

BAYFIELD, CHEPSTOW

DESIGN AND ACCESS STATEMENT

NOVEMBER 2018



RPS



BARRATT
HOMES



DAVID WILSON HOMES
WHERE QUALITY LIVES



“Our vision is to lead the future of housebuilding by putting customers at the heart of everything we do”.

Barratt Homes

View towards existing underground reservoir and pumping station from Usk Road (B4235).



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1. INTRODUCTION

This Design & Access Statement has been prepared by RPS in conjunction with Barratt David Wilson Homes South Wales Ltd (“the Applicant”) in support of an outline planning application (with all matters reserved except for access) for up to 200 homes at Land at Bayfield, Chepstow (“the Application Site”). The full application description (“the Proposed Development”) is as follows:

“Outline planning application for up to 200 homes including public open space; new vehicular, pedestrian & cycle accesses; and associated landscaping & engineering works”.

This document intends to inform and demonstrate the design principles behind the proposals, and establish the parameters for development to help inform any future reserved matters applications.

The Statement should be read in conjunction with the application plans and supporting documents.

VISION

The Proposed Development at Land at Bayfield seeks to create a sustainable new community that is well-integrated with the existing built form at Chepstow. The residential development will provide a range and choice of high quality housing, including affordable homes which will be set within an attractive landscape led environment, with building forms which respond to local character and the site’s context. As a result, a new positive development edge and transition to the adjoining Area of Outstanding Natural Beauty will be created. The provision of a green corridor and green spaces will cater for local residents, promoting healthy, happy living.

DAS STRUCTURE

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 & VISION

This Section introduces the Applicant and provides a Vision and summary for the Proposed Development.

SECTION 2.0 SITE DESCRIPTION & 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 DESIGN DEVELOPMENT

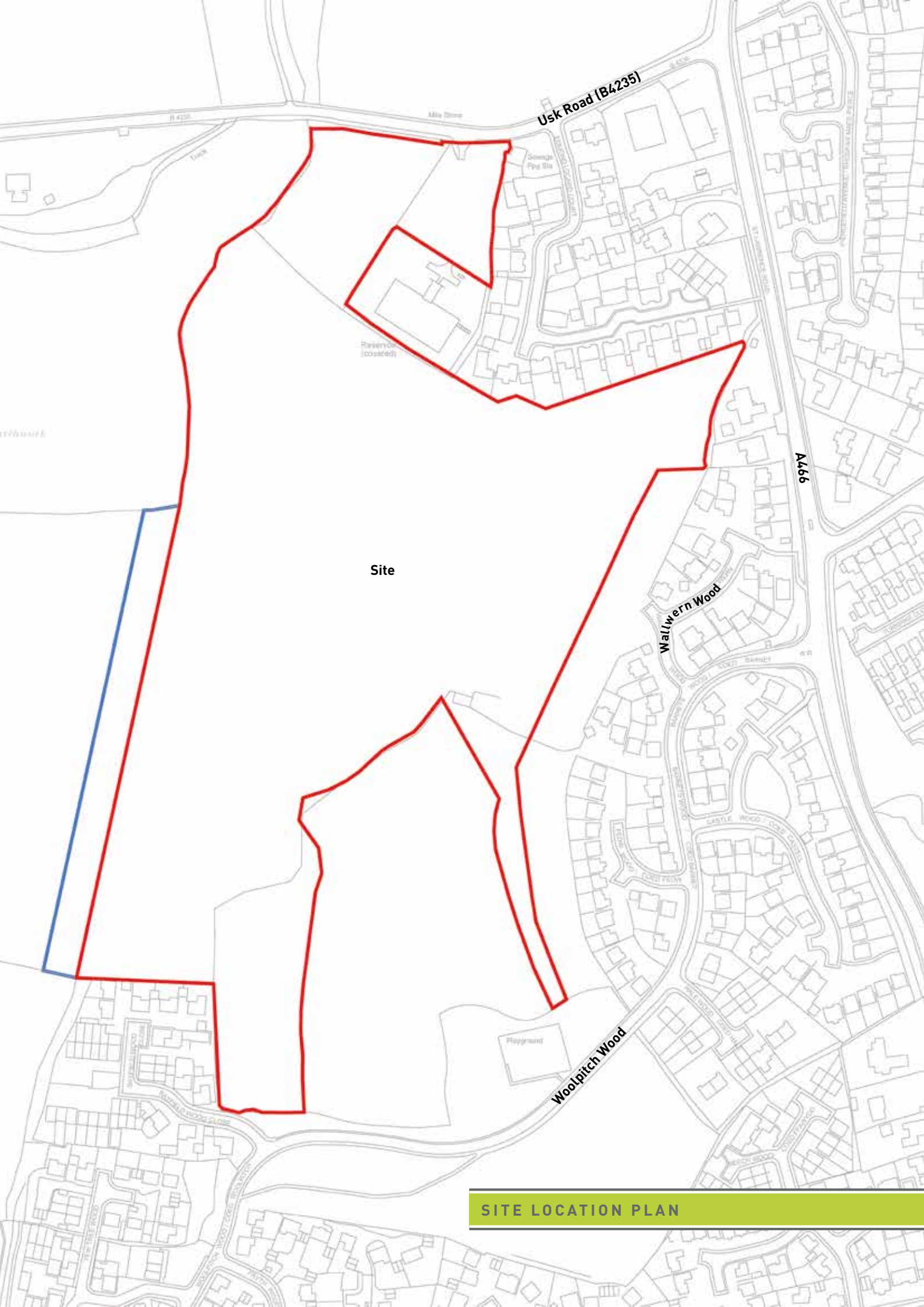
This Section sets out how the design concept has evolved throughout the development process.

