

DESIGN AND ACCESS STATEMENT (REVISION A)

Bolston House, Bonvilston

12th March 2021

Amended 26th January 2024



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1.0 PREFACE

This statement is provided in accordance with TAN 12 and the DCfW document 'Design and Access Statements: Why, What and How?'

2.0 INTRODUCTION

This statement is provided on behalf of Transworld Real Estate Limited for the site on A48 Bonvilston, Vale of Glamorgan, CF5 6TR.

It is a detailed application for eight detached houses and a row of two cottages and four apartments. At present the site contains a singular detached dilapidated dwelling of no architectural merit in overgrown grounds. The whole site is a single domestic curtilage. The site has an established vehicular and pedestrian entrance off the A48 road with well surfaced crossover.

This application follows on from a recently refused application for exactly this number of units in the same arrangement on the site.

The refusal teased out the actual issues with the design as noted in the "reasons for refusal" released by VOGC and this was tested at appeal, which further clarified what the residual issues with the application were.

In support of this DAS we annexe various important documents for ease of reference to the process. These include:

- 1. VOG council "reasons for refusal"*
- 2. Planning and Environment Decision Wales "Appeal Decision"*
- 3. GJP Planning commentary on "issues raised" in the inspectors report*

Whilst there is other historical documentation, it is considered that the above is the most pertinent to this resubmission

In this DAS the main body of the text has remain unchanged because the design has basically remained unchanged in general form, content and architecture but the text shown in italics is illustrative of the changes made, which have been precipitated by the inspectors findings in respect of the scheme as it stood and the VOGC officer views and reasons for refusal.

The adaption of the existing DAS rather than a complete re-write to compliment a new scheme is testament to the fact that the design was very much correct in the first place bar some minimal changes, which could have probably been resolved in the original application period. Whilst both appeals under sections 78, 20 and 74 are for "non-determination", the inspector examines in detail the design matters which were contested between the applicant and the VOGC and narrates a way forward to which the new drawings and documents in this application adhere,

3.0 SITE ANALYSIS

The following technical surveys have been undertaken to inform the design and augment the application

- a. Topographical survey
- b. Arboricultural survey (*revised*)
- c. Bat and Phase 1 ecological survey
- d. Traffic / transport consideration survey
- e. Pre-application enquiries
- f. Highway enquiries (*revised*)
- g. Conservation officer enquiries
- h. Arboricultural Method Statement
- i. *Biodiversity Nett Gain statement and drawings*
- j. *Green Infrastructure Statement*
- k. *Landscape tree loss mitigation strategy and drawings*

In terms of the site itself this is a roughly rectangular plot measuring approximately 140m by 70m. The short dimension is the dimension to the highway boundary. There is a "leg" of land to the north-west which is adjuncted to the main rectangle. This is NOT within the application site, *however, it presents the opportunity for further tree planting and general husbandry/maintenance.*

The southern boundary to the site presents a stone wall to the main highway with an opening for vehicular traffic. This was rebuilt some fifty years ago. It is circa 2.7m high with an ungated entrance but with small piers and a lower section of wall is in the western position close to the boundary with Woodlands Lodge. The two long boundaries running from south to north are a mix of fences and nondescript walls which bound different domestic ownerships as they address the site. The rear southern boundary is a low fence to the flank of residential gardens in village farm.

A small corner of the site to the south-east co-joins the garden of a quiet village pub.

The site has an abundance of mature trees set amongst overgrown formal gardens. Some of these are subject to TPO restrictions and the designs anticipate them staying. However there are some examples, which are mature but are further down the quality category scale which are anticipated for removal.

The trees are shown on the topographical survey and the RPAs plotted have influenced the final layout.

Many of the "trees" in the overgrown garden of Bolston House are overgrown non-native ornamental species and therefore have no indigenous appeal and make no positive contribution to the streetscene.

The visual capital of the "better" trees is mitigated from the public realm viewpoint by the tall wall.

The site overall is relatively flat. There is a drain crossing as the only media which influenced design decision making. It has been decided that this will be diverted as part of the works because it provides a better layout. The drain is currently adopted and also serves the Red Lion pub which is situated to the east.

Woodlands Lodge is a residential house on the western boundary close to the road and entrance to the site as it currently stands.

This house is exposed to the site and the design of the modified entrance and the line of new cottage considers this.

The site overall is some 9,180 sqm or 0.918 hectares.

The house that exists on the site (Bolston House) is of no architectural merit and is not noted as a building of importance in the VOGC CAAMP. Demolition of this house is predicated on the balancing factors of providing a new development of merit which overarches the loss.

The CAAMP makes note of the proliferation of stone walls in the area fronting the roadway.

4.0 CONTEXT

The site is on the main A48 in Bonvilston, in the heart of the conservation area. It is contextualised by other dwellings, all of which, apart from Woodlands Lodge, have decent gardens as a preface to the site edges.

The beer garden to the Red Lion pub co-joins the site in the south east corner but otherwise it is surrounded by residential defined houses.

