

Proposed development of land at

# SULLY

## Sports & Social Club

South Road, Sully

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### Design & Access Statement

on behalf of **St Modwen** and **Sully Sports and Social Club**

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pad

June 2016



Secure long term future of Sully Sports and Leisure Club with enabling residential development



Provide new and improved facilities



Provide a mix of new homes

# Vision

It is proposed to secure the long term future of Sully Sports and Social Club through the provision of enabling development. The sports club will benefit from improved facilities to provide indoor and outdoor bowling greens, level sports pitches including a new all-weather pitch, a new clubhouse, better car parking and a touring caravan park. In addition, a gym is proposed to complement the existing offer and to improve the facilities of Sully.

Development of the western half of the site will deliver up to 200 new homes adjoining the existing residential edge of Sully, and enhance the gateway to the town. The development will enjoy views across the Bristol Channel and retain the mature tree belt along the western boundary within a green corridor linking with the coastal Public Right of Way. In addition, a new children's play area will be provided within an active focal space.



Retain mature trees and respect adjoining dwellings



Maximise views to the Bristol Channel





# Preface

This Design and Access Statement has been prepared by pad design on behalf of St Modwen and Sully Sports and Social Club. It supports a hybrid application for full planning permission to provide improved sports facilities and complementary uses, on the eastern land at Sully Sports and Social Club; and for outline planning permission to develop the western land for enabling residential development of up to 200 new homes.

The document has been written in conjunction with Arturus, Atkins, Bilfinger GVA, and Sports Solutions and has been updated to reflect refined proposals.



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Sully Sports and Social Club occupies gently sloping land overlooking Sully Island and the Bristol Channel

# 1

## Introduction



# 1.1 Introduction

This Design and Access Statement (DAS) supports a hybrid planning application for Sully Sports and Social Club: including for full planning permission to deliver new and improved sports facilities and complementary uses on the eastern part of the site; and for outline planning permission to provide enabling residential development on the western area. The site comprises approximately 14.92 hectares (36.86 acres) – including highway land – of which 7.95 hectares (19.64 acres) shall be dedicated to the improved Sully Sports and Social Club; and 6.97 hectares (17.22 acres) will accommodate up to 200 new homes.

This document is part of a package of information prepared to support the planning application. It provides information relevant to both elements in Sections 1 to 3, with an overview of the planning policy, site and context appraisal and the development opportunities and constraints, followed by a summary of the consultation and design process.

The following two sections (4 and 5) cover the revised development proposals for the two elements, firstly for the improved sports and social club and complementary uses, and secondly for the residential development. These sections include detailed/illustrative material as appropriate: layouts, elevations/streetscenes and artist's impressions.

## PROPOSAL

The sports and leisure club element for full planning permission (on the eastern part of the site) seeks consent for:

- the improvement of Sully Sport and Leisure Club to include a new clubhouse, relaid sports pitches (including a full size all-weather and floodlit pitch; a floodlit, grass training pitch), and improved parking area;
- a new touring caravan park of 46 berths alongside Island View Caravan Park to the south of the site; and
- a new, single storey gym alongside South Road.

The residential element for outline planning permission (on the western part of the site) seeks consent for:

- up to 200 new homes; and
- supporting infrastructure and open space.

With the residential element all matters are reserved.







Development will help to secure the sport and leisure club's future while also enhancing its facilities including a new clubhouse



The sports grounds will be relaid to provide better orientated and more level pitches, including all weather, floodlit pitches



New and retained planting will enhance the character of the development and incorporate attractive movement routes



The enabling residential development will provide a distinctive addition to Sully, with a mix of dwelling types and tenures



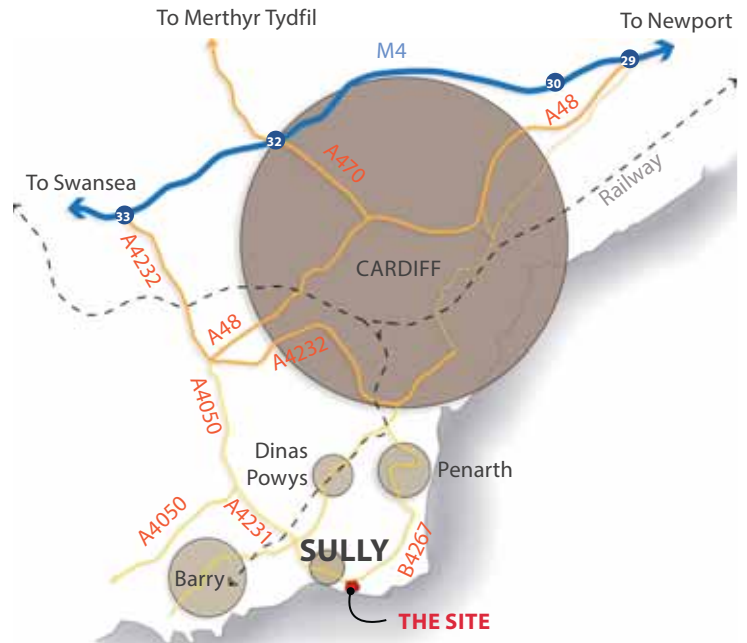
## 1.2 Site Location

Sully lies alongside the Bristol Channel on the south coast of Wales, within the Vale of Glamorgan. Approximately 9 kilometres (km) southwest of Cardiff city centre, to the south of the M4, the town sits between Barry and Penarth.

Sully has a population of around 4200, with community facilities including a primary school, convenience store, post office and library; as well as the sports and leisure club. It also accommodates a number of holiday parks, while an industrial estate sits to the west of the town with further employment opportunities available further afield, particularly within Cardiff. Land to the northeast of the town has been identified as an allocated housing site (MG2(46)) for 500 dwellings within the Deposit Local Development Plan (LDP).

The site lies on the eastern edge of Sully alongside the B4267, known as South Road at this point. It is currently used as a sports ground, with indoor and outdoor bowls grounds, rugby and football pitches, and a clubhouse. On Sundays over the summer the grounds host a large car boot sale.

The proposals offer an opportunity to improve the current sports and leisure facilities, as well as providing complementary uses and enabling residential development of up to 200 dwellings.



Sully lies on the south coast between Barry & Penarth



The sports and social club (left) sits alongside the B4267 South Road at the eastern entrance to Sully



View of the site from Sully Island, seen in context with the existing caravan parks (right) and the current settlement edge (left)





Land West of Swanbridge Road, Sully  
Allocated housing site (MG2(46))  
within the Deposit LDP for 500 dwellings



● Convenience store  
& card shop

● Sully  
Primary School

● Post office ●

Sully  
Recreation Ground

Library ●

**THE SITE**

The Spinney  
Holiday & Leisure Park

Island View  
Caravan Park

● Captain's Wife  
Public House

Aerial view of the site and context (taken during a car boot sale on site)

Sully Island





Existing dwellings adjoining the site's western boundary, sitting behind a line of mature vegetation



# 2

## Assessment

## 2.1 National Planning Policy

A separate planning statement has been submitted to support the planning application. This section of the Design and Access Statement provides an overview of the site's context, local character and constraints and opportunities.

A summary of the planning policy relating to the site is provided here. Within the planning statement the planning policies are divided in to two separate sections; firstly the Welsh national policy, and secondly the Vale of Glamorgan local policy.

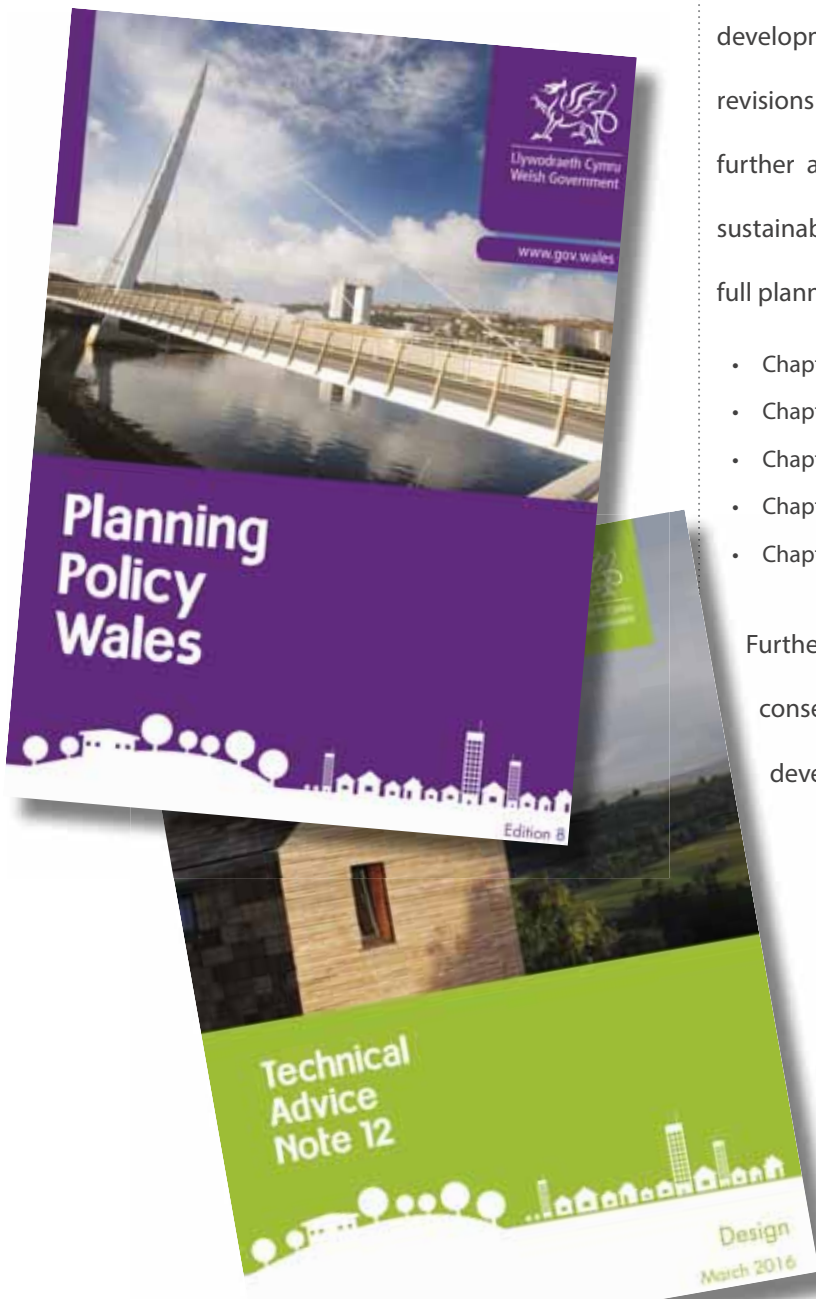
### NATIONAL POLICY

The national policy, entitled Planning Policy Wales (PPW), sets out land use policies from the Welsh Government. This document is then supplemented by a number of Technical Advice Notes (TANs).

The fundamental objective of PPW is to promote sustainable development; this is supported with the 2012, 2014 and 2016 revisions of PPW witnessing an array of changes which were further aimed at supporting a presumption in favour of sustainable development. The key chapters analysed in the full planning statement are identified below:

- Chapter 4 – Planning for Sustainability
- Chapter 6 – Conserving the Historic Environment
- Chapter 7 – Economic Development
- Chapter 8 – Transport
- Chapter 9 – Housing

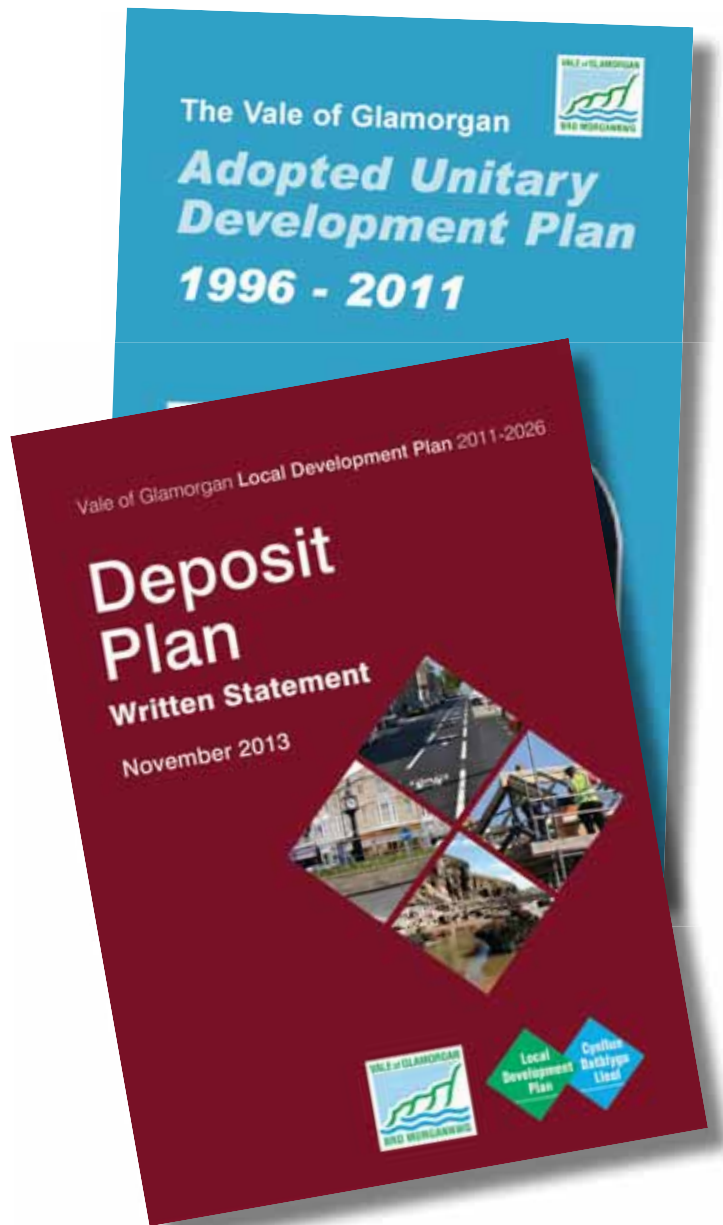
Furthering on from the PPW, TANs covering housing, conservation, noise, design, flood risk, economic development and transportation were also reviewed.



