

DESIGN AND ACCESS STATEMENT

RESIDENTIAL DEVELOPMENT AT LAND TO THE EAST OF ST. NICHOLAS

REDROW HOMES

OCTOBER 2015

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1. Introduction

This Design and Access Statement has been prepared on behalf of Redrow Homes and accompanies a full application for the development of 96 dwellings at the land to the east of St. Nicholas.

The Design and Access Statement has been prepared in accordance with the advice in Planning Policy Wales (Edition 7) and the guidance provided in Technical Advice Note 12:Design.It should be read in conjunction with the Planning Statement and other technical information submitted with the detailed planning application.

Since the submission of the planning application Redrow instructed the Urbanists to provide an overview of the context and character of St. Nicholas and other villages within the Vale of Glamorgan to ensure that the proposed development is fully set not only into the immediate surroundings and character of the St. Nicholas but those of the wider Vale. The Design and Character Appraisal (October 2016) has been prepared as an addendum document to be read alongside this Design and Access statement.

2. Design and Access Policies

Planning Policy Wales Edition 7

National guidance and planning policy is contained within Planning Policy Wales Edition 7, July 2014 and various Technical Advice Notes (TANs).

Planning Policy Wales sets out the land use policies of the Welsh Assembly Government with the central objective being to promote and provide a framework for sustainable development within Wales.

Welsh Government planning policy contained within Planning Policy Wales states that design is the relationship between all elements of the natural and built environment and to create sustainable development must go beyond aesthetics and include the social, environmental and economic aspects of the development (para 4.11.1).

Paragraph 4.11.2 states that meeting the objectives of good design should be the aim of all those involved in the development process and figure 4.4 identifies the following objectives of good design:-

- Ensuring ease of access for all;
- 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
- Ensuring attractive ,safe public spaces
- Security through natural surveillance
- Achieving efficient use and protection of natural resources
- Enhancing biodiversity
- Designing for change
- Promoting sustainable means of travel

Paragraph 4.11.4 states that:

“A design and access statement is a communication tool explaining how the objectives of good design have been considered from the outset of the development process .In preparing design and access statements, applicants should take an integrated and inclusive approach to sustainable design ,proportionate to the scale and type of development proposal. They should be “living” documents dealing with all relevant aspects of design throughout the process and life of the development, clearly stating the comprehensive design principles and concepts adopted and include illustrative material in plan elevation and section where relevant.”

The following TANs are considered to be the most relevant in the consideration of this application:

TAN 1 - Joint Housing Land Availability Studies;

TAN 2 - Planning and Affordable Housing;

TAN 5 - Nature Conservation and Planning;

TAN 12 - Design;

TAN 16 - Sport, Recreation and Open Space;

TAN 18 - Transport;

TAN 22 - Sustainable Buildings.

Technical Advice Note 12: Design – July 2014

This document provides advice regarding the promotion of sustainability through good design. Appendix 1 advises that a Design and Access Statement must explain the design concepts and principles in relation to the following:

- Accessibility;
- Environmental Sustainability;
- Movement to, from and within the development;
- Character (including amount, layout, scale, and landscaping);
- Community Safety;

Paragraph 5.11.2 sets out more specific design objectives relating to new housing and states that design should aim to:

- create places with the needs of people in mind, which are distinctive and respect local character;
- promote layout and design features which encourage community safety and accessibility;
- focus on the quality of the places and living environments for pedestrians rather than the movement and parking of vehicles;

- avoid inflexible planning standards and encourage layouts which manage vehicle speeds through the geometry of the road and buildings;
- promote environmental sustainability features, such as energy efficiency, in new housing and make clear specific commitments to carbon reductions and/or sustainable building standards;
- secure the most efficient use of land including appropriate densities;
- consider and balance potential conflicts between these criteria.

Local Policy Context

Vale of Glamorgan Unitary Development Plan (UDP)

The Vale of Glamorgan Unitary Development Plan was adopted on the 18th April 2005 and is the extant development plan. The UDP covers the period 1996-2011 and although it is time expired the following policies are relevant.

ENV 1 Development in the Countryside;

There is a conflict with UDP Policy ENV1 as the site is outside the settlement boundary of St. Nicholas. However the UDP is time expired and the settlement boundaries were drawn on the basis of making provision for housing up to 2011. The site is the major part of an allocation for housing in the emerging LDP which covers the period 2011- 2026.

