

**OUTLINE PLANNING APPLICATION
LAND OFF COWBRIDGE ROAD
EGLWYS BREWIS
ST ATHAN**

DESIGN AND ACCESS STATEMENT

**PROPOSED RESIDENTIAL DEVELOPMENT OF CIRCA 300
UNITS, AND ASSOCIATED WORKS INCLUDING THE
PROVISION OF PUBLIC OPEN SPACE AND STRATEGIC
ACCESS POINTS**

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1.0 INTRODUCTION

1.1 This Design and Access Statement refers to, supports and supplements this outline planning application that is submitted on behalf of Edenstone Homes Ltd, in relation to the following development proposal, located on the land off Cowbridge Road, Eglwys Brewis, St Athan:

'Residential Development of circa 300 units, and associated works, including the provision of public open space and access points'

Planning Policy Legislative Context

1.2 In Wales, from June 1st 2009, it became a statutory requirement for Design and Access Statements to accompany applications for planning permission and listed buildings consent (with some exclusions). This requirement is continued in the 2016 update of TAN 12. The relevant regulations (and technical guidance) are contained within the following documents:

- The Town and Country Planning (General Development Procedure) (Amendment) (Wales) Order 2016;
- Planning Policy Wales (PPW) Edition 8 (January, 2016); and
- Technical Advice Note (TAN) 12: Design (March 2016).

Purpose and Scope of this Statement

1.3 A Design and Access Statement is a document which explains how the objectives of good design (as set out within TAN 12: Design) have been considered from the outset of the development process. The document is intended to explain and justify the objectives and concepts of good design on which a development proposal is based and how these will be reflected throughout the scheme and having regard to pre-application engagement with the Local Planning Authority.

1.4 A Design and Access Statement should effectively:

- Ensure that the developer can provide evidence to justify proposals in terms of planning policy (national and local);
- Explain how the objectives of good design have been applied, or where they have not been applied, the reasons for that;
- Communicate the established vision and principles for the scheme;
- Demonstrate that the principles of sustainability have been addressed and used to inform the design of the development; and
- Ensure that the developer has satisfactorily considered design issues (such as those considered in section 5 of TAN 12) early in the design process and that potential problems are highlighted before detailed design work commences.

1.5 In line with the relevant guidance, this Design and Access Statement aims to explain the design concepts and principles applied to the development in relation to:

- Access;
- Character (including amount, layout, scale, appearance and landscaping);
- Community safety;
- Environmental sustainability; and
- Movement to, from and within the development.

2.0 SITE AND SURROUNDINGS

The Site

- 2.1 The site is comprised of three parcels of land that are located off Cowbridge Road, and adjoining the existing MOD St Athan base, to the north of the settlement of St Athan. It lies within the Local Planning Authority of The Vale of Glamorgan Council. The site has been allocated within the Emerging LDP for 300 residential dwellings (site reference MG2 (5) – Land to the East of Eglwys Brewis, St Athan).



- 2.2 The site comprises of three irregular parcels of land, totalling 10.9ha (approx.) located to the north of St Athan, adjacent to and abutting the existing settlement. The site comprises of two large parcels of land, both of which lie outside of the existing settlement boundary and are currently in agricultural use, and one smaller parcel which lies within the settlement boundary and currently has a tarmacked area, mown grass and landscaping.
- 2.3 The site is bounded by hedgerows along the northern, western and eastern site boundaries. Cowbridge Road / St Athan Road forms part of the south western boundary, while the south eastern site boundary is formed by the existing residential dwellings located on Clwyd Way, Celyn Close and Aled Way.



Site Image looking towards existing dwellings



Image of the existing site

Opportunities and Constraints

2.4 The site has a number of opportunities and constraints associated with it. These are outlined below.

Opportunities –

- There is one existing vehicular access point onto the site, from Cowbridge Road.
- There is one public footway leading onto the site from the existing surrounding residential developments to the south of the site.
- The south eastern site boundary provides a privacy buffer between the site and the existing residential dwellings located to the south.

Constraints –

- A Public Right of Way runs through the centre of the western parcel of land.
- There are a number of trees located within the small parcel of land to the south of the site.
- The site boundaries are formed by large hedgerows. A hedgerow runs through the centre of the site which separate the two large parcels of land that form the site.
- The north western site boundary is formed by a stream.
- The sites topography is such that the site slopes downwards in a northerly direction.
- There are two points of archaeological interest located within the western parcel of land.