SECTION 4.0 DESIGN PROPOSALS

This outlines the key characteristics of the Proposed Development and its development parameters.

SECTION 5.0 CONCLUSION

This Section concludes and summarises the preceding Sections, summarising the design evolution of Proposed Development.



Site

SITE LOCATION PLAN



Usk Road (B4235)

Site

Wallwern Wood

A465

Woolpitch Wood

2. SITE DESCRIPTION & CONTEXT ANALYSIS

SITE DESCRIPTION

The Application Site measures 9.77ha and is situated on the north-western edge of Chepstow. The Site comprises 3 no. agricultural grazing fields comprising predominantly semi-improved grassland with a number of mature trees and hedgerows forming the field boundaries. A derelict barn is also located towards the south-eastern boundary.

The land is undulating with a maximum level difference of between 69m and 102m AOD falling, in the main from south to north.

An existing ditch runs along part of the site's northern boundary. Despite the presence of the ditch, the site is not at risk of flooding according to the Development Advice Map in support of Technical Advice Note 15. The entire site is located within Flood Zone A.

There are no statutory designated sites within the site or its immediate surrounds. A single non-statutory site (Crossways Green 2, a Site of Importance for Nature Conservation (SINC)), partly falls within the site and is designated for woodland and species-rich grassland, with the grassland part of the SINC falling within the site.

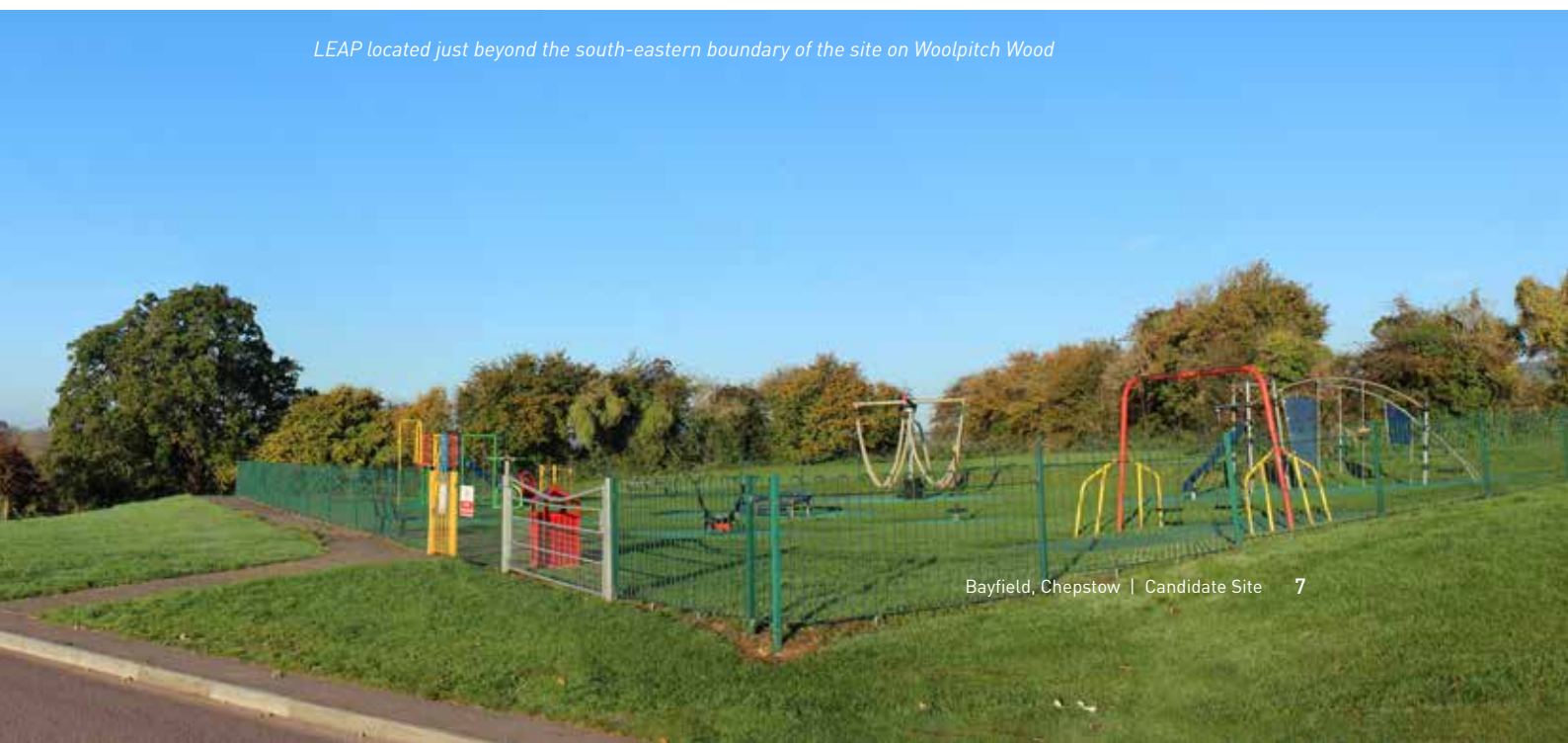
Public Rights of Ways (PROWs) run along the site's northern boundary and just beyond the site's western boundary.

