver 3 hectares of land for community uses within the CRUZ in accordance with the requirements of the Vale of Glamorgan Council.
- 4.7 The CRUZ area has been submitted in outline to allow the Vale of Glamorgan Council, in consultation with the local community, to deliver additional community/recreational facilities for the community of Dinas Powys.
- 4.8 BDW South Wales has a contract to purchase the site from the Vale of Glamorgan Council and the submission of this application is representative of its intention to develop the site upon the grant of planning permission. The site is immediately available and will make a key contribution to the delivery of much needed family housing within the Vale of Glamorgan close to the existing settlement of Dinas Powys.

Design Strategy and Open Space

- 4.9 The design of the scheme seeks to respect, enhance and incorporate the ecology of the area and uses this natural green framework to guide the layout and create connections to the existing village and the adjacent countryside.
- 4.10 The planning layout indicates that the development will allow for a range of dwellings across the site providing varying sizes and tenures to accommodate a variety of household types, including an element of affordable housing. This will allow for a hierarchy of dwellings from detached properties with larger plots through to smaller terraced properties allowing for a variety in the proposed streetscape which will help assimilate the development into the surrounding areas whilst creating diversity and interest. Dwellings will all be 2 storeys and any associated garages are single storey.
- 4.11 All mature hedgerows and trees have been retained and incorporated into the development creating an attractive new neighbourhood to live within, wherever possible.
- 4.12 In addition to the above, 3 hectares of the site have been reserved for a CRUZ which will be provided in the future by Vale of Glamorgan Council. Whilst no formal public open space will be provided on site, a commuted sum will be provided via a S106 agreement for offsite provision.
- 4.13 The planning layout has been carefully planned to ensure the amenity of the existing nearby residential properties along the existing village edge has been respected. The layout has also be designed to allow for informal pedestrian linkages through the site but such links will be subject to further discussions with NRW (regarding ecological sensitivities) during the course of the application negotiation process.

Transportation

- 4.14 The application is supported by a Transport Assessment which includes an assessment of the local footways and cycleways, and proximity of the site in relation to local facilities and public transport infrastructure. A Residential Travel Plan has also been prepared to encourage travel using sustainable modes and discourage single occupancy car trips.
- 4.15 The assessment outlines that the site is well located to encourage travel by sustainable modes of transport. The centre of Dinas Powys is located around 1.5 km to the west of the site where there is a wide range of employment, shopping, education, leisure and healthcare facilities within a reasonable walking and cycling distance and accessible using public transport.
- 4.16 Pedestrian and cycle links are to be created to provide a permeable sustainable travel network through the site. Access to the wider area would be available through the primary accesses onto Murch Road / Murch Crescent which links the site to the centre of Dinas Powys via adequate local footways and footpaths.
- 4.17 The impact of development traffic on the nearby road network and junctions has been assessed based upon the methodology agreed with Vale of Glamorgan Council. The results of the modelling indicate that the proposed development traffic can be adequately accommodated on all junctions apart from the Cardiff Road / Millbrook Road / Murch Road Signalised Cross Roads, of which mitigation has been suggested.

- 4.18 The assessment concludes that, in transportation terms, there are no overriding or sustainable reasons to constrain the development.

Ecology

- 4.19 Ecological surveys have been undertaken within the application site and wider area between 2015-2017 to include breeding birds, bats, dormouse, badgers, great crested newts and reptiles.
- 4.20 There are no statutory designated sites of nature conservation interest within the application site. There are no non-statutory designated sites located within the site boundary, although a Site of Importance for Nature Conservation (SINC) is located adjacent to southern boundary of the site.
- 4.21 The survey results confirm that the site contains a number of protected habitats and species. Based on the ecological survey work undertaken and subject to the implementation of inherent and recommended mitigation and enhancement measures, the report however concludes that the habitats and species present within and around the application site do not pose a significant constraint to the proposed development. The scheme is therefore compliant will relevant planning policy for the conservation of the natural environment at all levels.
- 4.22 Due to the presence of dormouse on site, a Dormouse Mitigation Strategy has been prepared in support of the application proposals.

Landscape and Visual

- 4.23 The application proposals are supported by a Landscape and Visual Assessment (LVA). The assessment has been undertaken in order to identify and describe the effects of the development in so far as they affect the landscape and/or views of it within the surrounding area. An assessment of heritage assets has also been included in the assessment.
- 4.24 The assessment concludes that the site benefits from a high level of enclosure as a result of extensive peripheral vegetation, hedgerows trees and woodland blocks. As such, it is considered that the proposed development would be successfully assimilated into the landscape with limited visibility of the proposed residential units from the surrounding receptors. Where parts of the site are visible, views of the proposed development would be heavily filtered by intervening trees, and such views would reduce over time with the appropriate management of the existing retained on-site vegetation and the growth of amenity tree planting.
- 4.25 The assessment therefore confirms that the landscape and visual receptors are deemed able to accommodate the proposed development without any overall significant adverse effects.

Drainage

- 4.26 The application proposals are supported by a drainage strategy and detailed engineering drawings which confirm that the surface water strategy for the development is to discharge to existing infrastructure to the south west of the site at a rate equivalent to the existing

greenfield run-off rate. Attenuation shall be via cellular storage for the adoptable system and exceedance flows up to the 100 year event, plus 30% climate change.

- 4.27 It is proposed that foul drainage from the development will discharge from the site to the local adopted system north of the site following discharge to an existing pumping station to the south. This will include improvement works to the current system.
- 4.28 Both surface and foul water sewers will be offered for adoption to Welsh Water.

Archaeology and Built Heritage

- 4.29 An archaeological desk-based assessment coupled with a LiDAR and geophysical survey have been undertaken in respect of the application site. The survey results suggest that the overall archaeological potential of the site is low.
- 4.30 There are no designated archaeological assets (Scheduled Monuments, Registered Battlefields or Historic Parks and Gardens) within the study site. Three Scheduled Monuments are located within a 1km radius of the study site; however, the assessment has determined that the proposed development would not harm the setting or significance of these monuments.
- 4.31 GGAT have informally indicated that a sufficient level of archaeological investigation has taken place, and that as a result it is likely that no further archaeological work will be required on the study site.
- 4.32 It is therefore considered that there are no overriding archaeological constraints in relation to the site.

Conclusions

- 4.33 The application site is included within newly adopted LDP for a mixed-use development for residential, community and recreational facilities. Whilst there was an expectation that the site would deliver 300 new homes in conjunction with a new community and recreational use zone over the plan period, after a careful masterplanning exercise informed by the ecological sensitivities of the site, this figure has reduced to 220 dwellings. The 3 hectares of the site set aside for community uses however remains integral to the development proposals.
- 4.34 Given the adoption of the LDP, the site now forms an integral part of the LDP's 5 year land supply and the delivery of much needed quality housing within the Vale of Glamorgan, but more specifically Dinas Powys.
- 4.35 The information presented within this statement demonstrates that the site is a suitable development which is immediately available and is capable of delivering a large number of much needed houses, including an element of affordable housing and community/recreational areas in close proximity to the established settlement of Dinas Powys.
- 4.36 The submitted planning layout is the result of ongoing discussions with Council Officers, NRW and the Design Commission for Wales. In this context the development proposals accord with the principles of high quality design and best practice to create a development that is rich, varied and sympathetic to the ecological and landscape sensitivities. The aim is to achieve a high quality development with a strong identity, vibrant activity, and a strong

'sense of place' whilst also complementing and integrating the proposals within the existing settlement of Dinas Powys.

- 4.37 It is therefore considered that the planning layout demonstrates that the site is capable of being developed in response to current and emerging policy, having full regard to the character of the site, ecological and landscape sensitivities, the surrounding environs. In turn, the development proposals achieve an appropriate development which incorporates a large area of community and recreational facilities and necessary supporting infrastructure.
- 4.38 It is therefore considered that the development of the site as described in this application is acceptable and, accordingly, that the application should be granted planning permission subject to the imposition of any necessary and appropriate planning conditions.

5 Heads of Terms

Affordable Housing

- 5.1 40% affordable housing (70% social rented and 30% low cost home ownership)

Education

- 5.2 As per the contract the education contribution for the proposed 220 homes will be based on 2016 SPG, taking into account surplus capacity and applying the 2016 SPG:

- Nursery - £17,446 per pupil
- Primary – £17,446 per pupil
- Secondary (11-16) – £26,289 per pupil
- Secondary (post 16) - £28,511 per pupil

Public Open Space

- 5.3 As agreed during the pre-application process an offsite contribution of £160,000 will be provided.

