



Hafod Housing Association

**Land at Pentre Meyrick**

**Design and Access Statement**

August 2014



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# 1 Introduction

1.1.1 This Design and Access Statement refers to, supports and supplements a full planning application that is submitted on behalf of Hafod Housing Association, in relation to the following development proposal:

*“Development of 13 Affordable Homes, Access Arrangements and Associated Works”.*

## 1.2 Planning Policy Context

1.2.1 In Wales, from June 1<sup>st</sup> 2009, it became a statutory requirement for Design and Access Statements to accompany applications for planning permission and listed buildings consent (with some exclusions). The relevant regulations (and technical guidance) are contained within the following documents:

- The Town and Country Planning (General Development Procedure) (Amendment) (Wales) Order 2009.
- The Planning (Listed Buildings and Conservation Areas) (Amendment) (Wales) Regulations 2009.
- Planning Policy Wales (PPW) Edition 7 (July, 2014).
- Technical Advice Note (TAN) 12: Design (July, 2014).

## 1.3 Purpose and Scope of this Statement

1.3.1 A Design and Access Statement is a document which explains how the objectives of good design (as set out within TAN 12: Design) have been considered from the outset of the development process.

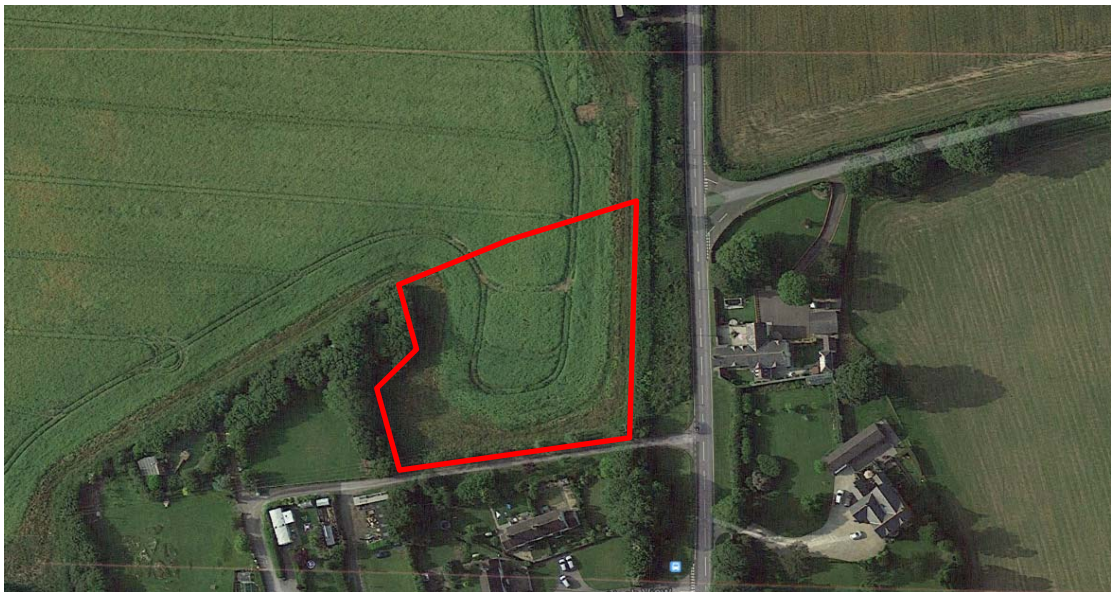
1.3.2 A Design and Access Statement should effectively:

- Communicate the vision and principles of the scheme.
- Explain how the objectives of environmental sustainability and good design have been applied.
- Demonstrate that design issues have been considered early in the design process.
- Demonstrate a commitment to ‘inclusive design’ – so that the development is accessible to all regardless of age, gender and infirmity.

## 2 Site Analysis

2.1.1 The site is located directly adjacent to the settlement of Pentre Meyrick, which is situated approximately 1.4 miles to the northwest of Cowbridge and approximately 3 miles to the east of Bridgend town centre.

2.1.2 An annotated site aerial is included below.



**Map:** Annotated Site Aerial

2.1.3 In terms of the key landscape features / boundaries, the site is bound by the following physical 'defensible' boundaries:

- Northern: Agricultural Land;
- Eastern: Unnamed Road linking the A48 to the south with Pencoed to the north;
- Western: Mature trees and hedgerow;
- Southern: Sparse hedgerow, which immediately adjoins the private access road serving West House.

2.1.4 There is no direct vehicular access into the site but as highlighted above the site is bound by an unnamed access road on its southern boundary.

2.1.5 The site is located approximately 150 metres to the north of bus stops which are located on the A48. The bus stops provide north west and south east bound services to Bridgend town centre and

the settlement of Cowbridge as well as connections to Cardiff city centre and the settlement of Barry.

2.1.6 A site location plan is enclosed with this submission.

2.1.7 Photograph's A - B below shows the view of the site.



**Photo A:** View of the south eastern corner of the site (from the unnamed access road)



**Photo B:** View of the north eastern corner of the site (from the unnamed access road)

### 3 Context Analysis

- 3.1.1 The characteristics of the local area have influenced the detailed design of the proposed development to ensure the proposal conforms to the highest standards of design, siting, layout and materials appropriate to the character of the area. In assessing the character of the surrounding area, a range and mix of building types are within close proximity to the application site.
- 3.1.2 The dwellings to the immediate south of the site is categorised by linear semi-detached dwellings, as demonstrated within Photo C below.