The Site's Surroundings

- 2.5 The site is surrounded by a number of different land uses, which can be generalised as being of a residential nature to the south of the site, and open countryside to the north. More specifically, to the north of the site lies open countryside / agricultural land, followed by the cluster of developments which form Flemingston as well as Ty Newydd Farm. To the south of the site lies residential developments located off Flemingston Road, whilst further residential developments are located off St Athan Road to the west. To the south-east of the site lies the St Athan MOD airbase and to the west lies further residential developments located off St Athan Road.
- 2.6 An analysis of the character of the local area has been undertaken to help inform the design principles of the proposed development. The characteristics of the local area will, in due course (and as part of any reserved matters planning application), influence the detailed design of the proposed development to ensure the proposal conforms to the highest standards of design, siting, layout and materials appropriate to the character of the area.
- 2.7 The residential developments which are situated in close proximity to the proposed development site are principally modern mid-late 20th century developments, and are mainly characterised by cul-de-sac development. The built development is pre-dominantly characterised by detached and semi-detached two storey dwellings, with a number of small terraces. A number of the developments within St Athan have been associated within the MOD Base.



Existing dwellings located on Tintern Close



Existing dwellings located on Ash Lane



Existing dwellings located on Mallory Close

- 2.8 The site is located approximately 200 metres from the bus stops located on Cowbridge Road, which is served by the 303 (running between Barry and Bridgend Town Centre), the 905 (Boverton) and the X91 (Cardiff and Llantwit Major) bus services.
- 2.9 As part of the evidence base for the emerging LDP, the Sustainability Appraisal Report (2011) provides an audit of services and facilities within the existing settlements in order to identify those which are potentially suitable to accommodate additional development in terms of their location, role and function. St Athan is defined as a Primary Settlement and is ranked 7 out of the 87 settlements in the Vale of Glamorgan. The Background Paper states that the primary settlements offer a range of shops and facilities and some small employment sites. These settlements are well served by public transport, some with access to train services and have good bus service links.
- 2.10 Specifically, St Athan has the following services and facilities located within close proximity:
- A Church

- 2 Convenience Stores (Premier Stores & Londis)
- A pharmacy
- A primary school
- Post Box
- Bus services
- 2 Leisure / Recreation facilities (a golf club and a football club)
- Outdoor play area / equipment (located adjacent to the site)

2.11 The site is also located within close proximity to Eglwys Brewis (approx. 100m) and Llantwit Major (approx. 2 miles). Llantwit Major is identified as a Service Centre Settlement and has a significant number of services and facilities, including a train station, Primary and Secondary Schools, Church, a football club, a rugby club, a leisure centre, a high street with shops, including a supermarket, coffee shop and pubs / bars.

Planning History

- 2.12 A search of the planning history was conducted using the Vale of Glamorgan online search facility. The site itself has not been the subject to any historical / previous planning applications.
- 2.13 The site however, has been allocated within the emerging deposit LDP as a strategic housing site for 300 residential dwellings (site reference MG2 (5) – Land to the East of Eglwys Brewis, St Athan).

3.0 PLANNING POLICY CONTEXT

3.1 A review of the planning policy context associated with the site and proposed development (at the national and local level) is provided within this section of the Statement.

3.2 The key planning policies of relevance to the determination of the application are outlined. A detailed assessment of the accordence of the proposed development with these policies is provided in Section 4 (Design Analysis) of this statement.

National Planning Policy

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

Planning Policy Wales (9th Edition, November 2016)

Sustainability

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

- *Locate developments so as to minimise the demand for travel, especially by private car.*
- *Play an appropriate role to facilitate sustainable building standards that seek to minimise the sustainability and environmental impacts of buildings.*
- *Help to ensure the conservation of the historic environment and cultural heritage, acknowledging and fostering local diversity.*

3.5 In terms of locating new development, paragraph 4.7.8 advises that “development in the countryside should be located within and adjoining those settlements where it can be best be accommodated in terms of infrastructure, access and habitat and landscape conservation. Infilling or minor extensions to existing settlements may be acceptable.”

3.6 Paragraph 4.6.3 highlights PPW's priorities for rural areas. These are to secure:

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

Conserving the Environment

3.7 PPW places importance on protecting the historic environment, including listed building and ancient monuments. One of its main objectives is to “preserve or enhance the historic environment, recognising its contribution to economic vitality and culture, civic pride and the quality of life, and its importance as a resource for future generations.”