Public Art

- 5.4 Financial contribution equating to 1% of build cost

Sustainable Transport

Financial contribution of £484,000

Community Facilities

- 5.5 Financial contribution of £265,760

Green Travel Plan

- 5.6 Financial contribution of £5,000

Appendix 1: St Cyres Development Brief (March 2017)



DEVELOPMENT BRIEF

ST CYRES LOWER SCHOOL

DINAS POWYS

March 2017

DEVELOPMENT BRIEF

ST CYRES LOWER SCHOOL, DINAS POWYS

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Contents

1.	Introduction & Background	3
	Development Vision	4
	Purpose of this Development Brief	4
	Proposed Development	4
	Site Location	4
	Planning Policy Background	6
2.	Assessment	9
	Site Description	10
	Transport and Local Facilities	10
	Archaeology and Built Heritage	12
	Topography, Site Levels and Flood Risk	14
	Drainage	14
	Existing Landscape	16
	Ecology	18
	Residential Character Analysis	20
	Constraints and Opportunities	22
3.	Design	24
	The Vision and Concept	25
	Development Principles	26
	Transport and Movement	30
	Building for Life 12	32
4.	Planning Application Requirements	33



INTRODUCTION & BACKGROUND



1. Introduction & Background

Development Vision

“Our vision for the Former St Cyres Lower School site is to provide an attractive, high-quality and sustainable development that contributes towards a sense of place and delivers much-needed new housing for the local community. It is intended that the development will make the most-efficient use of a derelict site, which respects the area’s unique characteristics and delivers new community facilities and enhanced, ecological habitats for local flora and fauna.”



Purpose of this Development Brief

This document has been prepared to inform the future development of the Former St. Cyres Lower School site at Murch Road, Dinas Powys in the Vale of Glamorgan (VoG), which is identified within the emerging Vale of Glamorgan Local Deposit Plan (LDP) 2011-2026 as a proposed allocation for residential development and community facilities.

It is intended that this site-specific development brief will guide future planning applications for development at the site. It sets out and explains the general design parameters that will inform the subsequent design approach and overall masterplanning of the site.

Proposed Development

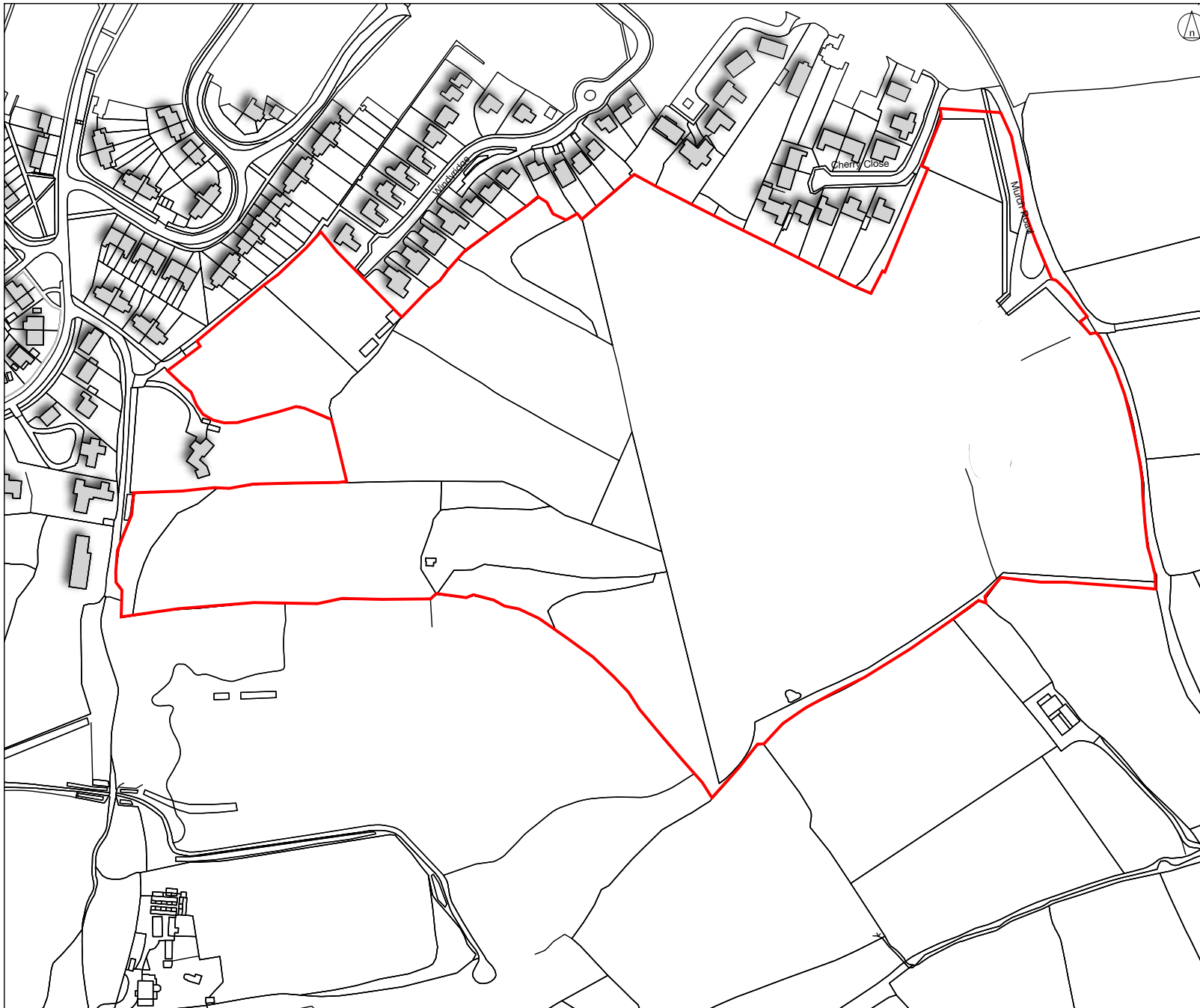
The proposed development is for a mixed use scheme of residential, community and recreational uses. The area of land to be set aside for community and recreational facilities is 3 hectares and the Council’s preferred location for this community hub is the land and playing fields associated with the former school.

Site Location

The site comprises seven fields of pastoral/arable land which are defined by hedgerows. The footprint of the demolished former St. Cyres Lower School is located towards north eastern edge of the site. An area of ancient and deciduous woodland, known as The Breeches, lies immediately beyond the southern boundary of the site. A triangular area of deciduous woodland – associated with a remnant farm complex is situated in the centre of the site.

Existing residential development on the south eastern flank of Dinas Powys is situated beyond the site’s north western boundary. Contextually the site occupies part of the intervening farmland between the settlements of Dinas Powys (north west) and Penarth (east). The south western edge of Cardiff is located approximately 4km to the northeast.

The only planning history within the VoG public register of planning applications relates to an application for prior approval to demolish the former school buildings on-site.



Site Allocation Boundary Plan

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1. Introduction & Background

Planning Policy Background

Vale of Glamorgan Local Development Plan (LDP)

This Brief has been prepared in response to Policy MG 2 (26) of the emerging VoG LDP, which is currently at an advanced stage of preparation and allocates the site for the provision of 300 dwellings as part of a mixed-use development with a minimum of 40% affordable housing, a new community facility and public open space.

Appendix 5 of the LDP Written Statement sets out individual site details on the proposed housing allocations within the LDP. Accordingly, it states that development of the former St Cyres School site will provide improvements to local infrastructure in order to facilitate the use of sustainable transport, particularly in terms of improved pedestrian access to Eastbrook rail station. Further infrastructure improvements will be required in terms of surface water drainage, including an assessment for the potential of a Sustainable Drainage System (SuDS), while additional consultation will reveal if improvements are required in relation to foul water drainage and potable water supply. Detailed surveys regarding agricultural land quality and the potential for archaeological features will also be required.

