



Phase II
Land North of B4265
Boverton
Vale of Glamorgan

Planning Statement
Barratt Homes South Wales Ltd

February 2018



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Appendix 1	Local Services & Facilities
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1.0 Introduction

1.1 This Planning Statement has been prepared by Barratt Homes South Wales Ltd (“the Applicant”) in support of a full planning application for 24 homes at Land north of B4265 (Phase II), Boverton, Vale of Glamorgan. The full application description (“the Proposed Development”) is as follows:

“Full planning application for the erection of 24 no. homes with associated access, landscaping and engineering works”.

1.2 This full planning application is supported by the following application documentation:

- Application Forms & Ownership Certificates;
- Covering Letter by Barratt Homes South Wales Ltd;
- Application Plans & Drawings;
- Planning Statement by Barratt Homes South Wales Ltd;
- Design & Access Statement by Barratt Homes South Wales Ltd;
- Pre-Application Consultation Report by Barratt Homes South Wales Ltd (TO BE COMPLETED);
- Environmental Noise Survey by Hunter Acoustics (ref: 3309/ENS1_Rev1);
- Desk Study and Extended Phase 1 Habitat Survey by Thomson Ecology (ref: ABAW105 / 009, May 2015);
- Reptile Survey Report by Thomson Ecology (ref: ABAW105 / 007, May 2015);
- Dormouse Survey Report by Thomson Ecology (ref: ABAW105/006 September 2015);
- Ecology Update Note by EDP (ref: edp3775_r005a_221117,);
- Dormouse Mitigation Strategy by EDP (ref: edp3775_r009);
- Detailed Soft Landscaping Plan (Plan 1 of 2) by EDP (ref: edp3775_d011);
- Detailed Soft Landscaping Plan (Plan 2 of 2) – Tree Pit Specification Details by EDP (ref: edp3775_d011);
- Drainage Strategy by Quad Consult (ref: 14009 C-220);
- Heritage Desk-Based Assessment by Cotswold Archaeology (ref: 14321);
- Arboricultural Survey by Thomson Ecology (ref: ABAW105/009/004/001);
- Agricultural Land Classification and Soil Resources Report by Reading Agricultural Consultants Ltd (April 2015)
- Residential Travel Plan by Hydrock (ref: C-08449-C.003); and
- Transport Note by Hydrock (ref: C-08449-C.002).

1.3 This Planning Statement is structured as follows:

Section 1.0	Introduction	This Section introduces the Applicant and provides a summary of the Proposed Development.
Section 2.0	Application Site & Surroundings	This Section summarises the Application Site's characteristics, surroundings and physical opportunities and constraints.
Section 3.0	Planning History	This Section sets out the Application Site's planning history, as well as of neighbouring sites.
Section 4.0	The Proposed Development	This Section introduces the Proposed Development in further detail, setting out a rationale for the design of the scheme in light of the identified opportunities and constraints.
Section 5.0	Planning Policy Context	This Section sets out the planning policy framework relevant to the Proposed Development including local and national planning policy as well as the requirements of the Well-being of Future Generations (Wales) Act 2015.
Section 6.0	Assessment of the Proposals	This Section assesses the Proposed Development against the requirements of the adopted development plan as well as any material planning considerations.
Section 7.0	Conclusions	This Section concludes and summarises the preceding Sections, demonstrating that the Proposed Development is acceptable and that planning permission should be forthcoming.

2.0 Application Site & Surroundings

- 2.1 The Application Site measures 0.6ha of greenfield land and is situated directly to the south-east of an approved development scheme by Barratt Homes for 65 homes, which was granted full planning permission by the Vale of Glamorgan Council on 29th January 2018 (see Section 3.0 for further details). The B4265 forms the Application Site's south-western boundary while Llantwit Road abuts the Site to the south. A railway line lies directly to the north, beyond which lies residential development associated with the MOD St Athan base.
- 2.2 Access is currently achieved via the existing agricultural gate to the south-east of the Application Site which connects the Site to Llantwit Road, although another point of access will be delivered as part of the Phase I scheme by Barratt Homes (see Section 3.0 for further details).
- 2.3 The Application Site contains a number of mature trees and hedgerows although these are limited to the field boundaries. The main body of the Application Site comprises a semi-improved agricultural grazing field.
- 2.4 The Application Site lies within Flood Risk Zone A according to Natural Resources Wales' ("NRW's") Development Advice Maps ("DAMs") in support of Welsh Government Technical Advice Note 15 ("TAN15"). The Application Site is therefore considered to be at little or no risk of flooding.
- 2.5 The Application Site contains no statutory or non-statutory cultural heritage designations, although the Site is situated approximately 40m away from Boverton Conservation Area, which contains a number of predominantly Grade II listed buildings. The Application Site is, however, divorced from the Conservation Area boundary by the B4265 and the existing hedgerow which runs along the Application Site boundary, which comprise significant physical barriers that minimise the visual relationship between the Application Site and the Conservation Area.
- 2.6 As confirmed within **Appendix 1**, the Application Site is considered to be sustainably located in close proximity to a wide range of local services and facilities. In summary, the Application Site is situated 1.6km from the nearest primary school and secondary schools and 700m from Boverton Village Centre, which provides a range of facilities including shops and a public house. Furthermore, the allocation of the Application Site for residential development under Policy MG2 (22) of the adopted Local Development Plan (see Section 4.0 for further details) confirms the sustainability credentials of the Application Site.
- 2.7 Llantwit Major Town Centre is also situated approximately 1.7km to the west, which provides a wider range of services as well as a train station, which provides services to Bridgend and Aberdare (via Cardiff Central) among other destinations approximately every 30 minutes. Bus stops are also situated less than 200m from the Application Site, which provides services to Bridgend and to Barry (which provide a number of services and employment opportunities) every hour. The Application Site is therefore accessible to a range of services and facilities including employment opportunities by a range of sustainable transport modes (i.e. foot, cycle and public transport).