ENV2 Agricultural Land;

There will be a loss of some grade 3a agricultural land but there is an overriding need to bring land forward to meet ongoing housing requirements.

ENV4 Special Landscape Areas;

The site lies within a Special Landscape Area (SLA) designated in the UDP. However, the LDP allocates the site for housing and the development of the site would not have an unacceptable impact on the SLA.

ENV10 Conservation of the Countryside;

There is a conflict with Policy EN V10 as the application proposal lies outside the settlement boundary of St. Nicholas.

ENV11 Protection of Landscape Features;

A landscape assessment of the site has been undertaken and the recommendations of this study have been taken into account in the layout to ensure that the important views and nature conservation interests are respected.

ENV16 Protected Species;

An Ecological Assessment has been undertaken which accompanies the planning application. The report concludes that all the relevant ecological issues have been addressed and on the evidence of the specific ecological surveys undertaken and with the implementation of mitigation and recommendations within the report there are no overriding ecological constraints to prevent the development of the site.

ENV 18 Archaeological Field Evaluations;

An archaeological evaluation has been undertaken which found no archaeological features or deposits, excepting a single furrow despite the potential for prehistoric, Roman and medieval remains within the area.

ENV 27 Design of New Developments;

The Design and Access Statement and the accompanying documents set out principles for the development of the site which will ensure that a high quality design is achieved and the criteria in the policy are met.

ENV29 Protection of Environmental Quality;

There will be no unacceptable effect on either people's health and safety or the environment arising from the development.

HOUS 2 Small scaled development within settlement boundaries

The proposal would be in conflict with this policy as it is outside the settlement boundary.

HOUS 8 Residential Development Criteria for development closely related to settlement boundaries.

The scale of the development cannot be considered small scale rounding off.

HOUS 12 Affordable Housing;

The proposal will include the required element of 35% social housing in accordance with this policy.

TRAN 10 Parking;

Car parking will be provided in accordance with the Council's standards.

REC 3 Open Spaces within New Residential Developments;

Open space will be provided in accordance with the Council's standards.

REC 6 Children's Playing Facilities;

Children's playing facilities will be provided in accordance with the Council's standards. The master plan shows the provision of a LEAP and a LAP.

REC 12 Public Rights of Way and Recreational Routes;

There is a public footpath which adjoins the western site boundary. This concept plan shows how the existing right of way within and near the site will be unaffected.

There is also a range of **Supplementary Planning Guidance** against which development proposals should be assessed, including:

Amenity Standards;

Biodiversity and Development;

Design in the Landscape;

Planning Obligations;

Sustainable Development;

Affordable Housing.

Trees and Development

St. Nicholas Conservation Area Appraisal and Management Plan.

The Local Development Plan

The Council is in the course of preparing their Local Development Plan and the Deposit Plan was subject to consultation in November / December 2013. The application site forms the major part of housing allocation MG2 (43).

The following Deposit Plan policies are of particular relevance:

- MG1 Housing Supply in the Vale of Glamorgan;
- MG2 Housing Allocations
- MG4 Affordable Housing;
- MG25 Public Open Space Allocations
- MD1 Location of new Development;
- MD2 Place Making;
- MD3 Design of New Development;
- MD4 Community Infrastructure and Planning Obligations;
- MD6 Development within Minor Rural Settlements
- MD7 Housing Densities
- MD8 Environmental Protection;
- MD9 Historic Environment
- MD10 Promoting Biodiversity

Appendix 5 of the deposit LDP sets out individual site details relating to the Land East of St. Nicholas.

It envisages that 50 dwellings will be provided in the period 2016 - 2021 and a further 50 in the period 2021 – 2026. The site should provide a minimum of 35% affordable housing and 0.48 hectares of land for open space.