The proposed development seeks to deliver this allocation in accordance with other, relevant policies within the emerging LDP, which are set out below. A balanced judgement of the material weight to be accorded to these policies is required:

LDP Policy SP 1 – Delivering the Strategy: The development proposals will help achieve the LDP Strategy by providing both market and affordable homes in a mix of housing types and tenures to help meet the needs of the local community and to reinforce the role of Dinas Powys as a Primary Settlement within the Vale of Glamorgan. Community facilities will also be provided.



LDP Policy SP 3 – Residential Requirement: The provision of a substantial number of new homes will help meet the identified, residential requirement of 9,460 new homes by 2026 to be made available in sustainable locations.

LDP Policy SP 4 – Affordable Housing Provision: The proposals include the requirement of LDP Policy M4 for 40% of all new homes on-site to be affordable, which will help contribute to the established need for 3,252 affordable dwellings over the Development Plan period.

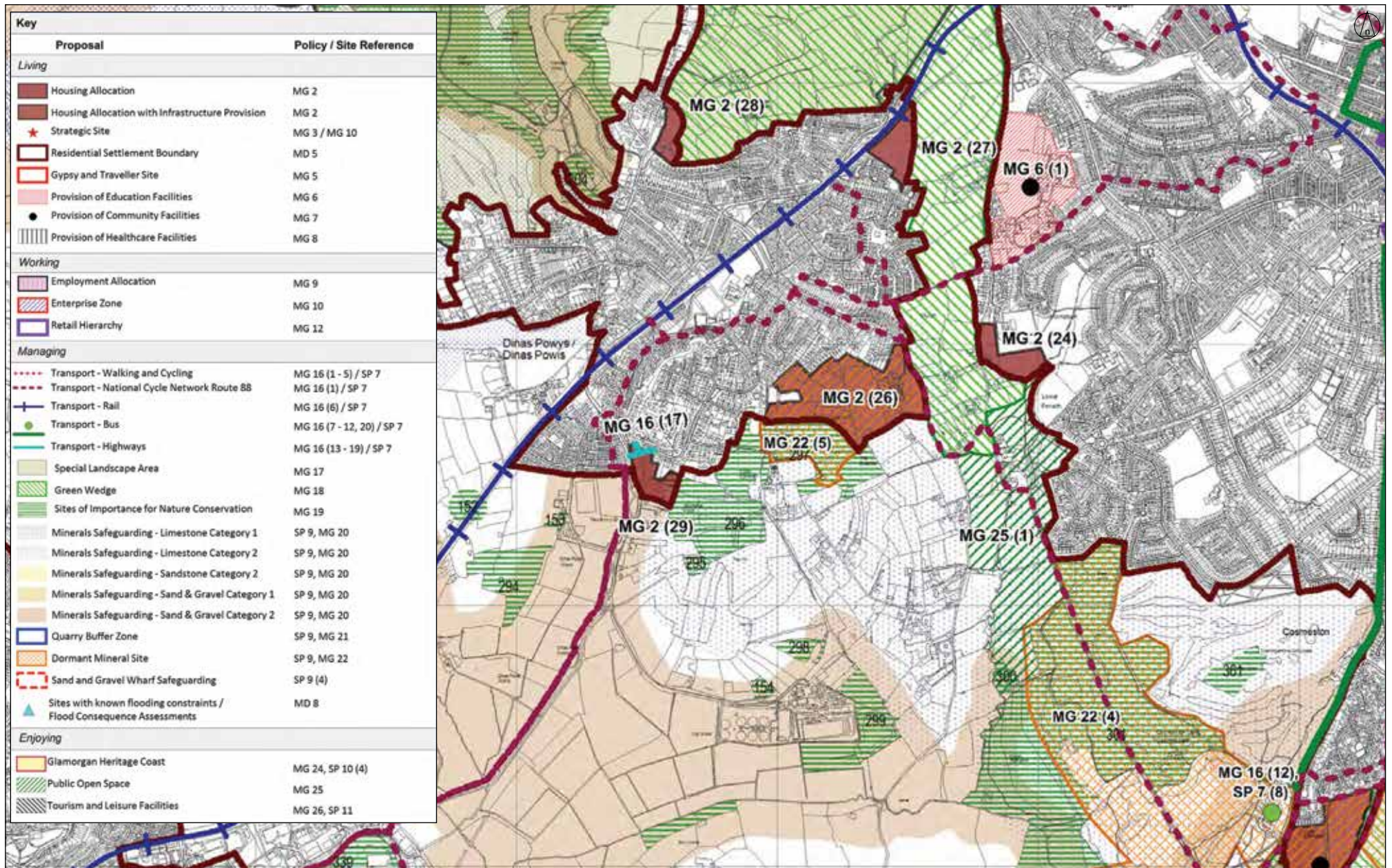
LDP SP 7 – Transportation: A Transport Statement will be submitted as part of the planning application, which will identify if any improvements are required to the existing, local highway network.

LDP Policy SP 10 – Built and Natural Environment: A crucial requirement of the development would be the protection of The Breeches Site of Important Nature Conservation (SINC) immediately adjacent to the site's southern boundary. Additionally, technical surveys will be undertaken as part of the planning process, which will reveal whether any important, archaeological or geological features are present within the site.

In addition to the above Strategic Policies, any planning application will need to pay due regard to the following Managing Development policies:

- **MD 1 – Location of New Development;**
- **MD 2 – Design of New Development;**
- **MD2A – Provision of Open Space;**
- **MD 4 – Community Infrastructure and Planning Obligations;**
- **MD 5 – Development within Settlement Boundaries;**
- **MD 7 – Housing Densities;**
- **MD 8 – Environmental Protection;**
- **MD 9 – Historic Environment; and**
- **MD 10 – Promoting Biodiversity.**

Local Development Plan Proposals Map Extract



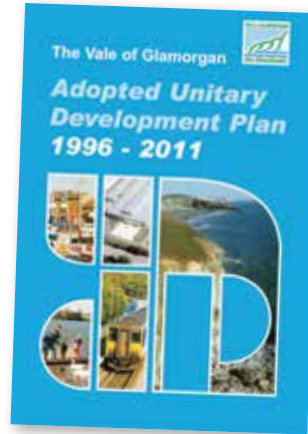
Plan extract from the VoG LDP Proposals Map 2013 © Crown Copyright. All rights reserved. Licence number AR 161462 (Not to scale)

1. Introduction & Background

Vale of Glamorgan Unitary Development Plan (UDP)

Notwithstanding the advanced stage of preparation of the VoG LDP, which has not yet passed Examination in Public or been formally adopted by the Council, the decision-making framework currently consists of the VoG Unitary Development Plan (UDP), which was adopted in April 2006 and was originally intended to guide development proposals between 1996 and 2011.

The following UDP Policies apply to the site, but need to be assessed with regard to the UDP being time expired, the context of the land as a surplus brown-field site, as a proposed allocation of land within the Deposit LDP for housing and community uses and its proposed removal from the Green Wedge:



- **UDP Policy ENV1 (Development in the Countryside)** - The site lies outside the Dinas Powys and Penarth Residential Settlement Boundaries of the Unitary Development Plan and therefore is classified as countryside under the terms of UDP Policy ENV1. UDP planning policy generally presumes against development outside the Residential Settlement Boundary. Any proposals to develop the site would need to demonstrate why an exception should be made to this policy and why such a development would be acceptable (i.e. by setting out the new context of the site outlined in paragraph 3.2.);
- **UDP Policy HOUS2 (Additional Residential Development) and HOUS8 (Residential Development Criteria)** – These policies permit additional residential development within or closely related to settlement boundaries provided it satisfies a number of criteria. Any residential development on this site would need to demonstrate careful consideration of its scale, form and character to ensure compliance with UDP Policy HOUS 8 criteria (i); or alternatively why other material considerations should be afforded greater weight in the determination of any proposal for development;
- **UDP Policy HOUS2 (Additional Residential Development) and HOUS8 (Residential Development Criteria)** – These policies permit additional residential development within or closely related to settlement boundaries provided it satisfies a number of criteria. Any residential development on this site would need

to demonstrate careful consideration of its scale, form and character to ensure compliance with UDP Policy HOUS 8 criteria (i); or alternatively why other material considerations should be afforded greater weight in the determination of any proposal for development; and