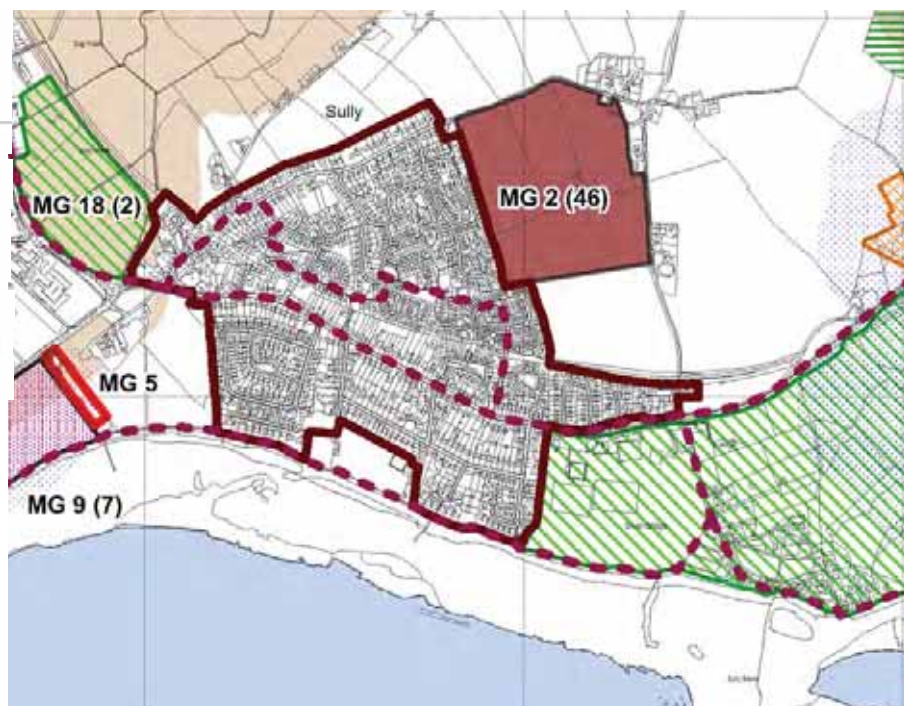
## LOCAL POLICY

The secondary part of the planning policy context within the planning statement looks at local policy. The local policies identified are created in order to give a more specific set of regulations to the local area, all the while they must still fit under the umbrella of policies set out as part of the PPW.

Initially the strategic policies set out in the Unitary Development Plan 1996–2011 (UDP) are described, before the document moves on to look at the Local Development Plan 2011–2026 (LDP) which has been created in order to supersede the previous UDP. Within both of these documents a number of policies covering aspects such as housing, the environment, tourism, transport and recreation are identified and analysed.



- Housing Allocation
- Residential Settlement Boundary
- Gypsy and Traveller Site
- Employment Allocation
- Transport - Walking and Cycling
- Transport - National Cycle Network Route 88
- Green Wedge
- Sites of Importance for Nature Conservation
- Minerals Safeguarding - Limestone Category 2
- Minerals Safeguarding - Sand & Gravel Category 2
- Dormant Mineral Site



Detail of LDP Deposit Plan Proposals Map

## 2.2 Landscape & Visual Context

### SITE CHARACTER

Although the site sits within the tip of a 'Green Wedge' it is in a relatively degraded state largely characterised by expanses of close mown playing fields and rough grassland, with a variety of buildings to the north-east corner. Overall the site is considered to be of a low value in terms of its landscape character. The buildings, apart from the indoor bowls centre and the sea facing frontage part of the sports and social club, are of poor quality and in poor condition, presenting an unattractive edge to the site.

The boundary treatments to the B4267 South Road – chainlink fencing with palisade fencing adjoining the indoor bowls centre – are poor in appearance. However, the boundaries to the south, east and west do provide beneficial assets. A distinctive line of mature pines runs along the western boundary adjoining back gardens of properties along Clevedon Avenue, there is a well vegetated hedgerow with trees along Beach Road, and a belt of semi-natural shrubs lines the coastal edge and the Wales Coast Path.

The landscape character adjacent to the coastal path of the adjoining intertidal zone and low cliffs is considered to be of high/outstanding value. This is separated both physically and visually from the site by the belt of semi-natural vegetation and the location of the intertidal zone below the site. In the adjoining area of coast at Clevedon Avenue/Somerset View the equivalent vegetation appears to have been cleared to enable views out to the Bristol Channel from the properties.

### VIEWS OF THE SITE

A small number of properties, mainly along Clevedon Avenue, enjoy high quality views over the site towards the Bristol Channel including toward Sully Island. For these properties the existing line of pine trees to the western edge filter views of the site whilst also allowing some views through to the sea. Properties along Beach Road are well screened from the site by the high hedgerow with trees; and the caravan park on the south eastern side is also largely screened by boundary vegetation (although a line of cypress tree planting here is in poor condition).





The site including its buildings can be seen by visitors to Sully Island although the site is fringed and partially screened from this direction by the coastal edge belt of semi-natural vegetation. This varies in thickness and continuity – it is intermittent towards the western side and appears thicker and higher in the part of the view to the fore of the indoor bowls centre.

### Design Influences

- Retain the belt of semi-natural vegetation between the intertidal zone and development
- Restrict the density and height of development towards the southwestern and southern edge to mitigate the impact on views from existing properties
- Keep the building line back along the southern edge to mitigate their impact, including the possibility of rear gardens facing the coast to reflect the layout of existing properties further west
- Provide connected green infrastructure
- Retain mature planting where possible to soften views of the development
- Provide new planting to mitigate the impact of development, including enhancing the site boundaries such as extending the tree line to the western boundary



The poor quality northern boundary alongside South Road



The western boundary of the sports and social club is adjoined by residential properties, with mature planting towards the north



The south-eastern boundary with Island View Caravan Park and vegetation which runs (left) to join the hedgerow along Beach Road



Looking from the south-east corner of the site across the sports pitches towards the mature trees and residential edge of Sully



Looking along the Wales Coast Path which runs along the site's southern edge towards the caravan park and Beach Road

## 2.3 Transport Links

### PEDESTRIAN/CYCLE ROUTES

The B4267 South Road is a busy highway which includes several zebra crossings, one of which lies to the northwest of the site. A shared foot/cycleway runs along the northern side of the B4267 (as Lavernock Road) from the northeastern corner of the site towards Penarth. Along the southern edge of the site lies the Public Right of Way that forms part of the Wales Coast Path, which is a 870 mile / 1400km trail that winds its way around the country.

### PUBLIC TRANSPORT

A bus route (service 94) along South Road provides links from Sully to Barry (15 minutes), Penarth (10 minutes) and Cardiff (30 minutes). The service runs every 25 minutes at peak times and hourly at off peak, with the closest stops to the site being immediately alongside the northeast corner.

There are local rail stations at Cadoxton (3.5km from the site), Dinas Powys and Penarth, all of which run to Cardiff where mainline services are available.

### HIGHWAY NETWORK

The existing site access is located off the B4267 (known as South Road alongside the site) which links Penarth to the edge of Barry via Sully. To the northwest the B4267 connects with the A4055 Barry – Cardiff Bay route and towards Junction 33 of the M4 via the A4231. To the east the B4267 runs to Penarth before joining the A4055 closer to Cardiff.

Local highways of note include Beach Road, which adjoins the eastern boundary and runs south from the A4267 to the existing caravan parks and The Captain's Wife public house where it terminates. To the opposite side of the A4267 from Beach Road, Swanbridge Road runs north. To the west is a network of residential streets, including Clevedon Avenue along which dwellings back-on to the site; to the north lie a further residential streets including Winsford Road.

#### Design Influences

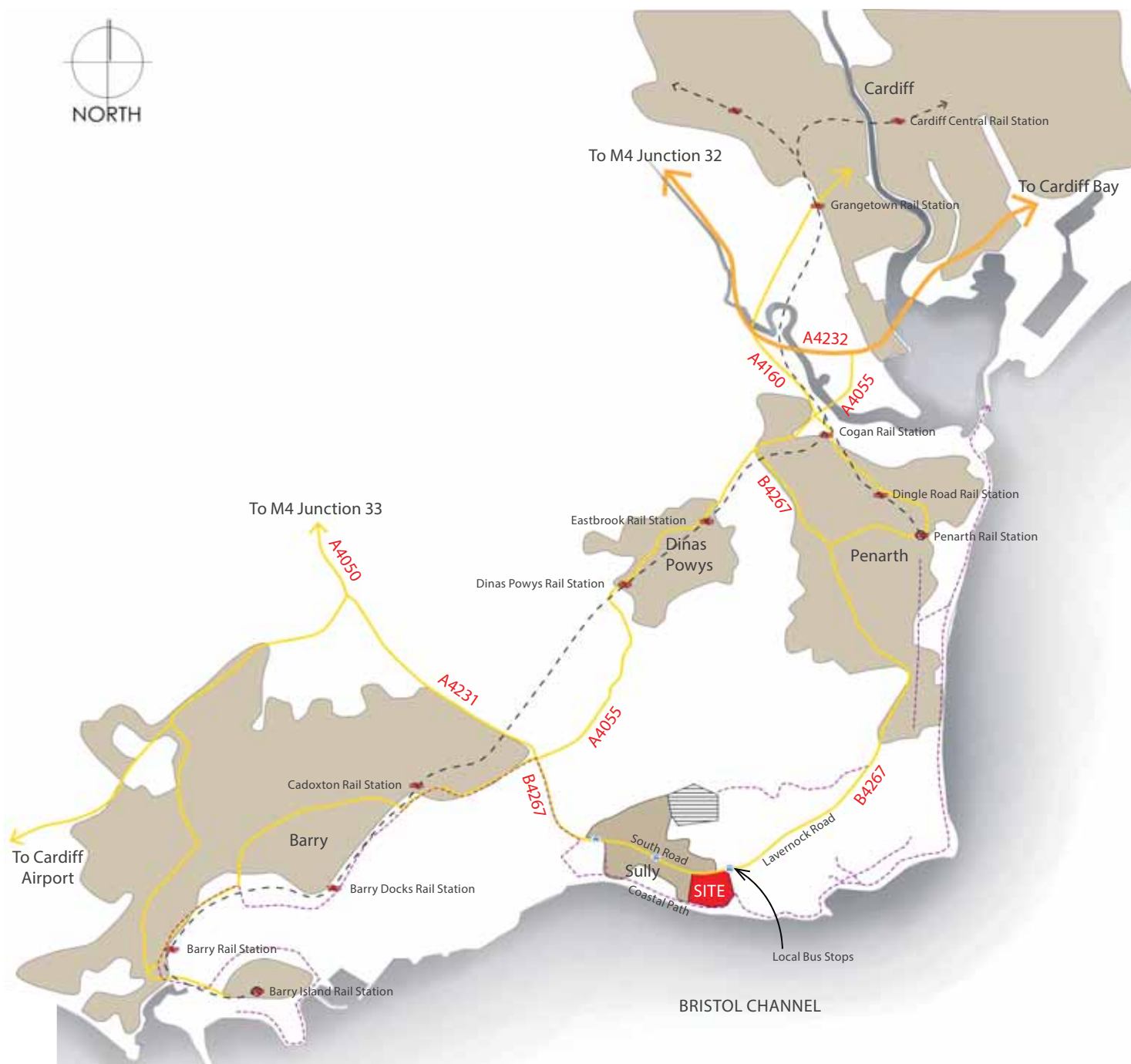
- Accord a distinctive street hierarchy which encourages low speeds in accordance with Manual for Streets
- Provide suitable connections to ensure integration and to encourage walking and cycling
- Accommodate the retained PRoW coastal path



Several zebra crossings link the north and south sides of South Road, including one to the northwest corner of the site



A Public Right of Way runs along the coast of Sully (seen here to the west of the site)



Transport links diagram



Bus stops lie to both sides of the B4267 South Road, adjoining the northeast corner of the site (right)



Beach Road runs from South Road towards the caravan parks along the coast (the site lies to the right behind the mature hedgerow)



## 2.4 Social & Economic

### EDUCATION

The town is served by Sully Primary School, which lies around 800m to the west of the site, as well as further primary schools at Barry and Dinas Powys and a private day care nursery, Daisy's, can be found to the northwest. Secondary schools are available at around 4km from the site at Penarth and Barry, including Saint Cyres and Stanwell, and Beechwood College a specialist facility dedicated to students over 16 years of age with an Autistic Spectrum Condition or Asperger's Syndrome is located to the west.

### OPEN SPACE

Currently the site is used as a sports ground with outdoor and indoor bowls clubs, football and rugby pitches and an all-weather pitch. A small play area with swings sits at the north of the site. The Sully Recreational Ground, to the west, accommodates a bowling green, and rugby and cricket pitches with changing facilities. The town's boat club sits alongside this space, while along the south of the town runs Sully Beach. Approximately 2km northeast of the site is the 100 hectare Cosmeston Lake Country park, alongside which is the Medieval Village .

### EMPLOYMENT

The large industrial park to west of Sully provides a range of employment opportunities, with the major sites being Barry Power Station and ABP Barry port, with many other companies ranging from retail to construction companies, located at the site. A wide range of further employment opportunities can be found in the remainder of Barry and nearby Cardiff, as well as further afield along the M4 corridor or via mainline railway.

### LOCAL FACILITIES

Located along South Road are the majority of the town's facilities, including doctors surgery, local shops, library (retained on site), post office and church – as well as the sports and leisure club itself (which will be enhanced by this application). On the coast, southeast of the site, is The Captain's Table public house/restaurant.

#### Design Influences

- Enhance local sports facilities with all weather pitches
- Improve children's play facilities
- Consider providing complementary community / retail facilities to benefit the town



A range of employment opportunities are found at the industrial park to the west of Sully



The town's convenience store, and card shop, are set back along South Road and has limited parking to the front





- |                         |                                |
|-------------------------|--------------------------------|
| 1: Employment           | 9: Sully Recreational Ground   |
| 2: Local Retail         | 10: Sully Constitutional Club  |
| 3: Sully Library        | 11: Sully Sports & Social Club |
| 4: Sully Post Office    | 12: Play Area                  |
| 5: Doctors Surgery      | 13: Public House/Restaurant    |
| 6: Church/Cemetery      | 14: Sully Beach                |
| 7: Sully Primary School | 15: Caravan Parks              |
| 8: Sully Boat Club      |                                |



Facilities Plan



Sully Library sits alongside South Road in the northwest corner of the sports and leisure club grounds, with which it shares access



The sports and leisure club currently includes a small play area alongside the car parking area off South Road

## 2.5 Local Character: References

Development at the site will seek to reinforce local distinctiveness. TAN12 notes that a context appraisal can provide design references to help inspire an innovative response. To begin this process the character of a range of local areas has been studied, using headings from the Design Commission for Wales document No Place Like Home.

