
Planning Statement including Draft Heads of Terms

Land adjacent to Llantwit Major Bypass, Boverton

Barratt Homes, South Wales

August 2014

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APPENDICES

- Appendix 1** Site Location Plan
- Appendix 2:** Site Layout Plan
- Appendix 3:** Public Rights of Way Plan

1.0 INTRODUCTION

- 1.1 This Planning Statement has been prepared by Barton Willmore Limited Liability Partnership (“Barton Willmore”) on behalf of Barratt Homes, South Wales (“the Applicant”) to accompany a full planning application at Land adjacent to Llantwit Major Bypass, Boverton (“the Application Site”). A Site Location Plan (Drawing No.1363 slp-01 Rev A) is attached at **Appendix 1**.
- 1.2 The full planning application description is confirmed below:
- Change of use of agricultural land to residential development (C3) including the demolition of a disused building and the development of 64 residential dwellings, public open space, landscaping, highway improvements and associated engineering works.
- 1.3 The Application Site comprises vacant agricultural land adjacent to the Llantwit Major Bypass adjoining the village of Boverton within the Vale of Glamorgan. The Site is circa 1.8 hectares and is currently accessed via a concrete track from Eglwys Brewis Road along the north-western boundary of the Application Site.
- 1.4 Within the Vale of Glamorgan Unitary Development Plan (adopted 2005) the Application Site is located in the open countryside. However, the emerging Vale of Glamorgan Deposit Local Development Plan (November 2013), confirms that the Application Site forms a significant component of land allocated for residential development under Policy MG 2 (22) for 70 units. This application comprises part of the wider allocation although the Proposed Development layout has been designed to ensure that the remainder of the allocation can be developed in an appropriate and comprehensive manner.
- 1.5 The Vale of Glamorgan UDP plan period expired in 2011 and is now out-of-date with regard to housing requirements. In accordance with Planning Policy Wales (7th Edition, July 2014) (PPW), reference should be made to other material considerations including national planning policies and the emerging Development Plan. The Vale of Glamorgan Local Development Plan (LDP) has progressed beyond the pre-deposit stage and its policies have been informed by an up-to-date evidence base and ongoing consultation. In line with PPW, a refusal of this application on prematurity grounds can only be justified in respect of development proposals which go to the heart of the Plan, which is

not considered applicable in this case with the proposed development comprising 64 dwellings and only having an impact on a relatively small area within the Authority.

1.6 This planning application is submitted in advance of the LDP being adopted in order to demonstrate the willingness of the landowner to bring forward the Application Site for development and to confirm that the Application Site is deliverable within the LDP plan period.

1.7 This Statement demonstrates the planning merits of the proposals, having regard to relevant National and emerging policy as set out within the Local Development Plan, and comprises the following title sections and appendices:

Section 1: Introduction – This Section introduces the Applicant and the basic principle of the proposals, including the strategy that has been adopted as well as setting out the structure of this Planning Statement.

Section 2: The Application Site and Surroundings – Section 2 describes the characteristics of the Application Site in detail, as well as describing the immediate environs surrounding the site and the facilities and services further beyond the site, being Boverton, and Llantwit Major in this instance.

Section 3: Planning History – This Section identifies the planning history of the site.

Section 4: Project Description – This Section describes the proposals in more detail, explaining exactly what is entailed within the full planning application. Any design rationale or policy requirements that have informed the Proposed Development will be addressed in this Section.

Section 5: Planning Policy Framework – Section 5 sets out the prevailing Planning Policy Framework, including national and local policy and guidance, emerging policy and any Supplementary Policy Guidance that may be applicable to the Proposed Development.

Section 6: Assessment of the Proposals – Section 6 assesses the Proposed Development against the prevailing Planning Policy Framework highlighted in Section 5, concluding whether the Proposed Development complies or not with Planning Policy.

Section 7: Conclusions – This Section concludes and summarises the preceding sections.

1.8 This Statement is supported by a number of technical documents which will be cross referred to in this Statement. These comprise:

- Design and Access Statement, Barton Willmore;
- Extended Phase 1 Habitat Survey, Thomson Ecology;
- Arboricultural Survey, Thomson Ecology;
- Flood Consequences Assessment and Drainage Strategy, Quad Consulting;
- Transport Assessment and Travel Plan, Mayer Brown;
- Archaeological Assessment, Cotswold Archaeology;
- Noise Report, Hunter Acoustics;
- Site Investigation Report, Integral Geotechnique; and
- Agricultural Land Assessment, Reading Agricultural Consultants.

2.0 THE APPLICATION SITE AND SURROUNDINGS

- 2.1 The Application Site is situated at the settlement of Boverton adjacent to the Llantwit Major Bypass. The Application Site was previously used for agricultural grazing but has been vacant for over a year. The Site is circa 1.8 hectares and is accessed off Eglwys Brewis Road along its north-western boundary which links to the Llantwit Major Bypass.
- 2.2 The Application Site consists of two fields divided by a species poor hedgerow. The two fields consist predominately of poor semi-improved grassland, with a small area of dense scrub. The hedgerows which border the Application Site are either species poor or species poor with trees. There is one building present against the northern boundary of the Application Site. This building is divided into two parts, the north-western section is constructed of concrete with a corrugated metal roof and is open on the south-western side; the south-eastern half of the building is constructed of corrugated metal and is open on the south-eastern side. There is a courtyard of hard standing next to the building enclosed by a wall.
- 2.3 The Application Site is bounded by Llantwit Major Bypass to the south, by Eglwys Brewis Road to the west with agricultural fields beyond which are allocated for residential development in the Deposit LDP (MG 2 (7) 'Land between new Northern Access Road and Eglwys Brewis Road' and MG 2 (6) 'Land adjacent to Frog lands Farm, Llantwit Major'). The Vale of Glamorgan railway line runs along the northern boundary of the Application Site, beyond which is existing residential development within the St Athan RAF base. To the south, the Application Site is bound by Llantwit Road and residential development.
- 2.4 The Application Site slopes from the southeast to northwest at a reasonably uniform gradient of 1 in 20; the southern edge is predominantly an embankment falling down to the B4265. Site levels typically vary from 48m A.O.D in the southeast to 35m A.O.D in the northwest.
- 2.5 The Application Site does not fall within a floodplain under the Welsh Government's Development Advice Map which supports TAN 15. The Application Site does not contain any Scheduled Ancient Monuments, Conservation Areas or Listed Buildings. The Boverton Conservation Area is located on the opposite

side of the Llantwit Major Bypass to the south. As well as the Application Site being bounded by a line of trees, the edge of the Conservation Area is also bounded by a line of trees and separated by a main road. In addition, the Application Site is situated at a lower level than the adjacent Conservation Area. Therefore, the Application Site is considered to be physically separated and divorced from Boverton Conservation Area and its development will have negligible impact on the setting and character of the Conservation Area.

- 2.6 The Application Site is considered to be sustainably located in close proximity to a range of existing facilities and services. The Application Site is located within 700m walk of the village centre of Boverton via Harding Close which offers a range of facilities and services including a convenience store, post office, public house, a gift shop, takeaway, vet surgery, garden centre and a hairdresser. The Application Site is also located in close proximity to the 'St Athan - Cardiff Airport Enterprise Zone' which will provide a wide range of employment opportunities in close proximity to the Application Site.
- 2.7 In addition, the Application Site, is located only 1.7 km from the centre of Llantwit Major which has a good range of shops, banks and schools. There are also a few national multiples including Co-op Food, Co-op Pharmacy and two high street banks. In addition it has several cafes and tourist shops and a number of businesses specialising in health and therapy.
- 2.8 In the vicinity of the Application Site, no pedestrian footways are currently provided on the B4265. There is a pedestrian footway on Llantwit Road in the vicinity of the B4265, leading to the signal controlled crossing over the B4265. The pedestrian crossing leads to a section of Boverton Road which was closed to through traffic when the bypass was built. This provides a route for pedestrians and cyclists toward Boverton and Llantwit Major. Pedestrian crossing facilities are also provided at the junction of Eglwys Brewis Road with the B4265 towards Boverton. The footway continues for approximately 70m to the north on the western side of the B4265, separated from the road by railings, and then turns westwards to link to Harding Close. From this road, residents can then walk into Boverton and Llantwit Major.
- 2.9 Public Right of Way (L16/43/2) crosses the western corner of the Application Site. The PROW appears not to be well used with no tracks evident on the Application Site.