3.0 Planning History

- 3.1 The Application Site was the subject of an outline planning application for new residential development by Barratt Homes in 1996 (LPA ref: 96/00590/OUT), which was subsequently appealed against non-determination (PINS ref: APP/Z6950/A/96/509986). The appeal was dismissed by the Inspector due to the Application Site's location within the open countryside, although it should be noted that the Inspector agreed that the Application Site could be accessed safely from the B4265.
- 3.2 As demonstrated within Section 4.0 below, the relevant planning policy context has materially changed since the determination of the 1996 appeal given that the Application Site is no longer situated within the open countryside and is now allocated for residential development within the adopted Vale of Glamorgan Local Development Plan.
- 3.3 It is therefore considered that the Application Site's planning history has limited weight in the determination of this planning application. Indeed, the Proposed Development comprises a second phase of a wider development by Barratt Homes which was granted full planning permission by the Vale of Glamorgan Council on 29th January 2018 (LPA ref: 2014/00995/FUL).
- 3.4 The Phase I scheme is designed such that access to the Phase II scheme has been safeguarded for future use (drawing ref: TP-05 Rev D). This access point is utilised as part of the Proposed Development, as demonstrated by the Site Layout drawing by Hammond Architectural (ref: 1753 TP-01 Rev 1).

4.0 The Proposed Development

4.1 The Application Site measures approximately 0.6ha. The full description of development is as follows:

“Full planning application for the erection of 24 no. homes with associated access, landscaping and engineering works”.

Residential

4.2 The Proposed Development comprises a second phase scheme of 24 no. homes including a mix of 1, 2 and 3-bed properties, which equates to a net density of 40 dwellings per hectare. The precise mix is as follows:

Table 4.1 Residential Mix

House Type Name	No. Bedrooms	Net Floor Area	No. Units
Alder	1	514	4
Washington	2	615	4
Richmond	2	731	5
Folkestone	3	830	2
Maidstone	3	830	7
Buchanan	3	874	1
Ennerdale	3	916	1

4.3 A comprehensive rationale for the design of the Proposed Development is set out within the accompanying Design & Access Statement by Barratt Homes South Wales Ltd. In summary, a series of key design principles have been integrated into the design of the Proposed Development. These include:

- A linear urban form to maximise the efficiency of this allocated site;
- The inclusion of 978.5m² of ecological buffer zone; and
- Safe and accessible pedestrian footways.

Access & Parking

4.4 A new vehicular access is proposed via the approved Barratt Homes South Wales Ltd scheme to the north-west. Parking is provided through a mix of private driveways and parking courtyards, with 55 no. parking spaces provided in total.

Landscaping

4.5 In terms of landscaping, all existing trees and hedgerows are proposed to be retained except for a small part of the existing hedgerow at the northern edge of the Application Site to facilitate access, as well as some pruning along the north-eastern boundary. An attenuation pond is proposed at the north-western corner of the Application Site and an area totalling 978.5m² is proposed to be retained around the perimeter of the Application Site to serve as an ecological buffer zone.

5.0 Planning Policy Context

5.1 Section 38(6) of the Planning & Compulsory Purchase Act 2004 confirms that planning applications should be determined in accordance with the adopted development plan for the area, unless material considerations indicate otherwise. As confirmed above, the Application Site lies within the administrative boundary of the Vale of Glamorgan Council and therefore the statutory development plan for the area comprises the Vale of Glamorgan Local Development Plan (“LDP”), which was formally adopted by the Council in June 2017.

Adopted Development Plan

LDP Proposals Map

5.2 As confirmed above, the adopted development plan for the area comprises the Vale of Glamorgan LDP. The LDP Proposals Maps confirm that the Application Site is situated within the defined settlement boundary of St Athan and therefore the basic principle of new development is already established, as confirmed by Policy MD5 which states that “*New development within these settlements will be permitted where the proposed development:*

1. *Makes efficient use of land or buildings;*
2. *Would not prejudice the delivery of an allocated development site;*
3. *Is of a scale, form, layout and character that is sympathetic to and respects its immediate setting and the wider surroundings and does not unacceptably impact upon the character and appearance of the locality;*
4. *The proposal would not result in the loss of natural or built features that individually or cumulatively contribute to the character of the settlement or its setting;*
5. *Would not result in the unacceptable loss of public open space, community or tourism buildings or facilities;*
6. *Has no unacceptable impact on the amenity and character of the locality by way of noise, traffic congestion and parking; and*
7. *Makes appropriate provision for community infrastructure to meet the needs of future occupiers.*

5.3 Moreover, the Application Site forms part of a wider allocation for new residential development under Policy MG2 (22), which measures 2.4Ha and is allocated to deliver 70 homes within the Plan period. The Vale of Glamorgan Council has previously confirmed that “*It is important to ensure that sites in sustainable locations are developed efficiently*” in its decision to approve a scheme for a greater quantum of development than provisionally allocated within the Deposit LDP (see page 17 of the Committee Report for Land at Plasnewydd Farm, Cowbridge Road, Llantwit Major - LPA ref: 2014/00831/FUL). Although the LDP has now been formally adopted, the conclusions remain applicable in this instance in that the proposed increase in the number of homes to be delivered at residential allocation MG2 (22) does not “*fundamentally affect or alter the ‘in principle’ considerations*” which support the approval of the development.