It also advises that:-

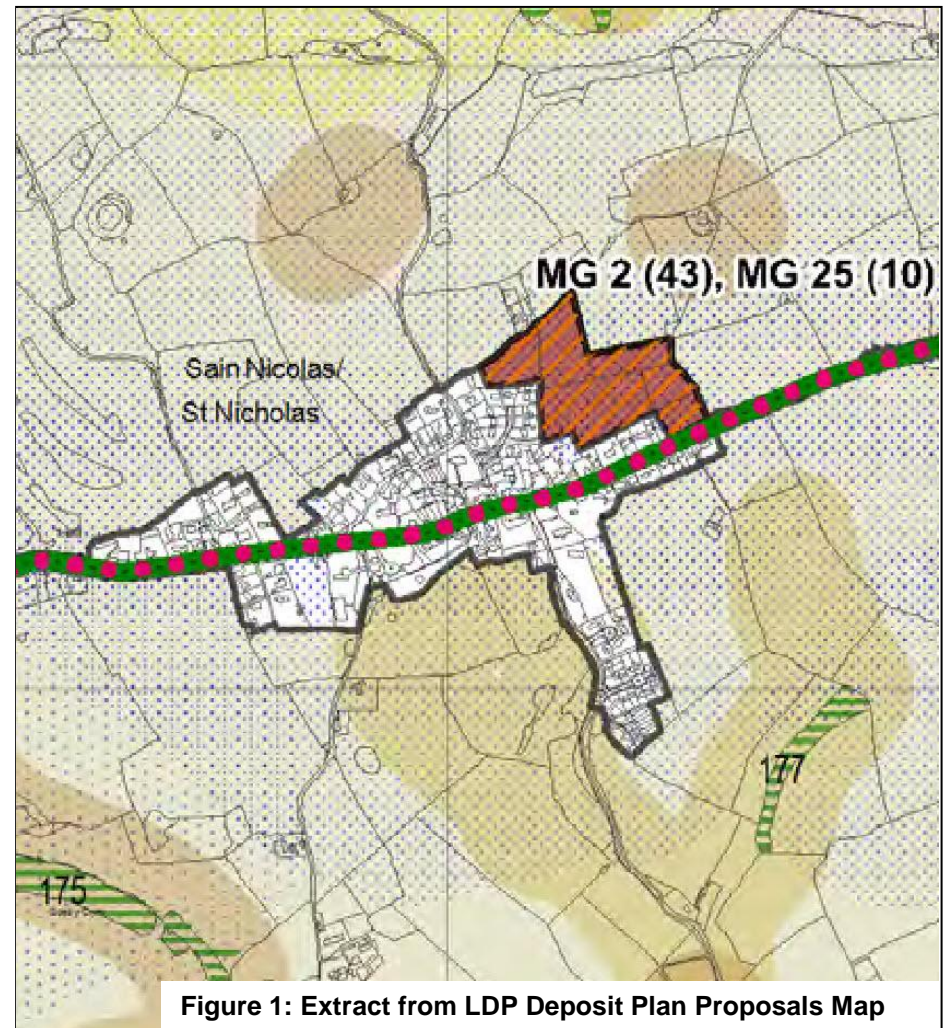
- A suitable safe access is required including a robust Transport Assessment;
- Investigations as to suitable surface water disposal
- Consultation with Welsh Water regarding waste disposal;
- A site specific Agricultural Land Survey;