Housing

- 3.8 In PPW's chapter on housing, the Welsh Government aims to ensure that "the overall result of new housing development in villages, towns or edge of settlement is a mix of affordable and market housing that retains and, where practical, enhances important landscape and wildlife features in the development."
- 3.9 It is highlighted in Paragraph 9.3.4 of PPW that "in determining applications for new housing, local planning authorities should ensure that the proposed development does not damage an area's character and amenity." It is also noted that "increases in density help to conserve land resources, and good design can overcome adverse effects."
- 3.10 With reference to new housing developments, paragraph 9.3.1 states that these should be "well integrated with and connected to the existing pattern of settlements."
- 3.11 In terms of infill development, paragraph 9.3.2 of PPW advises that "sensitive infilling of small gaps within small groups of houses, or minor extensions to groups, in particular for affordable housing to meet local need, may be acceptable, though much will depend upon the character of the surroundings and the number of such groups in the area."

Good Design

- 3.12 It is highlighted that "meeting the objectives of good design should be the aim of all those involved in the development process and applied to all development proposals, at all scales, from the construction or alteration of individual buildings to larger development proposals" (Paragraph 4.11.2). Further detail regarding the objectives of good design is set out within Technical Advice Note (TAN) 12: Design (2016) – as detailed below.
- 3.13 PPW advises in Paragraph 4.11.9 that "the visual appearance of proposed development, its scale and its relationship to its surroundings and context are material planning considerations". PPW goes on to advise that local planning authorities should reject poor design, however "they should not attempt to impose a particular architectural taste or style arbitrarily".
- 3.14 It is advised in paragraph 4.11.10 that in areas recognised for their landscape, townscape or historic value, such as National Parks, Areas of Outstanding Natural Beauty and conservation areas "it can be appropriate to seek to promote or reinforce traditional and local distinctiveness. In those areas the impact of development on the existing character, the scale and siting of new development, and the use of appropriate building materials (including where possible sustainably produced materials from local sources), will be particularly important."
- 3.15 Development proposals should give consideration to addressing climate change, as set out within Paragraph 4.11.6 of PPW as follows: "Good design should ensure that development contributes to tackling the causes of climate change (by reducing greenhouse gas emissions) and to effective adaptation to the consequences of climate change. An integrated and flexible approach to design, including location, density, layout and built form, will be an appropriate way of contributing to climate responsive development".

Technical Advice Note (TAN) 12 – Design (2016)

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

Access

- Ensuring ease of access of all.

Movement

- Promoting sustainable means of travel.

Sustaining or Enhancing Local Character

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

Community Safety

- Ensuring attractive, safe public spaces; and
- Security through natural surveillance.