Design

5.4 In terms of design, Policy MD2 'Design of New Development' confirms that new development proposals should:

1. *Be of a high standard of design that positively contributes to the context and character of the surrounding natural and built environment and protects existing features of townscape or landscape interest;*
2. *Respond appropriately to the local context and character of neighbouring buildings and uses in terms of use, type, form, scale, mix and density;*
3. *Where appropriate, provide new or enhanced areas of public realm particularly in key locations such as town centres, major routes and junctions;*
4. *Promote the creation of healthy and active environments and reduce the opportunity for crime and anti-social behaviour. In the case of retail centres, developments should provide active street frontages to create attractive and safe urban environments;*
5. *Provide a safe and accessible environment for all users, giving priority to pedestrians, cyclists and public transport users;*
6. *Have no unacceptable impact on highway safety nor cause or exacerbate existing traffic congestion to an unacceptable degree;*
7. *Where appropriate, conserve and enhance the quality of, and access to, existing open spaces and community facilities;*
8. *Safeguard existing public and residential amenity, particularly with regard to privacy, overlooking, security, noise and disturbance;*
9. *Provide public open space, private amenity space and car parking in accordance with the Council's standards;*
10. *Incorporate sensitive landscaping, including the retention and enhancement where appropriate of existing landscape features and biodiversity interests;*
11. *Provide adequate facilities and space for the collection, composting and recycling of waste materials and explore opportunities to incorporate re-used or recyclable materials or products into new buildings or structures; and*
12. *Mitigate the causes of climate change by minimising carbon and other greenhouse gas emissions associated with their design, construction, use and eventual demolition, and include features that provide effective adaptation to, and resilience against, the current and predicted future effects of climate change.*

Residential Density

5.5 In terms of residential densities, Policy MD6 confirms that all residential schemes within defined Key, Service Centre and Primary Settlements will be permitted where the net residential density is a minimum of 30 dwellings per hectare. The Application Site lies within the defined settlement boundary of St Athan, which comprises a Primary Settlement

according to the LDP Settlement Hierarchy (see paragraph 5.14 of the adopted LDP Written Statement).

Transport

- 5.6 Policy SP7 states that priority will be given to schemes that improve highway safety and accessibility, public transport, walking and cycling.

Environmental Protection

- 5.7 Policy MD7 states that *“Development proposals will be required to demonstrate they will not result in an unacceptable impact on people, residential amenity, property and / or the natural environment from either:*

- 1. Pollution of land, surface water, ground water and the air;*
- 2. Land contamination;*
- 3. Hazardous substances;*
- 4. Noise, vibration, odour nuisance and light pollution;*
- 5. Flood risk and consequences;*
- 6. Coastal erosion or land stability;*
- 7. The loss of the best and most versatile agricultural land; or*
- 8. Any other identified risk to public health and safety”.*

- 5.8 The policy text continues to confirm that wherever impacts are identified, the Council will require that appropriate mitigation measures are implemented to minimise the impact to an identified level, either via planning conditions or a legal agreement.

Historic Environment

- 5.9 Policy MD8 confirms that development proposals must protect the qualities of the built and historic environment of the Vale of Glamorgan, particularly Conservation Areas; Listed and Locally Listed Buildings; designated landscapes and sites of archaeological interest. The policy text states that development proposals which affect any of these sites / designations *“must preserve or enhance”* the character of these areas.

Biodiversity

- 5.10 Policy MD9 confirms that new development proposals will be required to *“conserve and, where appropriate, enhance biodiversity interests unless it can be demonstrated that:*
- 1. The need for development clearly outweighs the biodiversity value of the site; and*
 - 2. The impacts of the development can be satisfactorily mitigated and acceptably managed through appropriate future management regimes”.*

Public Open Space

5.11 Policy MD3 confirms that new residential development schemes with a net gain of 5 or more homes will be required to make an on-site open space contribution in accordance with the following standards:

1. *“Outdoor sports provision – 1.6Ha per 1,000 population;*
2. *Children’s equipped play space – 0.25Ha per 1,000 population; and*
3. *Informal play space – 0.55Ha per 1,000 population”.*

Planning Obligations & Affordable Housing

5.12 Policy MD4 confirms 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 developments through the use of planning obligations. Community infrastructure may include:

1. *“Affordable housing;*
2. *Educational facilities;*
3. *Transport infrastructure and services for pedestrians, cyclists, public transport and vehicular traffic;*
4. *Public open space, public art, leisure, sport and recreational facilities;*
5. *Community facilities;*
6. *Healthcare facilities;*
7. *Service and utilities infrastructure;*
8. *Environmental protection and enhancement such as nature conservation, flood prevention, town centre regeneration, pollution management or historic renovation;*
9. *Recycling and waste facilities; and*
10. *Employment opportunities and complementary facilities including training”.*

5.13 Policy MG4 ‘Affordable Housing’ confirms that all residential schemes which result in a net gain of 5 or more homes within the settlement of St Athan will be required to make an affordable housing contribution of 35%, subject to the evidenced viability of the development.

Material Planning Considerations

Planning Policy Wales (Edition 9, November 2016)

5.14 Sustainable development is the Welsh Government’s key planning principle which runs through Planning Policy Wales (“PPW”). Paragraph 4.2.2 confirms that the planning system *“provides for a presumption in favour of sustainable development to ensure that social, economic and environmental issues are balanced and integrated...in taking decisions on individual planning applications”.*

5.15 The Welsh Government’s definition for sustainable development is set out within Figure 4.2 of PPW, which states that *“‘Sustainable development’ means the process of improving the economic, social, environmental and cultural well-being of Wales by taking action, in*

accordance with the sustainable development principle, aimed at achieving the well-being goals". The Welsh Government's definition of sustainable development within PPW therefore corresponds with the Well-being of Future Generations (Wales) Act 2015 (see paragraph 5.25 of this Planning Statement for further details).