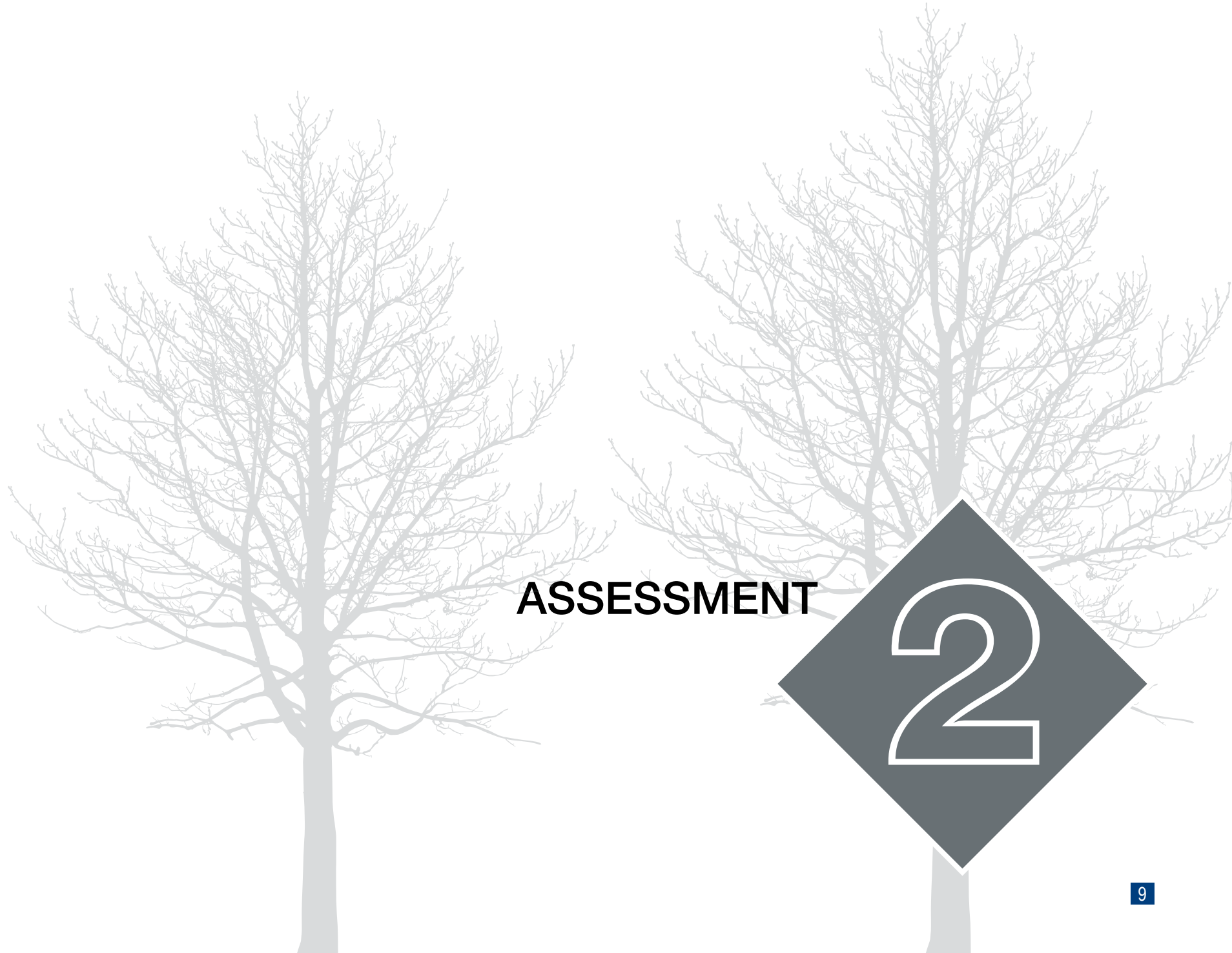
- **UDP Policy ENV 3 (Green Wedges)** – The site lies within a green wedge, which seeks to prevent urban coalescence between Penarth and Dinas Powys. Policy ENV 3 states that any development in this area, which prejudices the open nature of the land, will not be permitted. As is the case above, any proposal should be supported by information and evidence as to why an exception should be made to this policy or why other material considerations should be afforded greater weight.

The route of the Dinas Powys bypass also crosses the south east corner of the site (Policy TRAN 1[iii] refers);

In addition, proposals would need to comply with other relevant design and development policies such as UDP Policy TRAN 10 (Parking) and UDP Policy ENV 27 (Design of New Developments). Policy ENV 27 states proposals for conversion or redevelopment "...must have full regard to the context of the local natural and built environment and its special features..."

Other relevant UDP policies that redevelopment proposals would be expected to comply with are:

- ENV11 (Protection of Landscape Features);
- ENV16 (Protected Species);
- ENV17 (Archaeological Field Evaluation);
- ENV28 (Access for Disabled People);
- ENV29 (Protection of Environmental Quality);
- HOUS12 (Affordable Housing);
- HOUS13 (Exception Sites for Affordable Housing in the Rural Vale);
- REC3 (Provision of Open Space within New Residential Developments);
- REC1 (Protection of Existing Recreational Facilities); and
- REC6 (Children's Playing Facilities).



ASSESSMENT



2. Assessment

Site Description

Located to the east of Dinas Powys and close to the City of Cardiff, the former St Cyres Lower School site, playing fields and adjacent green field areas are accessed from the adopted public highway called Murch Crescent/Murch Road. It is bounded to the north and west by existing suburban housing estates and to the south and east by agricultural land and woodland.

A new medical centre has recently been constructed on land adjacent to the north east.

Transport and Local Facilities

The site is well located to encourage travel by sustainable modes of transport. The centre of Dinas Powys is located around 1.5 km to the west of the site where there is a wide range of employment, shopping, education, leisure and healthcare facilities within a reasonable walking and cycling distance and accessible using public transport.

The site is well served by footways and nearby bus stops for access by sustainable modes of travel.