SITE CONTEXT

The site is bordered by the B4235 Usk Road to the north, residential properties along the A466 St Lawrence Road and the recently completed 'The Grange' development to the east with public open space running along the eastern boundary and a Locally Equipped Area of Play is located just beyond the south eastern boundary of the site. The residential suburb of Bayfield lies to the south and woodland and agricultural land to the west which falls within the Wye Valley Area of Outstanding Natural Beauty (AONB). The woodland to the west is designated as Ancient Woodland. Part of the Wye Valley lesser horseshoe bat SAC and SSSI is approximately 2.8km to the North-West of the Site.

A Prehistoric Scheduled Monument (Bishop Barnet's Wood Camp) is located within 50m of the north-western boundary of the site. This is completely enclosed within woodland so setting impacts are not considered to be a major constraint to development.

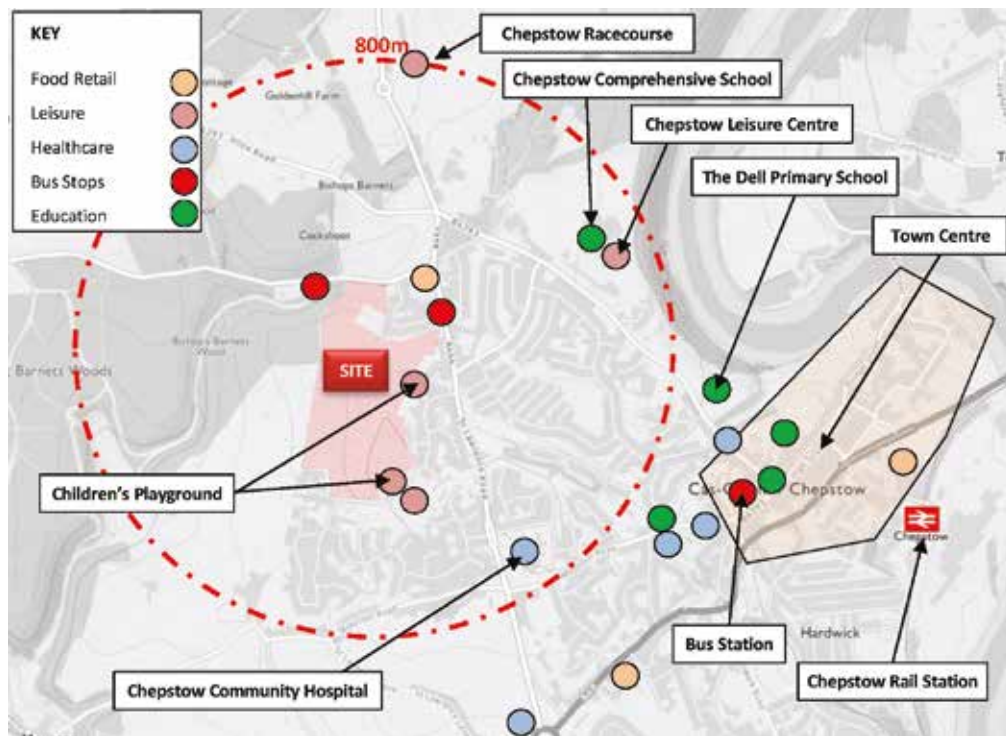
LEAP located just beyond the south-eastern boundary of the site on Woolpitch Wood



LOCAL SERVICES & FACILITIES

The Application Site benefits from a wide range of local services and facilities within easy walking and cycling distance. A number of facilities are located within a 5 minute walk (approximately 400m) and include a number of playing fields with children's playgrounds, a bus stop with a direct link into Chepstow Town Centre and a Budgens convenience store. Within a 10 minute walk (approximately 800m) of the site is the local high school, leisure centre and community hospital, all key services to local residents. Chepstow Town Centre with its numerous retail and leisure facilities, along with the bus station and library is approximately a 15-20 minute walk from the site. The site is therefore in a good and sustainable location close to facilities that will help meet the day to day needs of the residents, along with good access to Chepstow Town Centre.