### REFERENCES

The areas studied are from immediately surrounding the site and the wider Sully area:

#### Site Surroundings

- The immediate streets surrounding the site, including Clevedon Avenue and South Road
- Generally two storeys in a mix of styles, including a distinctive 'modernist' approach with asymmetrical gables and balconies

#### Wider Sully

- The eclectic remainder of the settlement, the majority of which has been developed since the Second World War
- Generally detached housing in perimeter blocks, with a wide variety of styles and largely two storeys

1 Site Surroundings





Location of study areas





## 2.6 Local Character: Site Surroundings

Sully Sports and Social Club sits towards the current south eastern edge of the settlement and is surrounded by a mix of development styles, with housing along Clevedon Avenue backing-on to the site boundary.

### CHARACTER & CONTEXT

- Generally low and medium density housing
- A green character created through maturing planting within relatively large plots including front gardens
- A gently sloping topography and grid-based layout providing glimpses of the coast

### MOVEMENT

- Generally wide, straight streets with views to the bay
- Generally on-plot parking to the front/side
- A small number of rear garages accessed via lanes, the use of which (for parking) is questionable given the number of adapted front gardens to accommodate parking

### PUBLIC REALM

- Rough coastal planting alongside the coastal path, with occasional coastal planting within street verges/front gardens
- Occasional change of surface materials along footways

### BUILT FORM

- Generally two storeys, with some bungalows, and with a variety of roof forms – including gable fronted (both symmetrical and asymmetrical), hipped, and eaves-fronted
- Generally detached buildings, some linked to form a more continuous frontage via a single storey element
- Occasional gable elements to elevations, often combined with double bay/bow windows
- Houses enjoy a dual aspect alongside the coast, to both the bay and the street to the front

### MATERIALS & DETAILS

- Elevations displaying a range of materials, including white render, stone, brick and tile hanging detailing
- Large chimneys to some older properties enliven the skyline
- First floor balconies are common within the coastal properties
- Low boundary walls (often with planting) are typical







Streetscape study of Clevedon Avenue



A group of modernist architectural houses creates a distinctive area of Somerset View/Clevedon Avenue with coastal planting



Large detached dwellings set back from South Road behind high front boundary treatments and large front gardens



A repeated detached housing form with single storey linking elements and frontage parking

### Design Influences

- Straight streets with views to the Bristol Channel
- Coastal planting can be used to enhance character
- Balconies can help enliven elevations and provide an attractive feature for residents
- Planting, both on plot and within the streetscape, could soften the development and retain the local green feel
- An attractive mix of surface materials would enhance the streetscene

## 2.7 Local Character: Wider Sully Area

The wider Sully area displays an eclectic mix of character and architectural styles. The town has grown up around South Road, with the majority of development taking place over the past seventy years.

### CHARACTER & CONTEXT

- A mix of housing styles and sizes
- Generally detached properties, with a variety of set backs
- Examples of housing both fronting and backing onto open spaces
- Dual aspect housing along sports pitches

### MOVEMENT

- The majority of streets to the north of South Road are gently curving, ending in a cul-de-sac with pedestrian links running through green spaces or between houses
- The south side of Sully generally consists of long, straight and connected streets
- Generally off-street parking to the front and side, with some use of integral parking

### PUBLIC REALM

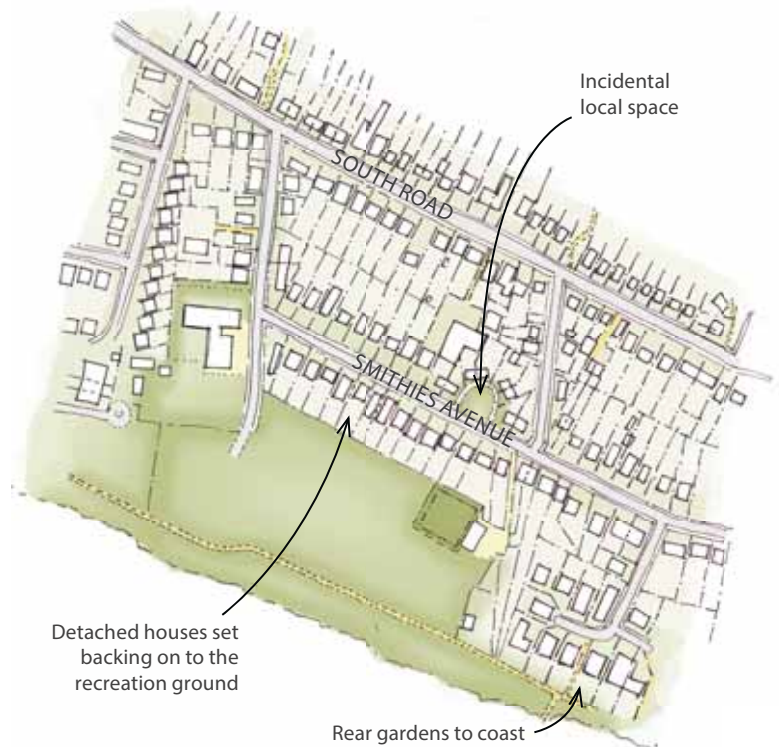
- Planted boundaries are typical
- Coastal planting is used to add character
- A mix of open spaces, from the larger recreation ground to less formal, organic areas of local amenity space

### BUILT FORM

- Generally large two storey homes
- Numerous bungalows and a few two-and-a-half and three storey buildings
- Varied ridge heights

### BUILDINGS & MATERIALS

- General use of brick and render
- Clay tile roofs
- Occasional use of stone



Tissue study of Sully



A variety of architectural styles and scale, dual aspect dwellings backing on to Sully Recreation Ground



Incidental open spaces provide a local focus and opportunity for play, but should be overlooked and would benefit from planting





Streetscape study of Minehead Avenue



Recent development at western end of South Road in stone/render/slate affect with high quality boundary treatment



Sweeping curves and grass verges add to the informal character along Minehead Avenue, gables elements again evident



Dwellings of varying scales back-on to the coastal path and enjoy views across the Bristol Channel from their rear gardens

### Design Influences

- Typically housing set back to provide a front garden allowing an opportunity for residents to personalise the street, encouraging a sense of community
- Low density housing, generally detached is typical
- The increase in scale is generally found along South Road, reflecting its importance as the primary street
- Homes typically backing on to the coast

## 2.8 Site Analysis

The site is a broadly square shape comprising approximately 14.92 hectares of gently sloping land accommodating a mix of sports provision, buildings, hard standing and highways.

### TOPOGRAPHY

- The site falls generally to the south from around 24m to 10m
- The change in levels is generally a gentle slope, with a steeper bank to the south of the existing buildings

### VISUAL

- Green open space with coastal frontage
- Residential development to the western edge.
- The site has views to the south of the nearby Sully Island, and distant views of Steep Holme Island and the Somerset coast

### LANDSCAPE / ECOLOGY

- The site does not fall within any national landscape designations, although local policy identifies it at the western end of a 'Green Wedge' – the retention of the club and pitches in active use at the site is consistent with its role as part of a 'Green Wedge'
- Initial assessment has found that landscape and visual impacts are expected to be low-to-medium, with the possibility for mitigation planting where needed.
- The site is predominantly grass fields/amenity areas with areas of car parking, buildings and an all-weather pitch
- The site includes little vegetation worthy of significant quality, although a cluster of trees within the central northern area and the hedgerow to the eastern boundary along Beach Road will be retained and enhanced
- The site's western boundary adjoins a line of mature trees
- The site is close to a number of key wildlife designations, located in the Severn Estuary and Sully Island



1: The northern edge of the site, including grassed areas, parking and the clubhouse (left) – with South Road (right)

- The habitats within the site are of 'negligible' ecological value
- Indirect impacts on neighbouring habitats and wildlife interests are considered to be limited given the intermittent use of the site and nearby habitats

### ACCESS

- A Public Right of Way runs along the southern coastal edge of the site, between the western residential area to Beach Road
- A vehicular access from South Road, currently serves the library and sports club, while a second access from Beach Road allows for occasional use

### ARCHAEOLOGY & HERITAGE

- The site contains no historic buildings or designated heritage assets, while a small number of archaeological deposits have been found

### FLOODING

- The site is not within an area that is at risk of flooding, and surface water drainage will be managed as part of the scheme design

### SERVICES AND UTILITIES

- Majority of services are located outside the boundary of the site with a few power, water and telecommunications entering the site from the north to service the existing Social club and Indoor bowling club
- A Welsh Water mains sewer runs east to west through the south of the site and will be retained within an easement
- A Welsh Water mains sewer runs north to south along the western boundary

### OTHER CONSIDERATIONS

- Due to its coastal location it is believed that the pollutant concentrations predicted for the site are well within the relevant air pollution objectives, and it is considered to be suitable for residential development
- The general ground conditions do not present a significant constraint to development.



2: The aging clubhouse (left) is to be replaced, while the indoor bowls centre (right) will stay within the upgraded sports provision





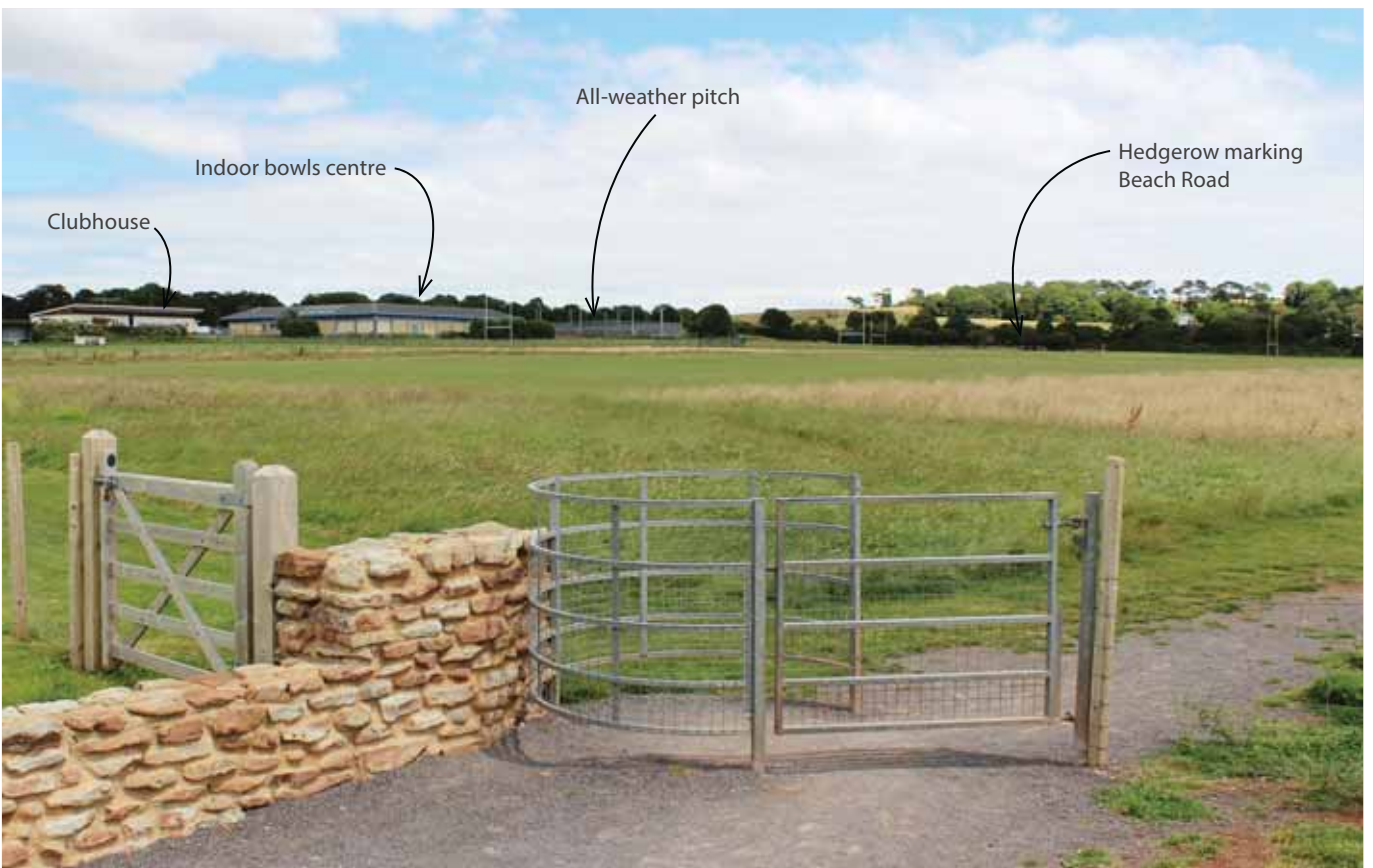
3: The existing sports provision includes a small fenced all-weather pitch with floodlights towards the northeast corner of the site



4: The grassed pitches are accommodated within the gently sloping grounds, adjoining the caravan park to the southeast



5: The western boundary adjoins a mature line of trees and the rear of existing properties within Clevedon Avenue

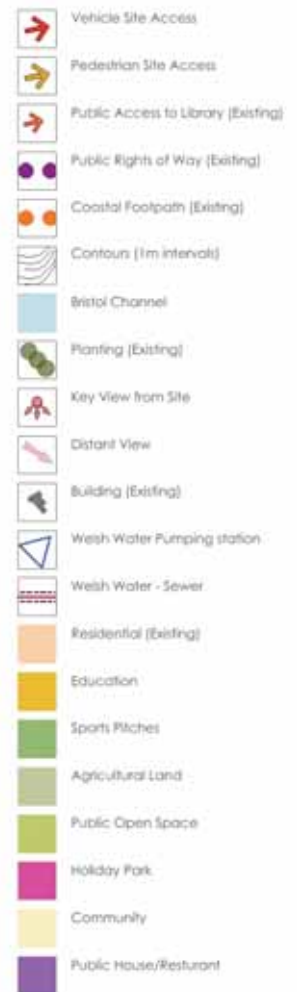


6: The coastal path (a designated Public Right of Way) enters the southern western corner of the site, running around the existing sports pitches – seen here with the clubhouse, indoor bowling centre and all-weather pitch to the left/centre and rising land beyond Beach Road

## 2.9 Constraints & Opportunities

A thorough appraisal of the site has been undertaken which has identified opportunities as well as the constraints for the successful development of the site. The opportunities for the development, drawn from appraisal of the site and its context are set out below.