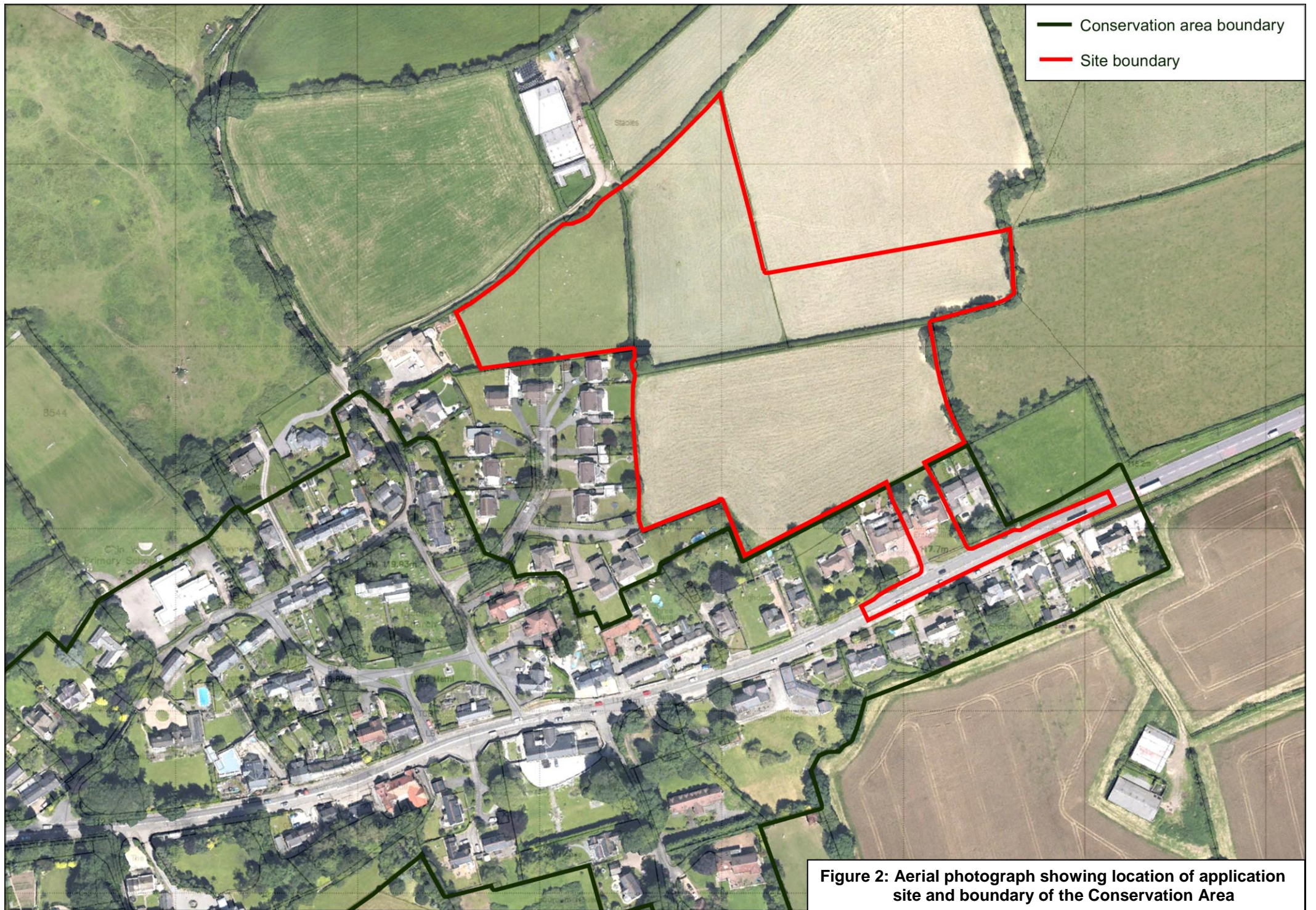
- Archaeological Evaluation;

In addition, it requires that there should be no unacceptable impact upon:

- St. Nicholas Conservation Area;
- Ely Valley and Ridge Slopes Special Landscape Area.

An extract from the LDP Proposals Map November 2013 is set out in **Fig. 1.** below.





3. Assessment of Context and Site Issues

Site Location and Description

The application site is approximately 3.65 hectares in extent and is located to the north of the A48 and east of Ger-Y-Llan and forms an easterly extension of St. Nicholas. Vehicular access to the site will be directly onto the A48 via the existing bungalow named Emmaville and a pedestrian/cycle access will be provided connecting to Ger-Y-Llan.

The site consists of agricultural fields and hedgerows with the western and southern boundaries lying adjacent to the existing settlement and the northern and eastern boundaries which are defined by hedgerows adjacent to countryside.

The Conservation Area boundary was amended in 2009 and none of the application site lies within the conservation area apart from the property Emmaville which is proposed to be demolished to provide the access onto the A48. The properties adjacent to the southern boundary of the site which front onto the A48 are within the conservation area.

Site Context

St. Nicholas is located in the eastern part of the Vale of Glamorgan and has developed on both sides of the A48. The A48 follows the route of the old Roman road which connects Cardiff to Cowbridge and Bridgend beyond. The village is approximately 4 kilometres away from Culverhouse Cross, a large out of town shopping centre to the east and 8 kilometres from Cardiff City centre. The village is a low density linear village which lies within undulating countryside on an east-west ridge.

The village is characterised by its location along the A48 which follows the alignment of a natural ridge of land. The ground rises gently to the north and more steeply to the south. The village is surrounded by agricultural fields which are divided by low hedgerows. Much of the village lies within the Conservation Area

The Conservation Area was designated in 1971 in recognition of the special architectural and historic interest of the village and it will be necessary to ensure that those qualities that contribute to the special interest of the area are not unacceptably affected by the proposed development.

An aerial photograph showing the location of the application site and the boundary of the Conservation Area is shown in **Fig 2** above.