- 2.10 The Application Site is accessible to public transport facilities. The nearest bus stop is located within 200m of the Site on Eglwys Brewis Road, near its junction with Church Meadow. The nearest railway station, Llanwit Major, is located around 2km from the Application Site on the Vale of Glamorgan Railway Line, between stations located in Cardiff and Bridgend. Services to this station run hourly between Bridgend, Cardiff and Merthyr Tydfil Monday to Saturday, and every two hours on Sundays.
- 2.11 It is, therefore, evident that the Application Site is sustainably located in close proximity to a number of services and facilities and is suitable for residential development.

3.0 PLANNING HISTORY

- 3.1 The Application Site was the subject of residential planning application (96/00590/OUT) and subsequent Appeal (APP/Z6950/A/96/509986) in 1996. The Appeal was against the Council's non-determination of the application and was dismissed due to the Application Site being located within the open countryside. However, the Inspector did accept that the Application Site could be appropriately accessed from the B4265.
- 3.2 Since the Appeal was dismissed, the Application Site's status has materially changed from being located within the countryside to being allocated for residential development under Policy MG 2 (22) of the Vale of Glamorgan Deposit LDP.
- 3.3 It is not therefore considered that the above planning history has a material effect on the Development Proposals currently being pursued by Barratt Homes, South Wales within this full planning application.

4.0 PROJECT DESCRIPTION

4.1 The Application Site measures approximately 1.8 hectares and the application description is below:

'Change of use of agricultural land to residential development (C3) including the demolition of a disused building and the development of 64 residential dwellings, public open space, landscaping, highway improvements and associated engineering works'.

4.2 A site layout plan (1363 TP-01 Rev C) is contained within **Appendix 2**. A series of design principles have been incorporated into the proposed development which include:

- The provision of a legible and clear structure that aids permeability and sustainability;
- Promoting walking and cycling to destinations using new and existing foot and cycle links;
- Opening up the existing PROW;
- Encouraging healthy living and physical activity through the provision of a high quality green space for play and recreation that is available to new and existing residents;
- Engendering a sense of neighbourhood and community spirit;
- Maximising the retention of existing trees and hedgerows where possible;
- Facilitating the development of the remainder of the allocated land;
- Facilitating economic development and job creation; and
- Promoting a range of housing types and a range of tenure opportunities including affordable housing.

Residential

4.3 The application proposes a total of 64 dwellings comprising a range and mix of housing as shown in Table 1. This equates to an average density of 36 units per hectare.

Number of Bedrooms	Number of Units			
	1	2	3	4

Apartments	10			
Semi Detached/ Terraced		5	13	8
Detached			6	22

- 4.4 The majority of the dwellings proposed are 2 storey in height. However, four 3 storey dwellings are provided where the site entrance road meets the main spine road of the development to create a sense of arrival and place. In addition, two apartment blocks are provided at the eastern end of the development, one of which is three storeys in height. Further, to provide interest and variety along the street frontage, dual aspect units have been provided at key focal points.
- 4.5 With regard to elevational treatments and materials, the proposed dwellings comprise of a mixture of render, stone and brickwork.
- 4.6 A full and detailed description of the proposed materials, design and layout of the dwellings is provided within the supporting Design & Access Statement and the relevant accompanying application drawings.

Access and Parking

- 4.7 A new vehicular access is proposed off Llantwit Major Bypass in the form of a priority junction. This will comprise a ghost right hand turn with 2.4m by 160m visibility splays in accordance with Manual for Streets 2 (MfS2).
- 4.8 Parking is provided through a mix of garages and off-street parking on private driveways.
- 4.9 The existing Public Right of Way through the western corner of the Application Site is diverted as shown on **Plan** PRW-01_PRoW Diversion which is contained within **Appendix 3**.

Open Space

- 4.10 The Proposed Development includes the provision of 0.17 hectares of Public Open Space within the Proposed Development. The open space is provided

along the western boundary of the Proposed Development and facilitates access to the wider network of footpaths which link to the village of Boverton and local bus stops. Furthermore, the space will include a Local Area of Play. There are also a range of open space facilities within the wider vicinity of the Proposed Development including Seaview Park, Bedford Rise Play Area and Trebeferad Play Area, as well as the site being afforded easy access to the open countryside.

5.0 PLANNING POLICY FRAMEWORK

- 5.1 The following section provides an overview of the relevant policy framework relating to the application proposals. In accordance with S38(6) of the Planning and Compulsory Purchase Act 2004, this application should be determined in accordance with the Development Plan, unless material considerations indicate otherwise.
- 5.2 Material considerations could include current circumstances, policies in an emerging Development Plan, and planning policies of the Welsh Government and the UK Government. All applications should be considered in relation to up-to-date policies.
- 5.3 The starting point is therefore the statutory Development Plan which consists of the Vale of Glamorgan Unitary Development Plan, adopted 2005 (UDP). However, the UDP is now time expired and is out-of-date with regard to housing requirements. In accordance with Planning Policy Wales (7th Edition, July 2014) (PPW), reference should be made to other material considerations including national planning policies and the emerging Development Plan. The Vale of Glamorgan Local Development Plan (LDP) has progressed beyond the pre-deposit stage and its policies have been informed by an updated evidence base and ongoing consultation.
- 5.4 Section 2.6 of PPW addresses procedure for determining planning applications where a Development Plan has not yet been adopted or approved. It is recognised that the weight to be attached to an emerging draft LDP does not simply increase as the plan progresses towards adoption and careful consideration must be given to the underlying evidence and background to the policies. National planning policy can also be a material consideration in these circumstances.
- 5.5 The stage which a plan has reached will also be an important factor in judging whether a refusal on prematurity grounds is justifiable (paragraph 2.6.4). A refusal on prematurity grounds will seldom be justified where a plan is at the pre-deposit plan preparation stage, with no early prospect of reaching deposit, because of the lengthy delay which this would impose in determining the future use of the land in question.

- 5.6 Paragraphs 2.71 and 2.7.2 of PPW advise that when determining applications where Development Plan policies are outdated or superseded, Local Planning Authorities should give the policies decreasing weight in favour of other material considerations, such as national planning policy. This will ensure that decisions are based on up to date policies which have been written with the objective of contributing to the achievement of sustainable development.
- 5.7 In light of the above, a review of relevant national planning policies and emerging planning policies as well as the time expired UDP is set out below.

National Planning Policy

Planning Policy Wales (Edition 7, July 2014)

- 5.8 National Planning Policy is set out within Planning Policy Wales (Edition 7, July 2014). Sustainable development is the key theme running through PPW and Chapter 4 details the main principles and objectives for delivering sustainable development, with paragraph 4.2.2 stating that:

“The planning system provides for a presumption in favour of sustainable development to ensure that social, economic and environmental issues are balanced and integrated, at the same time, by the decision-taker when:

- *Preparing a Development Plan; and*
- *In taking decisions on individual planning applications.”*

- 5.9 Figure 4.1 of PPW defines sustainable development as:

“Enhancing the economic, social and environmental well-being of people and communities, achieving a better quality of life for our own generations in ways which:

- *promote social justice and equality of opportunity; and*
- *enhance the natural and cultural environment and respect its limits - using only our fair share of the earth’s resources and sustaining our cultural legacy.*

Sustainable development is the process by which we reach the goal of sustainability.”

5.10 Paragraph 4.4.3 sets out a number of Key Policy Objectives, stating that planning policies and proposals should, inter alia:

- Promote resource-efficient and climate change resilient settlement patterns;
- Locate development so as to minimise the demand for travel;
- Support the need to tackle the causes of climate change;
- Play an appropriate role to facilitate sustainable building standards;
- Contribute to the protection and improvement of the environment;
- Ensure that all local communities – both urban and rural – have sufficient good quality housing for their needs, including affordable housing, for their needs;
- Promote access to employment, shopping, education, health, community, leisure and sports facilities and open and green space;
- Foster improvements to transport facilities and services;
- Foster social inclusion; and
- Promote quality, lasting, environmentally-sound and flexible employment opportunities.

5.11 Paragraph 4.6.3 sets out the priorities for rural areas are to secure:

- sustainable rural communities with access to affordable housing and high quality public services;
- a thriving and diverse local economy where agriculture-related activities are complemented by sustainable tourism and other forms of employment in a working countryside; and
- an attractive, ecologically rich and accessible countryside in which the environment and biodiversity are conserved and enhanced.