View of existing settlement



View to east of the site



Dinas Powys Medical Centre



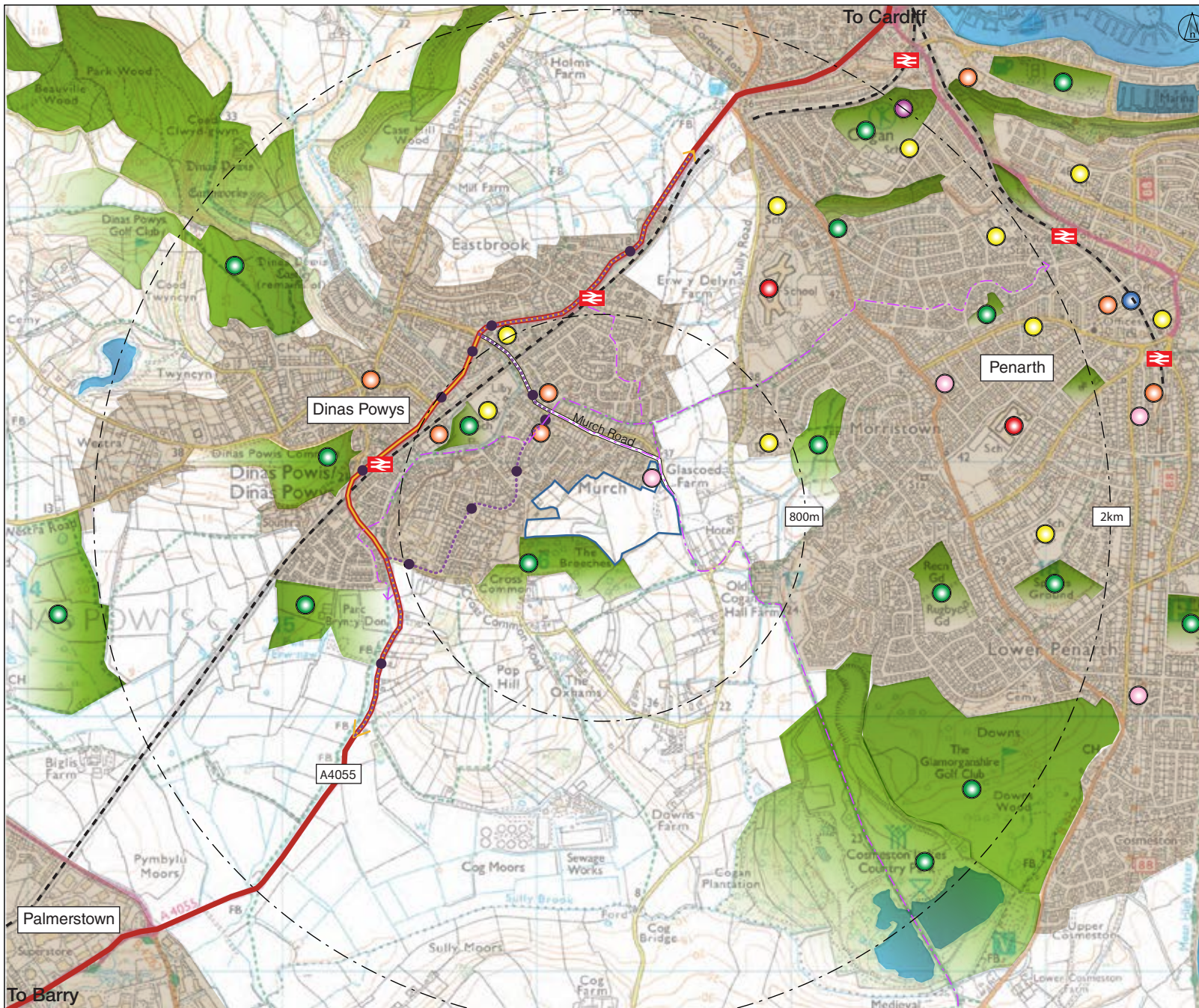
Western area of the site



Site entrance



Dinas Powys Train Station



- Deposit LDP Residential and Community Use Site Allocation
- Retail
- Healthcare
- Primary School
- Secondary School/College
- Leisure Centre
- Open Space/Recreation
- Employment Area
- M Train Station
- Bus Stops
- Bus Route 95
- Bus Route 93
- Proposed National Cycle Network Route 88

Local Facilities Plan

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2. Assessment

Archaeology and Built Heritage

Archaeology

There are no designated archaeological heritage assets recorded within the site. There are two designated archaeological heritage assets within 1km of the site: the Cogan Deserted Medieval Village, 450m south-south-east of the site; and the Romano-British Farmstead on Dinas Powys Common, 750m west of the site. As a result, any future development at the site is not considered likely to have a significant impact on the settings of these assets, and it is anticipated that there will be no effect on the significance of these assets arising from the proposed development.

There is one non-designated archaeological heritage asset recorded within the site, which comprises the remains of an 18th-century farm known as Stonylands farm. The remains of this farm lie beneath the former school playing field.

The archaeological potential of the site is likely to be low for anything other than remains of Stonylands Farm, as the main local centres of Prehistoric and historic activity are well documented.

Built Heritage

Built heritage is likely to be a consideration on this project. Whilst there are not considered to be any built heritage within the site, within 1 km of the centre of the site a number of listed buildings are noted, including several within the Dinas Powys Conservation Area located north of the site by approximately 580 metres.

The Grade II* St Peters Church is located 320 metres south-east of the site and the Grade II listed no's 1-6 Little Orchard lie immediately north of the site and may all be impacted. It is likely that, the degree of tree screening and the relative size of the designated heritage assets may hinder intervisibility with development on-site, and therefore limit the impact upon the respective assets.

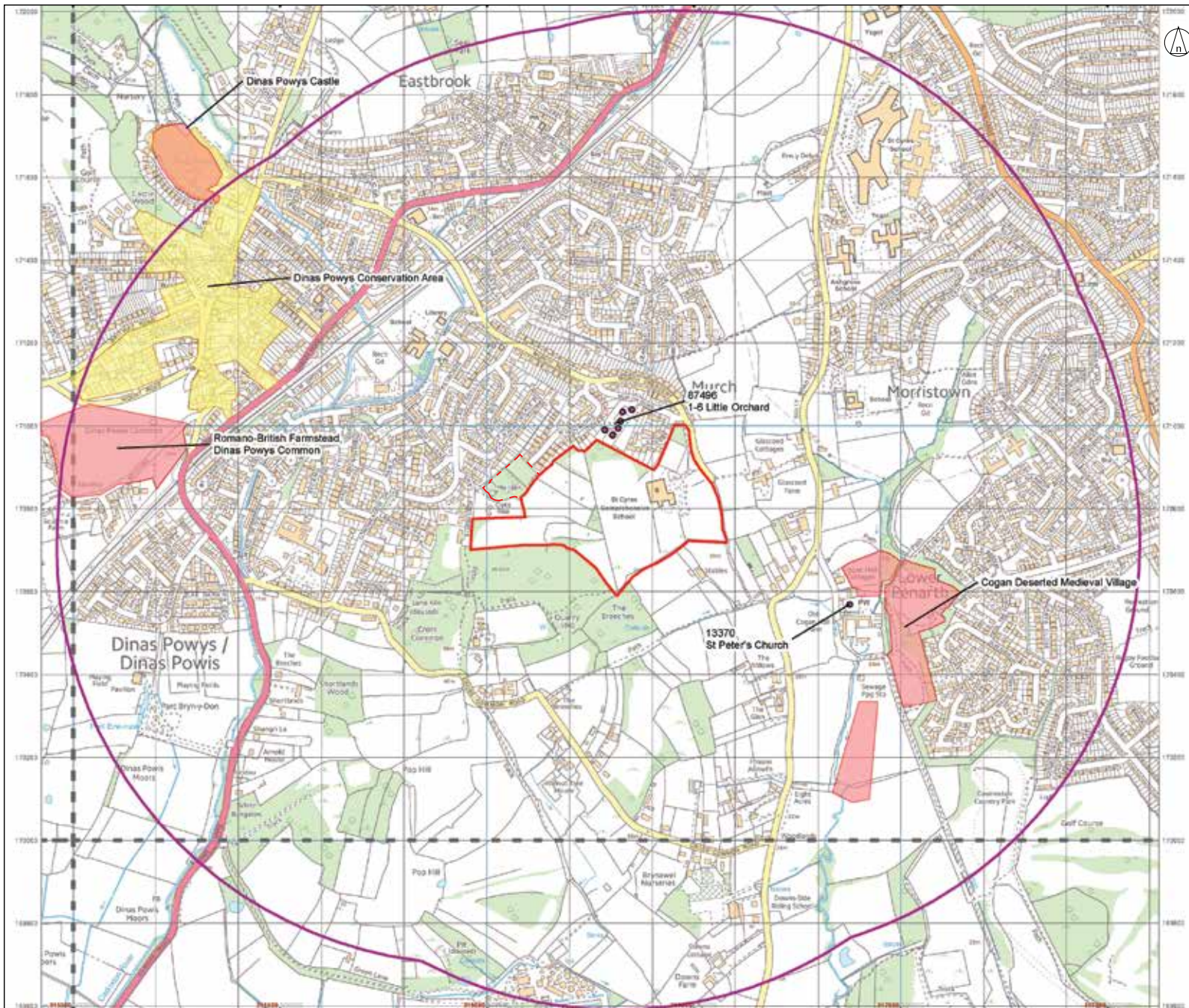
As such, the above built heritage is unlikely to form a constraint to development within the site.



Grade II listed no's 1-6 Little Orchard



View towards St Peter's Church



Designated Heritage Assets Plan

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2. Assessment

Topography, Site Levels and Flood Risk

In terms of topography, the site occupies a small hill that rises gently towards the south-west of the site and Murch Road along the eastern curtilage, before falling more steeply in a north-westerly direction towards the existing built-up area of Dinas Powys with gradient of approximately 1:9.

The lowest points of the site range from around 34m (AOD) along both the eastern and western curtilages, which rises to around 44m (AOD) at the crest of the hill at the site's boundary with The Breeches to the south-west.

The Development Advice Maps (DAMs) provided by the Welsh Government and Natural Resource Wales illustrate that the site is entirely located within Flood Zone A, where there is considered to be little or no risk of flooding.

Drainage




Surface Water

Following site investigation work the use of infiltration methods have been discounted. Therefore surface water shall discharge from site at a Greenfield rate of 6.5 l/s/ha.

Foul Water

All foul water shall discharge to the local adopted network in agreement with Welsh Water. Due to topography the use of foul pumping stations will be required.