**Photo C:** Semi-detached dwellings to the south of the site off Nash View

- 3.1.3 In addition, the surrounding area includes a number of detached properties, as illustrated in Photos D and H below.



**Photo D:** Detached dwelling fronting the A48



**Photo E:** Large detached dwellings on the eastern side of the unnamed access road (to the east of the site)

- 3.1.4 The locality surrounding the site is therefore characterised by a range of house types and styles, including semi-detached and detached dwellings.
- 3.1.5 The design of the proposed scheme therefore seeks to reflect this relatively mixed context, and aim to provide a scheme which is appropriate in view of this.



## 4 Planning Policy Context

- 4.1.1 A review of the planning policy context associated with the site and proposed development (at the national and local level) is provided within this section of the Statement.
- 4.1.2 The key planning policies of relevance to the determination of the application are outlined below. A detailed assessment of the accordancy of the proposed development with these policies is provided in Section 5 of the Statement (Design Analysis).

### 4.2 National Planning Policy

- 4.2.1 The following policy / guidance documents prepared at the national (Welsh Government) level are of relevance to the determination of the application.

#### **Planning Policy Wales (7<sup>th</sup> Edition, July 2014)**

##### *Sustainability*

- 4.2.2 Sustainable development forms a key consideration central to all policies contained within Planning Policy Wales (PPW). Paragraph 4.4.3 of PPW sets out a series of objectives which development proposals should seek to achieve – those of key relevance to the application include the following:

- *Ensure that all local communities – both urban and rural – have sufficient good quality housing for their needs, including affordable housing for local needs and for special needs where appropriate;*
- *Locate developments so as to minimise the demand for travel, especially by private car; and*
- *Play an appropriate role to facilitate sustainable building standards (including zero carbon) that seek to minimise the sustainability and environmental impacts of buildings.*

##### *Housing*

- 4.2.3 Paragraph 9.2.14 of PPW states that *“A community’s need for affordable housing is a material planning consideration which must be taken into account in formulating development plan policies.”*
- 4.2.4 Paragraph 9.2.15 of PPW emphasises that *“Affordable housing also makes an essential contribution to community regeneration and social inclusion. It is desirable in planning terms that new housing development both in rural and urban areas incorporates a reasonable mix and balance of house*

*types and sizes so as to cater for a range of housing needs and contribute to the development of sustainable communities."*

- 4.2.5 It is highlighted at Paragraph 9.3.1 of PPW 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."*

#### *Good Design*

- 4.2.6 It is set out within PPW that *"meeting the objectives of good design should be the aim of all those involved in the development process and applied to all development proposals, at all scales, from the construction or alteration of individual buildings to larger development proposals"* (Paragraph 4.11.2). Further detail regarding the objectives of good design is set out within Technical Advice Note (TAN) 12: Design (2014) – as detailed below.
- 4.2.7 PPW advises at Paragraph 4.11.9 that *"the visual appearance of proposed development, its scale and its relationship to its surroundings and context are material planning considerations"*. PPW goes on to advise that local planning authorities should reject poor design, however *"they should not attempt to impose a particular architectural taste or style arbitrarily"*.
- 4.2.8 Development proposals should give consideration to addressing climate change, as set out within Paragraph 4.11.6 of PPW as follows: *"Good design should ensure that development contributes to tackling the causes of climate change (by reducing greenhouse gas emissions) and to effective adaptation to the consequences of climate change. An integrated and flexible approach to design, including location, density, layout and built form, will be an appropriate way of contributing to climate responsive development"*.

#### Technical Advice Note (TAN) 2 – Planning and Affordable Housing (2006)

- 4.2.9 It is noted in paragraph 10.12 of Tan 2 that *"it is important that there is adequate housing provision in rural areas to meet the needs of local people and to contribute to the delivery of sustainable communities."* TAN 2 also states that the affordable housing provision in rural areas must be supported by a rural exception site policy. A rural exception site is defined as a site which *"should be small (as locally defined in the development plan), solely for affordable housing and on*

land within or adjoining existing rural settlements which would not otherwise be released for market housing.

#### **Technical Advice Note (TAN) 6 – Planning for Sustainable Rural Communities (2010)**

- 4.2.10 Paragraph 4.2.3 of TAN 6 states that, *“In smaller settlements and clusters, planning authorities should proactively engage with the local community and rural housing enablers to bring forward sites for affordable homes to meet local needs”* and *“Sites for affordable housing should either be selected as part of the development plan process or be brought forward as affordable housing exception sites.”*

#### **Technical Advice Note (TAN) 12 – Design (2014)**

- 4.2.11 Further detailed guidance on the objectives of good design is provided within TAN 12. The objectives of good design are set out within the following categories:

*Access*

Ensuring ease of access of all

*Movement*

Promoting sustainable means of travel

*Sustaining or Enhancing Local Character*

Promoting legible development

Promoting a successful relationship between public and private space

Promoting quality, choice and variety

Promoting innovative design

*Community Safety*

Ensuring attractive, safe public spaces

Security through natural surveillance

*Environmental Sustainability*

Achieving efficient use and protection of natural resources

Enhancing biodiversity

Designing for change

#### **Development Plan Context**

- 4.2.12 The current (adopted) Development Plans for the area consist of the following:

- Vale of Glamorgan Adopted Unitary Development Plan (1996).