5.12 Paragraph 4.7.7 of PPW confirms that for most rural areas the opportunities for reducing car use and increasing the use of public transport, walking and cycling are more limited than in urban areas. In rural areas the majority of new development should be located in those settlements which have relatively good accessibility by non-car modes when compared to the rural area as a whole. Local service centres, or clusters of smaller settlements where a sustainable

functional linkage can be demonstrated, should be designated by local authorities and be identified as the preferred locations for most new development including housing and employment provision. The approach should be supported by the service delivery plans of local service providers.

5.13 Paragraph 4.7.8 identifies that *'Development in the countryside should be located within and adjoining those settlements where it can be best be accommodated in terms of infrastructure, access and habitat and landscape conservation.....All new development should respect the character of the surrounding area and should be of appropriate scale and design.'*

5.14 Further, paragraph 4.11.1 seeks to promote good design, stating that design goes beyond aesthetics and includes the social, environmental and economic aspects of development and its relationship to its surroundings, while Section 4.12 seeks to ensure that the causes of climate change are tackled and paragraph 4.12.2 confirms that development proposals should include features that provide effective adaption to and resilience against, the predicted defects of climate change.

5.15 Chapter 5 of PPW details the principle objectives for the conservation and improvement of the natural heritage, which are to:

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

5.16 Paragraph 5.1.4 continues this theme by stating that:

'It is important that biodiversity and landscape considerations are taken into account at an early stage in both Development Plan preparation and development management. The consequences of climate change on the natural

heritage and measures to conserve the landscape and biodiversity should be a central part of this.'

- 5.17 Chapter 6 of PPW seeks to conserve the historical environment, with paragraph 6.1.2 stating that "Local Planning Authorities have an important role in securing the conservation of the historic environment while ensuring that it accommodates and remains responsive to present day needs."
- 5.18 The Welsh Government's objectives for conserving the historical environment are to, amongst others:
- Preserve or enhance the historic environment, recognising its contribution to economic vitality and culture;
 - Protect archaeological remains;
 - Ensure that the character of historic buildings is safeguarded from alterations, extensions or demolition that would compromise a building's special architectural and historic interest; and
 - Ensure that Conservation Areas are protected or enhanced.
- 5.19 Chapter 8 of PPW addresses transport and, as with the majority of transport planning policy over recent years, seeks to tackle climate change by promoting sustainable modes of transport and seeking to minimise the need to travel, especially by private car.
- 5.20 The policy guidance also proposes locating development where there is good access by public transport, walking and cycling and by locating development near other related uses to encourage multi-purpose trips and reduce the length of journeys.
- 5.21 Residential development is addressed in Chapter 9 of PPW and Welsh Ministers' objectives, which are also set out in the National Housing Strategy, are to, amongst others:
- Provide more housing of the right type and offer more choice; and
 - Improve homes and communities, including the energy efficiency of new and existing homes.

5.22 Paragraph 9.1.2 states that Local Planning Authorities should promote sustainable residential environments and promote:

- Mixed tenure communities;
- Development that is easily accessible by public transport, cycling and walking although in rural areas required development might not be able to achieve all accessibility criteria in all circumstances;
- Attractive landscapes around dwellings, with usable open space and regard for biodiversity, nature conservation and flood risk;
- Greater emphasis on quality, good design and the creation of places to live that are safe and attractive;
- The most efficient use of land;
- Well designed living environments, where appropriate at increased densities;
- Construction of housing with low environmental impact; and
- 'Barrier free' housing developments.

5.23 Paragraph 9.2.22 specifically relates to housing in rural areas and confirms that development in the countryside should embody sustainability principles.

5.24 In terms of development control and housing, PPW states in paragraph 9.3.1 that:

'New housing developments should be well integrated with and connected to the existing pattern of settlements. The expansion of towns and villages should avoid creating ribbon development, coalescence of settlements or a fragmented development pattern.'

5.25 Chapter 9 seeks to ensure that an appropriate level of affordable housing is provided with new residential development. This provision must be based on local needs and the delivery of affordable housing within new development is a material consideration.

5.26 Flood risk is dealt with in Chapter 13 of PPW, 'Minimising and Managing Environmental Risks and Pollution', which states that "flood risk, whether inland or from the sea, is a material consideration in land use planning".

- 5.27 In relation to new development, the Welsh Government seeks to ensure that new development is not exposed unnecessarily to flooding and flood risk and to ensure that flood risk is not increased by additional surface water run-off. In controlling run off, the use of sustainable drainage systems are required.
- 5.28 Noise is also addressed in Chapter 13 of PPW and it is confirmed noise levels provide an indicator of local environmental quality and the objective is to minimise emissions and reduce ambient noise levels to an acceptable standard. Furthermore, paragraph 13.14.1 states that:
- ‘Development plan policies should be designed to ensure, as far as is practicable, that noise-sensitive developments, such as hospitals, schools and housing, that need to be located close to the existing transportation infrastructure to facilitate access, are designed in such a way as to limit noise levels within and around those developments’.*
- 5.29 Paragraph 13.15.1 confirms that noise is a material planning consideration and Local Planning Authorities should make a careful assessment of likely noise levels and have regard to any relevant Noise Action Plan before determining such planning applications and in some circumstances it will be necessary for a technical noise assessment to be provided by the developer.
- 5.30 Technical Advice Notes (TANs) should be taken into account by Local Planning Authorities and should be read along with PPW. They provide more detailed planning policy guidance on technical disciplines that are broadly covered within PPW.

Technical Advice Notes

- 5.31 ‘Technical Advice Note (TAN) 2: Planning and Affordable Housing (2006)’ provides further advice on the importance of securing affordable housing to foster social inclusion by enabling, or helping to enable, those who cannot afford to buy a house on the open market. TAN2 states that affordable housing should be provided based on housing need identified in a local housing market assessment.

- 5.32 'Technical Advice Note (TAN) 5: Nature Conservation and Planning (2009)' sets out how the planning system should contribute to protecting and enhancing biodiversity and geological conservation.
- 5.33 'Technical Advice Note (TAN) 11: Noise (1997) sets out how the planning system should protect noise sensitive development from inappropriate noise levels. It also highlights that mitigation measures should be appropriate to the scale of development.
- 5.34 'Technical Advice Note (TAN) 12: Design (2009)' provides more detail on the design aspects set out in PPW as well as providing detail on five key aspects of good design that should be integrated into proposed developments. These are:

Access Objective: Ensuring ease of access for all.

Character Objectives: Sustaining or enhancing local character;
Promoting legible development;
Promoting a successful relationship between public and private space;
Promoting quality, choice and variety; and
Promoting innovative design.

Community Safety Objectives: Ensuring attractive, safe public space; and
Security through natural surveillance.

Environmental Sustainability Objectives: Achieving efficient use and protection of natural resources;
Enhancing biodiversity; and
Designing for change.

Movement Objective: Promoting sustainable means of travel.

- 5.35 'Technical Advice Note (TAN) 15: Development and Flood Risk (2004)' provides a framework to assess risks arising from all forms of flooding, including from river and coastal flooding as well as additional run-off arising from new development. TAN15 provides advice and guidance to minimise the risk of flooding in developments or arising from developments, as well as taking into account the impacts of climate change on flooding.

- 5.36 The advice adopts a precautionary approach by seeking to direct new development away from areas at high risk of flooding where possible, as well as promoting design solutions such as Sustainable Drainage Systems (SuDS) which increase permeability within developments allowing water to percolate.
- 5.37 'Technical Advice Note (TAN18): Transport (2007)' continues the theme established in PPW of minimising the need to travel, especially by the private car, and to seek to encourage the increased use of sustainable modes of travel, including public transport, walking and cycling.
- 5.38 These initiatives will help to reduce road traffic growth, which is causing increased local air pollution, green house gas emission contributing to climate change and global warming and, in some areas, congestion, which can affect economic competitiveness.

Local Planning Policy

Vale of Glamorgan Unitary Development Plan (adopted April 2005)

- 5.39 On 18 April 2005, the Council formally adopted its Unitary Development Plan (UDP) for the area which covered the period 1996 – 2011. Therefore, the UDP is now time expired by 3 years. In respect of the UDP, the Council's overall aim is:

"To provide a planning framework for the development of the Vale of Glamorgan that reflects the need to conserve the best of the natural environment and yet to allow beneficial land use development in a sustainable way."

- 5.40 Within the UDP, the Application Site lies in the open countryside adjacent to the boundary of RAF St Athan and Llantwit Major Bypass. Policy ENV 1 relates to Development in the Countryside and confirms that permission will only be granted for developments which are essential to agriculture, horticulture, mineral and utilities, appropriate recreational uses and the reuse/ adaption of existing buildings and development which is approved under other policies of the Plan.