- 1: Provide an improved sports and social club within the site to include terraced sports pitches, car parking and extended clubhouse
- 2: Provide up to 200 new dwellings (with 40% affordable housing) within the site with a distinct architectural style
- 3: Provide a children's play area
- 4: Step development down towards the southern edge to soften views of the development from the coast
- 5: Create a development which responds to the topography
- 6: Enhance the eastern entrance to Sully through new planting and built form facing South Road
- 7: Create a vehicular access from South Road to the western residential area
- 8: Create a separate vehicular access from South Road to the eastern sports club area
- 9: Retain the coastal path alongside the southern edge of the site
- 10: Respond to amenity/proximity of adjoining homes
- 11: Retain and protect existing trees
- 12: Accommodate the existing sewer and its easement within the development
- 13: Provide a drainage system to deal with surface water
- 14: Respond to the opportunity to take advantage of views to the south across the Bristol Channel and to the east towards surrounding woodland











Improved sports facilities will be provided for the community

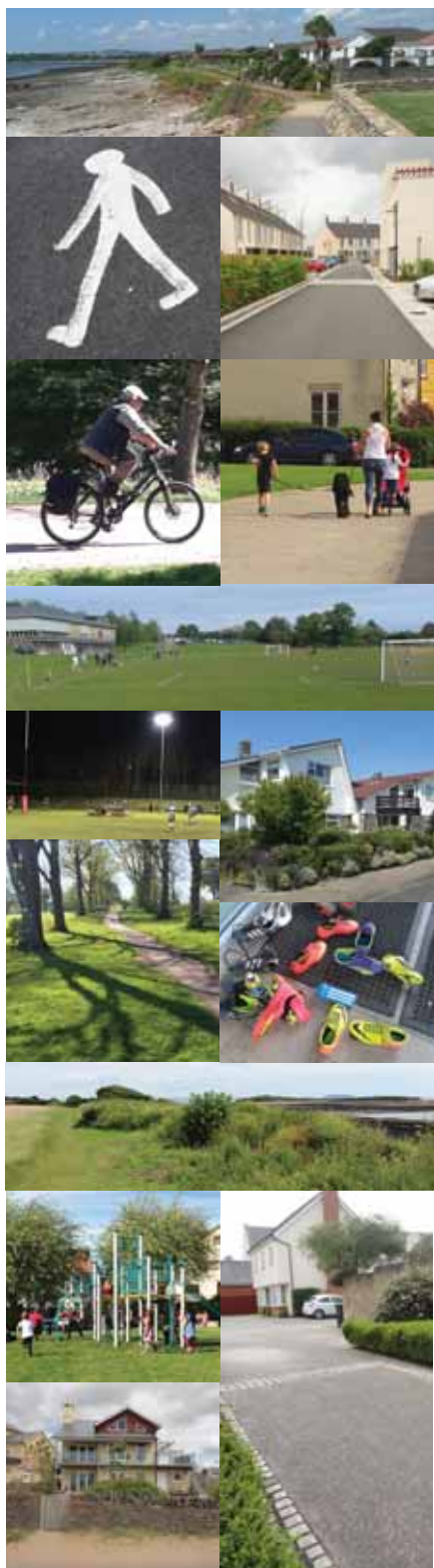


# 3

## Vision & Objectives

## 3.1 The Development Vision

The assessment of the site and its context, together with the consultation with stakeholders and the public has helped shape the development vision. This is summarised in the concept plan opposite and supported by a series of development objectives below.



**Movement:** The development will promote sustainable travel, with a safe and attractive network of foot/cycle routes, its proximity to existing bus stops and a legible street hierarchy which will form a low speed environment.

**Access:** Separate vehicular accesses will be provided for the residential and leisure sides of the site, with additional pedestrian accesses to create a permeable and connected development. The existing Public Right of Way alongside the coast will be retained and connect with new routes through the residential area. Together with achieving reasonable gradients and the detailed building design, an inclusive development will be created which is accessible to all.

**Character:** The proposals will enhance the character of Sully, including the eastern approach alongside South Road which will incorporate attractive new built frontages and landscaping. The improved sports and leisure club will deliver an enhanced leisure opportunity to modern standards, with upgraded pitches, buildings and landscaped areas; while the residential area will provide an attractive and distinctive addition to the town.

**Environmental Sustainability:** Sustainability will underpin the development, including building design, movement and biodiversity. A green corridor which incorporates new planting as well as the retained mature trees alongside the western edge of the site, will both benefit habitat connectivity and pedestrian permeability. Future detailed design will maintain a sustainable approach.

**Community Safety:** The development will encourage natural surveillance, providing frontage on to a network of attractive and active public spaces, while street design will encourage a safe and low speed environment.





## Vision

It is proposed to secure the long term future of Sully Sports and Social Club through the provision of enabling development. The sports club will benefit from improved facilities to provide indoor and outdoor bowling greens, level sports pitches including a new all-weather pitch, a new clubhouse, better car parking and a touring caravan park. In addition, a gym is proposed to complement the existing offer and to improve the facilities of Sully.

Development of the western half of the site will deliver up to 200 new homes adjoining the existing residential edge of Sully, and enhance the gateway to the town. The development will enjoy views across the Bristol Channel and retain the mature tree belt along the western boundary within a green corridor linking with the coastal Public Right of Way. In addition, a new children's play area will be provided within an active focal space.

## 3.2 Design Evolution

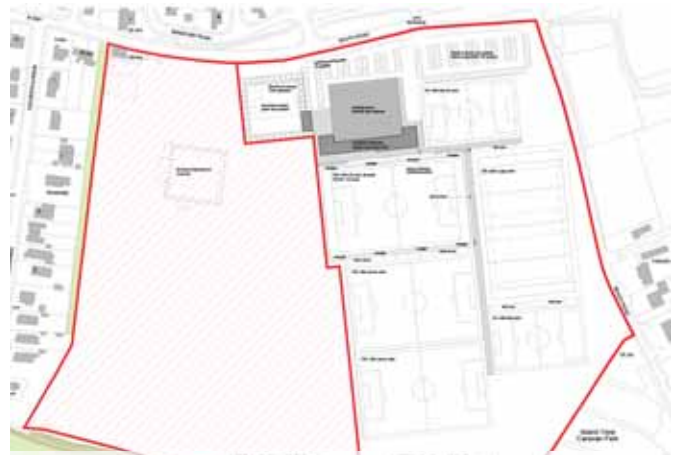
The development proposals have evolved over many months; this section illustrates key stages during this process in creating a consolidated, but enhanced, sports club together with sensitive enabling residential development.

### EARLY 2014

The project began with initial sketches by Arturus looking at how the sports and leisure clubs requirements could be accommodated within the eastern half of the site. Currently there is excess land left over around the pitches, and an opportunity exists to lay out a variety of pitches more efficiently, while at the same time terracing the land to create more level playing surfaces. This initial work informed a series of concept masterplans which looked at how the sports and leisure clubs requirements could be provided alongside a residential development.



January 2014: An early sketch to exploring options for pitch provision and clubhouse relocation on the eastern half of the site



February 2014: Further options were explored to provide a range of pitches as well as additional buildings to serve the club (Arturus)



July 2014: A series of sketch options were produced to explore differing configurations to the sports pitches and the residential area and the interface between them, each incorporating a vehicular loop within the housing and lessening of dwelling density towards the coast



## JULY 2014

A preferred concept masterplan was selected (right) which provided the mix of pitches and extended the indoor bowling building to create additional clubhouse accommodation. The residential area proposed for the western area utilised a permeable structure incorporating an internal vehicular loop for ease of deliveries/navigation.

The concept masterplan was first revised (below right) to provide residential use backing-on to the western boundary and in-part to the sports club, to improve efficiency.

## FEBRUARY 2015

The masterplan was subsequently revised (bottom right) to reflect continued discussions with the sports and leisure club. The sports club pitches were more generally orientated north-south to avoid teams playing into the evening sun, and an extension to the side of the indoor bowling centre to create a better entrance from South Road. In addition, a potential retail facility was included to benefit the community and a touring caravan facility was incorporated to the south of the sports pitches to create a potential further revenue stream to help secure the future of the sports and leisure club, while addressing the lack of such a facility within the area, and allowing for camping during club sports tournaments.

The residential area was revised to include assisted living accommodation and investigate retaining the existing outdoor bowling green.





## MAY 2015 (MASTERPLAN)

A further revision to the masterplan was undertaken for the public consultation (right). The new clubhouse was shown as a separate building, with the retail facility closer to new and existing dwellings alongside the outdoor bowling green.

## JUNE 2015

As a result of the public consultation the proposals for both the sports and residential areas were revised (below right), including the design of the clubhouse building and the make-up of the sports pitches; while the assisted living accommodation was removed. Dwellings were shown backing on to the sports grounds to better control access and help prevent dog walking on the pitches, with housing to front/side a green corridor to the west. This area will act as a buffer to the adjoining dwellings and accommodate a convenient foot connection, while easing maintenance of the retained trees and ensuring they can be enjoyed by all. This option was included as the illustrative masterplan in the July 2015 planning application.



## MAY 2016

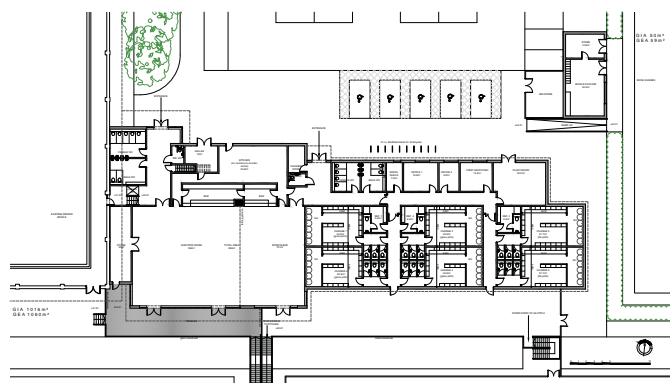
As a result of further discussions with the local authority and sports club since the application was submitted, a refined illustrative masterplan has been created (right). This replaces the retail use with an easy to access gym, and reconfigures the clubhouse (at a reduced scale and linked to the retained indoor bowls building). The outdoor bowling green has also been relocated to the east. These changes have provided a small additional area for housing, although the proposed number of dwellings remains unchanged at up to 200.



## THE CLUBHOUSE

The proposals for the new clubhouse have evolved from an extended building to a standalone facility and back to a joined building, at each stage a key principle has been to take advantage of the views to the Bristol Channel, while providing new changing facilities and function room(s).

At the public consultation sketch impressions of the clubhouse and floorplans were included, and the proposals have been refined since.



The floorplan of the new clubhouse



The club buildings will be served by new and retained parking, and benefit from improved pitch provision including a fenced 3G pitch



The new clubhouse will sit alongside the retained indoor bowls building overlooking the improved sports pitches



The new entrance to the sports club from South Road, with the retained indoor bowls building (right) and new clubhouse (centre)

## 3.3 Consultation

During the design process the development team has engaged with stakeholders and the public to ensure the proposals are robust.

### LOCAL AUTHORITY

Discussions have been held with the local authority, initially on the principle of development and subsequently on the detail of the application.

These discussions have continued during the determination of the application with planning and technical officers which have led to the latest scheme amendments.

### STAKEHOLDERS

The project team have sought to engage with key stakeholders to understand and focus upon their views and considerations.

Extensive consultation has been held throughout the design process with the sports and social club itself. The club has a membership of over 2,000 and key to the consultation have been meetings with the relevant members and users of the pitches and clubhouse at present.

The discussions with the club have shaped the sports provision in terms of number and type of pitches (sport, surface, floodlighting) as well as the format of the new and retained clubhouse and the inclusion of complementary uses, including the touring caravan site.





## PUBLIC CONSULTATION

A public consultation was held on 12th May 2015 at the Sully Sports and Social Club from 2 – 8pm. Stakeholders, including club members and local councillors, were invited to attend prior to this between 12 and 2pm. The consultant team were on hand to answer questions and attendees were encouraged to complete a comments forms. The display boards are shown below. Feedback fell within a number of common themes which included:

- Loss of views/open space and changing character of Sully;
- A wish to see a reduction in the scale of buildings;
- Planted western boundary – residents adjoining this edge raised the question of its ownership and long-term maintenance;
- The impact on highways, particularly on South Road;

- Issue of dog walking/fouling on pitches raised by club members;
- Coastal path – inquiries as to its retention, once advised that it was to be retained the width of the green corridor and its potential erosion was raised by a few residents;
- Car parking – potential conflicts between uses / number of spaces;
- Sports provision – range / size of pitches / detail design;
- School capacity; and
- Mix of uses including retail use and assisted living.

The full details of the community consultation event are provided within the submitted Statement of Community Involvement, the document also reviews the comments made and provides a response to the issues raised to demonstrate where they have been incorporated or if not, the rationale behind the decision.