The conservation area covers the historic core of the village and includes the main road through the village, the A48, with buildings to the north and south. The main focus of the conservation area is the St. Nicholas church, the churchyard and the adjoining village green which all lie to the north of the A48. Historic maps confirm the scattered nature of other buildings and the linear nature of the settlement following the line of the historic road. The layout and form of the village largely remains the same although there has been some more recent development. In the 1940s a small estate of council houses was built at Dyffryn Close and Button Ride and this was followed by more houses being built either side of Duffryn Lane. More recently modern housing has been developed at Ger-y-Llan and there has been some infilling between historic buildings.

Prior to the review of the conservation boundary in 2009 the southern field of the application site together with the Ger-y-Llan development were included within the boundary of the Conservation Area but were subsequently excluded because the boundary review found that the field made no positive contribution to the special character of the conservation area and the modern development at Ger-y-Llan had no particular merit with little architectural or historic interest.

The Conservation Area Appraisal and Management Plan states that the defining spatial feature of the Conservation Area is the wide main road together with the attractive churchyard and adjoining village green. This space with the church at its centre gives the village a valuable central core with narrow lanes leading off in every direction. It continues that overall the conservation area is very spacious and maintains a strong rural character, with footpaths leading out into the surrounding countryside although post war developments add a more suburban element.

The conservation area includes several listed buildings including the Manor House, the Church Hall, and the former Three Tuns Inn together with a number of locally listed detached, terraced houses and cottages and a few late 19th century Arts and Crafts Houses, such as Westways and the Village Farmhouse.

The buildings have been constructed using local materials such as limestone, slate and thatch although many have been built using rough rubble limestone rendered and painted white or occasionally dressed with red brick. Roofs are either natural slate or thatch.

The application site is not visually prominent, being screened by existing trees and hedgerows from the east. From the west the site is screened by existing housing and hedgerows. To the north the site is adjacent to open countryside, although the stables and hedgerows provide screening along this boundary. To the south, part of the site adjoins the fringes of the St. Nicholas Conservation Area and includes the property Emmaville which lies within the Conservation Area and is proposed for demolition to provide access to the A48. The properties which adjoin the site including Emmaville do not comprise key buildings in the conservation area. There is a mix of one and two storey dwellings, all of which are detached. In terms of materials there is a mix of brown tiles and grey slate roofs with walls being of white or light coloured render and red brick detail.

To the west, the Ger y Llan development provides a buffer between the conservation area and obscures any views of the application site from the central core of the Conservation Area. Ger-y-Llan is a more modern development comprising two storey, detached dwellings set in generous plots. The roofs are of brown tiles and the walls are a mixture of white render and stone.

The photographs to the side and below (**Figs 3 and 4**) show traditional village building styles, found in the older village core area, which have either natural slate or thatch, and a range of stone facades and painted lime render dressed with red brick. Many incorporate decorative stone or brick details around doors and windows and decorative gables. More modern property has also tended to use these traditional finishes of render and stone with some limited use of red brick.

Figure 3: Photographs showing Historic Context and Traditional Buildings



Figure 4: Photographs showing Housing Styles



A48



School Lane



Ger-Y-Llan



School Lane



School Lane



School Lane



Chapel Lane

Site Constraints and Opportunities

The site has been subject to several site surveys and assessments to ensure that the application proposal will provide an acceptable form of development.

Landscape Assessment

A Landscape Assessment has been undertaken by Catherine Etchell Associates to ensure that there are no unacceptable impacts on the St. Nicholas Conservation Area and the Ely Valley and Ridge Slopes Special Landscape Area.

The landscape strategy for the site is based on the need to maintain the rural character of St. Nicholas which will be achieved by:-

- Retaining existing field patterns, gapping up existing hedges where necessary and providing a new hedge on the eastern boundary behind plots 48-53.
- Retaining the existing boundary hedgerows and trees to provide landscape infrastructure to the site whilst providing screening, promoting biodiversity and linking the surrounding countryside with rear gardens.
- Providing wildlife corridors with the retained hedges linking the public open space to garden hedges and groups of trees
- Omitting or reducing closeboard fencing in most visible areas in particular adjacent to the Conservation Area and hedges planted in preference.
- Promoting biodiversity and designing wildlife corridors to link the development to the surrounding countryside
- Allowing pedestrian permeability and good links to the local Public Rights of way

Tree Survey

The site has been subject to a tree survey and the accompanying tree constraints plan will ensure the protection of the trees to be retained all of which are located along the boundaries of the site.