5.16 Paragraph 4.4.3 of PPW sets out the Welsh Government's sustainable development objectives which include, inter alia:

- Promote resource-efficient and climate change resilient settlement patterns that minimise land-take;
- Play an appropriate role to facilitate sustainable building standards;
- Play an appropriate role in securing the provision of infrastructure to form the physical basis for sustainable communities;
- Contribute to the protection and improvement of the environment;
- Contribute to the protection and, where possible, the improvement of people's health and wellbeing as a core component of achieving the well-being goals and responding to climate change;
- Promote access to employment, shopping, education, health, community, leisure and sports facilities and open and green space;
- Locate developments so as to minimise the demand for travel, especially by private car;
- Ensure that all local communities – both urban and rural – have sufficient good quality housing for their needs, including affordable housing for local needs; and
- Help to ensure the conservation of the historic environment and cultural heritage, acknowledging and fostering local diversity.

5.17 Paragraph 4.11.1 encourages good design and refers to the five 'Objectives of Good Design' as set out within TAN12 (see the accompanying Design & Access Statement by Barratt Homes and paragraphs 5.37 – 5.38 of this Planning Statement for further details).

5.18 Paragraph 5.1.2 of PPW sets out the Welsh Government's objectives for the conservation and improvement of natural heritage, which include:

- *"Promote the conservation of landscape and biodiversity, in particular the conservation of native wildlife and habitats;*
- *Ensure that action in Wales contributes to meeting international responsibilities and obligations for the natural environment;*
- *Ensure that statutorily designated sites are properly protected and managed;*
- *Safeguard protected species; and*
- *Promote the functions and benefits of soils, and in particular their function as a carbon store".*

5.19 In terms of cultural heritage, paragraph 6.2.2 states that *"Local planning authorities and other public bodies have an important role in protecting and conserving the historic environment while helping it accommodate and remain responsive to present day needs".* The Welsh

Government's objectives for the conservation of the historic environment include (among others):

- *“Conserve and enhance the historic environment, which is a finite and non-renewable resources and a vital and integral part of the historical and cultural identity of Wales;*
- *Recognise its contribution to economic vitality and culture, civic pride, local distinctiveness and the quality of Welsh life, and its importance as a resource to be maintained for future generations;*
- *Base decisions on an understanding of the significance of Wales historic assets; and*
- *Preserve or enhance the character or appearance of Conservation Areas, while at the same time helping them remain vibrant and prosperous”.*

5.20 In terms of transport, paragraph 8.1.1 of PPW confirms that *“ensuring development is accessible by means of transport other than the private car will help to meet the Welsh Government’s objectives for social inclusion. Encouraging cycling and walking will contribute to the aim of improving the levels of health in Wales”.*

5.21 Chapter 9 of PPW relates to housing and confirms that the Welsh Government’s approach is to provide more housing of the right type and to offer more choice. Paragraph 9.1.2 continues to state that Local Planning Authorities should promote:

- *“Mixed tenure communities;*
- *Development that is easily accessible by walking, cycling and public transport;*
- *Attractive landscapes around dwellings, with usable open space and regard for biodiversity, nature conservation and flood risk;*
- *Greater emphasis on quality, good design and the creation of places to live that are safe and attractive;*
- *The most efficient use of land;*
- *Well-designed living environments, where appropriate at increased densities;*
- *Construction of housing with low environmental impact; and*
- *‘Barrier free’ housing developments”.*

5.22 Furthermore, paragraph 9.3.1 states that *“New housing developments should be well integrated with and connected to the existing pattern of settlements. The expansion of towns and villages should avoid creating ribbon development, coalescence of settlements or a fragmented development pattern”.*

5.23 Chapter 13 deals with environmental risks and pollution, and confirms that new development should not be exposed unnecessarily to flood risk and flood risk should not be increased by increased surface water run-off.

- 5.24 With regard to noise, paragraph 13.14.1 confirms that noise-sensitive developments (such as housing) “*should be designed to limit noise levels within and around those developments. Such development should be located away from existing sources of significant noise*” such as major roads.

Well-being of Future Generations (Wales) Act 2015

- 5.25 The Well-being of Future Generations (Wales) Act 2015 seeks to improve “*the economic, social, environmental and cultural well-being of Wales by taking action, in accordance with the sustainable development principle, aimed at achieving the well-being goals*”. The well-being goals are set out below:

Figure 5 *Well-being of Future Generations (Wales) Act 2015 Goals*

Goal	Description of the goal
A prosperous Wales	An innovative, productive and low carbon society which recognises the limits of the global environment and therefore uses resources efficiently and proportionately (including acting on climate change); and which develops a skilled and well-educated population in an economy which generates wealth and provides employment opportunities, allowing people to take advantage of the wealth generated through securing decent work.
A resilient Wales	A nation which maintains and enhances a biodiverse natural environment with healthy functioning ecosystems that support social, economic and ecological resilience and the capacity to adapt to change (for example climate change).
A healthier Wales	A society in which people’s physical and mental well-being is maximised and in which choices and behaviours that benefit future health are understood.
A more equal Wales	A society that enables people to fulfil their potential no matter what their background or circumstances (including their socio economic background and circumstances).
A Wales of cohesive communities	Attractive, viable, safe and well-connected communities.
A Wales of vibrant culture and thriving Welsh language	A society that promotes and protects culture, heritage and the Welsh language, and which encourages people to participate in the arts, and sports and recreation.
A globally responsible Wales	A nation which, when doing anything to improve the economic, social, environmental and cultural well-being of Wales, takes account of whether doing such a thing may make a positive contribution to global well-being.