The PUBLIC consultation was held at the sports and leisure club in May 2015 and was attended by at least 235 people



The consultation event was an opportunity to explain the emerging development proposals to the public and gather comments





The application for full planning permission includes a new clubhouse, grass and all-weather floodlit pitches

# 4

## Sports & Social

Full Element of the Application



## 4.1 Sports and Social Club Layout

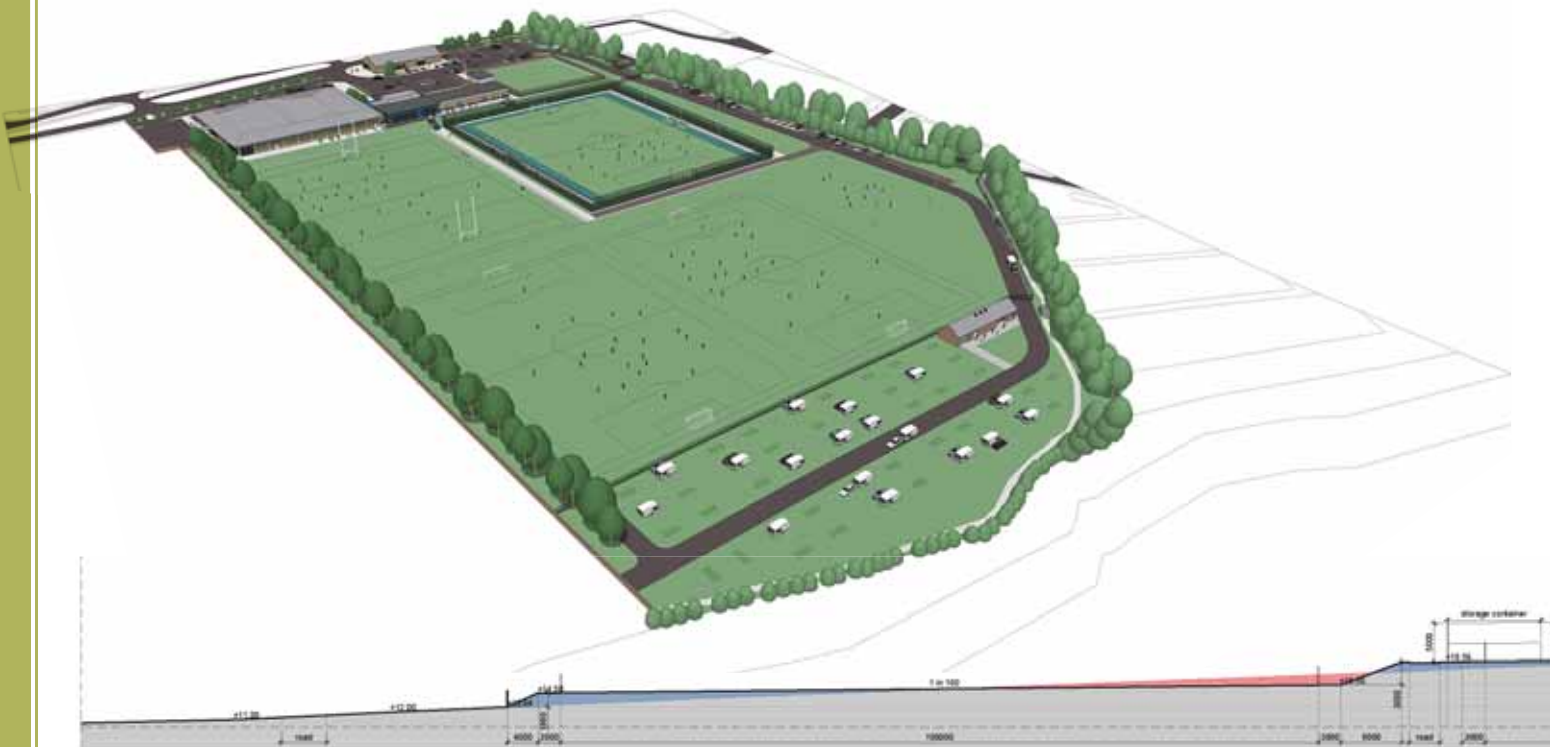
The proposal for the Sully Sports and Social Club has been designed to create a sustainable future for the club so that it can provide first class facilities for members and the local community. The layout provides a complementary mix of uses within an efficient configuration, helping to ensure the long-term survival of the facility.

### BRIEF

The design has evolved through discussion with the club, St Modwen, and by looking at alternative ways to achieve the brief. This has also changed as the club has responded to more business information which illustrates how the club may be run in the future.

The brief was to:

- Replace the existing outdated club house
- Provide better pitches for sports
- Ideally bring together all sections of the club
- Provide a 3G pitch to meet the demands for training and fulfilling senior fixtures for football and rugby
- Upgrade the social facilities to meet a demand for weddings and functions in the area
- Provide additional sources of revenue to make the club financially secure
- Provide a flexible building able to cater for different sized events
- Any facilities have to be easy to manage
- Minimise staff requirements
- Minimise disruption to the indoor bowling facility
- Provide better floodlighting for matches and rugby training



Site section





## SITE DESIGN

The site has been planned to take into account the ideal orientation of the pitches whilst bearing in mind the shape of the land available and the existing slopes. The pitches all include the required run-off areas and allow for all pitches to be used simultaneously if required.

The **floodlit pitches and training area (1)** are positioned to minimise light spillage from the site and make use of the mature trees on the eastern side of the site.

The **clubhouse (2)** has been sited to provide the best access from the car parking, for it to be visible from the main road and to make best use of the fabulous view over the sea and out to Sully Island. There is direct access from the dedicated changing rooms to the enclosed 3G pitch to minimise cross contamination.

A **small pavilion (3)** for the relocated bowling green is also included.

The **touring caravan park (4)** has been positioned so that it is in the best location to access the foreshore and be attractive to potential users. The site is fenced to separate it from the pitches and allow for dogs.

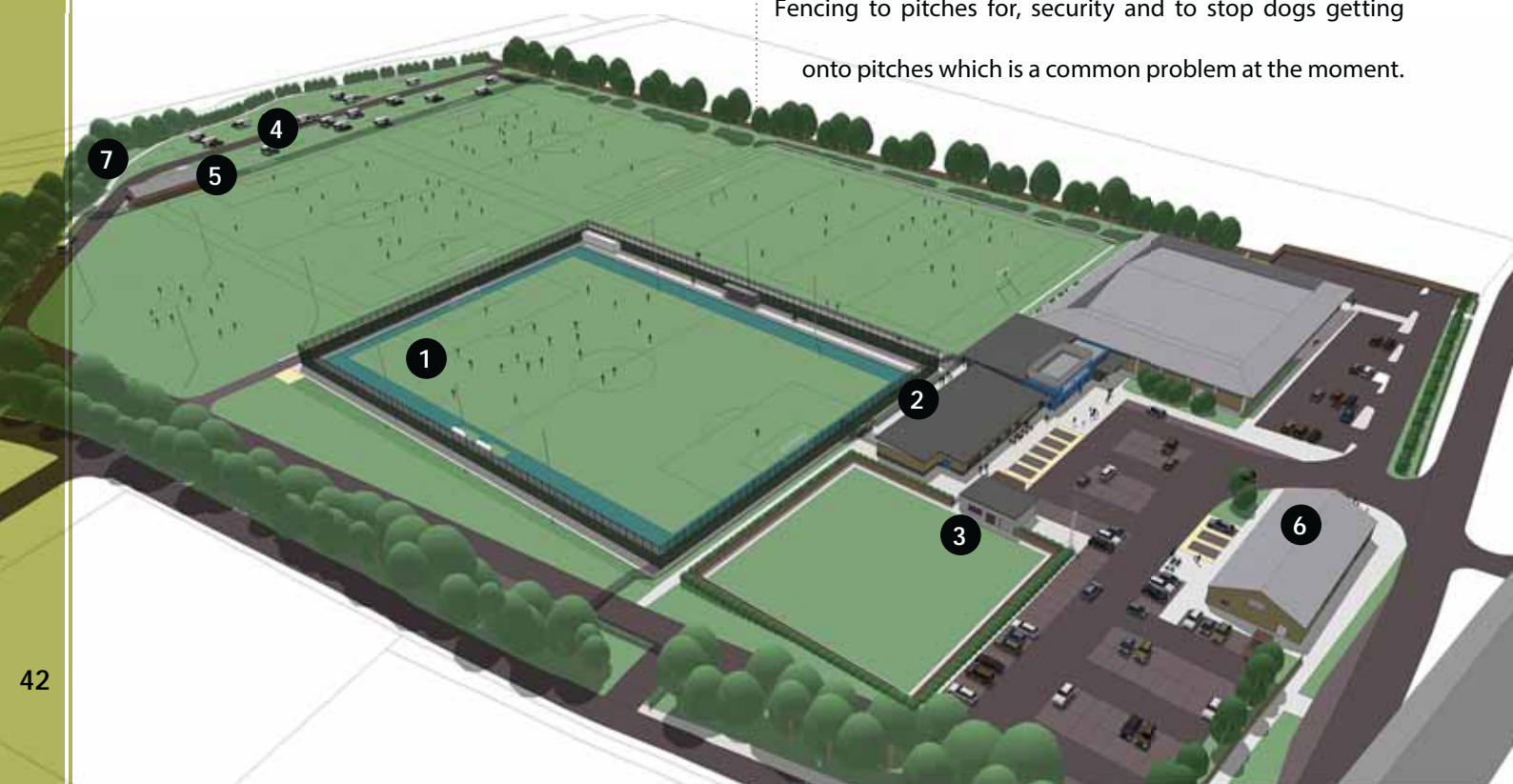
The coastal path runs through the site, and will be retained as a Public Right of Way.

The **support building (5)** provides first class facilities including toilets, showers, a laundrette, pot wash up, refuse and recyclables, collection and disposal point for chemicals from toilets along with an office and groundsman storage.

This is positioned so that it is easily seen on access into the site whilst allowing 5 spaces for late arrivals to the site so that other existing users are not disturbed.

The **gym (6)** is placed alongside South Road and is directly accessible from the public footpath and bus stop as well as the car park.

Fencing to pitches for, security and to stop dogs getting onto pitches which is a common problem at the moment.



## LANDSCAPE TREATMENT

The **line of cypress tree planting (7)** alongside the existing caravan park is proposed to be removed and replaced with more suitable species.

## PITCHES AND EXTERNAL FACILITIES

Provision is made in the proposals for:

- 1 No. Floodlit 3G Senior football pitch with pitch size 100 x 66m. The pitch is also to be used for Rugby Union Pitch size (90 x 66m) with the addition of a shock pad and adequate run offs on each side of the pitch (5m in place of 3m) to a post and rail fence;
- Pitch to meet requirements of WFA and WRU;
- Fencing to be 4.5m in height;
- A covered stand to seat 150 people;
- Storage for nets and goals etc;
- External multipurpose grassed area to be easily accessible from club house;
- 1 No. dedicated senior football pitch 100 x 64m;
- 1 No. dedicated rugby union pitch 94 x 66m with 5m run offs to a "post and rail" fence;
- 1 No. shared football and rugby pitch based on a 100 x 64m football pitch with required run offs for rugby union;

- 1 No. floodlit training area for rugby including an area for a "scrum machine";
- 1 No. artificial grass full size bowling green to be located so that the existing indoor facilities can be used;
- Pitches to have ambulance access;
- Car parking for a total of 238 (including 72 existing) cars to be designed to provide access to all facilities;
- Cycle parking for 40 cycles;
- Clubhouse including changing facilities, officials changing, toilets, first aid, members bar and function room to accommodate varying sizes of event. See detailed description and schedule of areas;
- A touring caravan park to be designed to high standard;
- A support building to service the touring caravan park which provides an office, toilets, showers, pot wash up, laundrette, chemical toilet disposal area, refuse collection point with separation of recyclables and storage which can be used for the grounds maintenance; and
- A gym of 5,000 sq. ft.

## CONSIDERATION FOR FUTURE FACILITIES

- If Bowling Green no longer required can convert to tennis, 5-a-side football or other sports use
- Grass training area can be converted to a 9 v 9 sized 3G pitch

*(Images: Arturus)*





## 4.2 Sports and Social Club Access

This access statement supports the planning application for the development of Sully Sports and Social Club. This statement covers issues appropriate for the planning stage.

A further statement will be developed relevant to Building Regulations Approval at the appropriate time which will cover matters of detailed design relevant to disabled people.

### SCOPE

The statement has specific regard to disabled people as:

- Disabled staff working within the club,
- Disabled visitors using the facilities within the club

The aim is to ensure that appropriate standards (inclusive design) have been considered from an early stage and that they continue to develop as an essential part of design principles for the scheme. In this respect Arturus will be able to influence the design with regard to the initial implications of mandatory access standards and to ensure that the scheme has the capacity to meet wider best practice access standards in the future.

The general arrangements for approaches to the development, entrances and common circulation areas are described, along with other considerations such as designated seating areas. The report provides a commentary and recommendations where necessary for incorporating improvements to the design to provide inclusive access. Detailed issues relevant to building control approval will be highlighted and remain so until resolved or justified or accepted by Building Control. This provides an ongoing

agenda during the design period and as a continuing process to ensure that the highest standards for access are maintained throughout the design process.

There is a commitment on the part of the client and the premises management to maintaining policies and practices for inclusive management, including for disabled people, throughout the life of the completed premises.

### OVERVIEW

From its inception there has been an expressed intention to make the club fully accessible. This Access Statement confirms that most key requirements for access are in place and, subject to details, it is evident that there is every prospect of designing facilities to meet current best practice standards.

The buildings internal layout offers considerable opportunities for meeting current expectations for accessibility. This represents a key client objective whereby all spaces will be suitably served by adequate circulation routes and a platform lift is provided where the building adjoins the existing indoor bowling building.

At this stage the proposal complies with virtually all mandatory standards including Building Regulations Part M. The project will seek to assist the client in meeting its requirements and obligations under the Equality Act 2010.

## METHOD FOR ASSESSMENT

Arturus Architects uses a method that considers access into a building using a 'sequential journey' for analysis i.e. examining the physical obstacles faced by disabled people arriving at the location, accessing the proposed building facilities and then leaving. Consideration is also given to other groups where inclusive access should be provided such as families with buggies and elderly people.

The meaning of 'disabled', as it relates to this submission, is the definition that is stated within the Equality Act 2010.

Areas of plant and spaces that are not accessed except for maintenance by servicing engineers or similar personnel are excluded from this statement. Generally areas where the public are not allowed and only specialist and authorised employees enter are outside the scope of Equality Act 2010.

## INTERPRETATION OF STANDARDS

It is important to bear in mind that access standards are in a continuing state of development with no one authoritative document as a single source of reference. Instead several separately authored documents have to be referred to, inevitably revealing anomalies and contradictions. Whilst frequently used documents such as Approved Document Part M 2010 and BS8300 "Design of buildings and their approaches to meet the needs of disabled people" provide general advice, other guidance may be more specific. Aspirational standards are also considered relevant to the needs of the building users.