Ecological Assessment

An Ecological Assessment of the site was undertaken by Ecology Solutions which several habitat and species surveys completed over the period April–October 2014.

The habitats within the site are generally not to be considered of particular ecological importance apart from the hedgerows which have some limited value.

The report recommends that the areas of public open space and grassland within the site be oversown with a native wildflower seed mix to enhance biodiversity.

All the hedgerows within the site are to be retained but to compensate for the small loss to hedgerows to facilitate access within the site two new hedgerows will be planted in the east of the site which will increase connectivity for wildlife. Tree planting is also recommended throughout the site to compensate for the loss and that all new planting utilises native species of local provenance to increase biodiversity post-development.

The layout should also ensure that where possible the new and existing hedgerows are buffered from the proposed development by areas of open space.

There is one tree on the western boundary of the site with bat potential and this is to be retained. None of the buildings to be demolished are suitable to support roosting bats and the surveys found no evidence of bats within them. Low numbers of Common Pipistrelle and Soprano Pipistrelle were recorded foraging along the hedgerows which in the main are to be retained.

A small population of Greater Crested Newts were found in a pond which is some 175m away from the site boundary and there is the potential for them to utilise the hedgerows in the east of the application site. The two new hedgerows to be planted in the east of the application site will increase foraging and commuting opportunities for Greater Crested Newts and other species thereby enhancing connectivity throughout the site and wider area providing biodiversity benefits.

The Ecological Assessment concludes that all relevant ecological issues have been addressed and on the evidence of the ecological surveys undertaken and with the implementation of the mitigation and recommendations of the report there are no overriding ecological constraints to the development of the site.

Archaeology

An Archaeological Evaluation was carried out by Cotswold Archaeology in November 2014 which involved the excavation of 6 trenches spread around the site.

A single furrow was found in trench 6 on an east west alignment. No further archaeological features or deposits were revealed despite the potential for prehistoric, Roman and medieval remains within the area.

Agricultural Land Quality

An Agricultural Land Considerations report was produced by Kernon Countryside Consultants in November 2014. The report found that most of the site is grade 3a with the remainder 3b and non agricultural.

Planning Policy Wales (para 4.9.1) advises that land in grades 1, 2 and 3a should only be developed if there is an overriding need for the development and either previously developed land or land in lower agricultural grades is unavailable. There is an overriding need for the development to meet on going housing requirements.

4. The Development Concept

Following the analyses of the site and surrounding context, the site constraints and opportunities for the following principles have been adopted to inform the design and layout of the site:

- the integration of the new development with both the adjoining housing to the south and west of the site as well as with the surrounding countryside;
- the creation of linkages and routes to maximise walking and cycling opportunities within St. Nicholas;
- the provision of up to 96 new dwellings with a mix of house types to cater for a range of housing needs, including affordable housing;
- the provision of a safe and suitable vehicular and pedestrian access off the A48, together with a pedestrian access via Ger y Llan to the village.
- trees and hedgerows to be retained and supplemented to safeguard visual qualities and enhance biodiversity;
- the provision of well landscaped and overlooked children's playing areas at safe locations and pleasant open space areas for public access;
- careful consideration given to the impact of the development on the setting of the St. Nicholas Conservation Area, and the impact on the SLA. Sensitive and suitable housing design, materials, layout and landscaping employed to mitigate impact;
- Minimise neighbour impact within the site and surrounding properties
- Protection of archaeological interests;

5. Environmental Sustainability

Water Management

The proposal will incorporate a sustainable urban drainage system (SUDS) with all surface water being managed via various infiltration methods located across the site. Surface water from the adoptable highway will be dealt separately from the domestic run-off and managed by via a traditional piped system to a main cellular storage system within the POS area in the central part of the site.

Biodiversity

The site itself is of limited nature conservation value; with the main areas of interest comprising the trees and hedgerows which are to be retained and additional hedgerows and trees provided. The mitigation measures proposed in the Ecological Assessment will enhance biodiversity.

Energy Efficiency and Carbon Reduction

The proposals will reflect the following sustainability aims:

1. use of materials with a low environmental impact that are sourced sustainably as well as maximising the use of used, reclaimed or recycled materials; and
2. to employ a sustainable approach to water management in terms of minimising demand, sourcing a sustainable supply and reducing the need for drainage and its effects on the environment.