Affordable Housing Supplementary Planning Guidance (2017)

- 5.26 The Council's Affordable Housing Supplementary Planning Guidance ("SPG") document confirms that the Council will usually seek a tenure split of 70% social rented housing and 30% intermediate housing. In terms of housetypes, the SPG confirms that the greatest demand is for 1 and 2 bedroom properties.
- 5.27 The SPG also provides guidance on how viability issues should be addressed when determining affordable housing contributions, in accordance with Policy MG 4 of the adopted LDP. In summary, Section 6 confirms that a full and robust viability assessment is required to justify a reduction in the affordable housing provision.

Planning Obligations Supplementary Planning Guidance (2017)

- 5.28 Paragraph 5.3 of the Council's Planning Obligations SPG confirms that where the Council considers that there is a particular need for a planning obligation to enable a development to proceed, the Council will seek such contributions via a legal agreement. Each case will be considered on its own merits having regard to existing provision in the area and quantity and quality of existing facilities and services. In summary, where a specific need is identified, development proposals of 10 or more homes will be expected to make the following contributions:

- Sustainable Transport - £2,300 per dwelling;
- Education - £13,811 per dwelling;
- Public Open space – 2.4ha per 1,000 population or £2,668 per dwelling; and
- Public Art – 1% of build costs.

- 5.29 In addition, sites of over 25 homes will be expected to provide a £1,260 contribution per dwelling towards Community Facilities.

Amenity Standards Supplementary Planning Guidance (2006)

- 5.30 The Council's Amenity Standards SPG sets out the Council's position regarding residential amenity standards, and comprises a material consideration in the determination of this planning application. In summary, the SPG confirms that careful consideration should be given to the layout and design of all residential developments and that schemes are designed taking into account all of the site's opportunities and constraints. The SPG continues to state that privacy standards should be maintained and that a minimum distance of 21 should be provided between opposing principal windows of dwellings.

Parking Standards Supplementary Planning Guidance (2015)

- 5.31 In terms of parking standards, the SPG states that new build residential development is required to provide 1 spaces per bedroom (maximum 3 spaces) for residents and 1 space per 5 units for visitors. Garage parking should be provided "as the most secure parking option wherever possible". Safe pedestrian space should be provided between each dwelling and its parking space.

Biodiversity and Development Supplementary Planning Guidance

- 5.32 With regards to ecology and biodiversity, the Council's SPG confirms that development should "avoid impacting on any wildlife feature present or in close proximity to a development site. If this is not possible then the scheme should be designed in such a way as to minimise any adverse effects on those habitats or species present by including or incorporating appropriate new features or habitats within the development". The SPG continues to confirm that ecological surveys are required for all development proposals where there is a reasonable likelihood for a development impact on a designated site or protected / priority habitat or species.

Conservation Areas in the Rural Vale Supplementary Planning Guidance (2006)

- 5.33 As confirmed within Section 2.0 above, the Application Site lies approximately 40m from Boverton Conservation Area. The Council's SPG confirms that development proposals which would have an impact upon the character and setting of a Conservation Area should be designed such that they reflect the character of surrounding buildings and open spaces, use high quality materials which complement surrounding buildings and design and orientate new development so that it reflects the scale and layout of the village (among other criteria).

Trees & Development Supplementary Planning Guidance (2006)

- 5.34 The Council's Trees & Development SPG document sets out the Council's policy position regarding trees and woodland. In summary, the SPG confirms that planning applications which affect land adjacent to or on which trees are growing should be accompanied by a tree survey undertaken by suitably qualified professionals. Paragraph 7.1 of the SPG confirms that "in determining planning applications, the Council will consider the effect of the development upon trees and the overall landscape as a material consideration".

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

- 5.35 TAN5 confirms that the planning system in Wales should integrate nature conservation into all planning decisions and to look for development or provide a net benefit for biodiversity conservation with no significant loss of habitats or populations of species, locally or nationally (among other Key Principles).

Technical Advice Note 11: Noise (1997)

- 5.36 TAN11 relates to noise and sets out how the planning system should ensure that new development proposals are protected from inappropriate noise levels, while noise mitigation measures should be commensurate to the scale of the proposed development.

Technical Advice Note 12: Design (2016)

- 5.37 TAN12 sets out five 'Objectives of Good Design' which include:

- Access;

- Ensuring ease of access for all;
- Character;
 - Sustaining local character;
 - Promoting legible development;
 - Promoting a successful relationship between public and private space;
 - Promoting quality, choice and variety;
 - Promoting innovative design;
- Movement;
 - Promoting sustainable means of travel;
- Community Safety;
 - Ensuring attractive, safe public spaces;
 - Security through natural surveillance;
- Environmental Sustainability;
 - Achieving efficient use and protection of natural resources;
 - Enhancing biodiversity; and
 - Designing for change.

5.38 TAN12 is addressed further within the accompanying Design & Access Statement by Barratt Homes.

Technical Advice Note 15: Development and Flood Risk (2004)

5.39 As confirmed within Section 2.0 above, the Application Site falls entirely within Flood Risk Zone A according to NRW's DAMs. TAN15 confirms that land within Flood Risk Zone A is "Considered to be at little or no risk of fluvial or tidal / coastal flooding" and therefore the justification test is not applicable and "there is no need to consider flood risk further".