-  Contour 1m
-  Contour 1/2m
-  Existing Trees

Existing Topography Plan

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2. Assessment

Existing Landscape

The site lies in an elevated position overlooking the village of Dinas Powys. The portion of the site associated with the former St Cyres Lower school is relatively flat and open in character. The remaining greenfield areas slope down towards the village edge and is comprised of pastoral/arable land enclosed by bushy hedgerow boundaries containing some linear groups and specimen trees. The site lies adjacent to a Broadleaved Woodland SINC (Site of Importance for Nature Conservation) known as the Beeches directly to the south. This is an ancient and deciduous woodland.

The Vale of Glamorgan Council have confirmed that there are no Tree Protection Orders in place on the site.



Elevated position in the landscape



Strong vegetated field boundaries



Areas of open grassland



Northern boundary with properties overlooking the site



Southern boundary

2. Assessment

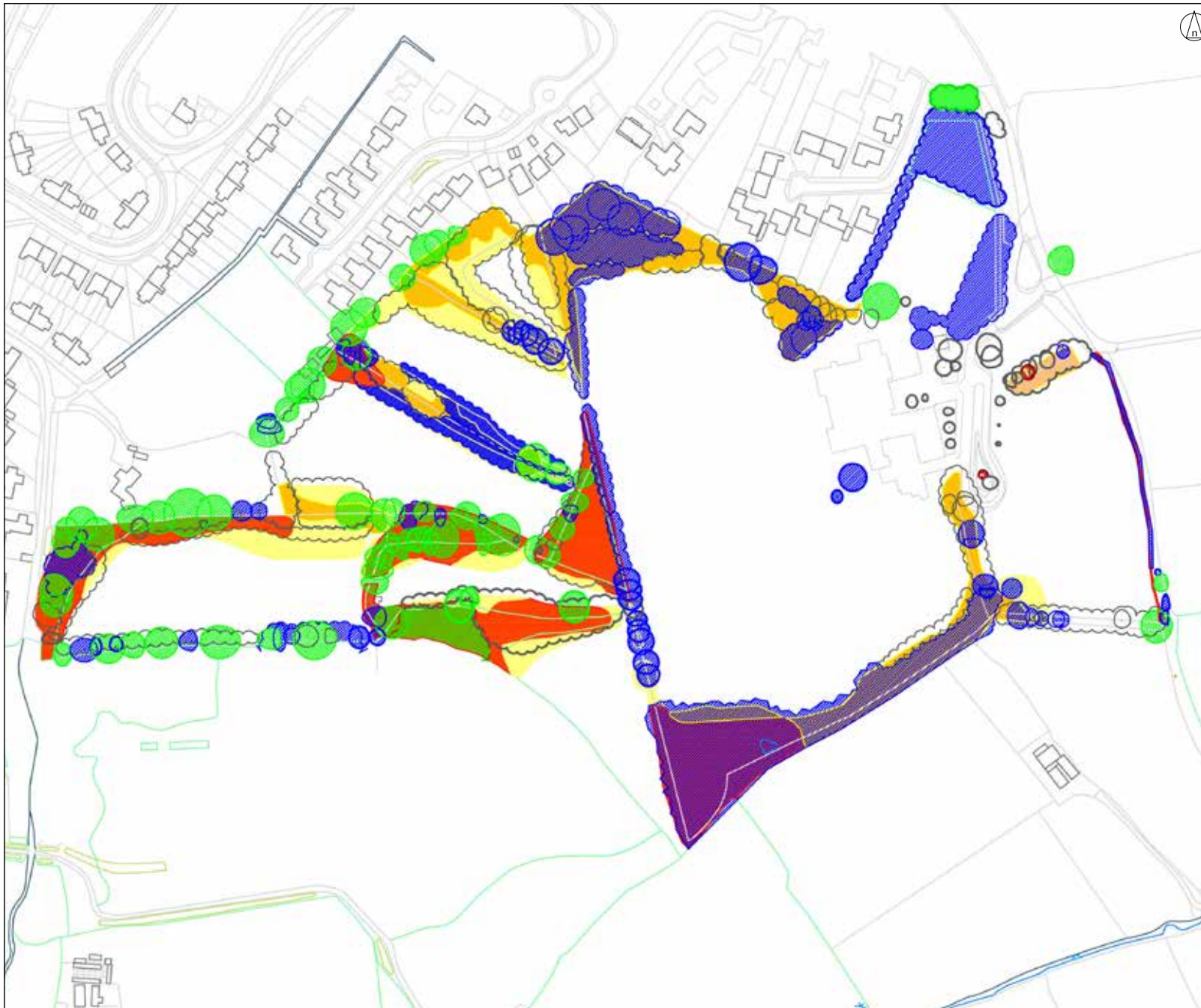
Ecology

The areas of the site with the best ecological value are mature broadleaved woodland blocks in the south and west which contain mature oak trees with some ancient woodland ground flora. Mature trees within the higher value woodland have potential to be used by roosting bats.

The field boundary hedgerows are limited in diversity but provide dense cover and connectivity for fauna including hazel dormouse (a single nest was recorded on site in 2015). The grassland is species-poor and of recent origin having developed on recently cultivated agricultural land.

The woodland blocks of highest value in the south and west of the site will be retained including the mature oak trees with bat roost potential. Lower value woodland on the southern, western and northern boundaries should also be retained to provide continuous woodland canopy cover and maintain dormouse habitat connectivity.

A stand-off between the boundary woodland and eastern hedgerow, and the development should provide a buffer between the development and dormouse habitat which should be planted to create areas of grassland, shrubs and woodland edge habitat where appropriate.



LEGEND

- High Value Habitat
- Moderate Value Habitat
- Poor Value Habitat
- Category A Trees
- Category B Trees
- Category C Trees

Landscape and Ecology Plan

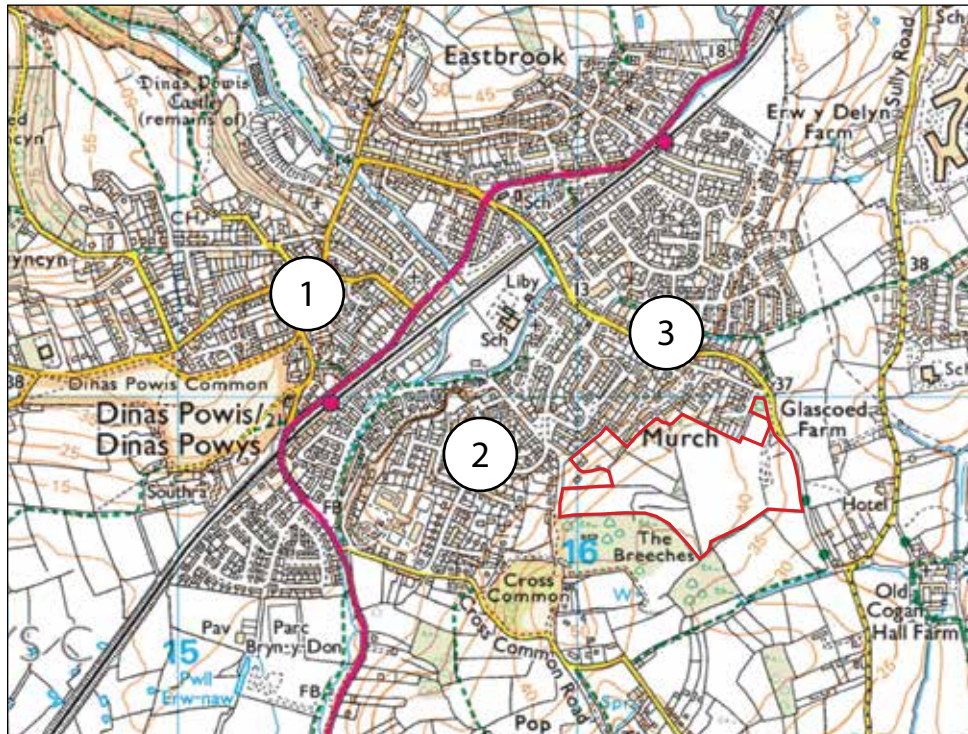
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2. Assessment

Residential Character Analysis

The urban fabric of Dinas Powys exhibits a range of architectural styles and materials reflecting the historic development of the village over time.

An analysis of existing built form around Dinas Powys can provide inspiration for development, as well as design references for urban form, landscape treatment and architecture. Analysis of these aspects helps in the creation of a locally distinctive new place which integrates with and benefits the character and identity of the wider village.