LOCAL FACILITIES AND AMENITIES PLAN



In terms of public transport, the closest bus stops to the site are located on the A466 St Lawrence Road. These are located approximately a 350m walk from the centre of the site. These bus stops are serviced by bus numbers 63, 65, 69 and C4 and benefit from on-carriageway bus cage markings, but do not have shelters. The Monday to Friday services are summarised as follows:

- Bus Service 63 provides a two-hourly service between Cwmbran and Chepstow via Pontypool and Usk.
- Bus Service 65 provides six services per day in each direction between Chepstow, Trellech and Monmouth.
- Bus Service 69 provides an hourly service between Monmouth and Chepstow.
- Bus Service C4 provides a circular service around Chepstow with an hourly frequency (this bus routes via Kingsmark Lane, Barnets Wood and Woolpitch Wood so stops within close proximity of the site but not on the stops on the A466).

A similar level of service is provided on a Saturday with a reduced frequency of service provided on a Sunday. Chepstow Bus Station is situated within a 1.6km walk of the site and provides access to a number of additional services routing to further destinations. In addition, all the services which stop at the closest stops to the site connect to the bus station. The Rail Station can be accessed from the bus station within a 10 minute walk.

The site location will encourage and promote sustainable travel behaviour which is fully in accordance with the aims of local policy, TAN18 and the Active Travel Act.



Bus service along Woolpitch Wood

CONTEXT ANALYSIS

The following character areas have been considered and have influenced the character and design of the Proposed Development:

- The Grange;
- Barnets Wood;
- St Kingsmark Avenue; and
- Woolpitch Wood.

The Grange

Urban & Built Form

- Cul-de-sac scheme;
- Predominantly two-storey dwellings;
- A mixture of detached and semi-detached properties;
- A mixture of pitched and hipped roofs;
- Occasional single storey porches and extensions;



Parking

- Occasional front & side parking and integrated garages;



Walls

- Reconstituted stone brick;
- Occasional white / ivory render;

Roofs

- Grey slate roof tiles;

Windows & Doors

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

Boundary Treatments

- Low railings;
- Planting.



Barnets Wood

Urban & Built Form

- Predominantly two storey;
- A mixture of detached and semi-detached properties;
- Pitched roofs with occasional hipped 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

- Occasional mock Tudor elevations;
- A mixture of red and buff brick and ivory render with contrasting brick features;



Roofs

- A mixture of grey slate and concrete roof tiles;

Windows & Doors

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

Boundary Treatments

- Brick walls;
- Timber knee rails;
- Close board fencing;
- Hedgerows & vegetation.



St Kingsmark Avenue

Urban & Built Form

- Two-storey;
- A mixture of detached and semi-detached properties;
- Pitched roofs;
- Occasional single storey porches and extensions;
- Front gardens;
- Properties fronting onto a generous area of public open space;



Parking

- Front and side parking;
- Occasional integrated garages;
- Informal on-street parking;



Walls

- A mixture of white render, tiling and brown brick;

Roofs

- Predominantly concrete roof tiles;

Windows & Doors

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



Boundary Treatments

- Low brick walls;
- Hedgerows & vegetation.

Woolpitch Wood

Urban & Built Form

- A mixture of two, two and a half and three storey properties;
- A mixture of detached and semi-detached and terraced properties;
- A mixture of pitched and hipped roofs;
- Occasional single storey porches and extensions;
- Occasional front gardens;



Parking

- A mixture of private drives, courtyard parking and informal on-street parking;
- Occasional integrated garages;
- Informal on-street parking;



Walls

- Predominantly red brick;
- Occasional use of reconstituted stone;
- Occasional ivory render;



Roofs

- Predominantly grey slate roof tiles;

Windows & Doors

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

Boundary Treatments

- Brick walls;
- Bow railings;
- Close board fencing
- Hedgerows & vegetation.



SITE ANALYSIS

TOPOGRAPHY

The highest part of the site is to the south towards Woolpitch Wood. From this higher relatively level area the site falls to the north and west. The building line has been determined by the topography, engineering considerations and the effect upon the landscape.

FLOOD RISK

The site is free of flood risk. It is not situated in an area categorised as either flood zone C1 or C2.

GROUND CONDITIONS

The site is located between the AONB to the west and the existing urban edge of Chepstow. All of the three other boundaries are to residential development and associated open space. The site is greenfield and therefore the Application Site is unconstrained from a ground conditions perspective.

ECOLOGY

There are no statutory designated sites within the site area. No evidence of dormice has been found following a complete survey during 2018. No badger setts were recorded during the survey.