### **Vale of Glamorgan Adopted Unitary Development Plan (1996)**

4.2.13 The site is located within the Countryside within the associated proposals map.

4.2.14 A summary of the key UDP policies of relevance to the proposal development are provided below.

#### Policy ENV 1 – Development in the Countryside

4.2.15 Policy ENV 1 relates to the protection of the countryside. The full wording is given below:

*“Within The Delineated Countryside Permission Will Only Be Granted For:*

- (I) Development Which Is Essential For Agriculture, Horticulture, Forestry Or Other Development Including Mineral Extraction, Waste Management, Utilities Or Infrastructure For Which A Rural Location Is Essential;*
- (II) Appropriate Recreational Use;*
- (III) The Re-Use Or Adaptation Of Existing Buildings Particularly To Assist The Diversification Of The Rural Economy; Or*
- (IV) Development Which Is Approved Under Other Policies Of The Plan.”*

#### Policy ENV 27 – Design of new developments

4.2.16 Policy ENV 27 relates to the design of new developments. The full wording is given below:

*“Proposals for new development must have full regard to the context of the local natural and built environment and its special features. New development will be permitted where it:*

- (i) Compliments or enhances the local character of buildings and open spaces;*
- (ii) Meets the council's approved standards of amenity and open space, access, car parking and servicing;*
- (iii) Ensures adequacy or availability of utility services and adequate provision for waste management;*
- (iv) Minimises any detrimental impact on adjacent areas;*
- (v) Ensures existing soft and hard landscaping features are protected and completed by new planting, surface or boundary features;*
- (vi) Ensures clear distinction between public and private spaces;*
- (vii) Provides a high level of accessibility, particularly for public transport, cyclists, pedestrians and people with impaired mobility;*
- (viii) Has regard to energy efficiency in design, layout, materials and technology; and*
- (ix) Has regard to measures to reduce the risk and fear of crime.”*

#### Policy ENV 28 – Access for Disabled People

4.2.17 Policy ENV 28 states that all new development will be required to ensure access for all. The full wording is given below:

*"All New Development (And Where Predictable, The Change Of Use Or Alterations To Buildings) Open To The Public And Buildings Used For Employment And Education Purposes Will Be Required To Provide Suitable Access For Customers, Visitors Or Employees With Mobility Difficulties."*

Policy HOUS 8 – Residential Development Criteria - Policy HOUS 2 Settlements

4.2.18 Policy HOUS 8 states that development closely related to defined settlement boundaries will be permitted provided the cited criteria are met. The full wording is given below:

*"Subject To The Provisions Of Policy Hous 2, Development Will Be Permitted Which Is Within Or Closely Related To The Defined Settlement Boundaries Provided That It Meets All The Following Criteria:*

*(I) The Scale, Form And Character Of The Proposed Development Is Sympathetic To The Environs Of The Site;*

*(Ii) The Proposal Has No Unacceptable Effect On The Amenity And Character Of Existing Or Neighbouring Environments By Virtue Of Noise, Traffic Congestion, Exacerbation Of Parking Problems Or Visual Intrusion;*

*(Iii) The Proposal Does Not Have An Unacceptable Impact On Good Quality Agricultural Land (Grades 1, 2 And 3a), On Areas Of Attractive Landscape Or High Quality Townscape Or On Areas Of Historical, Archaeological Or Ecological Importance;*

*(Iv) When Appropriate And Feasible The Provisions Of Policy Rec 3 Are Met;*

*(V) The Provision Of Car Parking And Amenity Space Is In Accordance With The Council's Approved Guidelines;*

*(Vi) Adequate Community And Utility Services Exist, Are Reasonably Accessible Or Can Be Readily And Economically Provided."*

Policy HOUS 13 – Exception Sites For Affordable Housing In The Rural Vale

4.2.19 Policy HOUS 13 relates to exception sites for affordable housing in the rural vale. The full wording is given below:

*"If It Can Be Demonstrated That In The Rural Vale There Is An Identified Local Need For Affordable Housing, The Development Of A Limited Number Of Additional Sites Will Be Permitted If All Of The Following Criteria Are Met:*

*(I) The Site Is Within Or Adjoining An Existing Settlement Boundary;*

*(Ii) The Site Is Commensurate In Scale, Design And Location With The Identified Need;*

*(Iii) Clear And Adequate Arrangements Are Made To Ensure That The Benefits Of Such Housing Are Secured For Initial And Subsequent Occupants;*

*(Iv) The Scale And Form Of The Proposed Development Is In Keeping With Surrounding Uses;*

*(V) The Proposal Has No Unacceptable Effect On The Amenity And Character Of Existing Or Neighbouring Environments By Virtue Of Noise, Traffic Congestion, Exacerbation Of Parking Problems Or Visual Intrusion;*

*(vi) The Proposal Does Not Have An Unacceptable Impact On Good Quality Agricultural Land (Grades 1, 2 Or 3a), On Areas Of Attractive Landscape Or High Quality Townscape Or On Areas Of Historical, Archaeological, Ecological, Geological Or Geomorphological Importance;*  
*(vii) Open Space Is Provided In Accordance With The Council's Approved Standards;*  
*(viii) The Provision Of Car Parking And Amenity Space Is In Accordance With The Council's Approved Guidelines;*  
*(ix) Adequate Community And Utility Services Exist, Are Reasonably Accessible Or Can Be Readily Or Economically Provided.*  
*For The Purpose Of This Policy The Rural Vale Is Defined As Beyond The Settlements Of Barry, Penarth, Llandough (Penarth), Dinas Powys And Sully."*

#### Policy TRAN 10 - Parking

4.2.20 Policy TRAN 10 relates to parking facilities for new developments, and states the following:

*"The provision of parking facilities will be in accordance with the approved parking guidelines, and will be related to the type of land use, its density and location; accessibility to existing and potential public transport facilities; and the capacity of the highway network."*

#### **Emerging Development Plan Context**

4.2.21 The current (emerging) Development Plan for the area consist of the following:

- Vale of Glamorgan Deposit Local Development Plan.