The development will maximise energy efficiency and carbon reduction by minimising the demand for energy by using the following measures:

- Specifying suitably insulated windows and external doors, floors, walls and roofs;
- Installing efficient gas boilers;
- Incorporating construction details to improve air tightness;

- minimising waste during and after construction through the provision of facilities for sorting, storing and recycling;
- providing private amenity spaces suitable for clothes drying;
- maximising opportunities for passive solar gain through dwelling orientation;
- providing convenient and safe linkages to encourage walking and cycling.

The proposals will contribute to energy efficiency and carbon reduction, by seeking to minimise the energy demand and carbon emissions associated with the development through implementation of the requirements of level 3+ of the Code for Sustainable Homes.

6. Movement and Access

Vehicular Access

Vehicular and pedestrian access will be provided directly off the A48. The new access is shown on **Fig. 5** below. The proposed access consists of a new priority T junction with the A48 to be located through the land occupied by the building named Emmaville which will be demolished. The new junction will introduce a right turn ghost island facility onto the A48 which will protect right turning traffic.



Figure 5: Access Plan

Walking and Cycling

Footpaths and cycle paths will be incorporated within the layout to link with the existing housing to the west and south and to provide connections to local services and facilities including the Primary School.

The site is in close walking distance to the nearest bus stops – eastbound is 250m and westbound 300m and the local primary school (280m). The retail parks at Culverhouse Cross are within a reasonable walking time from the site (approx 30 minutes), a short cycle ride away (approx 10 minutes) and are also connected via the frequent X2 bus service.

The new footpaths will serve new children's play areas (LAP and LEAP) and these will benefit from a pleasant landscaped environment and the safety benefits provided by casual surveillance from overlooking properties. The footpaths will link into the areas of open space within the site.

Inclusive Access

The gently sloping topography of the site will facilitate easy access to each new house over a level threshold and avoid the need for steps or ramps. Likewise approaches to entrances from footpaths, driveways and private garden spaces will be level and surfaced in firm materials to ease the passage of mobility impaired people. All external doorways will meet the requirements of Part M of the Building Regulations for wheelchair access.

Access measures will be incorporated into the fabric of the development and so will remain in perpetuity without the need for supplementary management arrangements. A Travel Plan will be prepared to:

- Promote travel by public transport, walking and cycling
- Reduce reliance on the private car
- Ensure that the proposed development will be accessible by all modes of transport.

7. Character and Appearance

Amount

The development will provide 96 houses of which 40% comprise affordable housing. The net density of development at 26 dwellings per hectare is in accordance with LDP policy MD7 which requires a minimum net residential density of 25 dwellings per hectare in minor rural settlements.

The housing will comprise the following mix:-

- 10 x 1 bed flats (affordable)
- 26 x 2 bed houses (affordable)
- 2 x 3 bed houses (affordable)
- 27 x 4 bed detached houses (private)
- 25 x 3 bed detached houses (private)
- 6 x 3 bed semi detached houses (private)

The development will also include one Local Equipped Area of Play and one Local Area of Play.

Layout

The site layout is to a large extent influenced by the position of the site access road off the A48 and the requirement to retain the existing field pattern hedgerows and tree enclosures whilst ensuring that each part of the site can be provided with a suitable access including making access available to the remainder of the allocated site. In addition to ensure an efficient use of the land the access roads have been positioned to provide double sided development except around the LEAP in the central part of the site and in the narrow eastern part of the site.

The layout provides an active street frontage with all the houses fronting onto the street and private drives. It also provides permeability allowing for ease of access throughout the site with the areas of public open space located in different parts of the site allowing ease of access for all the new residents.

The layout integrates the development with its surroundings by the provision a new access from the A48. Footway links within the site provide safe access to the proposed children' play areas and open space within the site. Such linkages provide the ideal location for the provision of children's play areas, where they can be accessed safely on foot or by bike, as well as being easily reached by the existing residents of the area.

Opportunities will be taken to provide new landscaping to supplement that which already exists on the site, particularly along parts of the western site boundaries. The site layout is shown in **Fig 6** below.

