




BARRATT
SOUTH WALES LTD

Phase II
Land North of B4265
Boverton
Vale of Glamorgan

Design & Access Statement
Barratt Homes South Wales Ltd

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1.0 Introduction

- 1.1 This Design & Access 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 Design & Access Statement has been prepared in accordance with Welsh Government Technical Advice Note 12: Design (“TAN12”) and the latest Welsh Government guidance document (‘Design & Access Statements in Wales’, April 2017). This document is therefore structured as follows:

Section 1.0	Introduction	This Section introduces the Applicant and provides a summary of the Proposed Development.
Section 2.0	Site Context & Analysis	This Section summarises the Application Site’s characteristics, surroundings and physical opportunities and constraints; and provides an analysis of the local context in design terms.
Section 3.0	Planning Policy Context	This Section sets out the design-related planning policy framework.
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.
Section 5.0	Conclusions	This Section concludes and summarises the preceding Sections, summarising the design evolution of Proposed Development.

2.0 The Application Site & Contextual Analysis

- 2.1 The Applicant has undertaken an analysis of the Application Site and its surrounding built form which has been used to inform the design of the Proposed Development to ensure that it is sensitive to its surroundings and responds to the local character.

Application Site

- 2.2 The Application Site measures 0.6ha of greenfield and is situated directly to the south-east of an approved development scheme by Barratt Homes for 65 homes, which granted full planning permission by the Vale of Glamorgan Council on 29th January 2018 (LPA ref: 2014/00995/FUL). The Application Site forms part of a wider allocation for residential development within the adopted Vale of Glamorgan Local Development Plan (“LDP”) (ref: MG2 (22)).
- 2.3 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. 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).
- 2.4 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.
- 2.5 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.
- 2.6 The Application Site contains statutory or non-statutory no 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, which comprises a significant physical barrier which minimises the visual relationship between the Application Site and the Conservation Area.

Contextual Analysis

- 2.7 The following character areas have been considered and have influenced the character and design of the Proposed Development:
- Church Meadow;
 - Orchard Lodge;
 - Boverton Court; and
 - Land north of B4265 (Phase I) by Barratt Homes South Wales Ltd.

Church Meadow

Urban & Built Form

- Cul-de-sac scheme;
- Largely two-storey;
- A mixture of detached and semi-detached properties;
- Pitched roofs;
- Occasional single storey porches and extensions;
- Gardens to the front of properties;
- No public open space on site;

Parking

- On-plot parking;
- Occasional integrated garages;

Walls

- Red brick;
- Occasional white / ivory render;

Roofs

- Concrete roof tiles;

Windows & Doors

- UPVC Windows;
- UPVC Soffits;
- UPVC Down Pipes;
- UPVC Gutters;

Boundary Treatments

- Low brick walls;
- Hedgerows & vegetation.



Orchard Lodge

Urban & Built Form

- Two-storey with large plots;
- Detached properties;
- Pitched roofs;
- Occasional single storey porches and extensions;
- Gardens to the front of properties;
- Properties fronting onto modest area of public open space;

Parking

- On-plot parking;
- Occasional integrated garages;
- Informal on-street parking;

Walls

- White render with occasional stone detailing;

Roofs

- Concrete roof tiles;

Windows & Doors

- UPVC Windows;
- UPVC Soffits;
- UPVC Down Pipes;
- UPVC Gutters;

Boundary Treatments

- Low stone walls;
- Close board timber fencing;
- Hedgerows & vegetation.



Harding Close

Urban & Built Form

- Two-storey;
- A mixture of detached, semi-detached and terraced properties;
- Pitched roofs;
- Occasional single storey porches and extensions;
- Gardens to the front of properties;
- Properties fronting onto modest area of public open space;



Parking

- On-plot parking;
- Occasional integrated garages;
- Informal on-street parking;



Walls

- Predominantly red brick;
- Occasional wooden panelling;

Roofs

- Concrete roof tiles;



Windows & Doors

- UPVC Windows;
- UPVC Soffits;
- UPVC Down Pipes;
- UPVC Gutters;

Boundary Treatments

- Low brick walls or fencing;
- Hedgerows & vegetation.



Land north of B4265 (Phase I) – to be completedUrban & Built Form

- A mix of 2 and 2.5 storey dwellings along with a 3-storey apartment block;
- A mixture of detached, semi-detached and apartment properties;
- Pitched roofs;

Parking

- On-plot parking;
- Occasional integrated garages;
- Courtyard parking;

Walls

- Red and buff brick;
- Ivory render detailing;

Roofs

- Red and grey roof tiles;

Windows & Doors

- White UPVC-framed windows & doors;
- UPVC Down Pipes;
- UPVC Gutters;

Boundary Treatments

- 1.8m untreated timber close board fences;
- 1.8m brick walls.



3.0 Planning Policy Context

- 3.1 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

Design

- 3.2 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

- 3.3 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).

Historic Environment

- 3.4 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.

Material Planning Considerations

Planning Policy Wales (Edition 9, November 2016)

- 3.5 Paragraph 4.11.1 encourages good design and refers to the five ‘Objectives of Good Design’ as set out within TAN12 (see paragraph 3.13 of this Design & Access Statement for further details).
- 3.6 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”.*

3.7 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”*.

3.8 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”*.

3.9 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”*.

Amenity Standards Supplementary Planning Guidance (2006)

3.10 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)

3.11 In terms of parking standards, the SPG states that new build residential development is required to provide 0.5 to 1 spaces per dwellings for residents and nil spaces 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.

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

3.12 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).

Technical Advice Note 12: Design (2016)

3.13 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.

4.0 The Proposed Development

4.1 This Section summarises the key design principles of the Proposed Development and seeks to demonstrate how the Proposed Development accords with the five ‘Objectives of Good Design’ as set out within TAN12. 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”.