5.41 Policy HOUS 8 states that:

“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:

- *The scale, form and character of the proposed development is sympathetic to the environs of the site;*
- *The proposal has no unacceptable effect on the amenity and character of existing or neighbouring environments of noise, traffic congestion, exacerbation of parking problems or visual intrusion;*
- *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;*
- *When appropriate and feasible the provisions of Policy REC 3 are met;*
- *The provision of car parking and amenity space is in accordance with the Council’s approved guidelines;*
- *Adequate community and utility services exist, are reasonably accessible or can be readily and economically provided”.*

5.42 Policy Hous 3 ‘Dwellings in the Countryside’ confirms that subject to the provisions of Policy Hous 2, the erection of new dwellings in the countryside will be restricted to those that can be justified in the interests of Agriculture and Forestry.

5.43 Policy Hous 12 ‘Affordable Housing’ confirms that where there is a demonstrable need, the Council will seek to negotiate to secure a reasonable element of affordable housing.

5.44 In terms of agricultural land, Policy ENV2 states that:

"The best and most versatile agricultural land (Grades 1, 2 and 3A) will be protected from irreversible development, save where overriding need can be demonstrated. Non agricultural land or land of a lower quality should be used when development is proposed unless such land has a statutory landscape, nature conservation, historic or archaeological designation which outweighs agricultural considerations."

5.45 Policy 2 confirms that proposals which encourage sustainable practices will be favoured including proposals which are located to minimise the need to travel, especially by car and help to reduce vehicle movements or which encourage cycling, walking and the use of public transport and proposals which improve the quality of the environment through the utilisation of high standards of design.

5.46 Policy ENV 7 'Water Resources' confirms that developments will not be permitted which are at risk of flooding or will increase the risk of flooding elsewhere.

5.47 Policy ENV 16 'Protected Species' confirms that permission will only be granted for development that would cause harm to or threaten the continued viability of a protected species. Policy ENV 17 'Protection of Built and Historic Environment' seeks to protect the built and historic environment.

5.48 Policy ENV 18 'Archaeological Field Evaluation' confirms that where development is likely to affect a known or suspected site of Archaeological significance, an archaeological evaluation should be carried out and may be required before the proposal is determined. Policy ENV 19 'Preservation of Archaeological Remains' confirms that where development is permitted which affects a site of archaeological importance, archaeological mitigation measures will be required.

5.49 Policy ENV 27 'Design of New Development' states that:

"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) Complements 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) Ensure 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 complemented 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”.*

5.50 Policy ENV 29 ‘Protection of Environmental Quality’ confirms that development will not be permitted if it will have an unacceptable effect on either’s people’s health and safety or the environment in terms of pollution, smoke fumes, gases, dust, smell, noise, vibration or light.

5.51 Policy TRAN 10 ‘Parking’ confirms that parking requirements will be sought in line with approved parking guidelines. Policy REC 3 ‘Provision of Open Space within new Residential Development’ confirms that the Council applies the Fields in Trust standards.

Vale of Glamorgan Deposit Local Development Plan (November 2013)

5.52 As the UDP is now time expired and the LDP has reached an advanced stage, therefore this section reviews the planning policy context set out within the Deposit LDP which is considered to be a key material consideration in the determination of this application.

5.53 The LDP vision as noted in paragraph 4.2 states that the Council’s Vision for the Vale of Glamorgan “*is a place:*

- That is safe, clean and attractive, where individuals and communities have sustainable opportunities to improve their health, learning and skills, prosperity and wellbeing; and*
- Where there is a strong sense of community in which local groups and individuals have the capacity and incentive to make and effective contribution to the future sustainability of the area.”*

5.54 Key objectives of the LDP amongst other issues include, inter alia:

- *“To sustain and further the development of sustainable communities within the Vale of Glamorgan, providing opportunities for living, learning, working and socialising for all;*
- *To ensure that development within the Vale of Glamorgan makes a positive contribution towards reducing the impact of and mitigating the adverse effects of climate change;*
- *To reduce the need for Vale of Glamorgan residents to travel to meet their daily needs and enabling them greater access to sustainable forms of transport;*
- *To protect and enhance the Vale of Glamorgan’s historic, built, and natural environment;*
- *To provide the opportunity for people in the Vale of Glamorgan to meet their housing needs; and*
- *To ensure that development within the Vale of Glamorgan uses land effectively and efficiently and to promote the sustainable use and management of natural resources.”*

5.55 Within the Deposit LDP, the Application Site is allocated for housing under Policy MG 2 (22) – ‘Land adjacent to Llantwit Major Bypass’ for 70 units. The current application is for 64 units on part of the wider allocation although the scheme layout and access have been designed to accommodate the additional land identified under the LDP policy.

5.56 Appendix 5 of the LDP provides individual site details in respect of the housing allocations identified by Policy MG 2. In relation to the Application Site, Appendix 5 states that:

‘This 2.4 hectare Greenfield site is located to the northeast of the Llantwit Major By-Pass and adjacent to Vale of Glamorgan railway line. The site is expected to deliver a minimum of 30% affordable housing.

The Council’s Engineers have advised that a suitable safe access is required that conforms to current design criteria to be provided and a comprehensive and robust Transport Assessment that evaluates and determines mitigation

measures which alleviate any detrimental impact the development will have on the local highway network and associated road junctions.

A designated main river runs along the southern boundary of the site and known flood risk areas are situated downstream. Consultation with Natural Resources Wales (NRW) will therefore be required and a Flood Consequence Assessment and a Surface Water Assessment, including appropriate consideration of the use of Sustainable Urban Drainage Systems will be necessary to demonstrate that there would be no adverse impacts arising from future development of the site.

Dwr Cymru Welsh Water (DCWW) has advised that the Llantwit Major area is at the extremity of its water supply network and there are current problems with water supply. Consultation with DCWW will be required to determine whether improvements to the water supply network will need to be provided.

The Glamorgan Gwent Archaeological Trust has advised that an archaeological evaluation may be required in order to identify and protect any archaeological resource'.

5.57 Policy MG 4 'Affordable Housing' confirms the requirement for 30% of housing to be affordable on housing sites at Service Centres including Llantwit Major.

5.58 With regards to design quality and standards, Policy MD 2 states that:

"Development proposals should:

- Be of a high standard of design that positively contributes to the context and character of the surrounding natural and built environment;*
- Respond appropriately to the local context and character of neighbouring buildings in terms of type, form, scale, mix and density;*
- Identify opportunities to provide new or enhanced areas of public realm particularly in key locations such as town centres, major routes and junctions;*
- In the case of retail centres, provide active street frontages to create attractive and safe urban environments;*
- Provide a safe and accessible environment, giving priority to pedestrians, cyclists and public transport users;*
- Where appropriate, conserve and enhance the quality of, and access to, existing open spaces and community facilities;*

- *Safeguard existing public and residential amenity, particularly with regard to privacy, overlooking, security, noise and disturbance;*
- *Incorporate sensitive landscaping including the retention and enhancement of existing features and biodiversity interest; and*
- *Make a positive contribution towards tackling the causes and adapting to the impacts of climate change by promoting renewable and low carbon energy use."*

5.59 Continuing this theme, Policy MD 3 confirms that development proposals will be allowed where they are of a high standard of design; they respond appropriately to the local context and the character of neighbouring buildings in terms of type, form, scale, mix and density; existing features of townscape or biodiversity interest are preserved or enhanced; there are no unacceptable impact on amenity standards; the development is compatible with other uses in the locality; the development promotes health, social inclusion and access by all; minimises carbon emissions and promotes alternative modes of transport; creates no unacceptable impacts on highway safety and provides appropriate open space and car parking in accordance with Council standards.

5.60 Policy MD 4 'Community Infrastructure and Planning Obligations' confirms that the Council will seek to secure new and improved community infrastructure, facilities and services appropriate to the proposed development. Areas where such contributions may be sought include:

- Affordable Housing;
- Educational Facilities;
- Transport Infrastructure and Services For Pedestrians, Cyclists, Public Transport and Vehicular Traffic;
- Public Open Space, Public Art, Leisure, Sport and Recreational Facilities;
- Community Facilities;
- Healthcare Facilities;
- Service and Utilities Infrastructure;
- Environmental Protection and Enhancement such as Nature Conservation, Flood Prevention, Town Centre Regeneration, Pollution Management or Historic Renovation;
- Recycling and Waste Facilities; and
- Employment Opportunities and Complementary Facilities including Training.