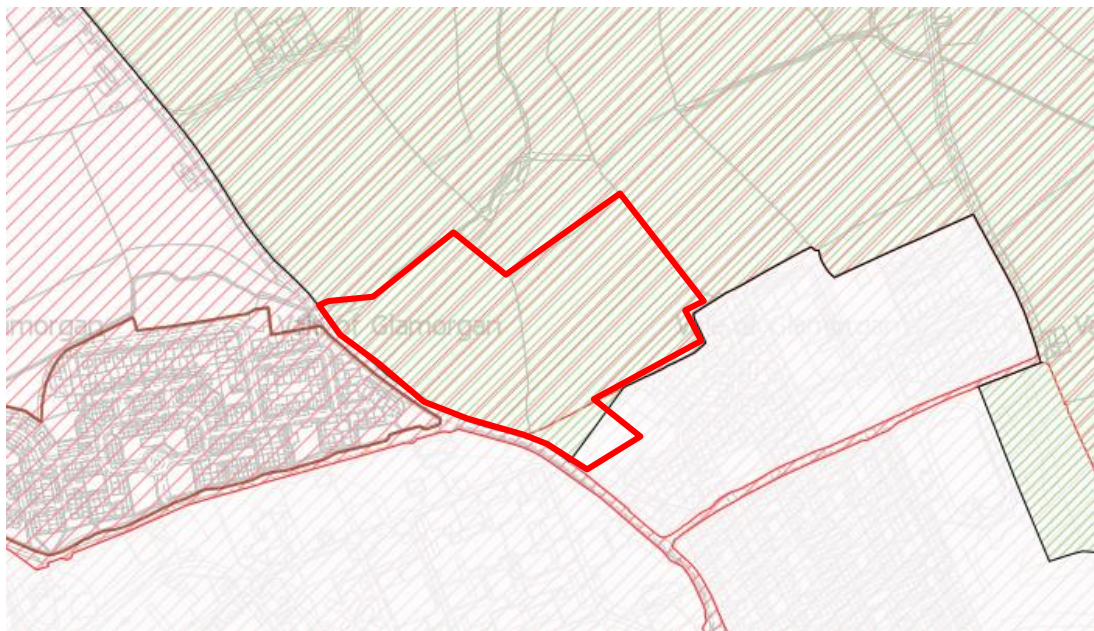
Environmental Sustainability

- Achieving efficient use and protection of natural resources;
- Enhancing biodiversity; and
- Designing for change.

- 3.17 TAN 12 advises that in areas of special character such as conservation areas the way in which new development is accommodated and change is managed may need a greater level of direction from the local planning authority. It is stated that *"whilst meeting the objectives of good design should be the starting point, more detailed advice may be required to ensure preservation or enhancement of specific qualities and these should form part of the pre-application discussions."* Moreover, *"in conservation areas there should be regard to the desirability of preserving or enhancing their character and appearance."*

Local Policy Context

- 3.18 The current (adopted) Development Plan for the area consists of the following:
- Vale of Glamorgan Adopted Unitary Development Plan (1996-2011).
- 3.19 In the context of the adopted UDP, the site can be summarised as having the following designations:
- A small parcel, located to the south of the site lies within the settlement boundaries.
 - The majority of the site lies outside of the settlement limits and located within the countryside.
 - The area of the site that is located outside of the settlement limits is located within a Special Landscape Area, the Lower Thaw Valley.



Extract from the UDP Proposals Map

3.20 The following policies are also considered relevant to the proposals:

- **Policy ENV 1** – Development in the Countryside: development in the countryside will be strictly controlled and must meet the criteria set out in this policy.
- **Policy ENV 24** – Conservation and enhancement of open space: Conservation and enhancement of open space which is important for amenity, recreation and/or nature conservation.
- **Policy ENV 27** – Design of New Developments: states that new development must have full regard to the context of the surrounding environment.
- **Policy ENV 29** – Protection of Environmental Quality: development will not be permitted if it would be liable to have an unacceptable effect on either people’s health and safety or the environment.
- **Policy HOUS 8** – Residential Development Criteria: states that development (subject to HOUS 2) will be permitted which is within or closely related to the defined settlement boundaries, subject to criteria:
 - Scale, form and character is sympathetic;
 - Proposal has no unacceptable effect on amenity and character of the surrounding area;
 - Proposal does not have an unacceptable impact on good quality agricultural land, areas of attractive landscape, high quality townscape, areas of historical, archaeological or ecological importance;
 - When appropriate and feasibly the provisions of Policy REC 3 are met;
 - Car parking and amenity space is in accordance with Council guidelines; and
 - Adequate community and utility services exist / reasonably accessible.
- **Policy HOUS 11** – Residential Privacy and Space: Existing residential areas characterised by high standards of privacy and spaciousness will be protected.

- **Policy TRAN 10** – Parking: outlines what is expected of new development in terms of parking provision.