ACCOMMODATION SCHEDULE	Floor Area	Total Area (H2)
OPEN MARKET		
Litchworth	8	5778
Stoward	5	5292
Arboreley	3	3488
Deford	5	6500
Cambridge	12	16584
Shaftsbury	5	7050
Welwyn	7	10731
Henley	15	26535
TOTAL OPEN MARKET	58	81881
LOW COST INTERMEDIATE		
Avent	11	8976
AFFORDABLE HOUSING		
3 bed flat	10	5580
2 bed house	15	13395
3 bed house	2	2024
TOTAL INT/AF HOUSING	27	19999
TOTAL	85	101880



Note: See landscape strategy plan 883 03 for details relating to landscape proposals

KEY

- Existing Trees
- Proposed Trees
- Trees to be Removed
- ▬ Existing Hedgerow
- ▬ Proposed Infill Hedgerow
- ▬ Proposed Play Areas
- ▬ Block Pavement
- ▬ Application Boundary
- ▬ Contour Lines (Existing)
- Entrances
- Handset Properties
- ▬ Brick Screen Wall



Client: Redrow Homes South Wales
 Phase: Land at St Andrew
 Title: Planning Layout
 Date: 10/11/2015
 Scale: 1:300 @ A1
 The information in this document is for the use of the client only and is not to be used for any other purpose without the written consent of the client.

Figure 6: Site Layout

Scale and Appearance

This section of the DAS has been replaced by section 6 of the addendum document entitled "Design and Character Appraisal" (October 2015)

Landscape and Planting

Native species will be used for boundary trees and hedgerows, and will be locally sourced to maintain local provenance. A selection of evergreen trees typical of the area, such as cedar, will be specified in public open spaces to reinforce the character of St. Nicholas.

The ornamental landscape proposals will provide a mix of evergreen and deciduous shrub species for winter interest and summer colour. Longer front gardens are bounded with traditional hedges to provide enclosure and privacy, and act as wildlife corridors. Planting enhances narrow frontages and highlights key locations such as focal points and corners.

Street trees such as fastigiate forms of *Carpinus* and *Sorbus*, will provide a vertical element to balance the height of the houses and soften the built form. Smaller ornamental trees will be planted in smaller gardens including orchard trees in back gardens. The opportunity of a sunny aspect will be used for sun-loving species and where beds face north these are to be planted with shade tolerant species.

A proportion of evergreen plants will provide winter presence; species will include contemporary plants which provide summer flowers. Scented and aromatic species will be used adjacent to front doors and climbers will be used against walls. Accent planting is to be provided by the vertical elements of grasses and perennials or by contrasting colours.

Species are tough ornamentals and are selected for their suitability in a lowland climate. All species are relatively low maintenance but all plants will require adequate irrigation until establishment.

8. Community Safety

TAN12 identifies the following objectives in relation to community safety:

- ensuring attractive, safe public space; and
- security through natural surveillance.

The layout has taken into account these two objectives and has followed the advice in TAN 12 by providing:

- a high quality public realm;
- routes which are fit for purpose and will provide opportunities for safe physical activity and recreation to meet the needs of all members of society; and
- a sense of ownership and responsibility for every part of the development.

The layout has been designed to allow for natural surveillance of the play areas, the footpaths /cycleway and of adjacent properties. The boundaries of the properties will be clearly defined with a clear distinction between public and private realms thereby providing defensible space which will promote a sense of ownership and responsibility. Access to private spaces such as rear gardens will be clearly defined and made secure with the use of boundary treatments including walls and fencing. Adequate car parking is provided within the curtilage of the dwellings.

9. Conclusions

This Design and Access Statement has been prepared in support of the detailed application for the construction of 96 dwellings on the majority of the land which is allocated for development in the Local Development Plan which was placed on deposit in November 2013.

Consideration has been given to the planning policy requirements including the detailed guidance in TAN 12 with regard to the contents of a design and access statements.

The development will provide a high quality of design, which takes into account the proximity of the St. Nicholas Conservation Area and respects the privacy of adjacent dwellings.

Vehicular access is to be provided from the A48, in accordance with the Council's requirements. The pedestrian and cycle links provide a high level of permeability within the site thereby ensuring that the development integrates well with the existing residential development.

A thorough appraisal has been carried out of the site and its surrounding context. The site has been subject to the necessary surveys and assessments to inform the layout and design of the site to ensure that the new housing will integrate with the village and will ensure that there will be no unacceptable impact on the Conservation Area or the Special Landscape Area.

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