5.61 Policy MD 5 'Development in Key, Service Centre and Primary Settlements' confirms that new development will be permitted where:

- 1. Makes efficient use of land or buildings;*
- 2. Would not prejudice the delivery of an allocated development site;*
- 3. Is of a scale and form that is commensurate with the surrounding area
And does not unacceptably impact upon the character and appearance of
The locality;*
- 4. Would not result in the unacceptable loss of public open space,
Community or tourism buildings or facilities;*
- 5. Has no unacceptable impact on the amenity and character of the
locality
By way of noise, traffic congestion and parking; and*
- 6. Makes appropriate provision for community infrastructure to meet the
needs of future occupiers.'*

5.62 Policy MD 7 'Housing Densities' confirms that residential development proposals within Service Centre Settlements should achieve a net residential density of 30 dwellings per hectare.

5.63 In terms of flood risk and drainage, Policy MD 8 'Environmental Protection' states that:

"Development proposals will be required to demonstrate that they will not result in an unacceptable impact on people, residential amenity, property and /or the natural environment...from noise, vibration, odour nuisance and light pollution; flood risk and consequence. Where impacts are identified, the Council will require applicants to demonstrate that appropriate measures can be taken to minimise the impact identified to an acceptable level. Planning conditions may be imposed or legal obligation entered into, to secure any necessary mitigation and monitoring processes."

5.64 Policy MD 9 – 'Historic Environment' confirms that development proposals must protect the qualities of the built and historic environment.

5.65 Policy MD 10 states that “new residential, commercial and community developments will be required where possible, to positively contribute to biodiversity interests within the Vale of Glamorgan by:

- *“Maintaining and enhancing existing important biodiversity features such as woodland, trees, hedgerows, wetland, watercourses, ponds, green lanes, geological features and habitats;*
- *Incorporating new biodiversity features either on or off site to enable a net gain in biodiversity cannot be addressed on site, developers will be required to provide alternative off-site compensation to maintain net biodiversity interest; and*
- *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 development could not be located elsewhere.”

5.66 Policy SP 10 ‘Built and Natural Environment’ seeks to ensure that development proposals preserve and where appropriate enhance the built and natural environment of the Vale of Glamorgan.

Supplementary Planning Guidance

5.67 The Vale of Glamorgan ‘Amenity Standards’ Supplementary Planning Guidance (SPG) was adopted by the Council in January 1999. The document outlines the residential amenity standards which should be provided as part of any development proposal which include, among others, adequate separation distances, privacy standards and due regard to local residential character and urban context.

5.68 The Council’s ‘Biodiversity and Development’ SPG seeks to ensure that schemes that impact upon any wildlife features are designed “in such a way as to minimise the adverse effects on those habitats or species present by including or incorporating appropriate new features or habitats within the development.”

5.69 In addition, the 'Biodiversity and Development' SPG outlines the ways in which enhancement of biodiversity can be achieved in line with Planning Policy Wales (5.2.8) requirements, which include, among others:

- Bird boxes for protected or priority species such as barn owls, swifts or house sparrows;
- Provision for bats, such as open soffit boxes or access to loft spaces;
- Planting of a native species hedgerow;
- Creation of a wildlife pond and scrapes;
- Establishment of a meadow area; and
- Planting a native woodland area.

5.70 In addition to the 'Amenity Standards' and 'Biodiversity and Development' SPGs, the Council in March 2006 formally adopted its 'Sustainable Development' SPG in the context of Planning Policy Wales as additional information to the UDP. The guidance seeks to ensure that development proposals are sustainably located in close proximity to public modes of transport with easy and safe pedestrian and cycle routes.

6.0 ASSESSMENT OF THE PROPOSALS

- 6.1 This section of the Statement sets out how the Proposed Development complies with the emerging Development Plan for the area.

Determination of the Application

- 6.2 The Vale of Glamorgan UDP plan period expired in 2011 and is now out-of-date with regard to housing land requirements. In accordance with PPW, reference should therefore be made to other material considerations including national planning policies and the emerging Development Plan (LDP). The LDP has progressed beyond the pre-deposit stage and its policies have been informed by an updated evidence base and ongoing consultation. In line with PPW, a refusal on prematurity grounds can only be justified if the proposed development goes to the heart of the Plan, which does not apply in this instance.
- 6.3 The proposed allocation of the site under Policy MG 2 (22) is subject to no technical objections and accords with national guidance having secured an allocation in the emerging LDP. Due to no technical objections to the proposed allocation of the site within the LDP, substantial weight should be afforded to the LDP given the guidance in PPW. This application should therefore be determined in accordance with the presumption in favour of sustainable development, acknowledging the emerging Development Plan which supports the principle of residential development at the Application Site.

Principle of Development

- 6.4 The Application Site is allocated for residential development within the Deposit Vale of Glamorgan Local Development Plan (LDP) under Policy MG 2 (22) of the Deposit LDP. Therefore the principle of residential development at the Application Site is considered to be in accord with the updated Development Plan for the area.

Other Matters

6.5 In light of the above, the rest of this section sets out how the Proposed Development accords with national planning policy and emerging local planning policy. Accordingly, the following issues are addressed below:

- Design and Sustainability;
- Archaeology and Heritage;
- Ecology;
- Arboriculture;
- Drainage;
- Loss of Agricultural Land;
- Noise; and
- Access and Accessibility.

Design and Sustainability

6.6 In terms of the design and layout of the Proposed Development, full details are contained within the Design and Access Statement (DAS) that accompanies this submission.

6.7 The Proposed Development embodies sustainable development and achieves high quality design by providing:

- 64 new homes of mixed size and tenure;
- Public open space whilst retaining the existing trees and hedgerows where appropriate;
- Delivering affordable housing;
- Creating a sense of place through the design of housing, open space and landscaping;
- Providing a safe urban structure with active street frontages and secure private boundaries;
- Delivering a new site access and improved pedestrian links;
- Using high quality materials which respond to the local character;
- Incorporating appropriate noise mitigation measures;
- Incorporating Sustainable Urban Drainage techniques;
- Facilitating the development of the remaining allocated land;
- Facilitating economic development and job creation; and
- Delivering ecological enhancements.

- 6.8 The form of development has been designed so as to respond to the character being formed within the site, which is based on an assessment of nearby neighbourhoods. Furthermore, due regard has been paid to facilitating the development of the remainder of the allocated site which falls outside this current application with the access junction and spine road being capable of accommodating the additional units allocated at the Application Site.
- 6.9 Densities have arisen as a result of the form of development and local character and context with the Application Site being well screened from the wider area. The well defined nature of the Application Site and its boundaries have been utilised in the proposal of a compact development with a strong urban form. The elongated and compact nature of the site leads to a high development density, which is considered to be appropriate for the site. A density of 35 units per hectare is achieved which promotes a sense of place, this is further enhanced by different architectural treatments, materials and a variety of parking arrangements, all of which are highlighted within the DAS. The DAS clearly sets out the quality of the proposed development and the design principles which underpin the development.
- 6.10 Consequently the proposals comply with the design objectives set out in paragraphs 4.10.1 and Section 4.11 of PPW, which seek to promote good design and seek to ensure that the causes of climate change are tackled through sustainable development. The Proposed Development also complies with a number of the Key Policy objectives set out in PPW including, inter alia, ensuring that planning proposals:
- Play an appropriate role to facilitate sustainable building standards;
 - Ensure that all local communities have sufficient good quality housing; and
 - Promote quality, lasting, environmentally-sound and flexible employment opportunities.
- 6.11 The Proposed Development will be responsive to climate change by:
- Contributing to global sustainability;
 - Providing the highest viable standards of resource and energy efficiency and reduction in carbon emissions;
 - Delivering social cohesion and inclusion; and
 - Sustaining biodiversity.

- 6.12 The Proposed Development complies with the advice contained within TAN12, which highlights the five key themes of good design – Access, Character, Community Safety, Environmental Sustainability and Movement.
- 6.13 The Proposed Development therefore complies with the requirements set out in UDP Policies 2 and ENV 27, Deposit LDP Policies MD 2, MD 3 and MD 10, which seek to ensure the provision of sustainable development and good design in all development proposals, taking into account the local character and context, amenity, energy efficiency, public open space, footpaths and cycleway, biodiversity, landscaping, and sustainable modes of travel. Furthermore, the Proposed Development facilitates the development of the remaining land which is allocated under Policy MG 2 (22) of the Deposit LDP.