## ACHIEVING STANDARDS

There is an overriding requirement to ensure that inclusive access is provided to all users of the building and the surrounding areas within the application boundary.

There are several principal design features that are key for achieving inclusive access, they include: To ensure that inclusive access between the surrounding public realm and the building is fully integrated; Accessibility for the public in the designated public areas is inclusive, that they can enter, circulate and leave with ease and that the built design does not present barriers to people with disabilities.

There are step free routes to all main spaces within the building to enable disabled people, including people with buggies and the elderly, to travel with ease throughout areas where they are authorised to access.

Convenience for employees to access and use the building to perform their job is also of paramount importance especially where it offers connection to the back of house and ancillary facilities relevant to their function.

## TOPOGRAPHY

The site slopes however the access into the building from the car park is level and so no special access arrangements are required. Where appropriate any changes of level will have stairs and ramps.



## CAR PARKING

The sports club is to be provided with improved car parking, with a total of 238 spaces. The provision has been amended to reflect recent updated parking standards in terms of extended bay dimensions and parking numbers and is considered compliant with the maximum standards. The site occupies a sustainable location, close to existing housing and bus stops, and the flexible parking provision will enable the complementary uses to share spaces. The number of additional car parking spaces proposed has been reduced accordingly.



A minimum of 5% of the permanent car parking spaces will be denoted as disabled parking spaces. These are distributed throughout the car park so that they are close to the entrances to the clubhouse, the existing indoor bowls and the gym, as well as a number which serve spectators for the 3G and main rugby pitches.



Further information is available within the Travel Plan.

## PUBLIC TRANSPORT

The proposals benefit from existing bus stops nearby on South Road, which (as set out on page 14) provides a link (via service 94) to destinations including Barry, Penarth and Cardiff.



Local railway stations include Cadoxton, Dinas Powys and Penarth.

## WALKING AND CYCLING

There is a direct route linking the pedestrian footpath on South Road and bus stop with the main entrance to the clubhouse and gym. The gym can be accessed directly from the pedestrian footpath. The part of the site used for the touring caravans has the coastal path running through it, while the proposals will provide improved routes around the club site.



20 cycling spaces are to be located close to the entrance of the clubhouse, with a further 10 close to the entrance of the Indoor Bowls and 10 close to the entrance of the gym.



## EMERGENCY ACCESS

The site is fully accessible for all emergency services with a reinforced grass route to enable an ambulance to access a parking point to service all pitches.

## SULLY SPORTS AND SOCIAL CLUBHOUSE (1)

The building has direct access from the car park to the ground floor.

## GYM (2)

The building is single storey with direct access from the car park and footpaths.

## TOURING CARAVAN SUPPORT BUILDING (3)

The building is single storey with direct access from the surrounding footpaths.



## 4.3 The Proposed Clubhouse

Gross external floor area 1,060m<sup>2</sup>

Gross internal area 1,016m<sup>2</sup>

**Club changing rooms (3G pitch changing): 2no.**

**Changing rooms each 27.7m<sup>2</sup> plus toilets and showers, total area per changing room: 48m<sup>2</sup>**

A home and away changing room is required with showers and toilets. These are to comply with the WFA's ground grading criteria and be capable of being used for 5 a side games played on the 3G pitch. Access should be restricted to use for the 3G pitch only.

**Club changing rooms (grass pitch changing): 4no.**

**Changing rooms each 24.5m<sup>2</sup> changing area plus toilets and showers, total area per changing room: 45m<sup>2</sup>**

These are to comply with the WFA's and WRU design criteria and are to comply with requirements for use by children as well as providing showers and toilets. The changing rooms are to have a separate access the outside to minimise mud being trailed around the club house and cross over with the 3G changing rooms.

**Officials changing rooms: 3no. including changing, toilet and shower, total area per changing room 9.4m<sup>2</sup>**

3 officials changing rooms are required, each with a WC and shower.



Ground floor plan

**First Aid Room/Physio: 14.4m2****Radio Shack: 7.2m2**

The area includes for storage.

**All Toilets including disabled: total area 61m2****Office 1: 15.5m2****Office 2: 9.0m2****Sports Bar: 101m2****Bar: 11.2m2**

The Sports Bar is principally for members rather than being hired out for function use.

**Function Room: 168m2****Bar: 21.3m2**

The function room and bar are designed as multifunctional spaces and are capable of holding two events at the same time. When used as one room it is to be capable of holding a maximum of 180 people seating banquet style on tables of 10. The division will be achieved using noise reducing sliding folding doors. The bars are to be capable of being closed off completely for both security and to be able to hold events such zumba or yoga classes.

**Store to function room: 25m2:**

To accommodate chair stacks and tables.

**Kitchen: 53.6m2**

The equipment for the kitchen will be relocated from the existing building.

**Cellar: 12m2****Cleaners Room/storage: 7.0m2****Plant Room: 34.2m2****Circulation: 129m2**



## DESIGN

- Welcoming entrance
- Designed for flexibility of use
- Functions – 1 or 2 rooms used together or separately with up to 180 seated (10 to a table)
- Can close off changing rooms
- External terrace – viewing of sports or use for functions especially weddings.
- Simple and elegant design
- Plant on roof behind screened area.
- Different types of handrail – metal at ends, glass in middle.
- Freestanding bowls pavilion.

## MATERIALS

- Aluminium Curtain wall
- Render on blockwork – colours to be agreed
- Brickwork to ground floor- suggested: blue engineering bricks and buff to match existing
- Galvanised steel balustrade
- Glass balustrade
- Roof single membrane system such as Sarnafil
- Fibre cement timber effect weatherboard

All colours and material to be subject to change and approval.



Blue render



Blue engineering brick



Aluminium seam roof



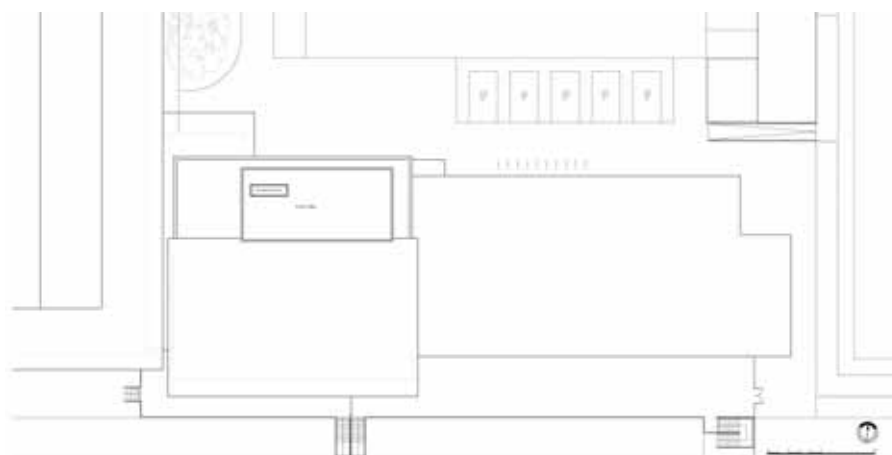
White weatherboard



Timber cladding for caravan support building



Buff brick

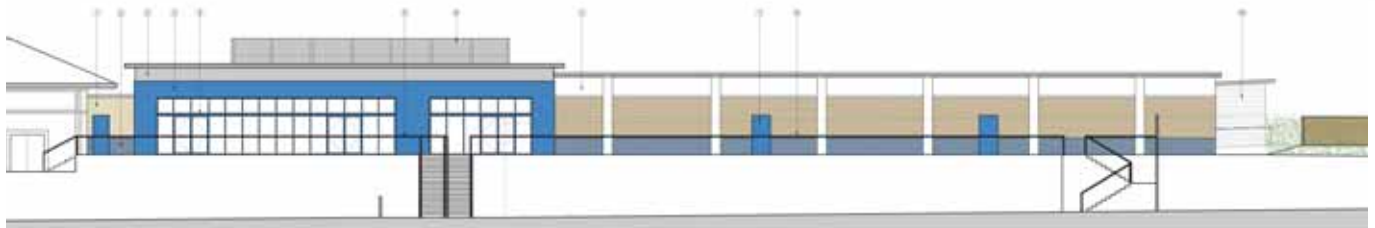


Roof plan

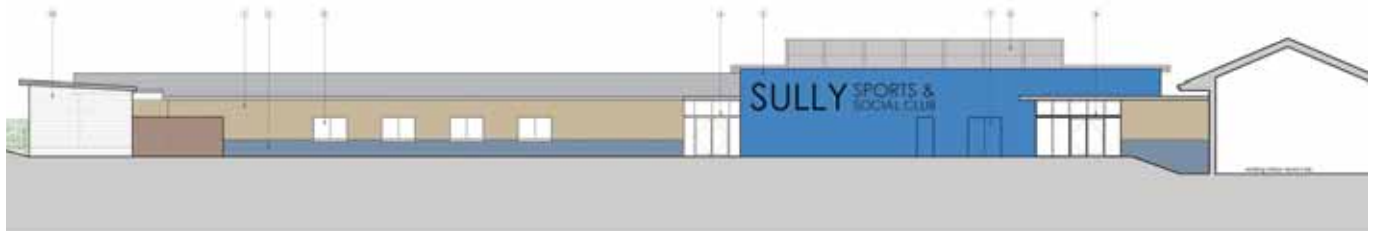
## PROPOSED CLUBHOUSE ELEVATIONS

### Key

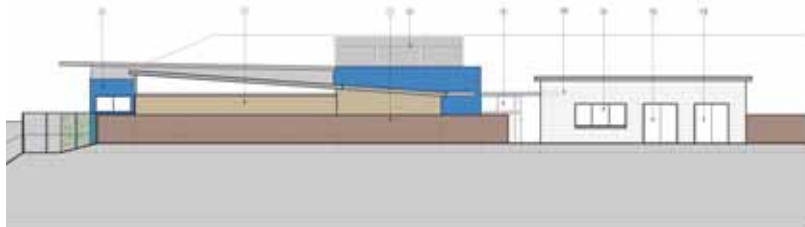
- |   |  |
|---|--|
| ① Brick to match existing indoor bowls club | ⑩ Metal Barutrade                            |
| ② Blue engineering brick                    | ⑪ Powder coated aluminium window             |
| ③ Rendered blockwork                        | ⑫ Fibre cement weatherboard                  |
| ④ Curbin walling                            | ⑬ Close timber boarding                      |
| ⑤ Glass Barutrade                           | ⑭ Single ply high performance roofing system |
| ⑥ Aluminium louvre                          | ⑮ Glazed aluminium door                      |
| ⑦ Metal framed metal door                   | ⑯ Timber door                                |



South elevation



North elevation



East elevation



West elevation

## PROPOSED CLUBHOUSE SECTIONS



section A-A



section B-B



Section C-C



Section D-D

## 4.4 Gym Building

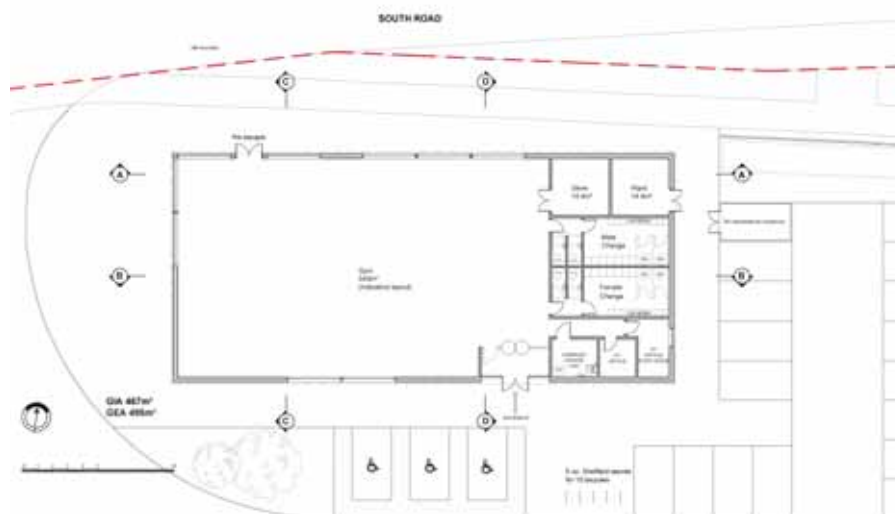
A new, single storey gym is proposed to sit immediately to the south of South Road.