Technical Advice Note 18: Transport (2007)

5.40 TAN18 reconfirms the Welsh Government's objective to minimise the need to travel, particularly by private car, and to encourage increased use of sustainable modes of travel including walking, cycling and public transport.

6.0 Assessment of the Proposals

- 6.1 This Section assesses the scheme against the planning policy framework set out within Section 5.0 to confirm whether the Proposed Development is acceptable in light of all relevant LDP policies and material planning considerations. Each issue is addressed in turn below.

Principle & Quantum of Development

- 6.2 As referred to within Section 5.0 above, the Application Site is situated within the defined settlement boundary of St Athan and forms part of a wider allocation for residential development within the adopted LDP. The basic principle of new residential development is therefore already established at the Application Site. Moreover, Council is currently relying upon the Application Site to demonstrate a five-year supply of housing as required by PPW and TAN1.
- 6.3 Policy MG2 (22) confirms that the site in its entirety (i.e. including Phase I and Phase II) is allocated for 70 homes. 65 homes are set to be delivered via planning permission ref: 2014/00995/FUL (see Section 3.0 for further details) and therefore the delivery of a further 24 homes at the Application Site would increase the capacity of MG2 (22) to 89 homes in total (which exceeds the figure set out within the LDP). However, the quantum of development referred to within the LDP comprises a guideline figure only, while paragraph 6.11 of the LDP Written Statement confirms that density levels for LDP allocations will be considered in detail at the application stage.
- 6.4 Moreover, Policy MD5 of the adopted LDP and paragraph 9.1.2 of PPW both promote developments which make the most efficient use of land or buildings, particularly those sites which lie within defined settlement boundaries (such as the Application Site).
- 6.5 The Proposed Development is therefore fully in accordance with Policies MD2, MD5 and MG2 of the adopted LDP as well as paragraph 9.1.2 of PPW. An assessment of the proposed residential density level is provided in further detail below.

Sustainability

- 6.6 The Application Site is sustainably located in close proximity to a wide range of local services and facilities (see **Appendix 1** for further details). In summary, the Application Site is located within 700m walk of the village centre of Boverton which provides a number of facilities including a convenience store, post office, public house, a gift shop, hot food takeaway, veterinary practice, garden centre and a hairdresser. The Application Site is also located in close proximity to the 'St Athan - Cardiff Airport Enterprise Zone' which will provide access to valuable employment opportunities within close proximity to the Application Site.
- 6.7 In terms of education and health facilities, the Application Site is located within close proximity to Ysgol y Ddraig (1.6km) and Llantwit Major School (1.6km). Moreover, the Application Site has easy access to a GP surgery (Western Vale Family Practice) and a dental practice (Wyndham House Dental Practice), which are situated only 1.8km away at Boverton Road.

- 6.8 Further afield, the Application Site is well connected by means of transport other than the private car, with the nearest bus stop situated less than 200m from the Application Site, which provides hourly services to Bridgend and Barry among other destinations. The Site is also situated less than 2km from Llantwit Major train station, which provides services to Cardiff Central and Bridgend (among other destinations) approximately every 30 minutes.
- 6.9 A footpath link is proposed to be delivered through the Phase 1 site, which will link the Application Site to Harding Close, which provides safe and easy access to Boverton Village Centre as well as the other services and facilities referred to above. Accordingly, the Application Site is sustainably located in close proximity to a wide range of local services and facilities by a range of transport modes, thereby reducing the reliance upon the private car. The Proposed Development therefore complies with Policies MD2 and SP7 of the adopted LDP and paragraph 4.4.3 of PPW.

Well-being of Future Generations (Wales) Act 2015

- 6.10 In terms of the well-being goals set out within the Well-being of Future Generations (Wales) Act 2015, these are summarised as follows:
- A prosperous Wales;
 - A resilient Wales;
 - A healthier Wales;
 - A more equal Wales;
 - A Wales of cohesive communities;
 - A Wales of vibrant culture and thriving Welsh language; and
 - A globally responsible Wales.
- 6.11 The Proposed Development will contribute to the above goals in that it will improve access to local services and facilities by means of transport other than the private car, thereby creating a more prosperous, resilient, equal, cohesive and a healthier Wales. The Application Site is also accessible to a Welsh-medium school which will also help to contribute to a thriving Welsh language.

Access

- 6.12 This full planning application is accompanied by a Transport Note and Framework Travel Plan produced by Hydrock (refs: C-08449-C.002 & C-08449-C.003). Paragraphs 6.6 – 6.9 of this Planning Statement demonstrate that the Application Site is sustainably located in close proximity to a range of services and facilities, including public transport services, thereby reducing the reliance upon the private car.
- 6.13 The supporting transport information by Hydrock reconfirms the Application Site's sustainability credentials and confirms that the Proposed Development of 24 no. homes at this location would have no material impact upon the operation of the wider highway network. Appropriate turning space is provided to allow refuse and service vehicles to enter and exit the Application Site in forward gear. Moreover, the Proposed Development

incorporates 55 no. parking spaces on-site which is considered to be in accordance with the adopted parking standards.

- 6.14 In terms of pedestrian access, the Proposed Development incorporates safe and accessible pedestrian footpaths linking the Phase I scheme to the north to Llantwit Road to the south. The Proposed Development will utilise the improvements secured via the Phase I scheme, thereby ensuring safe access by foot to Boverton and Llantwit Major centres respectively.
- 6.15 The Proposed Development therefore complies fully with LDP Policies MD2, SP7 and the relevant guidance contained within PPW and TAN18.