The ecological surveys undertaken at this site recommend the introduction of planting buffers along the woodland edge to the north west and the southern hedgerow will maintain connectivity for bats.

ACCESSIBILITY

The Application Site is currently accessed from the B4235 via a 5-bar agricultural gate. In addition, another agricultural access is provided from Wallwern Wood / Barnets Wood. A PROW runs along the northern boundary and within and adjacent to the western boundary of the Site.

LANDSCAPE

The land slopes northwards and westwards from a high point in the south-east corner of the site and this landform is part of the wider undulating topography of the area. There are areas of public open space along the eastern boundary of the site and a Locally Equipped Area of Play (LEAP) is located just beyond the south-eastern boundary.

A section of the southern end of the site lies within an area designated in the Monmouthshire LDP as an 'Area of Amenity Importance'. There is an ecological designation of a SINC in the northern corner.



View from the public open space and LEAP located just beyond the south-eastern boundary of the site on Woolpitch Wood

The site does not lie within one of the two areas assessed around Chepstow as being of high sensitivity to housing development in the Monmouthshire Landscape Sensitivity and Capacity Study 2010. Rather, it is located in the rest of the environs of Chepstow which are evaluated as being of high/medium sensitivity. It should be noted that this study was published in 2010 and there have been further housing developments in the vicinity of Bayfield, which may have reduced the sensitivity of the site to development.

BUILT HERITAGE

The site is not located within a Conservation Area and the site does not contain any Listed Buildings or Scheduled Ancient Monuments. However, there a number of these designations in the site vicinity including:

- Registered Parks and Gardens: Piercefield Park, Mounton, Wyelands, St Pierre Park, Shirenewton Hall
- Wye Valley Registered Historic Landscape
- Listed buildings include: Lion Gates and Lodges Chepstow Racecourse
- SAMS include: Bishop's Barnet Wood Camp – earthworks

ARCHAEOLOGY

A desk-based assessment has established that there are no designated archaeological assets present within the site, although the Barnet's Wood Camp lies within close proximity.

FOUL DRAINAGE

Consultation with DCWW has confirmed that capacity is available within their network for the foul flows from the proposed development. The point of connection has been advised to be between existing Manholes ST52944102 and ST 52944101 to the east of the site. DCWW has also advised that the receiving wastewater treatment works has the capacity to accommodate the proposed number of units.

SURFACE WATER DRAINAGE

Based on existing catchments, the surface water network will drain to two attenuation basins for infiltration. Run off rates will be kept to greenfield run off rates.

PIPES, SEWERS & OVERHEAD LINES

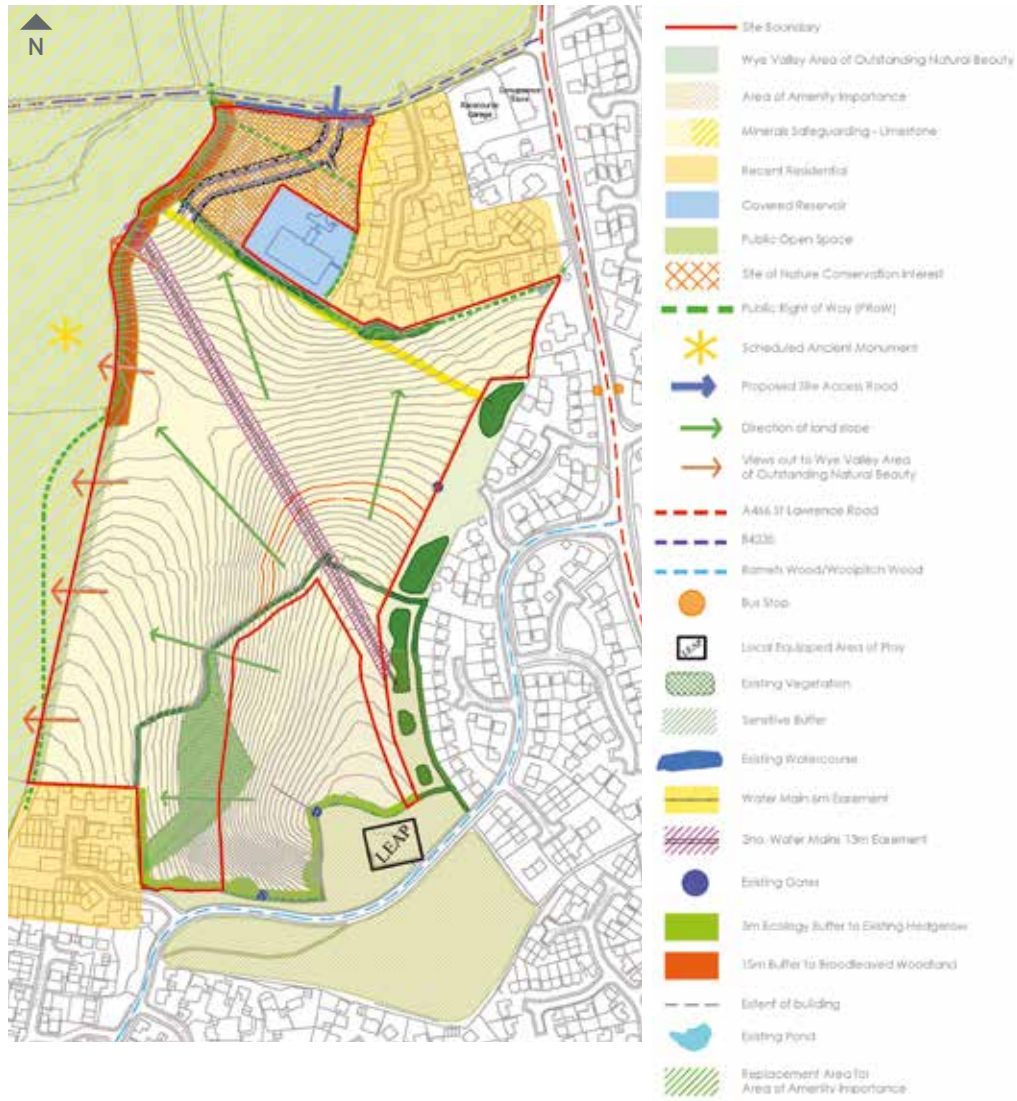
2 no. water mains cross the site from the east to the west. These will require a suitable easement to wither side of the mains in which no built development can take place, however could accommodate highways and parking.