### DESIGN

- Simple form pitch roof

### MATERIALS

- Brick walls
- Aluminium window frames
- Aluminium standing seam

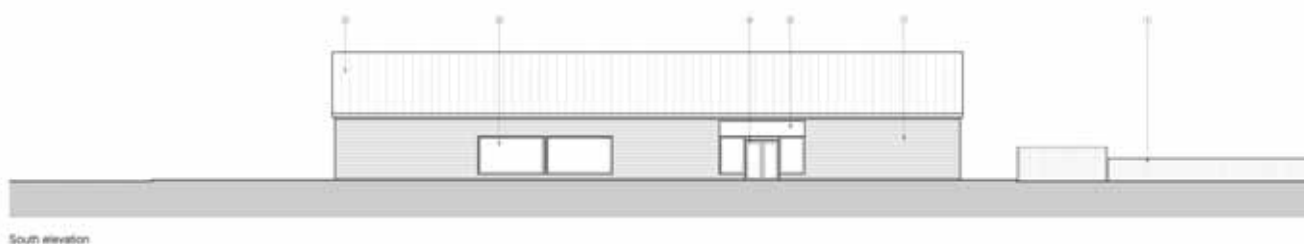


(Images: Arturus)

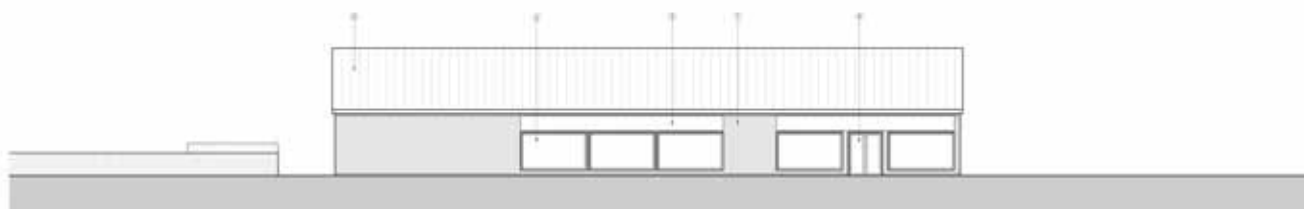
### PROPOSED GYM ELEVATIONS

#### Key

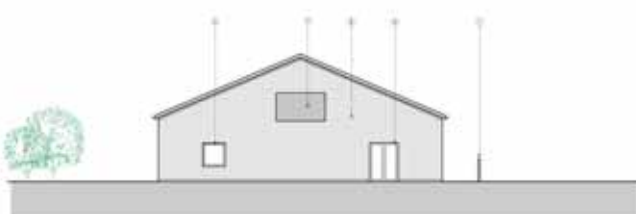
- ① 1.2m close boarded fence
- ② Zinc plating steel roof
- ③ Powder coated aluminium window
- ④ Aluminium framed aluminium door
- ⑤ Signage area
- ⑥ Opaque aluminium framed windows
- ⑦ Brick to match existing water tower club
- ⑧ Metal louvers



South elevation



North elevation



East elevation



West elevation

0 1 2 3 4 5 10m



# 4.5 Caravan Site Support Building

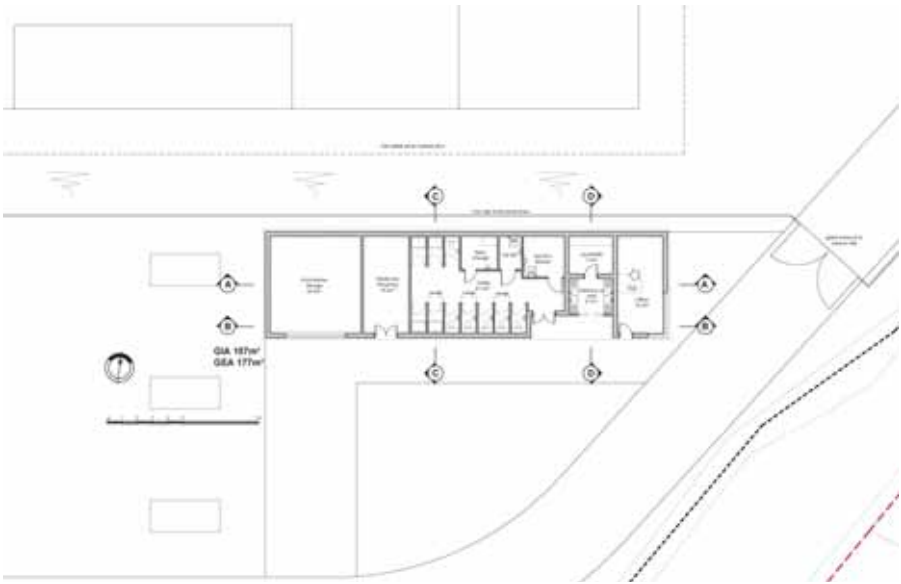
Towards the south of the site is proposed a 46 berth touring caravan site. This facility will include a support building, with toilets, and an office.

## DESIGN

- Simple portal framed agricultural type building appropriate to the use.

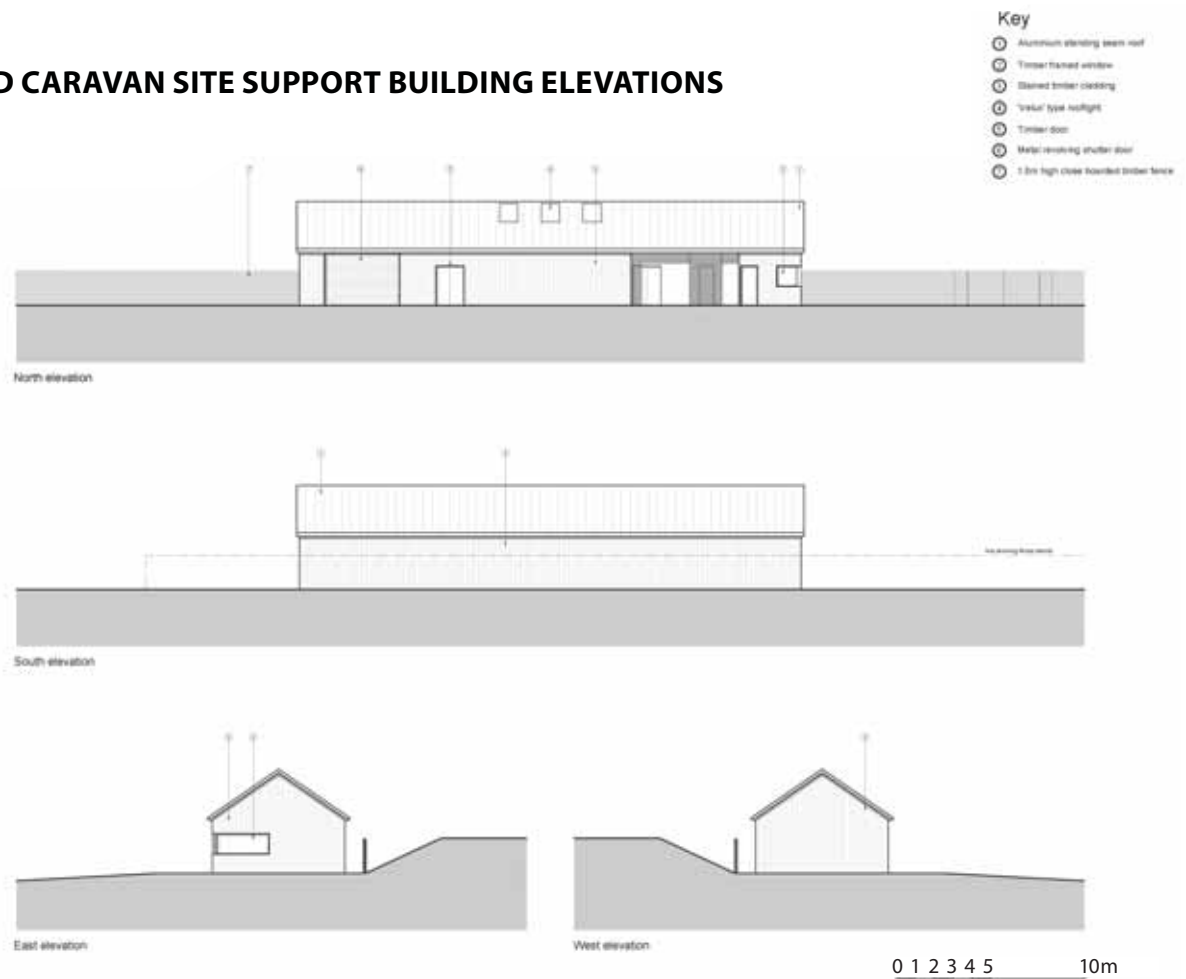
## MATERIALS

- Aluminium standing seam
- Stained timber walls
- Timber framed windows



(Images: Arturus)

## PROPOSED CARAVAN SITE SUPPORT BUILDING ELEVATIONS







An application for outline planning permission is being made for residential development

# 5

## Residential

Outline Element of the Application



# 5.1 Land Use Plan

The site-specific Land Use Masterplan, based on the development concept, forms part of the second application, for outline planning permission. Together with the parameter plans which follow overleaf these set a framework for the residential development, while initial, illustrative design guidance is also provided.



The residential part of the site measures 6.97 hectares, with 86% being developed for residential use. Approximately 5.97ha (14.8ac) of development land will be provided (including local highway infrastructure, and a central open space – size to be agreed at the Reserved Matters stage). This will be developed at a range of densities as set out within the density parameter plan later in this section.

Approximately 0.89ha of the residential area will be retained as landscaped edges, in addition to the central open space. This will fulfil a variety of functions as set out within the landscape parameter plan later in this section.

LAND USE	Hectares	Acres
Residential	5.97	14.75
Landscape Edges	0.89	2.20
Library	0.02	0.05
Infrastructure	0.09	0.22
TOTAL	6.97	17.22

Land budget table



## 5.2 Movement Parameter

The development will prioritise sustainable transport modes and adopt the principles of *Manual for Streets*.

### WALKING & CYCLING

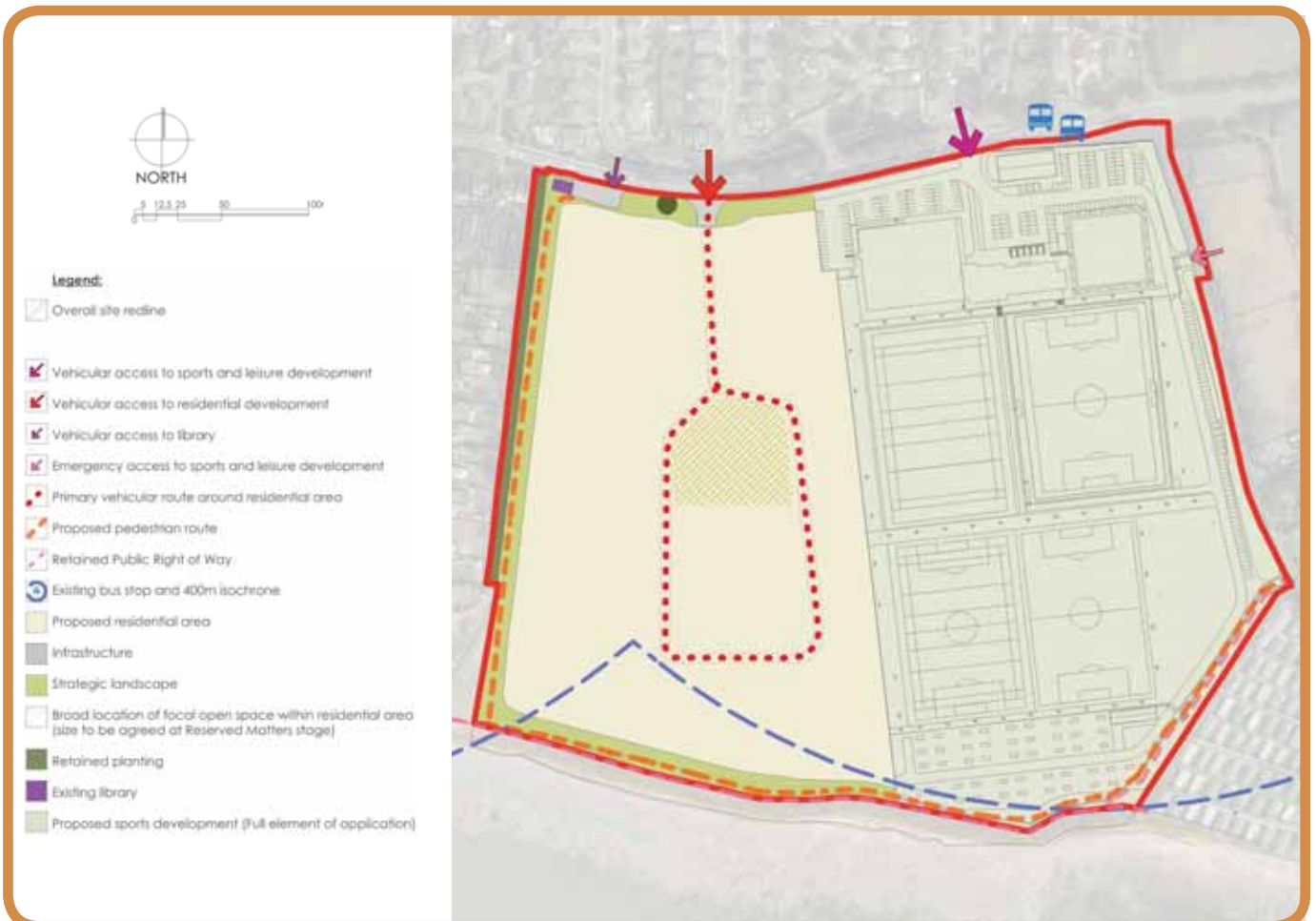
The development will promote walking and cycling through the provision of new high quality links to the surrounding highways and the retention of the coastal path. A north – south link will be created along the green corridor to the west.

### PUBLIC TRANSPORT

The residential area will benefit from the existing bus stops along South Road, the closest of which lies to the northeast of the Sports and Social Club. The rail network is also available at local stations including Cadoxton and the mainline station at Cardiff Central.

### INTERNAL HIGHWAYS

The residential development will be accessed from South Road. Internal streets designed to maintain low vehicle speeds through a combination of features such as deflections, narrowings and surface treatments. An internal vehicular loop will be incorporated.