Character Analysis Location Plan

1. Dinas Powys Village Core

The historic village of Dinas Powys is a designated conservation area, focussed around the village green and war memorial.

Urban form is informal with connected streets characterised by varying street widths and building positions. Variety of set-back and orientation reinforces the historic character.

Development is mostly two storeys in height, although there are some instances of short terraces or rows, most houses are detached or semi-detached.

Incidences of buildings constructed in local lias limestone with brick detailing, in addition to use of red brick and render in late C19 dwellings. Predominance of roofing slates with red clay detailing to ridge lines.

Boundaries between the public and private realm are strongly defined by stone walls

Historic street pattern comprising narrow shared lanes and traditional streets bounded by mature trees and shrubs within private gardens, create a 'rural' village character.

Open space is limited to informal areas associated with community buildings and large private gardens within the historic core, although Dinas Powys Common provides a wide open space to the southern extents of the conservation area.



Dinas Powys Village



2. Eastbrook Residential Expansion Area (west & south of railway line)

The large mid C20 residential expansion area to the west and south west of Dinas Powys.

Urban form is informal, with disconnected streets and cul-de-sacs off main highways. Uniform build line and set-back of dwellings from the highway.

Built form is largely two storey detached and semi-detached dwellings with incidental streets of single storey dwellings set within generous plots. There are discrete areas of larger, split-level, detached dwellings responding to the areas varied topography. Car parking predominantly on plot.

Materials are relatively uniform, generally render and red brick and some timber cladding. Brown concrete roof tiles. Discrete areas of slate roofing associated with early C20 properties.

Generous front gardens, associated with on plot parking, generally laid to lawn enclosed by low walls, and planting.

Streetscape is largely characterised by uniform street widths. Footways tend to be separated from the highway by a grassed verge to one side of the street, connecting incidental areas of green space comprising mature native and semi ornamental trees.

Open space provision is limited to incidental spaces comprising amenity grass and mature trees adjacent to main highways. Significant green corridor, comprising mature trees, associated with the Eastbrook watercourse.



Longmeadow Drive



Sir Ivor Place

3. Murch Road/Crescent Residential Area

The large early to mid C20 residential expansion area to the west and south west of Dinas Powys.

Urban form is informal, with disconnected streets and cul-de-sacs off main highways. Uniform build line, orientation and set-back of dwellings from the highway.

Built form is largely two storey detached and semi-detached dwellings with car parking predominantly on plot. There are discrete areas of larger, split-level, detached dwellings responding to the areas varied topography and small pockets of notable, bespoke dwellings.

Materials are relatively uniform, generally render and red brick and some timber cladding. Brown concrete roof tiles. Discrete areas of slate roofing associated with early C20 properties.

Generous front gardens, associated with on plot parking, generally laid to lawn enclosed by low walls, sometimes retaining the garden, and planting.

Streetscape is largely characterised by uniform street widths with footways to each side streets bounded by mature trees and shrubs within private front gardens. Mature trees within rear gardens are generally visible from the streets between buildings and above roof lines, contributing to the setting.

Open space is limited to informal areas associated with community buildings and large private gardens.



Murch Road



Murch Crescent

2. Assessment

Constraints and Opportunities

The analysis shows that the site presents a number of constraints that will need to be overcome in order to create an attractive environment, that sits well within its context and maximises the opportunities the site presents.

Existing properties & Listed Buildings

There are a number of existing residential properties that border the site to the north and west. Properties along Cherry Close to the north east have direct views into the site and sufficient landscaping will be needed to protect the amenity and privacy of these residents. Listed properties in Little Orchard also border the site to the north. Due to the topography of the area these properties sit below the main body of the site. The landscaping in this area will have to be considered to ensure the current setting of these properties is maintained. Properties bordering the site to the north west also sit lower than the site and landscaping will need to be used to ensure the amenity and privacy of these residents is maintained.

Landscape & Ecology

Dormice are present on the site and their breeding areas and resting places are protected by law. Therefore areas of high quality Dormice habitat need to be protected and where possible enhanced. These areas tend to be situated around the boundaries of the site and along the tree and hedgerow corridors, especially to the south and west of the site adjoining the SINC.

Community Hub

The local authority has identified a 3 Ha area at the centre of the site for use as a 'community facility' and may include allotments, sports fields, play area, community hall or informal public open space. A level of flexibility will have to be adopted within the masterplan until details of this area are confirmed to allow the scheme to address it appropriately.

Access & Accessibility

The site shall be accessed off Murch Road utilising the current access point. This sits just below the access to the new medical centre which is now fully operational. The potential exists for an access into the Third Party Land to the north west of the site.

There are a number of potential pedestrian/cycle access points onto the site via, Murch Road, Windyridge and Sunnycroft Lane. These all provide good links to the local centre on Castle Drive approximately 10 minutes walk away. Bus stops located in this area provide public transport routes to Barry and Cardiff.

Topography & Views

The location and topography of the site can allow for wide ranging views out of the site and close range views into the site. The eastern part of the site is generally flat and level with the land to the east. This results in shorter distance views which in areas are often blocked by hedgerows and tree belts. The western area of the site is more steeply sloping and sits above the surrounding area to the west. This results in long range views out of the site.

Services

A water main runs down the eastern side of the site and a 3m exclusion zone restricts development in this area. This main has the potential to be relocated.

Heritage & Archaeology

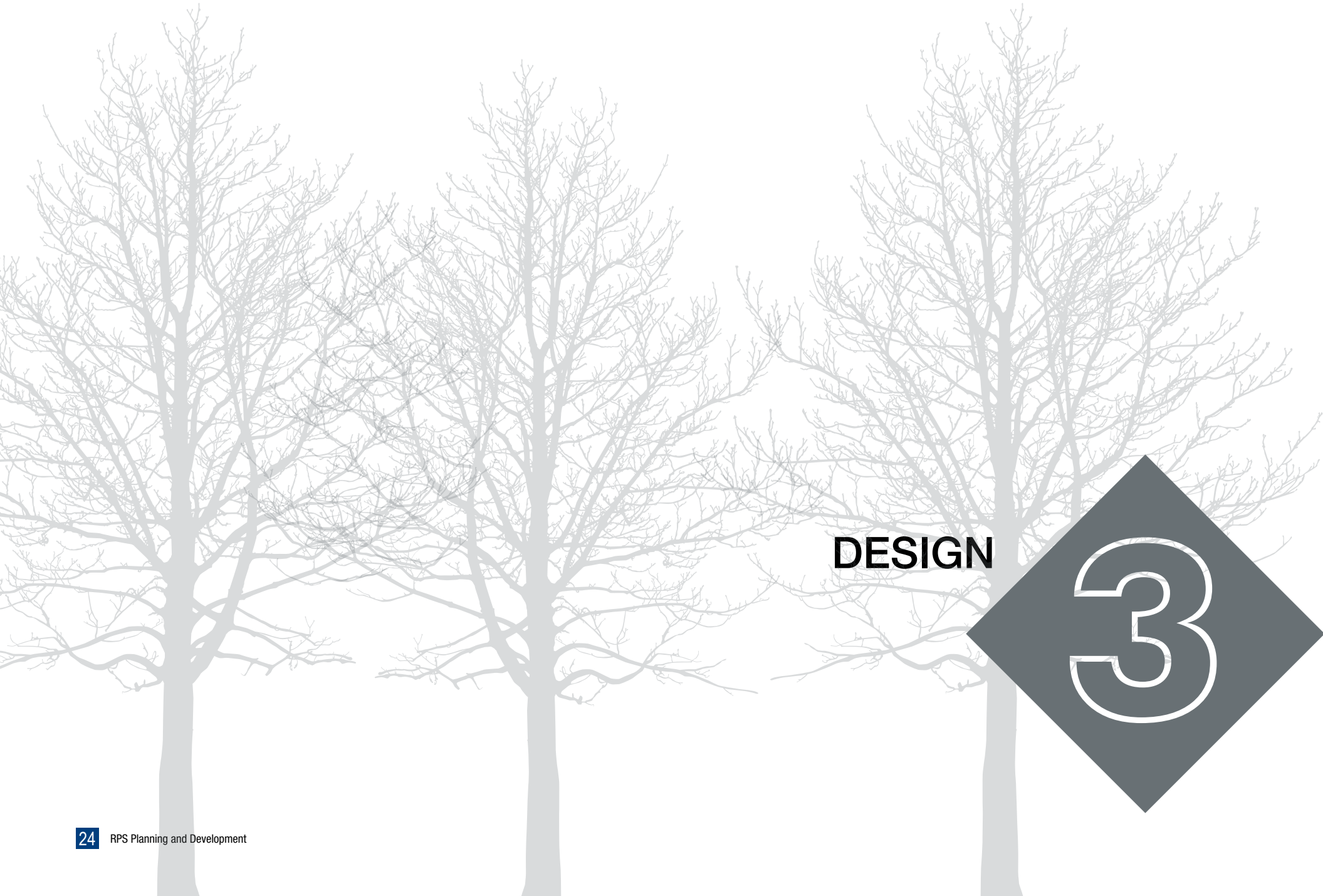
There are two Scheduled Ancient Monuments within the wider area of the site, but they will have no effect on the development of the site. The listed residential homes in Orchards Close will need to be respected and their landscape setting preserved.