Design

- 6.16 Full justification and rationale for the scheme's design is set out within the accompanying Design & Access Statement by Barratt Homes. However, in summary, the Proposed Development makes the most efficient use of this Application Site by adopting a continuation of the linear form of development approved at Phase I. The density and scale of development is comparable to the Phase I scheme while the use of high quality materials reflect the character of the local area including at Church Meadow, Orchard Lodge and Harding Close.
- 6.17 The Proposed Development has been designed to respond positively to the Application Site's constraints and opportunities while ensuring that community safety standards and biodiversity interests are maintained. The Proposed Development therefore conforms to Policies MD2, MD6, MD8 & MD9 of the adopted LDP as well as the relevant SPG and supporting guidance contained within PPW.

Density

- 6.18 This planning application seeks full planning permission for 24 no. homes on part of an existing allocation within the LDP, with a proposed development density of 40 dwellings per hectare. This development density is considered to be appropriate for the Application Site by virtue of its relatively level topography. As set out within Section 4.0 of the accompanying Design & Access Statement by Barratt Homes South Wales Ltd, the Proposed Development (including its density) is considered to respond positively to the character of the area and also seeks to make the most efficient use of land in accordance with Policy MD5 of the adopted LDP and paragraph 9.1.2 of PPW. Policy MD6 seeks to ensure that new residential development achieve a minimum density of 30 dwellings per hectare and therefore the 40 dwellings per hectare density proposed is fully in accordance with LDP policy in this regard.

Drainage

- 6.19 The enclosed Drainage Strategy by Quad Consult demonstrates that foul water is proposed to be disposed of via a sewer system which connects to the drainage infrastructure due to be delivered through the Phase I scheme (see Section 3.0 for further details). In terms of surface water, a surface water drainage system is proposed which will discharge to an attenuation pond in the north-western corner of the Application Site. The surface water drainage strategy comprises a Sustainable Drainage System and will maintain existing greenfield run-off rates

and therefore the proposed drainage strategy is considered to be fully in accordance with Policy SP1 and Policy MD1 of the adopted LDP.

Loss of Agricultural Land

- 6.20 An Agricultural Land Classification and Soil Resources Report (April 2015) has been produced by Reading Agricultural Consultants Ltd in support of the Proposed Development. The Report confirms that the Application Sites comprises Subgrade 3b, and therefore does not comprise 'Best and Most Versatile' ("BMV") agricultural land.
- 6.21 The Proposed Development is therefore considered to be fully in accordance with Policy MD7 of the adopted LDP, on the basis that the Proposed Development would result in zero loss of BMV agricultural land.

Historic Environment

- 6.22 A Heritage Desk-Based Assessment has been produced by Cotswold Archaeology (ref: 14321) in support of the Proposed Development and accompanies this planning application. The Assessment relates to the allocated residential site in its entirety (i.e. Phase I and Phase II) and confirms that the Application Site contains no designated or non-designated recorded heritage assets. The Application Site is considered to have a "*general potential*" for unrecorded archaeological remains, although these are considered unlikely to be of such significance as to preclude development.
- 6.23 In terms of Boverton Conservation Area and its associated Listed Buildings, the Application Site is situated to the north of the Conservation Area beyond the B4265. The Council's Conservation Area Appraisal (2008) confirms that the views to the north (towards the Application Site) are not considered to contribute to the significance of the Conservation Area at all. Indeed, the Appraisal confirms that the boundary of the Conservation Area was drawn to include sufficient land to protect the setting of the Area. As stated within the Heritage Desk-Based Assessment by Cotswold Archaeology (see paragraph 5.6), the Application Site is separated from the Conservation Area by the B4265 with substantial vegetation on both sides of the road which screens the Application Site completely from the Conservation Area.
- 6.24 The Proposed Development is therefore considered to be acceptable in historic environment terms and therefore is fully in accordance with Policy MD8 of the adopted LDP and paragraph 5.1.2 of PPW.

Biodiversity

- 6.25 A Desk Study and Extended Phase 1 Habitat Survey was prepared by Thomson Ecology in May 2015, which accompanies this planning application. The Phase I Survey found that the likelihood of great crested newt to be present on site is low, although the Application Site provides suitable habitat for reptiles, birds, bats, dormouse and hedgehog.
- 6.26 Additional reptile and dormouse studies were undertaken by Thomson Ecology in May 2015 and July 2016 respectively. These documents also accompany this planning application. In summary, the reptile survey found that the Application Site recorded a low population of slow-

worm and recommends appropriate mitigation measures to ensure no unacceptable impact upon the slow-worm population. In terms of dormice, the dormouse survey found evidence of dormouse within the hedgerow on the southern boundary of the Application Site. A range of mitigation and enhancement measures are proposed to address any adverse impact upon dormice.

- 6.27 Given the amount of time that has passed since the May 2015 and July 2016 studies, an Ecology Update Note has been prepared by EDP to update the findings of the original surveys (which also accompanies this planning application). The Ecology Update Note concludes that no significant material changes to the nature and distribution of habitats on site have occurred since the original survey in 2015. Accordingly, the conclusions of the previous ecological assessments by Thomson Ecology (as well as their recommendations for mitigation and enhancement) remain valid.
- 6.28 This application is also accompanied by a Dormouse Mitigation Strategy by EDP, which sets out the necessary sensitive working methodologies that will be incorporated into the construction process for the Proposed Development. In summary, the Mitigation Strategy includes a number of mitigation measures (including protective fencing, installation of dormouse boxes, low lux levels and sensitive vegetation clearance) to ensure that impact upon dormice is minimised.
- 6.29 In light of the above, it is considered that appropriate mitigation and enhancement measures can be incorporated into the Proposed Development such that any adverse impacts upon protected species will be minimised. The Proposed Development is therefore fully in accordance with Policy MD9 of the adopted LDP.