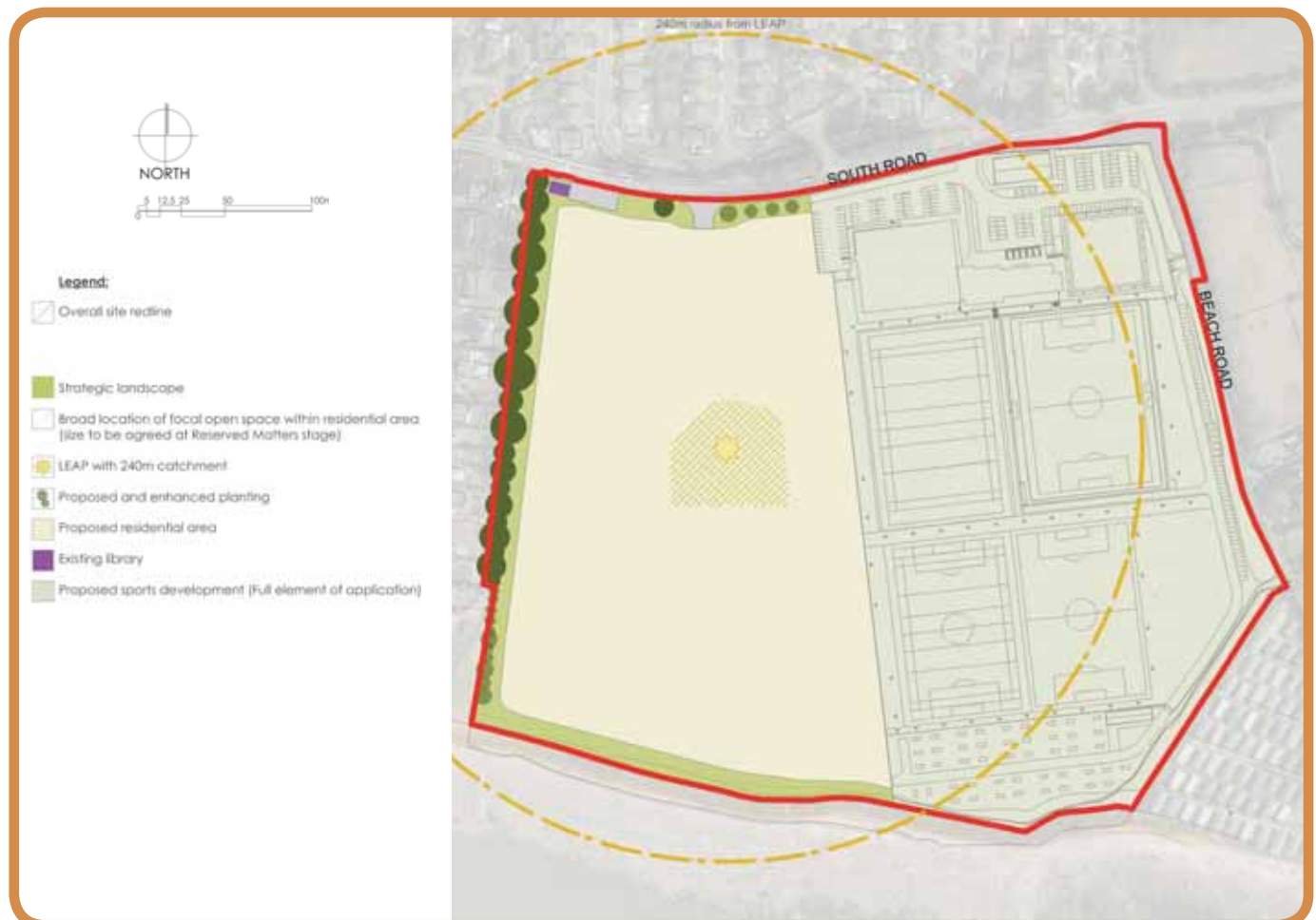
## 5.3 Landscape Parameter

The compact residential area will sit within an attractive landscape framework, with a focal open space in an accessible, broadly central location accommodating an equipped children's play area. To the boundaries:

- Landscaped southern edge with coastal path;
- Green corridor along the western boundary;
- Landscaped frontage to South Road; and
- Adjoining the sports ground with an attractive boundary treatment.

An attractive streetscape is to be created as a valuable part of the public realm.

The area around the Wales Coast Path has been proposed to be kept as wide as possible with limited intervention in terms of landscape; some planting has been proposed at key areas to provide screening to the caravan park for example where the path runs closer.



# 5.4 Density Parameter

The development will provide up to 200 new dwellings, with a mixture of dwelling types and sizes to encourage an inclusive new community. This will include a provision of 40% affordable housing.

## DENSITY RANGES

The site will be developed at a housing density for the 6.97ha gross site of around 18–29dph and around 21–34dph for the net developable area, making efficient use of land; while the densities will vary across the development to provide variety and to enhance the sense of place. Two broad housing densities are proposed to give a range of dwelling numbers, while local variation will occur within each identified area.

The low density housing (c.15–25dph) will be located in the more sensitive areas of the site around the western and southern boundaries of the site. This will respect the amenity of neighbouring dwellings and provide a softer edge to the coast. The medium density housing (c.25–40dph) will comprise the body of the site and help to create enclosure along South Road and around the central open space..

Density	Range	Area (ha)	Dwellings
Low	15-25	2.59	39-65
Medium	25-40	3.38	85-135
TOTAL		5.97	124-200

Areas include internal highways but exclude central open space of 0.25ha



## 5.5 Scale Parameter

Buildings will define streets and spaces and their scale help inform the street hierarchy and create local landmarks to assist with way-finding. The scale proposed reflects the character of Sully and the adjoining development.

## BUILDING HEIGHTS

While buildings are expected to generally be of two storeys (and will be restricted to this around the more sensitive western and southern edges) there is the opportunity to provide variety across the site. This approach will improve legibility and can help to soften the impact of development. In general an increase in scale may be appropriate at the entrance to the site and surrounding open spaces.

## BUILDING FOOTPRINT

The dwellings' street frontage (length) and their width will vary across the site. In general a greater proportion of semi-detached and detached dwellings in the lower density areas around the edges of the site and an increase in terraced forms within the central medium density area.

Combined with a variation in building height, the changing built form will enhance the legibility of the development.





## 5.6 Illustrative Masterplan

The illustrative masterplan illustrates the design principles for the development and sets a framework for future reserved matters submissions.

The key features of the plan are set out below.

### ACCESS

- 1: Vehicular access from South Road to residential area
- 2: Re-used vehicular access to retained library
- 3: Vehicular access to Sully Sports and Leisure Club and gym car parking
- 4: Existing bus stops on South Road
- 5: Car parking (238 spaces including alongside eastern hedgerow) for sports club use (excluding residential provision)
- 6: Emergency vehicular access from Beach Road to caravan park and sports pitches
- 7: Public Right of Way access from Beach Road to coastal footpath alongside caravan park
- 8: Public Right of Way access from coastal footpath alongside housing to west
- 9: Distinctive street hierarchy, incorporating a vehicular loop, designed to encourage a low speed environment and promote walking and cycling
- 10: Direct footpath from South Road to coastal path

### DEVELOPMENT

- 11: Medium density housing development to create body of the residential area
- 12: Single-storey gym building
- 13: (a) Existing Sully indoor bowls clubhouse  
(b) New single-storey Sully Sports and Leisure Clubhouse incorporating changing rooms, with a function room and sports bar
- 14: New touring caravan park with 46 spaces and toilet block
- 15: Dwellings providing a positive face to the secured boundary of the sports pitches
- 16: Low density housing towards the western and southern boundaries to soften the visual impact
- 17: Retained library

### LANDSCAPE

- 18: Pocket park as focus for residential area acting as a gateway space, with Local Equipped Area of Play (LEAP) and new planting
- 19: Landscaped edge to South Road with new and retained planting enhancing gateway to village
- 20: Relocated outdoor bowling green and pavilion
- 21: Grass rugby pitch (94x66m) within terraced sports grounds layout
- 22: All weather floodlit pitch (100x66m) with fencing and floodlights
- 23: Floodlit training area with scrum machine
- 24: Retained hedge alongside Beach Road
- 25: Extended area of replacement planting
- 26: Two grass football/rugby pitches (100x64m, 100/89x64m)
- 27: Landscape edge (20m+ from cliffs) to coast alongside retained Public Right of Way
- 28: New and retained planting along western boundary within green corridor



NORTH



Illustrative Masterplan



## 5.7 Design Guidance

### ARCHITECTURAL STYLE

The illustrative masterplan will guide the future reserved matters layout, while the photos below and right show other St Modwen developments and highlight successful principles which can be utilised to ensure an attractive addition to Sully.

A clean contemporary architectural approach is proposed for the residential area, with a simple materials palette.



A variation roofline enlivens a streetscene, with bays in complementary materials



The street layout pulls the surrounding landscape into the development



Complementary materials with large windows add interest to the elevation



A landmark gable frontage with further interest added through the fenestration



A simple palette of materials will be used to complement the contemporary building design with attractive boundary treatments



## LANDSCAPE TREATMENT

Trees are proposed to enhance boundaries, line residential streets and provide visual interest/dappled shade to other areas of the site. Shrubs and hedges would also be used to define boundaries and provide increased ecological value to the site.

Grass areas, where appropriate such as adjacent to the coastal path, within verges or the play area, are proposed to include wildflowers and bulbs to provide greater biodiversity value and visual amenity than traditional close mown lawn. These will require effective management to ensure their success. All plants would be non-invasive and suitable to the site's location on the coast.



Planting will be used to define boundaries, adding to a green character within the site, and with attractive surface treatments



Wildflowers are proposed to be included within the landscape edge to provide greater biodiversity and visual amenity



Landscape strategy plan by Atkins





New and existing residents and visitors to Sully will continue to enjoy its spectacular coastal setting

# 6

## Conclusion



## 6.1 Conclusion

This Design and Access Statement supports a planning application at Sully Sports and Social Club which will help to secure the long-term future of this important local facility. Full planning permission is sought for the eastern part of the site, where improved sports facilities and complementary leisure uses are proposed, while outline planning permission is sought for the residential scheme in order to fund the sports facilities proposed.

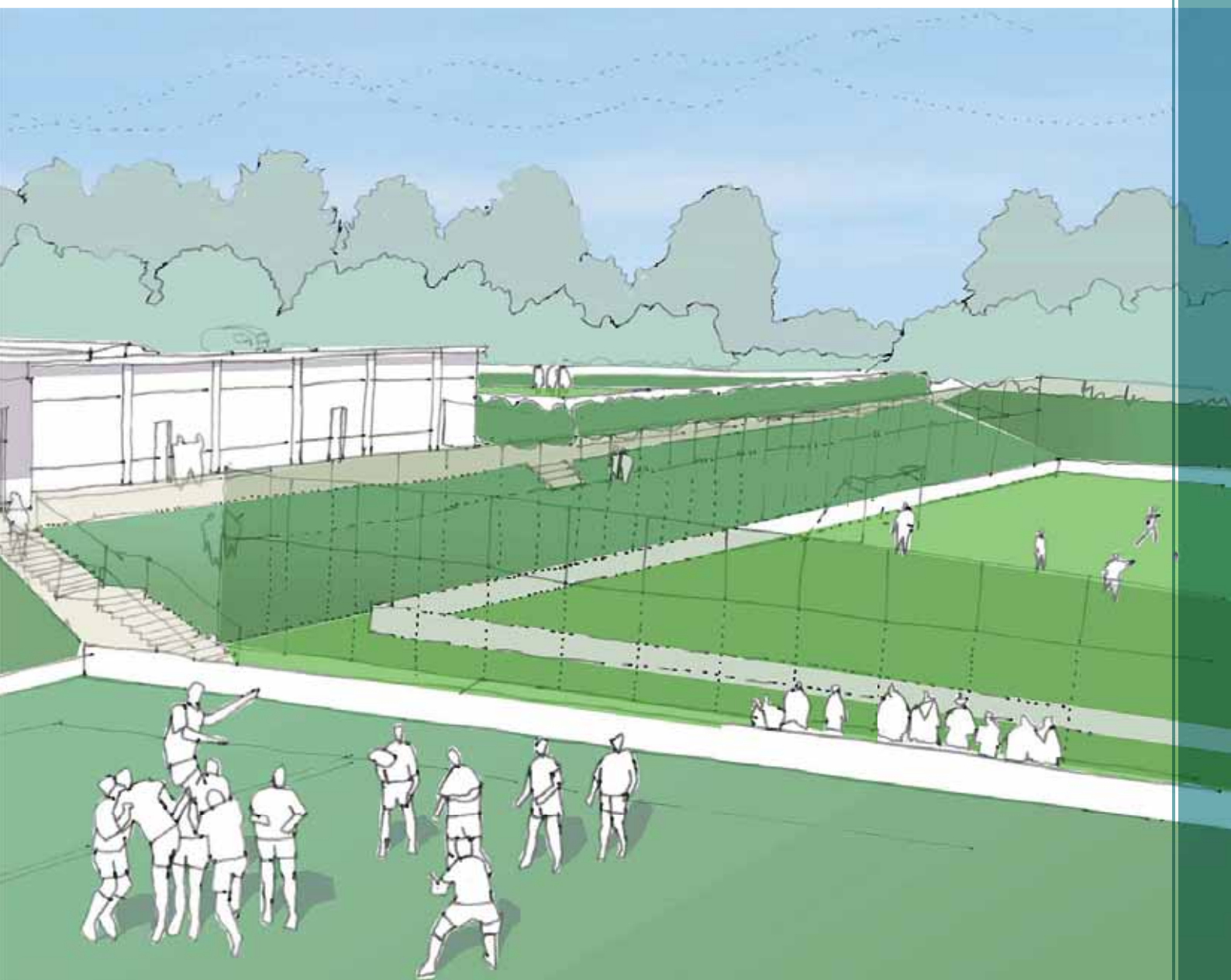
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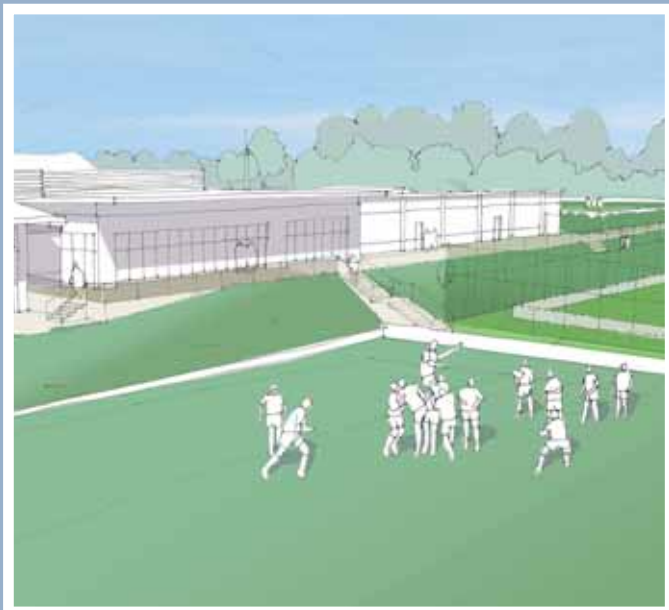
The sports club will retain the existing indoor bowling centre, all other buildings being demolished and replaced with a new clubhouse, while a variety of level and better orientated

sports pitches will be laid out on the regraded site. In addition, a new touring caravan site for up to 46 berths is proposed and a new gym building alongside South Road.

Up to 200 new homes are proposed with the residential area, set around a central open space with children's play area, and landscape edges including new and retained planting.



An artist's impression of the new clubhouse, overlooking the improved provision of sports pitches



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Up to 200 new homes are proposed within the residential area, set around a central open space with children's play area, and surrounded by landscape edges including new and retained planting.

pad

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The paper used for this document is FSC (Forestry Stewardship Council) certified