Density

- 6.14 The Proposed Development equates to a development density of 35 units per hectare, which is considered to be appropriate for the Application Site considering the relatively flat nature of the Site and the screening that is afforded on all boundaries. The proposed density of development is considered to respond positively to the local character and context of the Application Site and make the most efficient use of land.
- 6.15 In light of the above, the proposed density of 35 units per hectare is considered to be compliant with Policy MD 7 of the Deposit LDP due to the characteristics of the surrounding area. In addition, the proposed density of the development complies with Policy ENV 27 of the UDP and Policy MD 2 of the Deposit LDP, which seek to achieve high standards of design.

Archaeology and Heritage

- 6.16 A desk-based Heritage Assessment has been completed for the Application Site and no Heritage Assets are located within the Application Site boundary. However, remains of prehistoric and Roman date have been recorded to the north of the site during large scale evaluation works.
- 6.17 Geophysical survey to the north of the Application Site also recorded evidence of a field system of prehistoric or Roman date. There is considered to be some potential for currently unrecorded remains of this field system to extend into the Application Site; however, no such remains were visible on aerial

photographs. However, these are considered unlikely to be of such significance as to preclude the development of the Application Site.

6.18 A number of Heritage Assets are located within 1.5 km of the Application Site, including:

- Boverton Conservation Area and associated Listed Buildings;
- Grade II Listed Bethesda'r Chapel;
- The Scheduled Monument of Bedford Castle; and
- Llanmaes Conservation Area and associated Listed Buildings.

6.19 Stage 1 of the Assessment concluded that only the setting of Boverton Conservation Area may be potentially be affected by the Proposed Development. However, due to the Application Site being physically separated from the Conservation Area by the B4265, which includes established screening on both sides, the views of the Conservation Area are entirely screened from the Application Site. In addition, the key elements of the Conservation area, the Listed Buildings, are situated on a north-west facing slope, orientated away from the Application Site and screened by topography. Therefore, the Proposed Development respects the integrity of the Conservation Area and its character and designated assets.

6.20 Consequently, the Proposed Development complies with Chapter 6 of PPW, Policies 17 and 18 of the UDP and Policies SP10, MD 2 and MD 3 of the Deposit LDP all of which seek to, amongst others, preserve or enhance the historic environment and protect archaeological remains.

Ecology

6.21 There are no statutory/ non-statutory biodiversity sites or ancient woodlands located within or adjacent to the Application Site. There are, however, four non-statutory designated SINC's within 2km of the Application Site, one of which is also a Wildlife Trust Reserve. The nearest SINC is 1.6km from the Application Site. The proposals are therefore unlikely to have an impact on these designated sites and their important attributes for the following reasons:

- The development will be restricted to within the Application Site boundary;

- The development will be separated from the four designated sites by existing roads and urban infrastructure;
- Waste water from the development will be treated to national standards before discharge into the river system; and
- Pollution will be controlled during construction works in accordance with Environment Agency pollution prevention guidelines.

6.22 The Application Site consists of poor semi-improved grassland, with one area of dense scrub located between the building on site and the north-eastern boundary of the Application Site. Species poor hedgerow and species poor hedgerow with trees border the Application Site. In addition a species poor hedgerow separates the two fields which make up the Application Site. This will be removed as part of the proposals but replacement planting is proposed as part of a package of mitigation measures.

6.23 With regards to protected species, the habitats within the Application Site are considered potentially suitable for breeding birds, therefore precautionary measures are proposed during the construction of the Proposed Development. In addition, there are two records of hedgehog within 150m of the site. Habitats on the site, including hedgerows, woodland and dense scrub are considered to be suitable to support this species. The woodland located to the north of the Application Site is also considered suitable for bats although the disused building is not considered suitable for bats.

6.24 In order to mitigate any potential impacts and enhance biodiversity measures, a range of measures are proposed including:

- The inclusion of bird nesting opportunities on buildings and in the hedgerows and trees on site;
- Hedgehog suitable fencing;
- Site clearance outside the breeding bird season;
- Use of native trees and shrubs planting; and
- Replacement of hedgerow lost to facilitate development.

6.25 Accordingly, it is considered that any potential impacts upon protected species and their habitats can be suitably mitigated and ecological enhancements can be delivered due to the current limited ecological value of the Application Site. The Proposed Development therefore complies with the biodiversity policies

contained within Chapter 5 of PPW, TAN5, Policies ENV 11 and ENV 16 of the UDP and Policy MD 10 of the LDP, all of which seek to ensure that biodiversity is protected and enhanced.

Arboriculture

- 6.26 A Tree Survey in accordance with BS5837:2012 'Trees in relation to Design, Demolition and Construction' was undertaken in April 2014. A total of 8 individual trees and 14 groups of trees are predominately located along the boundaries of the Application Site. One group of trees is not confined to the Application Site's boundary, although this group of trees falls within Category C which is a material consideration in the determination of the Application with advice confirming that category C trees should be retained wherever possible. To ensure the high quality design and efficient use of the Application Site, it is not considered possible to retain these trees but replacement planting is provided to compensate for their loss.
- 6.27 The tree group adjacent to the B4265, part of which will need to be removed to facilitate the site access, is categorised as Category B. The area to be removed is limited and the visual value of the remaining trees will be largely retained. Whilst approximately 60m of hedgerow is lost as part of the development proposals, replacement planting is provided, predominately along the boundary with the proposed area of open space and along the northern boundary of the Application Site with equates to circa 77m of hedgerow.
- 6.28 The Proposed Development therefore complies with Chapter 5 of PPW, TAN5, UDP Policies ENV 11 and ENV 12 and Deposit LDP Policy MD 10, which seek to ensure, inter alia, that trees are adequately protected.

Loss of Agricultural Land

- 6.29 An Agricultural Land Assessment has been completed for the Application Site, which confirms that the Site falls within Sub-grade 3B.
- 6.30 Therefore, the proposed development of the Application Site is consistent with PPW, the Vale of Glamorgan UDP Policies Hous 8 and ENV2 and the Vale of Glamorgan Deposit LDP, which seek to protect the most versatile agricultural land from development (Grades 1, 2 and 3A).

Drainage

- 6.31 Data provided by Natural Resources Wales, Ordnance Survey and topographical survey confirm that no watercourse is located within the Application Site. The nearest watercourse is Boverton Brook which is located some 150m to the north east of the Application Site. Furthermore, the Application Site is located within Flood Zone A as defined by TAN 15 and is therefore considered to be at little or no risk of fluvial or coastal /tidal flooding.
- 6.32 Following percolation tests, the proposed surface water drainage strategy is based on infiltration techniques. Based on the Proposed Development Layout, an infiltration basin will be provided to the west of the development coupled with localised soakaways. The basin will be located under the proposed area of open space.
- 6.33 In regards to Foul Water, it is proposed to connect to the public 225mm diameter foul water sewer to the west of Eglwys Brewis Road and initial discussions with DDWW confirm they have no objections with this approach.
- 6.34 The Proposed Development therefore complies with the flood related criteria within paragraphs 9.1.2 and 11.1.11 of PPW, as well as Chapter 13 of PPW, TAN15, Policy ENV 7 of the UDP and Policy MD 8 of Deposit LDP all of which seek to ensure that development does not increase the risk of flooding, that the siting of inappropriate development in areas at risk of flooding is avoided and that Sustainable Urban Drainage Systems are incorporated, where appropriate, in order to minimise the impact of climate change.

Noise

- 6.35 An Environmental Noise Survey was undertaken in February 2014. The report assessed the existing ambient and background noise levels impinging on the site from local road traffic and the railway. A noise map has been plotted to allow the noise climate to be predicted across the Application Site in its undeveloped and developed state which confirms that the undeveloped Application Site falls mainly into NEC A of TAN 11 during the daytime and NEC B during the night time, with only part of the south-western boundary with the B4265 falling Under NEC C of TAN 11. (This small part of the Application Site only affects two residential units).

- 6.36 In order to mitigate noise impacts, a 1.8m high closed boarded fence is proposed along the south-western boundary to the B4265 of the affected properties which controls garden noise levels. In addition, further sound insulation measures in the form of up-rated glazing and acoustic ventilation is proposed on critical facades overlooking the B4265 and bedroom facades along the north-eastern boundary facing the railway line.
- 6.37 Rail vibration levels have also been measured over a 24-hour period for comparison with daytime and night time criteria quoted in BS6472 'Guide to evaluation of human exposure to vibration in buildings.' Measured levels are well below the criteria, therefore vibration is not considered to be an issue on site.
- 6.38 The Proposed Development therefore complies with Chapter 13 of PPW, TAN 11, UDP Policies Hous 8 and ENV 29 and Deposit LDP Policy MD 2 and MD 8 which seek to protect residential amenity including from inappropriate noise and vibration levels.