CONSTRAINTS & OPPORTUNITIES

In light of the above analysis, a Constraints & Opportunities Plan has been prepared for the site which has been used to shape the development concept.

CONSTRAINTS AND OPPORTUNITIES PLAN



3. DESIGN DEVELOPMENT

This Section summarises how the design concept has evolved in response to the technical studies undertaken at the Application Site and pre-application advice received from the Local Planning Authority.

PRE-APPLICATION ENGAGEMENT WITH THE COUNCIL









The design for the Proposed Development has been shaped following the completion of detailed technical reports and pre-application discussions with the Local Planning Authority. In summary, a pre application was submitted to Monmouthshire County Council in August 2017 for the development of up to 300 units at the site, which involved development above the 90m contour line.

A summary of the pre-application response is set out below:

- Confirmed that the proposal does conform with the overall housing strategy for the County with the site being adjacent to the existing settlement boundary of Chepstow;
- Confirmed the location of the site is relatively sustainable;
- Any development proposal at the site would need to confirm the development does not adversely affect the adjoin areas including the adjacent Wye Valley AONB;
- Confirmed two vehicular access would be preferable from a highway perspective;
- Permeability should be encouraged with pedestrian links to adjacent residential areas and open countryside;
- The development should follow the principles of Green Infrastructure provision as outlined in policy G11 of the LDP;
- The Site is located in a Minerals Safeguarding Area for Limestone and the Welsh Government draft Predictive Agricultural Land Classification Maps identify a significant amount of the site as being Grade 2 Agricultural Land;
- Affordable housing provision should be policy compliant;
- The site is physically constrained and is contiguously linked the Wye Valley AONB. This will affect the amount of developable land and number of units on the site.
- Development proposals should include place making themes;
- Need to provide links to Wallwern Wood and/or Woolpitch, shop on St Lawrence Road, adjacent LEAP, wider PROW network and NCN route 31 & 4;
- Any development proposal should avoid the most prominent parts of the site and retain generous open space for the existing settlement dwellers linking into the wider landscape;
- Maximise retention of trees and hedgerows and green buffers should be incorporated into the development proposals;
- Play should reflect the Council's current approach to rationalise their existing play provision. Therefore an on site LEAP is not required but links should be provided to the adjacent LEAP
- The site has existing GI assets in terms of habitat connectivity with existing hedgerows providing linkages to nearby woodland areas;
- Woodland buffer planting to be incorporated along the entire western boundary to offset the impacts to the AONB and planting within the northern boundary entrance/ exist to the AONB opposite crossway green; and
- Development to avoid higher land particularly where visible from the AONB and setting from AONB into Chepstow.