Supplementary Planning Guidance

3.21 The provisions of the following Supplementary Planning Guidance (SPG) have also been taken into consideration:

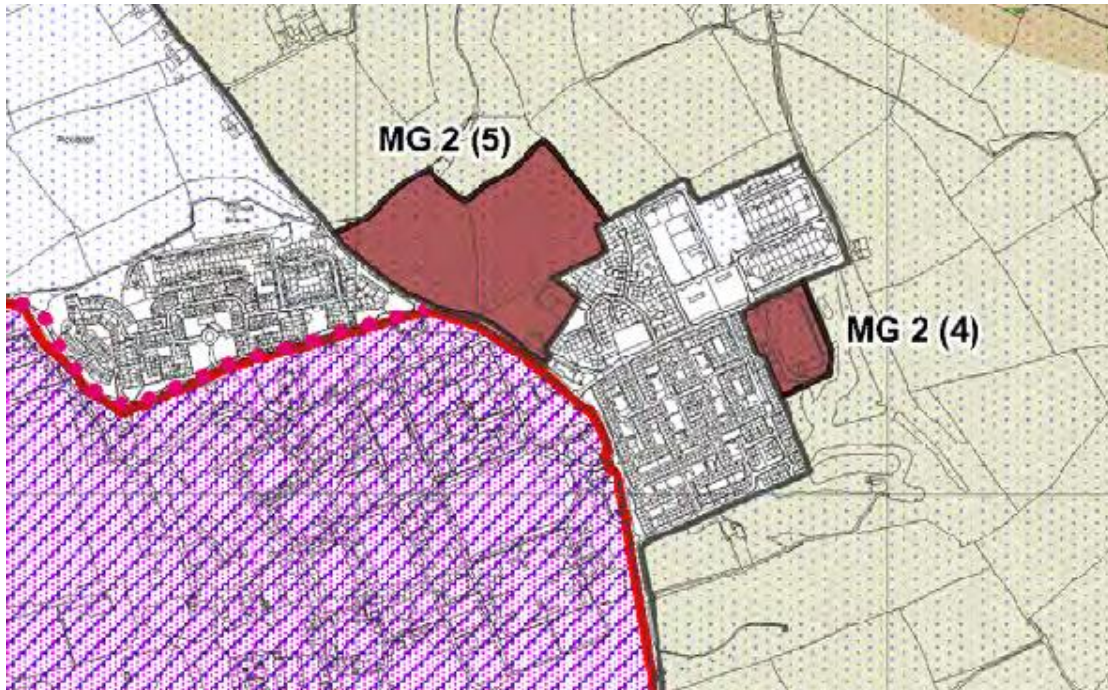
- Amenity Standards;
- Planning Obligations; and
- Sustainable Development – A Developer’s Guide
- Parking Standards

Emerging LDP Position

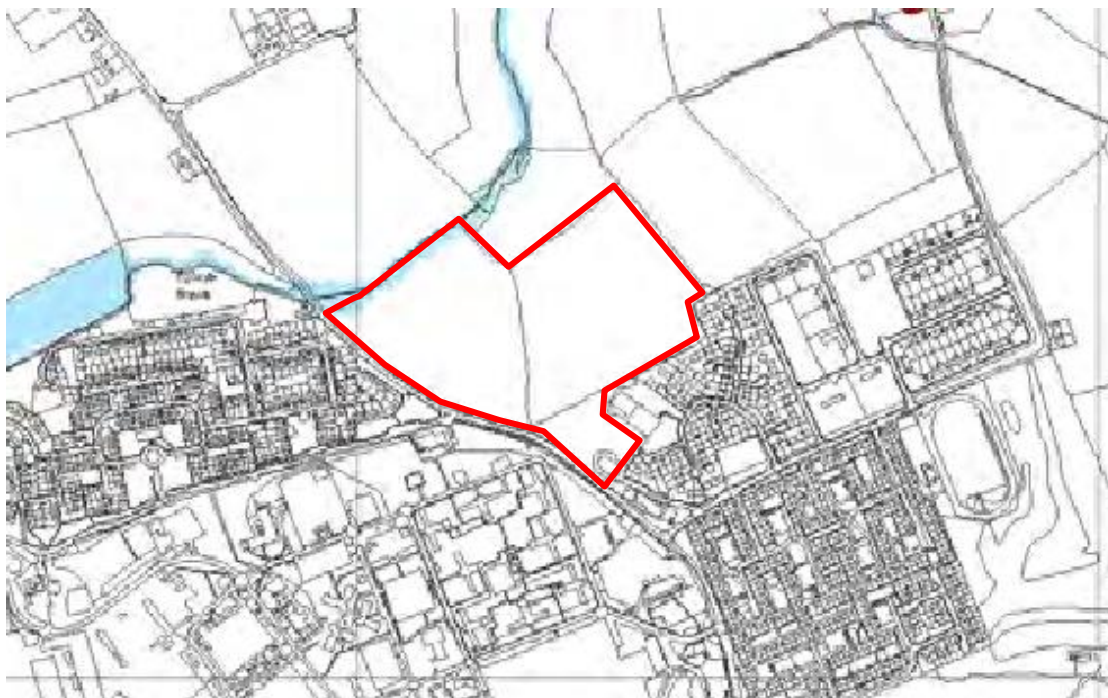
3.22 The Vale of Glamorgan Council is preparing a new Local Development Plan (LDP), which will set out how land within the Vale of Glamorgan is used between 2011 and 2026. The Vale of Glamorgan Deposit LDP 2011-2016 (November 2013) has been prepared, and the examination is currently ongoing, with the current timetable stating that the adoption of the plan is due at the end of 2016 / beginning of 2017. Therefore, the weight of the emerging plan increases as it progresses.