Access and Accessibility

- 6.39 The Application Site is considered to be sustainably located in close proximity to a range of existing facilities and services. The Site is located within 700m walk of the village centre of Boverton via Harding Close, which offers a range of facilities and services including a convenience store, public house, a gift shop, takeaway, vet surgery, garden centre and a hairdresser. The Application Site is also located in close proximity to the 'St Athan - Cardiff Airport Enterprise Zone' which will provide a wide range of employment opportunities in close proximity to the Application Site.
- 6.40 In addition, the Site is located only 1.7 km from the centre of Llantwit Major which has a good range of shops and banks. There are also a few national multiples including Co-op Food, Co-op Pharmacy and two high street banks. In addition it has several cafes and tourist shops and a number of businesses specialising in health and therapy.
- 6.41 The Application Site is accessible to public transport facilities. The nearest bus stop is located within 200m of the Application Site on Eglwys Brewis Road, near its junction with Church Meadow. The nearest railway station, Llanwit Major, is located around 2km from the Application Site on the Vale of Glamorgan Line, between stations located in

Cardiff and Bridgend. Services to this station run hourly between Bridgend, Cardiff and Merthyr Tydfil Monday to Saturday, and every two hours on Sundays.

6.42 A Transport Assessment and Travel Plan have been completed for the proposed development. The Transport Assessment confirms that although the Development Proposal will result in additional traffic accessing the B4265 via a new direct access onto the road, the junction will operate well within capacity during peak hour, without blocking through traffic hence the Proposed Development will not have an adverse effect upon the safety or operation of the local highway network. The proposed site access has been designed in accordance with Manual for Streets 2 (MfS2) and consists of a priority junction with ghost right turn lane and visibility splays of 2.4m by 160m. In addition, due to the level of surplus capacity, the proposed junction could easily accommodate the traffic movements associated with the additional units associated with the remaining and wider land allocated for development. Furthermore, only two accidents have occurred within the vicinity of the Application Site during the last 5 years and with the proposed access arrangements and the low level of traffic generated by the development this situation is expected to continue.

6.43 The Proposed Development therefore complies with the transport related objectives contained within Paragraph 9.1.2 of PPW, as well as Chapters 4 and 8 of PPW, TAN18, UDP Policies 2 and ENV 27, the Deposit LDP Vision and Objectives and Deposit LDP Policies S1, S16, MV1, MV2, MV3 and MV4.

Mitigation

6.44 Draft Heads of Terms to mitigate against the impact of the development are set out below which will be discussed with the Council during the course of the application and as such Deposit LDP Policy MD 4 will be complied with. This will be secured through a Section 106 Agreement where appropriate.

Type of Obligation	Contribution based on 64 homes
Affordable Housing	19 homes (30%)
Community Facilities	£63,264

Education	£251,584 based on the surplus capacity available within the local schools
Public Art	£36,530
Sustainable Transport	£128,000
Public Open Space	Contribution will be negotiated during the course of the application.

7.0 CONCLUSIONS

7.1 This full planning application, which has been submitted on behalf of Barratt Homes, South Wales, comprises:

- Change of use of agricultural land to residential development (C3) including the demolition of a disused agricultural building and the development of 64 residential dwellings, public open space, landscaping, highway improvements and associated engineering works.

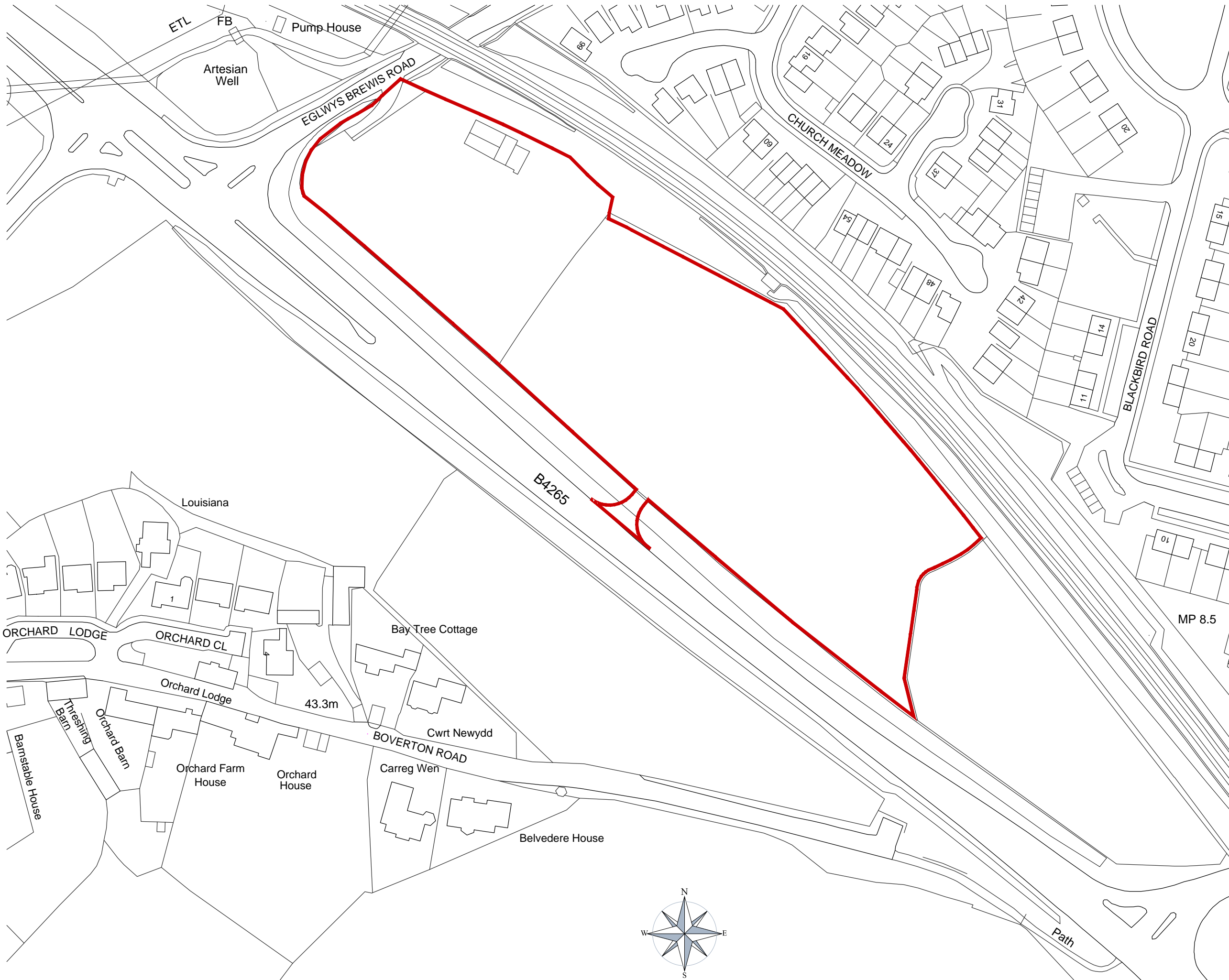
7.2 The Application Site is allocated in the Vale of Glamorgan Local Development Plan Deposit Plan, November 2013. The LDP is informed by an iterative and up to date evidence base that justifies fully the requirement for the development at the Application Site. Whilst the Application Site covers the majority of the allocated land, a small proportion of the allocation is not promoted for development at this time although, due regard has been paid to the land and the additional units which need to be delivered to fully deliver the proposed allocation. It has been demonstrated that the site access can accommodate the vehicle movements associated with the additional units and the site can be accessed through the Proposed Development. In addition, the layout has been designed so that the developments could read as one development following the additional land being brought forward.

7.3 In light of the above, the Proposed Development is considered to comply with the requirements of Policy MD 5 and Policy MD 2 of the Deposit LDP. Furthermore, the design of the Proposed Development accords with the good design principles and objectives as set out within Planning Policy Wales, TAN12 and adopted and emerging local planning policy.

7.4 A number of supporting statements and background documents have been produced to demonstrate that there are no technical constraints to developing the Application Site for the Proposed Development and therefore planning consent should be granted at the Application Site.