4.2.22 The site is located within a Limestone Category 1 and 2 designation and within the Special Landscape Area. The A48 has a Walking and Cycling designation and a Bus designation.

4.2.23 A summary of the key LDP policies of relevance to the proposal development are provided below.

#### Policy SP 3 – Residential Requirement

4.2.24 Policy SP 3 relates to the provision of new residential units. The full wording is given below:

*"In Order To Meet The Identified Residential Requirement, Land Is Made Available In Sustainable Locations For The Provision Of 9950 New Residential Units Up To 2026. To Ensure A Sufficient Supply Of Housing Land Is Maintained During The Plan Period, The Release Of Housing Land Will Be Phased In Five Year Periods With Priority Being Given To Brownfield And Committed Sites And Those Which Deliver Key Infrastructure."*

#### Policy SP 4 – Affordable Housing Provision

4.2.25 Policy SP 4 relates to the provision of affordable housing. The full wording is given below:

*"The Residential Requirement Identified In Policy SP 3 Will Be Expected To Contribute To The Established Community Housing Needs Of The Vale Of Glamorgan By Providing 2694 Affordable Residential Units Over The Plan Period."*

Policy SP 10 – Built and Natural Environment

4.2.26 Policy SP 10 relates to the natural environment. The full wording is given below:

*"Development Proposals Must Preserve And Where Appropriate Enhance The Rich And Diverse Built And Natural Environment And Heritage Of The Vale Of Glamorgan Including:*

- 1. The Architectural And / Or Historic Qualities Of Individual Buildings Or Conservation Areas;*
- 2. Historic Landscapes, Parks And Gardens;*
- 3. Special Landscape Areas;*
- 4. The Glamorgan Heritage Coast;*
- 5. Sites Designated For Their Local, National And European Nature Conservation Importance; And*
- 6. Important Archaeological And Geological Features."*

Policy MG 1 – Housing Supply in the Vale of Glamorgan

4.2.27 Policy MG 1 illustrates how the plan seeks to meet the housing land requirement. The full wording is given below:

*"In Order To Meet The Housing Land Requirement Of 9,950 New Dwellings Provision Will Be Made For The Development Of Up To 10,450 New Dwellings During The Plan Period. This Will Be Met Through:*

- 1. Allocations Within The Plan (Including 5% Flexibility);*
- 2. Development Sites With Extant Planning Permissions;*
- 3. Development Of Unallocated Windfall Sites In Sustainable Locations; And*
- 4. Small Sites, Including Infill, The Conversion Of Suitable Buildings And Subdivision Of Existing Dwellings.*

*To Ensure An Adequate Supply Of Housing Land Is Maintained During The Plan Period, The Release Of Housing Land Will Be Phased In Five Year Periods With Priority Being Given To Brownfield And Committed Sites And Those Which Deliver Key Infrastructure."*

Policy MG 4 – Affordable Housing

4.2.28 Policy MG 4 relates to the provision of affordable housing. The full wording is given below:

*"The Provision Of A Minimum Of 30% Affordable Housing Will Be Required On All Residential Developments Where There Is A Net Gain Of 5 Or More Units In:*

- Barry;*
- Llantwit Major ;*

- *Rhose; And*
- *St Athan.*

*All New Residential Developments Resulting In A Net Gain Of 1 Dwelling Or More; Or The Conversion Of Existing Buildings Resulting In A Net Gain Of 2 Or More Dwellings; Will Require A Minimum Affordable Housing Contribution Of 35% In:*

- *Cowbridge;*
  - *Dinas Powys;*
  - *Llandough;*
  - *Penarth;*
  - *Sully;*
  - *Wenvoe;*
  - *The Minor Rural Settlements*
- And*
- *The Rural Vale Of Glamorgan.”*

#### Policy MG 17 – Special Landscape Areas

4.2.29 Policy MG 17 seeks to ensure proposals do not result in an unacceptable harm to the landscape character. The full wording is given below:

*“The Following Areas Are Designated As Special Landscape Areas:*

- 1. Castle Upon Alun;*
- 2. Upper & Lower Thaw Valley;*
- 3. Ely Valley & Ridge Slopes;*
- 4. Nant Llancarfan;*
- 5. Dyffryn Basin & Ridge Slopes;*
- 6. Cwrt-Yr-Ala Basin.*

*Within The Special Landscape Areas Identified Above, Development Proposals Will Be Permitted Where It Is Demonstrated They Would Cause No Unacceptable Harm To The Important Landscape Character Of The Area.”*

#### Policy MD 1 – Location of New Development

4.2.30 Policy MD 1 provides criteria for new development on unallocated sites. The full wording is given below:

*“To Ensure That New Development On Unallocated Sites Assists In Delivering The Strategy, Development Will Be Favoured Where It:*