3.23 Under the emerging LDP, the key planning designations at the local level of relevance to the site and proposals are as follows (as indicated by the below extract from the UDP Proposals Map):

- Located within the settlement boundary, and no longer located within the countryside;
- Located outside of, but adjacent to the Special Landscape Area of the Lower Thaw Valley; and
- The site is allocated as a strategic housing site for 300 residential dwellings (site reference MG2 (5) – Land to the East of Eglwys Brewis, St Athan).



Extract from the emerging LDP Proposals Map



Extract from the Emerging LDP Constraints Map

- 3.24 The extract from the LDP constraints map confirms that the site is not subject to any constraints.
- 3.25 The key local planning policies of relevance to the consideration and determination of this application are outlined below. The compliance of the proposal with their provisions is set out and evaluated in Section 6 (Material Considerations) of this statement.

- **Policy MG2** – Housing Allocations: to meet housing requirements identified in policy SP 3, land is allocated for residential development in a number of locations, including Land to the East of Eglwys Brewis, St Athan (5), for 255 units.
- **Policy MG4** – Affordable Housing: the provision of a minimum 30% affordable housing will be required on all residential developments where there is a net gain of 5 or more units in St Athan.
- **Policy MD1** – Location of New Development: Location of new development will be favoured where it does a variety of things, including: supporting the delivery of affordable housing, where it does not unacceptable impact on the countryside, and does not unacceptably impact on sites of importance for nature conservation, special landscape areas or green wedges.
- **Policy MD2** – Place Making: development will be favoured where it contributes to creating a high quality, sustainable place.
- **Policy MD3** – Design of New development: sets out guidance for the design of new developments which should ideally be of a high standard and respond to local context and character.
- **Policy MD4** – Community Infrastructure and Planning Obligations: where appropriate, the council will seek to secure new and improved community infrastructure, facilities and services appropriate to the scale type and location of proposed developments through the use of planning obligations and / or the Community Infrastructure Levy.
- **Policy MD5** – Development in Key, Service Centre and Primary Settlements: New developments within these settlements will be permitted where they meet the following criteria;
 - Makes efficient use of land or buildings;
 - Would not prejudice the delivery of an allocated development site;
 - Is of a scale and form that is commensurate with the surrounding area and does not unacceptably impact upon the character and appearance of the locality;
 - Would not result in the unacceptable loss of public open space, community or tourism buildings or facilities;
 - Has no unacceptable impact on the amenity and character of the locality by way of noise, traffic congestion and parking; and
 - Makes appropriate provision for community infrastructure to meet the needs of future occupiers
- **Policy MD8** – Environmental Protection: proposals are required to demonstrate they will not result in an unacceptable impact on people, residential amenity, property and / or the natural environment.
- **Policy MD10** – Promoting Biodiversity: new residential development will be required, where possible, to positively contribute to biodiversity interests within the Vale of Glamorgan.

4.0 DESIGN ANALYSIS

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

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

4.2 PPW also highlights that:

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

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

- Character and Context (Amount, Layout, Scale and appearance, Landscaping);
- Movement and Access;
- Community Safety;
- Environmental Sustainability;

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

Character and Context

Amount

4.5 The proposal seeks to develop the site (which has a gross acreage of 27.3 acres and a net acreage of 17.72 acres) for residential development. The masterplan accompanying this application and shown below illustrates how a development of circa 300 dwellings (a density of 35-40 dwellings per hectare), with 35% affordable housing which equates to 105 units, can be accommodated on the site.

4.6 The adjacent and opposite residential areas are two storeys in height and mainly brick houses, Aa more diverse character approach will be adopted for our scheme. Houses will vary in size and height and materials in the different parcels of land split. The road pattern will link all areas and Public open spaces along with equipped play areas which will be spread throughout the site.

4.7 The amount / density of the development is in accordance with the Council's allocated number of units for this site, and has therefore been assessed and considered as an acceptable amount. The proposed development will accordingly integrate well with the existing built form and the character and appearance of the area.

Layout

4.8 The proposed development aims to make the most efficient use of the site, whilst creating a high-quality living environment, as illustrated by the site layout plan.