PRE-APPLICATION CONCEPT PLAN (DECEMBER 2017)

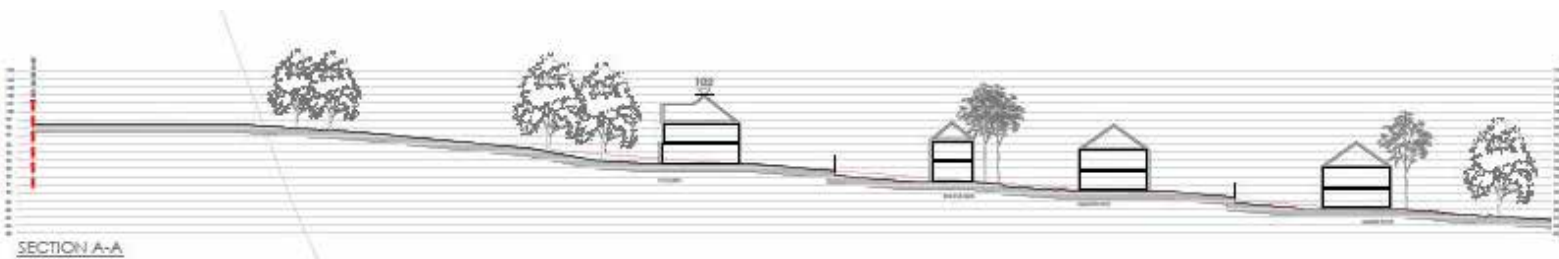


- | | | | | | |
|---|------------------|---|-----------------|---|--------------|
|  | Redline Boundary |  | Secondary Route | | |
|  | Residential |  | Tertiary Route |  | PRoW |
|  | Primary Route |  | POS |  | Green Access |

CONCEPT PLAN (NOVEMBER 2018)

Following feedback from the Council, further work was undertaken particularly in relation to landscape and visual, trees, ecology and highways to inform the appropriate quantum and area of development, which resulted in the revised development proposal, which consisted of the following key elements:

- Development up to the 94m contour;
- 200 residential homes;
- Provision of public open space to allow views out to the ANOB;
- Central Green Corridor linking the public open space to AONB;
- Retention of circa 2 hectares of agricultural land;
- Single vehicular access from the B4235;
- Enhancements to existing SINCR;
- Structured landscape planting to respond to the visual sensitivities of the site;
- Biodiversity enhancements associated with green corridor and lagoon areas.



Cross section up to the 94m contour line

4. DESIGN PROPOSALS

The preceding sections have explained how key strategic principles were explored, evaluated and revised. The output of the evaluation is a detailed Development Proposal which addressed all of the key issues and maximises the opportunities provided by the site and its context.

THE SITE VISION

"The Proposed Development at Land at Bayfield seeks to create a sustainable new community that is well-integrated with the existing built form at Chepstow. The residential development will provide a range and choice of high quality housing, including affordable homes which will be set within an attractive landscape led environment, with building forms which respond to local character and the site's context. As a result, a new positive development edge and transition to the adjoining Area of Outstanding Natural Beauty will be created. The provision of a green corridor and green spaces will cater for local residents, promoting healthy, happy living".

The Key features of the site which help support this vision include:









- An attractive 'Green' entrance incorporating suitable buffer to Bishops Barnets Wood;
- A central green corridor running through the site (incorporating the water main easement) linking the entrance space to the public open spaces at the south of the site;
- Generous areas of open space to the south of the site help aid visual containment and create links into the wider green network;
- A landscape corridor and public open space along the western edge of the development to incorporate the PROW;
- A permeable perimeter block structure to create a permeable and legible development; and
- Retention and incorporation of the PROWs throughout the site and pedestrian/cycle links into the surrounding areas.



Artist's impressions of Barratt David Wilson Homes development at Wonastow Road, Monmouth

INDICATIVE MASTERPLAN



- | | | | | | | |
|---|------------------|---|-----------------|---|------------------|--------------------------------|
|  | Redline Boundary |  | Secondary Route |  | PRoW | 1. Agricultural field retained |
|  | Residential |  | Green Lanes |  | Attenuation Pond | 2. Existing Landscape Buffer |
|  | Primary Route |  | POS | | | 3. Existing POS |

In order to inform the Development Proposals a series of design principles and parameters were identified within the context of Building for Life 12 principles and the opportunities and constraints associated with the site. These include:

CHARACTER

LAND USE & QUANTUM OF DEVELOPMENT

This application seeks full planning permission for up to 200 homes which is considered to be compatible with all adjacent land uses (i.e. residential and agricultural uses).

LAYOUT

- Create a development with a strong identity which also responds to the character distinctiveness of the context;
- Work with the contours of the site to maximise the opportunities it affords;
- Incorporate the water mains and easements into the highway network and public open space;
- Provide for a strong landscape and green character within the development to respond to its urban edge setting;
- Incorporate views and vistas to the surrounding context; and
- The development should provide for reasonable expectations of car ownership and should accommodate car parking in a way that does not undermine the character of the development.

DENSITY

- The Application Site measures 9.97ha while the Illustrative Masterplan is based upon the provision of up to 200 homes on the Site, which equates to a gross density of circa 20 dwellings per hectare (dph); and
- The Proposed Development includes a net developable area of 6.05ha, and therefore a net density of circa 33dph.

QUALITY AND MANAGEMENT OF THE PUBLIC REALM

- Provide for an integrated an open space network/corridor and create usable, attractive and well-defined streets and spaces.