- 1. Has No Unacceptable Impact On The Countryside;*
- 2. Reinforces The Role And Function Of The Key Settlement Of Barry, The Service Centres Settlements, Primary Settlements And Minor Rural Settlements As Key Providers Of Commercial, Community And Healthcare Facilities;*
- 3. Promotes New Enterprises, Tourism, Leisure And Community Facilities In The Rural Vale Of Glamorgan;*
- 4. In The Case Of Residential Development, Supports The Delivery Of Affordable Housing In Areas Of Identified Need;*
- 5. Has Access To Or Will Promote The Use Of Sustainable Modes Of Transport;*



6. *Will Benefit From Existing Infrastructure Provision Or Where New Infrastructure Can Be Provided Without Any Unacceptable Effect On The Natural Or Built Environment;*
7. *Promotes Sustainable Construction And Makes Beneficial Use Of Previously Developed Land And Buildings;*
8. *Provides A Positive Context For The Management Of The Water Environment By Minimising Or Avoiding Areas Of Flood Risk And Safeguards Resources; And*
9. *Does Not Have An Unacceptable Impact On Green Wedges, Sites Of Importance For Nature Conservation, Special Landscape Areas And / Or The Glamorgan Heritage Coast."*

#### Policy MD 2 – Place Making

- 4.2.31 Policy MD 2 seeks to ensure development creates high quality, healthy, sustainable and locally distinct places. The full wording is given below:

*"Development Will Be Favoured Where It Contributes To Creating High Quality, Healthy, Sustainable And Locally Distinct Places. In Particular 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;*
2. *Respond Appropriately To The Local Context And Character Of Neighbouring Buildings In Terms Of Type, Form, Scale, Mix, And Density;*
3. *Identify Opportunities To Provide New Or Enhanced Areas Of Public Realm Particularly In Key Locations Such As Town Centres, Major Routes And Junctions;*
4. *In The Case Of Retail Centres, Provide Active Street Frontages To Create Attractive And Safe Urban Environments;*
5. *Provide A Safe And Accessible Environment , Giving Priority To Pedestrians, Cyclists And Public Transport Users;*
6. *Where Appropriate, Conserve And Enhance The Quality Of, And Access To, Existing Open Spaces And Community Facilities;*
7. *Safeguard Existing Public And Residential Amenity, Particularly With Regard To Privacy, Overlooking, Security, Noise And Disturbance;*
8. *Incorporate Sensitive Landscaping Including The Retention And Enhancement Of Existing Features And Biodiversity Interest; And*
9. *Make A Positive Contribution Towards Tackling The Causes Of And Adapting To The Impacts Of Climate Change By Promoting Renewable And Low Carbon Energy Use."*

#### Policy MD 3 – Design of New Development

- 4.2.32 Policy MD 3 includes criteria to seek high quality development. The full wording is given below:

*"Development Proposals Will Be Permitted Where:*

1. *They Are Of A High Standard Of Design That Positively Contributes To The Context And Character Of The Surrounding Natural And Built Environment;*
2. *They Respond Appropriately To The Local Context And Character Of Neighbouring Buildings In Terms Of Type, Form, Scale, Mix, And Density;*
3. *Existing Features Of Townscape Or Biodiversity Interest Are Preserved Or Enhanced;*
4. *There Would Be No Unacceptable Impact On The Amenities Of Neighbouring Occupiers;*
5. *The Development Would Be Compatible With Other Uses In The Locality;*

6. *They Promote The Creation Of Healthy And Active Environments And Reduce The Opportunity For Crime And Anti Social Behaviour;*
7. *They Provide A Safe And Accessible Environment For All Users, Giving Priority To Pedestrians, Cyclists And Public Transport Users;*
8. *They Minimise The Causes Of Climate Change And Incorporate Renewable And Low Carbon Energy Use Features;*
9. *They Would Have No Unacceptable Impact On Highway Safety And Would Not Cause Or Exacerbate Existing Traffic Congestion;*
10. *They Provide Public Open Space And Private Amenity Space In Accordance With The Council's Standards;*
11. *Car Parking Would Be Provided In Accordance With The Council's Supplementary Planning Guidance ; And*
12. *They Demonstrate The Efficient Use Of Water."*

Policy MD 4 – Community Infrastructure and Planning Obligations

4.2.33 Policy MD 4 relates to community infrastructure and planning obligations. The full wording is given below:

*"Where Appropriate, 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 And/Or The Community Infrastructure Levy. Community Infrastructure May Include The Provision Or Improvement Of:*

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, 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."*

Policy MD 7 – Housing Densities

4.2.34 Policy MD 7 relates to housing density. The full wording is given below:

*"Residential Development Proposals Within The Key, Service Centre And Primary Settlements Will Be Permitted Where The Net Residential Density Is A Minimum Of 30 Dwellings Per Hectare. In Minor Rural Settlements, A Minimum Net Residential Density Of 25 Dwellings Per Hectare Will Be Required.*

*Lower Density Levels Will Only Be Permitted Where It Can Be Demonstrated That:*

1. *Development At The Prescribed Densities Would Have An Unacceptable Impact On The Character Of The Surrounding Area;*