-  Existing Properties
-  Existing Listed Buildings
-  Views into Site
-  Views out of Site
-  Category A Trees
-  Category B Trees
-  High Value Doormouse Habitat
-  Medium Value Doormouse Habitat
-  Community Facilities Land
-  Site Access
-  Bridleway
-  Water Main
-  Potential Link into Third Party Land
-  Medical Centre Site

Constraints and Opportunities Plan

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DESIGN

3

3. Design

The Vision and Concept

To deliver a well-designed and high quality mixed use development sensitive to the local context with strong links to the local community that complements and enhances the local character of the area. It is intended that the development will make the most efficient use of a derelict site which respects the area's unique characteristics and delivers new community facilities concurrent with enhanced ecological habitats for local flora and fauna.



Examples of other Barratt Homes developments

3. Design

Development Principles

1 Ecological Enhancement



Woodland and habitats of highest value in the south and west of the site should be retained along with lower value woodland on the southern, eastern and northern boundaries. This will maximise the retention of important dormouse habitats and connectivity between them. Enhancement of retained woodland, and planting of new broadleaved woodland will consolidate and further enhance the dormouse habitat within the site. This retained and new planting will also help form a series of landscape screens to the adjacent properties and help limit views into the site from surrounding areas.

2 Community Hub



The area reserved for community uses sits at the heart of the site and could potentially be utilised as a “village green” for the scheme. This area may include sports pitches, community centre, allotments, informal open space and ecological enhancement areas. This area also helps form a green link between ecological areas and connections into the SINC.

3 Drainage



The topography of the site limits the drainage options that can be achieved. Surface water runoff will need to be collected and where necessary pumped and stored in the south east corner of the site. This potentially provides the opportunity for a new formal greenspace to be created in this area of the site.

4 Access & Movement



The site will be accessed from Murch Road and a clear road hierarchy and movement network will need to be established within the site. A main access route needs to be created to serve the community facilities with residential access formed off this. Properties should overlook and provide activity to streets, with private drives helping properties to overlook public spaces. A pedestrian link could potentially connect the community hub to Sunnycroft Lane. A provision for pedestrian access into the Third Party Land to the north west of the site could be established.

3. Design

5 Village Core



The north eastern section of the site should have the character of a village core, situated around the community hub. This area could consist of terraced and semi-detached with small apartment blocks where appropriate. Properties should overlook and add activity to streets and public spaces.

6 Village Edge



The more sloping western area of the site should form a lower density and 'green' character that better reflect the topography and landscape setting of the area. This area could consist of mainly detached properties with landscaping used to help break up the impact of the urban form. Properties should overlook and add activity to streets and public spaces.



- < Frontages over public space
- Landscaping
- Village Core
- Village Edge

Concept Plan

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3. Design

Transport and Movement

The transport implications of a proposed residential and community facility development of land at the previous site of St Cyres Lower School, Murch Road, Dinas Powys has been assessed. The impact of development traffic on the nearby road network and junctions has also been assessed and confirms that local junctions can accommodate the traffic.

The existing access to the site can be retained and improved for vehicles and pedestrians. Vehicle swept path analysis confirms that the refuse vehicle can access the site turn and leave the site in a forward gear via the priority T-junction proposed. Car and cycle parking would be provided in accordance with Vale of Glamorgan's parking standards

Pedestrian and cycle links could be created to provide a permeable sustainable travel network through the site. Access to the wider area will be available through the primary accesses onto Murch Road / Murch Crescent which links the site to the centre of Dinas Powys via adequate local footways and footpaths.

It is clear from analysis of local journey to work data that there is considerable opportunity to encourage modal shift away from private car and onto sustainable modes. The site is well served by footways and nearby bus stops for access by sustainable modes of travel. A Framework Travel Plan should accompany any future planning application on the site. This would aim to encourage walking and cycling for a wide range of journey purposes and discourage single occupancy car trips.

A road hierarchy should be established within the site to aid in legibility and add character to the development. A main access road should provide direct access to the community hub from Murch Road. Residential access shall be formed off this main route and respond to the topography of the site. Provision should be made for a pedestrian access point into the Third Party Land to the north west. A pedestrian route should link Sunnycroft Lane in the west to the community hub.



-  Community Access
-  Main Access
-  Secondary Access
-  Private Drives
-  Pedestrian Routes

Transport and Movement Plan

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Building for Life 12

Building for Life 12 (BfL12) is a government-endorsed industry standard for well-designed homes and neighbourhoods. Housing developers are encouraged to use it to guide discussions about creating good places to live. BfL12 comprises of 12 questions that are designed to be used as a way of structuring discussions about a proposed development.

The 12 questions include:

Integrating into the Neighbourhood

- Does the scheme integrate into its surroundings by reinforcing existing connections and creating new ones, while also respecting existing buildings and land uses around the development site?
- Does the development provide (or is it close to) community facilities, such as shops, schools, workplaces, parks, play areas, pubs or cafes?
- Does the scheme have good access to public transport to help reduce car dependency?
- Does the development have a mix of housing types and tenures that suit local requirements?

Creating a Place

- Does the scheme create a place with a locally inspired or otherwise distinctive character?
- Does the scheme take advantage of existing topography, landscape features (including water courses), wildlife habitats, existing buildings, site orientation and microclimates?
- Are buildings designed and positioned with landscaping to define and enhance streets and spaces and are buildings designed to turn street corners well?
- Is the scheme designed to make it easy to find your way around?

Street & Home

- Are streets designed in a way that encourage low vehicle speeds and allow them to function as social spaces?
- Is resident and visitor parking sufficient and well integrated so that it does not dominate the street?
- Will public and private spaces be clearly defined and designed to be attractive, well managed and safe?
- Is there adequate external storage space for bins and recycling as well as vehicles and cycles?

Barratt Homes are committed to meeting Building for Life 12 principles, meaning that the highest design quality is achieved on every single site.

PLANNING APPLICATION REQUIREMENTS



This section of the Development Brief sets out the application documents that will be required to support any future planning application(s) at the site.

Any future application(s) at the site all need to be screened under Regulation 5 of the Town and Country Planning (EIA Regs) 2016.

A full planning application at the site will need to be supported by:

- Application Forms and Certificates;
- Site Location Plan;
- Application Fee;
- Plans and Drawings (sufficient for a full application including block plans and elevations);
- Design & Access Statement;
- PAC Report;
- Planning Statement including draft heads of terms;
- Design and Access Statement;
- Existing Site Plans
- Arboricultural Statement;
- Affordable Housing Statement;
- Light Pollution Assessment;
- Drainage Strategy;
- Landscape Assessment;
- Ecological Assessment;
- Transport Assessment;
- Archaeological Assessment; and
- Utilities Statement.

A outline planning application at the site will need to be supported by:

- Application Forms and Certificates;
- Site Location Plan;
- Application Fee;
- Illustrative Masterplan and Parameter Plans
- Design & Access Statement;
- PAC Report;
- Planning Statement including draft heads of terms;
- Design and Access Statement;
- Existing Site Plans
- Arboricultural Statement;
- Affordable Housing Statement;
- Light Pollution Assessment;
- Drainage Strategy;
- Landscape Assessment;
- Ecological Assessment;
- Transport Assessment;
- Archaeological Assessment; and
- Utilities Statement.





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