4.9 The use of the buildings and the spaces generated between them to create an identifiable and legible environment in order to depart from bland uniformity. A Highway network with a strong

in site frontages allows for easy orientation through the site and the use of landmark buildings and focal points will aid legibility. Pedestrian desire lines should be carefully considered. The route must be overlooked by adjacent housing in order to promote use and a sense of security. Public open spaces should be in good positions to be access by all residents. Entrance to the site should have focal buildings either side of the road to form gateway features.

Scale and Appearance

- 4.10 The proposal will comprise a mixture of dwelling types from 1 – 5 bedroom units and will be of 1 to 2.5 storeys high and large apartment blocks or focal buildings will be 3 storeys in height. The typical scale of the area with regards to housing is 2 storeys and this should be respected and is to be duly reflected, as storey heights will not be randomly pepper potted on the site and careful consideration to street design and height will be adhered to.
- 4.11 The lengths of terraced houses will be kept to a minimum where possible and the design will promote detached and semi-detached units, which resembles the existing neighbouring residential units. Th flats and houses will be built to and finished to current specification and above minimum plot sizes.
- 4.12 In terms of appearance, a mix of render and brick finish of mixed colours will be the main base of the appearance to the dwellings. Architectural detailing will be introduced on the house designs incorporating features such as stone detail window heads / cils. Standard window sizes will be used with a possible mix of window bar designs and entrance doors could have projection porches or door canopies or surrounds.
- 4.13 Pitched roofs will be predominately used on all house designs & garages, with different mixed colour/finishes and the house designs are of a modern internal design and all to Building Regulation / NHBC standards.
- 4.14 The surface treatment to the access roads shared surface and turning head will benefit from different finishes including block paved areas, to contrast the proposed main road.
- 4.15 Focal plots on road corners or junctions will benefit from and change of external finish or further detail.
- 4.16 The overall scale and mass of the dwellings will respond to, and respect the prevailing dwellings within the vicinity. In particular, the scale and mass of the proposed dwellings will take reference from the existing dwellings surrounding the site, thereby respecting the local context.
- 4.17 The proposed development will therefore be of an appropriate scale and appearance within its context.

Landscaping

- 4.18 The proposed development will retain the existing peripheral trees and hedgerows as much as possible in order to maintain natural screening and landscape structure and ensure that the development successfully integrates into its surroundings. Existing landscaping within the site will also be retained where possible to minimise any ecological impacts.
- 4.19 In summary, it is considered that the proposals will be sensitive in its design to its immediate surroundings and respond well to the built and surrounding landscape context. The design of the proposed development will ensure a high quality scheme, which reflects and respects the character and appearance of the area.

Movement and Access

- 4.20 The key principles of inclusive design (upon which the scheme proposal are based) are that the development:
- Places people at the heart of the design process;
 - Acknowledges diversity and difference;
 - Offers choice where a single design solution cannot accommodate all users;
 - Provides flexibility in use;
 - Provides buildings and environments that are convenient and enjoyable to use for everyone.
- 4.21 Within the Wales Spatial Plan, the Welsh Assembly's objectives with regards to access and transport are set out as follows:
- Accessibility is an important factor in improving quality of life and prosperity;
 - Access to essential facilities services and employment is an important determinant of social inclusion.
- 4.22 More specific guidance on access in new development is provided within PPW, which states: "Proposed access to development should reflect the likely patterns involved. It should ensure that people can reach the development, as far as practicable, by walking, cycling and public transport, as well as by car"
- 4.23 In addition, Technical Advice Note (TAN) 18: Transport (2007) recognises the need for inclusive mobility and access for disabled people, together with the needs of pedestrians and cyclists. It states that adopting an inclusive culture will help to ensure that access issues are taken into account at an early stage.

Access and movements

- 4.24 Access to the development will be from Cowbridge Road. Three accesses are proposed in order to maximize penetration into the site and spread the load of traffic so that it's not focused on one location. The layout of each access will meet current minimum design standards in terms of geometry and visibility to ensure the safety of road users. It is proposed that the existing footway on the western side of Cowbridge Road, opposite the site, be upgraded to provide a shared pedestrian and cycle way in order to encourage active travel. Safe crossing facilities will be provided to link the site with this improved facility.
- 4.25 It is estimated that a development circa of 300 dwellings will generate some 140 to 160 peak hour vehicle movements. This is further reiterated within the Transport Assessment prepared by Acstro, which states:
- 4.26 "The data suggests that the proposed 300 dwellings will generate some 1359 daily vehicle movements with 143 movements occurring during the morning peak hour and 153 during the evening peak hour."
- 4.27 The impact of this additional traffic on Cowbridge Road, the streets of St Athan and the Gilestone Road/B4265 junction will be considered within a Transport Assessment and, if deemed appropriate, suitable mitigation measures will be provided.
- 4.28 A Public Right of Way PROW crosses the site. The site layout will be designed so that the PROW is retained either on its existing alignment or by making modest diversions to the route through the development.