- 2. Reduced Densities Are Required As A Result Of Previously Unknown Site Constraints Or To Preserve A Feature That Would Contribute To Existing Or Future Local Amenity; Or*
  - 3. The Proposal Is For A Mixed Use Development Where A Residential Use Is The Subordinate Element Of The Proposal.*
- Higher Densities Will Be Permitted Where They Reflect The Character Of The Surrounding Areas And Would Not Unacceptably Impact Upon Local Amenity."*

Policy MD 10 – Promoting Biodiversity

- 4.2.35 Policy MD 10 seeks to ensure new residential development contributes to biodiversity interests. The full wording is given below:

*"New Residential, Commercial And Community Development Will Be Required, Where Possible, To Positively Contribute To Biodiversity Interests Within The Vale Of Glamorgan By:*

- 1. Maintaining And Enhancing Existing Important Biodiversity Features Such As Woodland, Trees, Hedgerows, Wetland, Watercourses, Ponds, Green Lanes, Geological Features And Habitats; And*
- 2. Incorporating New Biodiversity Features Either On Or Off Site To Enable A Net Gain In Biodiversity Interest. Where It Is Demonstrated That The Impact Of Development On Biodiversity Cannot Be Addressed On Site, Developers Will Be Required To Provide Alternative Off-Site Compensation To Maintain Net Biodiversity Interest.*
- 3. Demonstrating How They Maintain Features Of Importance For Ecological Connectivity, Including Wildlife Corridors And 'Stepping Stones' That Enable Migration, Dispersal And/Or Genetic Exchange Where Proposals Have A Negative Impact On Sites Shown To Be Important For Biodiversity, Developers Will Need To Demonstrate That The Development Could Not Be Located Elsewhere."*

Policy MD 11 – Affordable Housing in Rural Areas

- 4.2.36 Policy MD 11 provides criteria for affordable housing in rural areas. The full wording is given below:

*"Affordable Housing Will Be Permitted Where It Has A Distinct Physical Or Visual Relationship With An Existing Settlement And Where It Is Demonstrated That:*

- 1. The Proposal Meets An Identified Local Need Which Cannot Be Satisfied Within Identified Settlement Boundaries;*
- 2. The Number Of Dwellings Is In Proportion To The Size Of The Settlement;*
- 3. The Proposed Dwelling(S) Will Be Constructed To A Scale And Design Which Is Commensurate With The Affordable Housing Need;*

4. *In Cases Where The Dwelling Is To Be Provided By Either A Private Landlord Or The Intended Occupier, Secure Mechanisms Are In Place To Ensure The Property Shall Remain Affordable In Perpetuity*
5. *The Development Has Reasonable Access To The Availability And Proximity Of Local Community Services And Facilities; And*
6. *The Development Complies With Policies MD 2 And MD 3."*

## 5 Design Analysis

5.1.1 Design is defined within Planning Policy Wales (PPW) as:

*"The relationship between all elements of the natural and built environment. To create sustainable development, design must go beyond aesthetics and include the social, environmental and economic aspects of the development, including its construction, operation and management, and its relationship to its surroundings".*

5.1.2 PPW also highlights that:

*"Good design is also inclusive design. The principles of inclusive design are that it places people at the heart of the design process, acknowledges diversity and difference, offers choice where a single design solution cannot accommodate all users, provides for flexibility in use, and, provides buildings and environments that are convenient and enjoyable to use for everyone".*

5.1.3 TAN 12 promotes key objectives of good design under the following headings:

- Character and Context
- Community Safety
- Environmental Sustainability
- Movement
- Access

5.1.4 The way in which each key objective has been considered and addressed in the design of the scheme is outlined below.

## 5.2 Character and Context

5.2.1 It is proposed that the site could provide 13 affordable residential units. The level of development has been formulated to ensure it is considered to be acceptable, appropriate and set in consideration of the size of the site, the viability of the scheme and density of surrounding development.

### *Layout*

5.2.2 The site is an irregular shaped parcel of land. It is proposed that the site will provide a new access road which will run in a central northern direction from the unnamed access road forming the southern boundary.

5.2.3 The proposed access road will provide direct access to the proposed dwellings and associated car parking spaces, which will be fully compliant with Manual for Streets.

5.2.4 The form and layout of the proposal would allow for adequate privacy for dwellings within the development area. The design of the proposal will also allow for more than adequate daylight and ventilation. An indicative CGI is provided below:



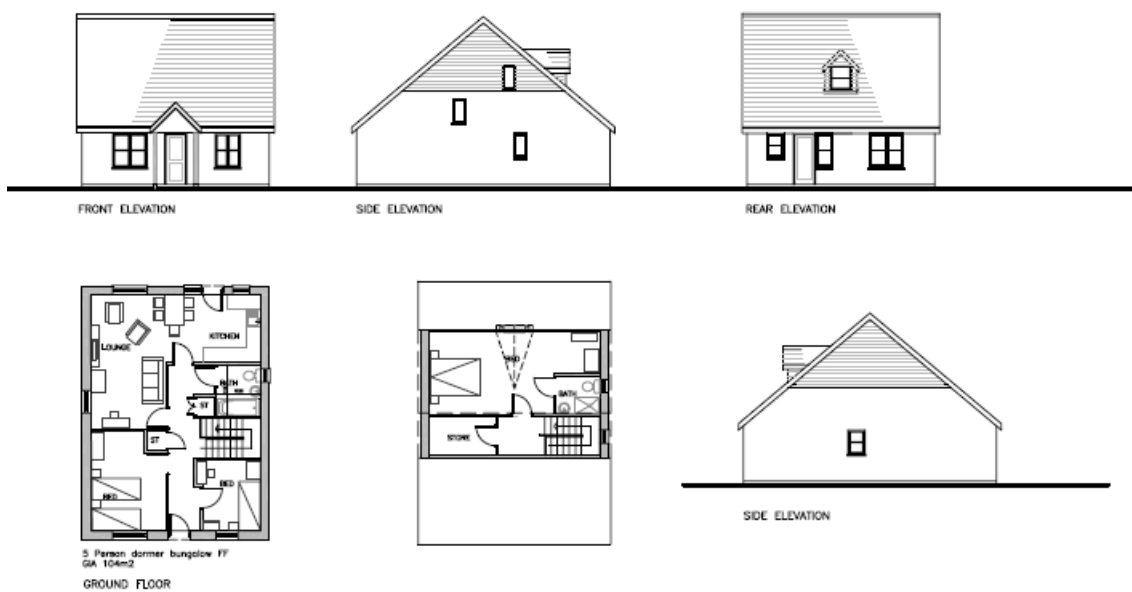
Indicative CGI

5.2.5 The layout of the site and sensitive scale and siting of the buildings would ensure that the proposals will not result in an unacceptable level of harm in regards to overbearing, overshadowing or overlooking of neighbouring properties. .

*Scale*

5.2.6 The proposed site area measures approximately 0.5 hectares / 1.3 acres. A floor plan and elevations of all the housing types is included below:

- 3 bed 5 person bungalow



- 2 bed 3 person bungalow



- 2 bed 4 person house



- 3 bed 5 person house



5.2.7 It is considered that the floor plans and elevations included above represent an appropriate scale which adequately reflects the character of the surrounding area.

#### *Appearance*

5.2.8 Existing properties within the surrounding area, as discussed further within the Context Analysis provided at Section 3 of this statement, include a mixture of properties comprising semi-detached and detached dwellings.

5.2.9 The application site is enclosed by mature trees and hedgerows on the eastern and western boundaries. These boundaries provide an effective screen into and from the site. The proposal seeks to retain the vegetation surrounding the site virtually in their entirety.

5.2.10 The development will be provided with generous levels of new landscaping that will soften the built form. An indicative CGI which illustrates the sympathetic nature of the proposals is included below:





Indicative CGI

5.2.11 The dwellings will be designed to reflect the local vernacular of the surrounding dwellings and the settlement of Pentre Meyrick and will make use of high quality materials. All of the house types have been designed to create visual interest and variety.

5.2.12 The palette of materials proposed for use within the proposal will be selected to ensure that the buildings complement (and enhance) the character of the surrounding area. An indicative palette of materials for each dwelling type is included below:

*2 Bed 4 Person House*

Walls: Coloured render with front elevation of reconstituted stone

Windows: UPVC double glazed

Roofs: Slate effect tiles

*3 Bed 5 Person House*

Walls: Coloured render

Windows: UPVC double glazed

Roofs: Slate effect tiles

*3 Bed 5 Person Bungalow*

Walls: Coloured render with gables of through coloured cladding

Windows: UPVC double glazed

Roofs: Slate effect tiles

*2 Bed 3 Person Bungalow*

Walls: Coloured render

Windows: UPVC double glazed

Roofs: Slate effect tiles

5.2.13 In summary, the proposals will be sensitive in its design to its immediate surroundings including the settlement of Pentre Meyrick and will respond well to the surrounding landscape context. It is considered that the proposed development has been designed to ensure that a high quality scheme, which reflects, respects and improves the character and appearance of the area is provided.

*Amount*

5.2.14 The way in which each The proposal would seek a mixture of housing styles to reflect the housing in the local vicinity. Provided below is the housing schedule to indicate the potential of the site:

Unit Type	No. of Units	No. of Beds
Bungalow	2	2
Dormer Bungalow	1	3
Houses	4	2 (4 person)
	6	3 (5 Person)

5.2.15 This level of development is considered to be acceptable, appropriate and has been set in consideration of the size of the site and the rural character associated with the area.

5.2.16 In addition, the site would provide for 26 off-street car parking spaces which comprises 2 spaces per house and bungalow.

5.2.17 In light of the above, it is considered that the proposal will not have an unacceptable effect on the amenity and character of the neighbouring environment by virtue of traffic congestion, noise or exacerbate parking problems.

### 5.3 Access and Movement

5.3.1 The key principles of inclusive design (upon which the proposals are based) are that the development:

- Places people at the heart of the design process;
- Acknowledges diversity and difference;
- Offers choice where a single design solution cannot accommodate all users;
- Provides flexibility in use; and
- Provides buildings and environments that are convenient and enjoyable to use for everyone.

5.3.2 Within the Wales Spatial Plan, the Welsh Assembly's objectives with regards to access and transport are set out as follows:

- Accessibility is an important factor in improving quality of life and prosperity; and
- Access to essential facilities services and employment is an important determinant of social inclusion.