Appendix 1

Site Location Plan



REV.	DESCRIPTION	DATE
A:	Revised application boundary	12.08.14

CLIENT
Barratt Homes South Wales

JOB TITLE
Land North of B4265, Boverton

DRAWING TITLE
Site Location Plan

SCALE @ A3	DATE	DRAWN BY
1:1250	Aug '14	RW

JOB NO.	DRAWING NO.	REVISION
1363	SLP-01	A

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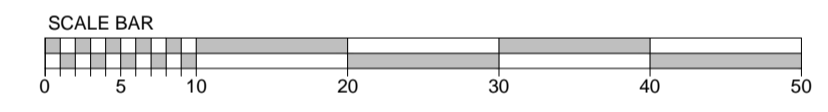
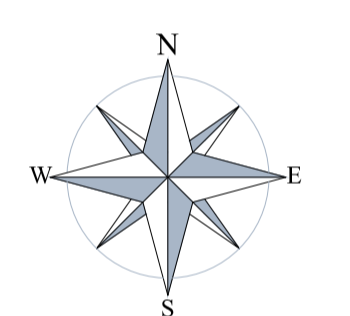
Appendix 2:

Site Layout Plan



House Type Schedule						
House Code	Net Floor Area (ft ²)	Number of Bedrooms	House Type Name	Number of Units	Total Net Area of Each Unit (ft ²)	
FW	811	3	Finchley	9	7279	
ALS	1001	3	Alston	6	6006	
HEA	1191	4	Heathfield	3	3573	
FAV	1194	4	Faversham	8	9552	
THO	1203	4	Thornbury	6	7218	
LN	1243	4	Lincoln	5	6215	
CAM	1401	4	Cambridge	8	11208	
ASH	644	2	Ashford	2	1288	
DWS	795	3	Dewsbury	2	1590	
HAW	459	1	Hawthorn	6	2754	
ALD	514	1	Alder	4	2056	
OU	807	2	Olney	3	2521	
LAR	982	3	Larch	2	1964	
Total No. of Units on Site & Total Net Area (ft²)					64	63604

- Site Key**
- 1.8m High Timber Close Board Fence
 - 1.8m High Brick Screen Wall
 - Proposed Hedgerow (Refer to landscaping layout)
 - Existing Hedgerow Retained (Refer to landscaping layout)
 - Proposed Planting and New Trees (Refer to landscaping layout)
 - Existing Tree to be Retained
 - 1.8m High Close Board Gate
 - Affordable Unit - Social Rental
 - Affordable Unit - LCHO
 - Plot Numbers
 - Parking space
 - Existing Building (location picked up from OS)



- C: Application boundary added. 12.08.14
- B: Allocation of social rented and LCHO units revised. HT schedule updated. 06.08.14
- A: Rear garden gates added to all properties. Plot 38/39 Handled. 05.08.14
- A: Plot 20 brought forward 0.6m, existing vegetation on northeastern boundary removed and replaced with new 1.8mCBF. New hedgerow added to the northeastern boundary of P.O.S. and to the side of plot 15 front garden.

REV.	DESCRIPTION	DATE
C	Application boundary added.	12.08.14
B	Allocation of social rented and LCHO units revised. HT schedule updated.	06.08.14
A	Rear garden gates added to all properties. Plot 38/39 Handled.	05.08.14
A	Plot 20 brought forward 0.6m, existing vegetation on northeastern boundary removed and replaced with new 1.8mCBF. New hedgerow added to the northeastern boundary of P.O.S. and to the side of plot 15 front garden.	

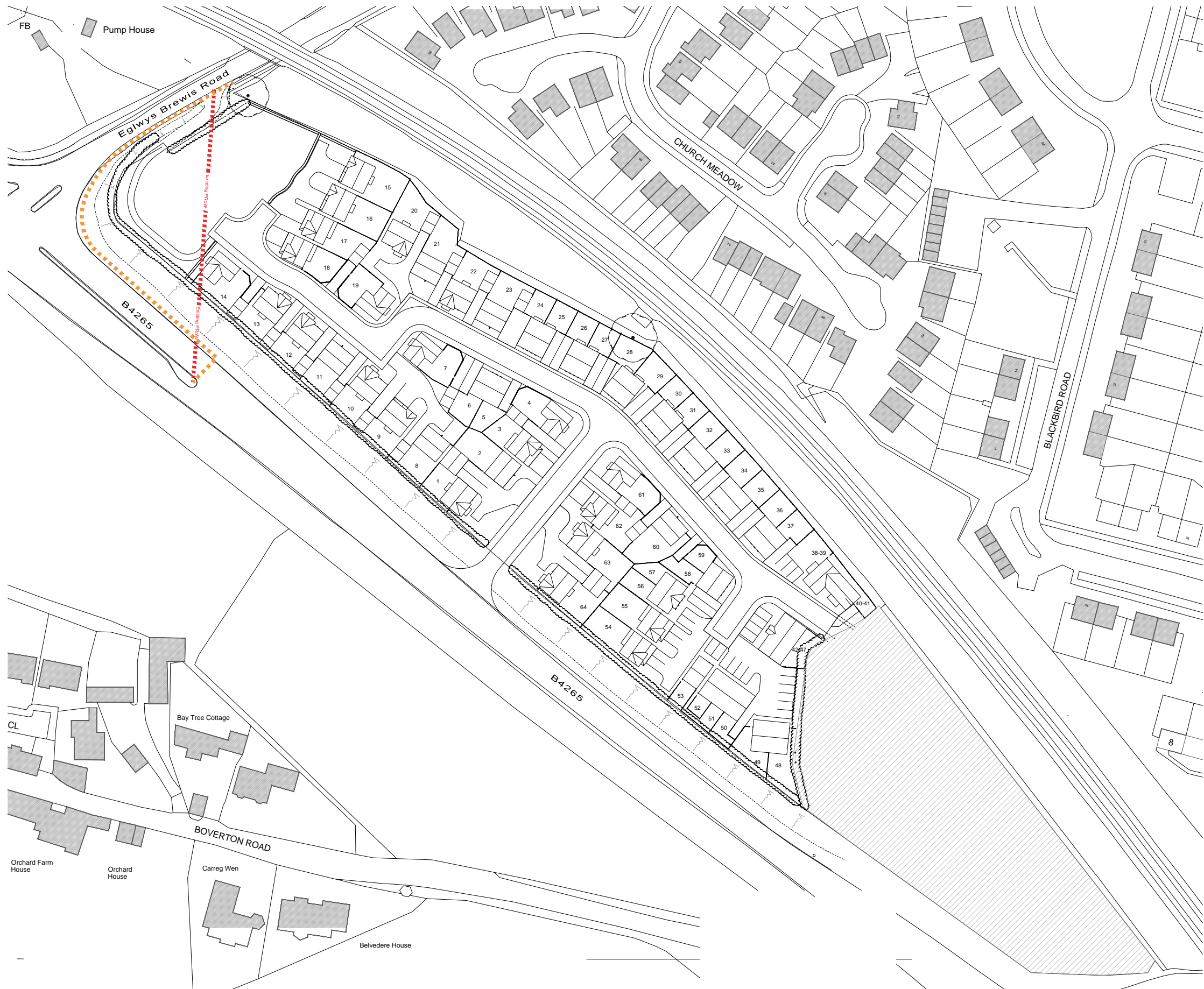
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Barratt Homes South Wales	Aug '14	RW
JOB TITLE	DATE	DRAWN BY
Land North of B4265, Boverton	Aug '14	RW
DRAWING TITLE	DATE	DRAWN BY
Site Layout	Aug '14	RW

SCALE @ A1	DATE	DRAWN BY
1:500	Aug '14	RW
JOB NO.	DRAWING NO.	REVISION
1363	TP-01	C



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Appendix 3: Public Rights of Way Plan



Footpath Diversion Key

-  Existing Public Right of Way
-  Indicative PRoW Diversion

REV.	DESCRIPTION	DATE
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CLIENT
Barratt Homes South Wales

JOB TITLE
Land North of B4265, Boverton

DRAWING TITLE
Public Right of Way Diversion Plan

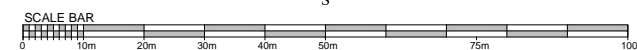
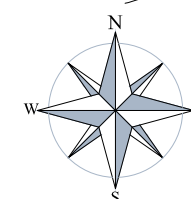
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JOB NO.	DRAWING NO.	REVISION
1363	PRW-01	-

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