Figure 4.1 Site Layout



Character

Land Use & Quantum of Development

4.2 This application seeks full planning permission for 24 no. homes which is achieved via a linear built form which makes the most efficient use of this linear Site. The Proposed Development promotes natural surveillance with footpaths and parking areas overlooked by residential development.

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

Density

- 4.3 As confirmed within Section 2.0 above, the Application Site measures approximately 0.6ha while the Site Layout above proposed 24 no. homes on the Site, which equates to a density of 40 dwellings per hectare. This is considered to be relatively consistent with the adjacent Phase I scheme, which provides a compact development density of 36dph. The proposed density makes the most efficient use of land while maintaining adequate amenity standards and therefore is considered to be appropriate.

Residential Dwelling Heights

- 4.4 The accompanying Storey Height Layout by Hammond Architectural (ref: 1753 SH-01) demonstrates that the Proposed Development includes 24 no. 2 storey homes. The scale of the Proposed Development is therefore considered to be consistent with nearby development, including Church Meadow, Orchard Lodge, Boverton Court as well as the Phase I scheme by Barratt Homes which directly adjoins the Application Site.

Materials

- 4.5 Materials will include:

Walls

- Red & Buff Brick;
- Ivory Render;

Roofs

- Grey Concrete Tiles;

Windows & Doors

- White UPVC Windows;
- White UPVC Soffits;
- Black UPVC Round Down Pipes;
- Black UPVC Half Round Gutters;

Boundary Treatments

- 1.8m High Timber Close Board Fences;
- 1.8m High Timber Close Board Personnel Gates;
- 2m High Timber Close Board Fences with 130mm Gaps at Base for Hedgehog Movement at Rear Boundaries; and

- 1.1m High Metal Hoop Top Railings Painted Black adjacent to Attenuation Pond.

Landscaping

- 4.6 The Proposed Development includes significant landscape / ecology buffers at the Site's peripheries, while an attenuation pond is proposed at the north-western portion of the Site. The attenuation pond and landscape / ecology buffers adds to the overall quality of the development, while serving specific drainage and ecological purposes.

Access & Movement

- 4.7 Given that the Proposed Development effectively serves as a second phase of the previously approved Barratt Homes South Wales Ltd development (LPA ref: 2014/00995/FUL), vehicular access will be achieved directly through the Phase I scheme. Parking is provided through a mix of on-plot and courtyard parking.
- 4.8 A pedestrian access route is provided through the Application Site from north-west to south-east, which provides connections to the Phase I scheme to the north-west and to the B4265 to the south. In terms of vehicular access, a vehicular turning head is provided within the south-eastern portion of the site adjacent to the parking courtyard.
- 4.9 The Proposed Development includes tarmacadam roads and public footpaths with an area of raised surface at the south-eastern end of the Application Site to serve as traffic calming (block paving finish). In terms of private access ways, it is proposed to provide private drives within a tarmacadam finish and concrete paved private footpaths.
- 4.10 In terms of inclusive design, the Proposed Development incorporates level access to all dwellings and all linkages to nearby services and facilities are safely accessible on foot (i.e. via appropriate, safe pedestrian crossings).

Environmental Sustainability

- 4.11 The Proposed Development is sustainably located and is designed such that the use of sustainable modes of travel (i.e. those other than the private car – walking, cycling & public transport) is encouraged. This is achieved through a permeable layout, which facilitates easy egress on foot or by cycle via the north and to the south, thereby linking the Application Site to local services and facilities.
- 4.12 The accompanying Ecology Plan by Hammond Architectural (ref: 1753 ECO-01) confirms that the boundary treatments around the perimeter of the Proposed Development include 130mm gaps at the base for hedgehog movement. Moreover, a total of 978.5m² will be retained around the perimeter of the Application Site as an ecological buffer, while the majority of existing trees and hedgerows are to be retained on Site. A small part of the existing hedgerow at the north-western boundary of the Site will be removed to facilitate the site access, although as demonstrated by the supporting ecological reports, appropriate dormouse mitigation has been included as part of the Proposed Development such that the loss of approximately 35m² of existing hedgerow is acceptable.

- 4.13 Overall, the Proposed Development has been designed with an ambition for sustainable design and a reduction in carbon emissions. This will be achieved through the use of locally sourced materials which make the most efficient use of natural resources.

Community Safety

- 4.14 The scheme is designed such that there is a key access route that runs through the scheme, with a raised surface to act as traffic calming and separate footpaths to ensure the safety of all road users including pedestrians and cyclists.
- 4.15 In terms of parking, a courtyard parking area is proposed to the south-east of the Application Site, which is overlooked by Plots 9-14 and therefore is subject to natural surveillance. Plots 1, 20 and 21 are also overlooked by the proposed attenuation pond.
- 4.16 Moreover, the scheme will include street lighting which will ensure that adequate community safety standards are maintained during darker hours.

5.0 Conclusions

5.1 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”.

5.2 This Design & Access Statement confirms that the Proposed Development has been designed in accordance adopted planning policy and relevant national guidance including Technical Advice Note 12: Design. The document demonstrates how the Application Site’s opportunities and constraints have been accommodated within the design of the scheme, which has resulted in a sustainable development that respects the local character and surroundings.

5.3 As demonstrated within Section 4.0 above, the Proposed Development meets all five ‘Objectives of Good Design’ as set out within TAN12:

- Character;
- Access;
- Movement;
- Environmental Sustainability; and
- Community Safety.

5.4 Land north of B4265 (Phase II), Boverton therefore provides a sustainable development while maintaining appropriate design standards. The Application Site is therefore capable of accommodating 24 much needed homes at this sustainable location.