Arboriculture

- 6.30 As confirmed within Section 2.0 above, the Application Site contains a number of trees which are limited to the field boundaries. An Arboricultural Survey has been prepared by Thomson Ecology (ref: ABAW105/009/004/001) which accompanies this planning application. The Survey confirms that the Application Site contains no trees, groups or hedgerows within 'Category A'. The majority of trees and groups fall within 'Category C' with 2 groups within 'Category B'. The Application Site contains no 'Category U' trees, groups or hedgerows.
- 6.31 The Arboricultural Survey recommends that all trees should be considered for retention where possible, with the greatest consideration given to 'Category B' and 'Category C' trees, although 'Category C' trees *"should not be retained at the expense of efficient design"*. Moreover, root protection areas should be accommodated within the design where possible.
- 6.32 The Site Layout and Tree Protection Plan confirm that the loss of some existing hedgerow (ref: G101) is required to deliver the site access, although this hedgerow is of limited quality (Category 'C') and therefore its removal is considered to be acceptable. A small area of the existing hedgerow (also Category 'C') along the north-eastern boundary of the Application Site is proposed to be pruned back to the fence line, although given the limited quality of the hedgerow this is also considered to be fully acceptable.

- 6.33 In light of the above, the Proposed Development is fully compliant with Policy MD2 of the adopted LDP, as well as relevant guidance contained within the relevant SPG and PPW.

Noise & Vibration

- 6.34 An Environmental Noise Survey has been prepared by Hunter Acoustics (ref: 3309/ENS1_Rev1) for the entire allocated site (i.e. the Application Site and the approved Barratt Homes South Wales Ltd scheme to the north-west). This Environmental Noise Survey accompanies this planning application and measures the existing background noise levels which affect the Application Site from nearby roads and the railway line. The Application Site in its undeveloped state falls mainly within NEC A or NEC B of TAN11 with only part of the south-western boundary of the Application Site falling under NEC C.
- 6.35 A series of measures are recommended within the Environmental Noise Survey, which serve to mitigate noise impacts, which have been incorporated within the Proposed Development. In summary, a 1.8m high close boarded fence is proposed along the south-western boundary of the Application Site in order to minimise noise impacts upon garden areas. Furthermore, additional noise mitigation measures in the form of up-rated glazing and acoustic ventilation are proposed on critical facades overlooking the B4265 and to bedroom facades along the north-eastern boundary facing the railway line.
- 6.36 The Environmental Noise Survey confirms that rail vibration levels have been measured over a 24-hour period for comparison with the criteria set out within BS:6472 'Guide to evaluation of human exposure to vibration in buildings'. In summary, the measured levels are significantly below the identified thresholds and therefore vibration is not an issue at the Application Site and accordingly no mitigation measures are proposed.
- 6.37 The Proposed Development therefore complies with Policy MD7 of the LDP as well as the relevant guidance contained within TAN11.

Flood Risk

- 6.38 As confirmed within Section 2.0 above, the entire Application Site is situated within Flood Risk Zone A according to NRW's DAMs in support of TAN15, and therefore the Application Site is considered to be at little or no risk of flooding. TAN15 confirms that Flood Risk Zone A comprises an appropriate location for 'Highly Vulnerable' development such as housing and therefore there is no need to consider flood risk further.
- 6.39 The Proposed Development is therefore fully consistent with Policy MD7 of the adopted LDP and relevant guidance set out within PPW and TAN15.

Mitigation

- 6.40 Policy MG4 states that new residential developments of 5 homes or more (within St Athan) are required to make a 35% contribution towards affordable housing. The Proposed Development will make an on-site contribution towards affordable housing, the precise quantum of which will be negotiated during the determination of the application.

7.0 Conclusions

7.1 Barratt Homes South Wales Ltd is seeking full planning permission for:

“Full planning application for the erection of 24 no. homes with associated access, landscaping and engineering works”.

7.2 The Application Site is situated within the defined settlement boundary of St Athan / Boverton and is allocated for residential development within the LDP. The basic principle of new residential development is therefore already established at the Application Site. Section 6.0 of this Planning Statement demonstrates that the Proposed Development complies with all relevant policies within the LDP as well as material considerations including relevant SPGs and national planning policy. We have also demonstrated how the Proposed Development meets the Well-being Goals as set out within the Well-being of Future Generations (Wales) Act 2015.

7.3 The Application Site will provide affordable housing while improving access to local services and facilities, and there are no technical constraints which would prevent its delivery. Accordingly, we respectfully request that planning permission is granted subject to the imposition of appropriately worded conditions, which we would be pleased to discuss with the Council during the determination of the application.

APPENDIX 1

Local Services & Facilities

LOCAL SERVICES & FACILITIES SCHEDULE AT LAND NORTH OF B4265 (PHASE II), BOVERTON

SERVICE / FACILITY	NAME	DISTANCE FROM LAND AT WHITLEY FARM, BOROUGH ROAD, LOUGHOR
Primary School	Ysgol y Ddraig / Ysgol Gymraeg Dewi Sant	1.6km
Secondary School	Llantwit Major School	1.6km
Town / Village Centre (Various Shops & Facilities)	Boverton	700m
Town / Village Centre (Various Shops & Facilities)	Llantwit Major	1.7km
Convenience Store / Supermarket	Bargain Booze, Boverton	700m
GP Surgery	Western Vale Family Practice	1.8km
Dental Practice	Wyndham House Dental Practice	1.8km
Pharmacy	Well, Boverton Road	700m
Public House	The Boverton Castle	700m
Bus Stop	B4265, Boverton	<200m
Train Station	Llantwit Major Train Station	1.9km