HIGH QUALITY BUILT FORM

- Key spaces, places and routes will be defined by interesting built form;
- Buildings will be arranged so that they have a clear front and back, with the front facing the public realm;
- The use of appropriate materials and details will enhance the quality of built form;
- The materials specification for the Application Site will be confirmed at the reserved matters stage, although the pallet of materials used will be consistent with the surrounding area.

SCALE

- All residential properties will comprise 2-storey dwellings, which is consistent with adjacent residential land uses. The maximum and minimum scale parameters are:

	Height		Width		Depth	
	Min.	Max.	Min.	Max.	Min.	Max.
Houses	7.5m	9m	4.5m	11.5m	7.5m	11m
Garages	4.5m	5m	3m	7m	6m	6.5m

LAND USE PARAMETER PLAN



- Site Boundary
- Residential Land

ACCESS

The following principles will be applied in accordance with Policies S16, MV1 and MV2 of the adopted Local Development Plan:

- The creation of a legible development structure.
- A small network of connected routes, and spaces so that movements are attractive and safe.
- Streets designed as places rather than solely in response to traffic or engineering considerations.
- The design for a 'walkable neighbourhood' whilst recognising the gradient of the site.
- The layout of development to encourage low traffic speeds.
- Parking for vehicles and cycles will be conveniently located.
- The over-arching principle is to provide easy and convenient access to greenspaces for all users whilst recognising the topographical challenges of the site.

MOVEMENT

- Create a clear and legible hierarchy of routes and spaces;
- Provide for sustainable transport links with the surrounding area;
- Provide for an accessible environment for all users;
- Movement routes follow desire lines across and through the site and are both direct and legible;
- Footpaths and cycle routes will generally be overlooked where possible; and
- Links to the adjacent AONB will be opened up.



Existing main site access from Usk Road (B4235)



Potential footpath access from the LEAP located just beyond the south-eastern boundary of the site on Woolpitch Wood



ACCESS AND MOVEMENT PARAMETER PLAN



- Site Boundary
- - - Primary
- - - Secondary
- - - Tertiary
- - - Private drives
- ● ● ● Footpath
- ● ● ● PRow
- ➔ Proposed Site Access Road
- Existing Pedestrian Access

ENVIRONMENTAL SUSTAINABILITY

LOCATION OF DEVELOPMENT

- 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, thereby linking the Application Site to local services and facilities.

LANDSCAPING

- A significant amount of public open space, where views out to the AONB can be gained;
- A landscaping buffer with the AONB; and
- A central 'green corridor' linking the public open space to AONB.

ECOLOGY

- The Proposed Development incorporates a significant 15m buffer to the existing broadleaved woodland to the north-west of the Application Site;
- Introduction of a wildflower seed mix within proposed public open space areas to increase the diversity of the retained grassland;
- Retention of existing hedgerows and replacement of hedgerow loss where possible; and
- Retention of mature oak trees wherever possible.

CONSTRUCTION

- 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 where possible, which make the most efficient use of natural resources.

COMMUNITY SAFETY

The development will comply the objectives of Community Safety set out in TAN 12 'Design' 2016. Relevant principles from these documents are set out below:

- The proposals will create a sense of community and ownership;
- Routes will be designed to be as active as possible; and
- Streets and spaces will be overlooked, ensuring natural surveillance.

STRUCTURE

- The types of building and how they are laid out has an influence on safety and sustainability;
- A safe urban structure will be provided with active street frontages and secure private boundaries;
- Private spaces at the rear of properties should be clearly defined and enclosed;
- The boundaries between public and private spaces should be clearly defined; and
- High fences and walls that actively impede access will be provided in places that are vulnerable to crime, such as the back of dwellings.

SURVEILLANCE

- Overlooking of all open space, including streets, will be maximised to discourage crime and anti-social behaviour;
- Particular features will include:
 - Windows and doors facing onto the street to create an active frontage;
 - Spaces designed to minimise the number of places to hide and to encourage activity; and
 - Play spaces, communal areas and parking to be overlooked.

LANDSCAPE AND GI PARAMETER PLAN



-  Site Boundary
-  Public Open Space
-  15m Buffer to Broodleaved Woodland
-  Indicative Drainage Features
-  20m Buffer to ANoB

5. CONCLUSION

Barratt & David Wilson Homes South Wales Ltd is seeking planning permission for:

“Outline planning application for up to 200 homes including public open space; new vehicular, pedestrian & cycle accesses; and associated landscaping & engineering works”.

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.

As demonstrated within Section 4, the Proposed Development meets all five ‘Objectives of Good Design’ as set out within TAN12:

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

Land at Bayfield, Chepstow therefore provides a sustainable development while maintaining appropriate design standards. The Application Site is therefore capable of accommodating up to 200 much needed homes (including a 35% affordable housing contribution) at this sustainable location.







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