- 4.29 The site is in a sustainable and accessible location where residents of the development will not be reliant on the car and can access day-to-day facilities on foot, by bicycle or by public transport. Safe means of access can be provided and it is considered that the development's traffic can be accommodated on the surrounding highway network.

Parking

- 4.30 Parking provision within the site will meet the required standards as found in the CSS Wales Parking Guidelines 2008, and the Council's SPG – Car Parking Standard. With reference to the definitions supplied within the current SPG, the site is categorised as Zone 5 – Countryside. For Zones 2-6, the SPG requires that houses (general purpose) provide one space per bedroom for residents, with a maximum upper limit of three spaces per unit. In addition, one space per five units should be provided for visitors.

Community Safety

- 4.31 Community safety and security are essential elements to the success of a sustainable development, which will improve the quality of life for all existing and new residents.
- 4.32 A LEAP & NEAP are to be provided on site, both are located in highly visible areas and will not only provide for the proposed residents, but for the existing residents of St Athan.
- 4.33 The development will be designed so as to ensure that communal areas and open space benefit from natural surveillance by neighbouring dwellings. The layout of the site i.e. overlooking all public spaces and moreover the LAP provided near the entrance of the site, will therefore ensure that the development positively contributes towards the creation of a safe and secure environment.
- 4.34 Public and private realms will be properly separated which will enhance both the safety of the community and also that of the dwellings' occupants. Boundary treatment separating the private amenity gardens will be easily maintainable. This will ensure that the boundary treatments fit within the context of the site and surroundings, whilst also ensuring that they are durable and maintainable, and provide appropriate defensible boundaries.
- 4.35 Site access has been inclusively designed to ensure a high safety standard for cars, cyclist and pedestrian users including disabled people.

Environmental Sustainability

- 4.36 In light of the cancellation of TAN 22, consideration has been given to TAN 12, which specifies that "good practice in mitigating the causes of climate change is to apply the energy hierarchy, which details a series of steps that should be taken to minimise the carbon emissions associated with a new development in the most efficient and cost effective way." In addition, in satisfying the hierarchical approach, there are a range of "low and zero carbon design solutions" that can be employed. "These should follow a sequential approach against their ability to reduce carbon and deliver cost effectiveness in reducing carbon emissions."
- 4.37 With regards to the design of the proposal, in applying the 'energy hierarchy' as an overall strategy, steps will be taken to ensure that as far as possible the buildings will have low carbon emissions. This strategy will help to ensure that the proposal is designed to be future-proofed in terms of energy performance.

5.0 SUMMARY AND CONCLUSIONS

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

- Contributes to the provision of high-quality housing in the area, including affordable housing;
- Respects and enhances the surrounding built form;
- Maintains the existing landscaping features of the site, whilst providing additional landscaping through LEAP & NEAP features;
- Is located within an accessible location – within close proximity to a range of services and facilities accessible on foot, public transport, or by car;
- Is located within reach of easy, regular and convenient public transport provision;
- Represents a highly sustainable form of development by ensuring that the most efficient use is made of the site.

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

- Incorporate an appropriate form of development in view of the site's location and surrounding context, which protects privacy and amenity;
- Create a place with the needs of people in mind, which respects local character;
- Promote a layout and design which encourages accessibility and community safety; and
- Promote energy efficiency.

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

- The height and scale of the buildings represent an appropriate scale in the context of the adjacent buildings and the surrounding context;
- The layout of the site and sensitive scale and siting of the dwellings has been designed to ensure that the proposal will not result in any negative/unacceptable impacts in regards to overbearing, overshadowing or overlooking of the neighbouring properties or have a detrimental effect on the surrounding landscape;
- The proposed dwellings will be sensitive in design terms to the immediate surroundings, and will complement, and enhance, the character of the surrounding area;
- The proposed layout of the site ensures that the development positively contributes towards the creation of a safe and secure environment by providing natural surveillance of public areas;
- The proposals will seek to incorporate a range of features which will improve the energy efficiency of the units and will ensure that the required sustainable building standards (as a minimum) are achieved.