5.3.3 More specific guidance on access in development is provided in PPW, which states:

*"Proposed access to development should reflect the likely travel patterns involved. It should ensure that people can reach the development, as far as practicable, by walking, cycling and public transport, as well as by car".*

- 5.3.4 In addition, Technical Advice Note (TAN) 18: Transport (2007) recognises the need for inclusive mobility and access for disabled people, together with the needs of pedestrians and cyclists. It states that adopting an inclusive culture will help to ensure that access issues are taken into account at an early stage.
- 5.3.5 Pentre Meyrick and accordingly the site are well located next to a strategic highway (A48 – which in the emerging LDP is proposed to be upgraded in terms of walking and cycling routes between Bridgend and Culverhouse Cross) which is well-served by public transport, with bus services available within the vicinity of the site. The site is located approximately 130 metres to the south of bus stops which are located on the B4265. The bus stops provide north west and south east bound services to Bridgend town centre, the settlement of Barry and Cardiff City Centre – this will assist in promoting sustainable means of travel to and from the site.
- 5.3.6 Cycle storage facilities are also included within the proposal to encourage alternatives to car journeys.

## 5.4 Community Safety

- 5.4.1 The site will be entirely enclosed by an existing boundary of mature landscaping, with all vehicle / pedestrian movements controlled from a single point from the southern boundary of the site.
- 5.4.2 It is considered that the design of the development has ensured that amenity / open space is provided, which is:
- Secure and private;
  - Clearly defined;
  - Well designed;
  - Of sufficient size to be usable and inviting;
  - Accessible to all occupants; and
  - Integral to the character of the development.

- 5.4.3 Public and private realms will be properly separated and will enhance both the safety of the community and also that of the dwellings' occupants. Boundary treatment separating the private amenity gardens will be of high quality and will be easily maintainable. This will ensure that the boundary treatments fit within the context of the site and surroundings, whilst also ensuring that they are durable and maintainable, and provide appropriate defensible boundaries.
- 5.4.4 In addition, the inward facing development layout will facilitate natural surveillance of areas, thereby reinforcing community safety.

## 5.5 Environmental Sustainability

- 5.5.1 The site is located in a sustainable location, immediately adjacent to the settlement of Pentre Meyrick.
- 5.5.2 In order to meet the minimum sustainable buildings standard, required in regards to the construction of the proposed dwellings, as an overall strategy, the design, layout and orientation of the proposed development seeks to:
- Promote the efficient use of resources;
  - Minimise the use of non-renewable resources;
  - Maximise energy efficiency;
  - Reduce greenhouse gas emissions; and
  - Minimise the generation of waste and pollution.
- 5.5.3 TAN 22 states that *"the design of a building should look to implement the energy hierarchy in order to reduce carbon emissions associated with the development"*. In addition, to applying the 'energy hierarchy', the draft TAN highlights that *"low and zero carbon energy sources can play an important part in tackling climate change"*. In regards to the design of the proposed dwellings, in applying the 'energy hierarchy', as an overall strategy steps will be taken to ensure that as far as possible the buildings will have low carbon emissions, which could potentially be enhanced with energy supplied from renewable energy sources.
- 5.5.4 It is anticipated that a number of features could potentially be incorporated in any buildings, which would contribute towards improved energy efficiency, such as (for example and amongst others):
- Lighting controls and energy efficient lamps and ballasts;
  - Air source heat pumps;
  - Energy control systems and control strategies;
  - Water efficient fittings and fixtures; and

- Renewable technologies (PV and solar thermal).

5.5.5 Furthermore, the proposal makes use of passive design measures in order to minimise energy consumption. Extensive glazing could be used in order to enhance the day lighting within each property, thereby reducing the need for artificial lighting. The amount of glazing will also enable natural heat gains within the properties thereby reducing the need for artificial heating.

5.5.6 Wherever possible locally sourced materials will be used and consideration given to the life cycle of the materials chosen, with an emphasis on durability and embodied energy.

## 6 Summary and Conclusions

6.1.1 It is considered that the proposed development offers a significant number of benefits. The development:

- Contributes to the provision of high-quality affordable housing;
- Provides accommodation which is in demand within this location;
- Is located within reach of easy, regular and convenient public transport provision; and
- Represents a highly sustainable form of development by ensuring that the most efficient use is made of the site.

6.1.2 The proposed development aims to make the most efficient use of the site, whilst creating a high-quality living environment. As such, the proposals for the development of the site aims to:

- Focus on the quality of the living environment for pedestrians, rather than the movement and parking of vehicles;
- Incorporate an appropriate density of development in view of the sites location and surrounding context, which protects privacy and amenity;
- Promote a layout and design which encourages accessibility and community safety;
- Promote energy efficiency; and
- Create a place with the needs of people in mind, which respects local character.

6.1.3 The development proposals have achieved the above key aims as follows:

- The layout of the site and sensitive scale and siting of the dwellings will be designed to ensure that the proposal will not result in any negative impacts in regards to overbearing, overshadowing or overlooking of the neighbouring properties or have a detrimental effect on the surrounding landscape.
- The height and scale of the buildings will represent an appropriate scale in the context of the adjacent buildings and the surrounding context.
- The palette of materials proposed for use within the proposal will be selected to ensure that the building complements (and enhances) the character of the surrounding area.
- The proposed dwellings are sensitive in design terms to its immediate surroundings. The proposals seek to provide a high quality scheme which improves the character and appearance of the area.
- The layout of the site ensures that the development positively contributes towards the creation of a safe and secure environment by providing natural surveillance of public areas.
- The detailed proposals will seek to incorporate a range of features which will improve the energy efficiency of the units and will ensure that the required sustainable building standards (as a minimum) are achieved.