The site fronts the main A48 and there are stone built terraced houses opposite. As per most of the rest of this locality the road is separated from the site by a high wall. There is little in terms of amenity around the site bar the pub, some local bus stops (see further sections) and a small convenience shop/newsagent.

In terms of the feel of the A48 "street" the form and shape of the houses address this road in a variety of ways. There are many instances of gables facing the road and the typically pitched roof vernacular scale forms address the road either way their gables or eaves i.e ridges parallel to and at 90° to the street. There is a predominance of tall walls at the back of the pavement edge but they are sporadic and broken by entrance s of a variety of widths.

In a wider context the A48 connects via the site frontage to Cardiff (Culverhouse Cross) and the motorway link to the east, some 6km away and 7km away from the village of Cowbridge to the west.

The site is surrounded by the village farm development on three sides as is Woodlands Lodge, the Red Lion and Woodlands.

5.0 POLICY CONTEXT

Planning Policy Legislative Context

The requirement for a DAS to accompany certain types of planning applications is set out in the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (as amended). In this case, a DAS is required as the proposed development is located within the Bonvilston Conservation Area. Relevant guidance on the preparation of DAS documents is provided in the following documents:

- Planning Policy Wales (PPW) Edition 11 (February 2021); *including update Chapter 6*
- Technical Advice Note (TAN) 12: Design (March 2016); and
- Best practice guidance on preparing DAS documents is set out in Design and Access Statements in Wales Why, What and How, June 2017. The guidance was prepared by the Design Commission for Wales (DCfW) on behalf of the Welsh Government.

The following policy / guidance documents prepared at the national level are of relevance to the determination of the application.

Purpose and Scope of this Design & Access Statement

A DAS is a document which explains how the objectives of good design have been considered from the outset of the development process and how the objectives of good design have been used to inform this. Paragraph 3.17 of PPW states that a DAS should include *“an integrated and inclusive approach to sustainable design, proportionate to the scale and type of development proposal. They should be ‘living’ documents dealing with all relevant aspects of design throughout the process and the life of the development, clearly stating the design principles and concepts adopted and include illustrative material in diagrams, plans, elevations and section where relevant.”*

The DCfW guidance on the preparation of DAS documents states that a DAS should:

- Demonstrate a good understanding of the site, context and brief;
- Demonstrate that the proposals meets local authority and Welsh Government design quality and planning policy objectives;
- Communicate and explain design ideas;
- Communicate how the proposal contributes to placemaking; and
- Speed up the decision making process.

In line with the guidance, this DAS aims to explain the design concept of the proposed development in relation to:

- Character;
- Access;
- Movement;
- Environmental sustainability;
- Community safety; and
- Response to planning policy.

National Planning Policy

Planning Policy Wales (11th Edition, February 2021)

Planning Policy Wales (PPW) forms the overarching national planning policy document within Wales, providing guidance to Local Planning Authorities (LPAs) for the preparation of development plans and the determination of planning applications through their development management functions.

Key Planning Principles

Paragraph 2.13 states that *“The plan-led system underpins the delivery of sustainable places to ensure all development plans and decisions taken by the planning system work together to deliver sustainable places. The Key Principles (see Figure 4) represent a guiding vision for all development plans, including Future Wales”*. The key principles are as follows:

- Growing our economy in a sustainable manner;
- Making best use of resources;
- Facilitating accessible and healthy environments;
- Creating and sustaining communities;
- Maximising environmental protection and limiting environmental impact.

Paragraph 2.17 states *“In responding to the key principles for the planning system, the creation of sustainable places and in recognition of the need to contribute to the well-being of future generations in Wales through placemaking, development plans and development proposals must seek to deliver development that address the national sustainable placemaking outcomes”*.

Sustainability and placemaking

Sustainable development forms a key consideration central to all policies contained within Planning Policy Wales (PPW). Paragraph 1.2 states: *“The primary objective of PPW is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being of Wales, as required by the Planning (Wales) Act 2015, the Well-being of Future Generations (Wales) Act 2015 and other key legislation”*.

Paragraphs 2.8-2.9 state that: *“Planning policies, proposals and decisions must seek to promote sustainable development and support the well-being of people and communities across Wales. This can be done through maximising their contribution to the achievement of the seven well-being goals and by using the five Ways of Working [long-term thinking, prevention, collaboration, integration and involvement], as required by the Well-being of Future Generations Act. This will include seeking to maximise the social, economic, environmental and cultural benefits, whilst considering potential impacts when assessing proposals and policies in line with the Act’s Sustainable Development Principle. The most appropriate way to implement these requirements is to adopt a placemaking approach to plan making, planning policy and decision making.”*

Figure 6 depicts the PPW themes that collectively contribute to placemaking:

On October 18th 2023 WAG announced changes to PPW in respect of the nature emergency. This focus is on GI and Nett Biodiversity gain. This resubmitted application adheres to this broad policy need.

6.0 PLANNING HISTORY



Paragraph 2.27 sets out how to assess the sustainable benefits of development:

“Planning authorities should ensure that social, economic, environmental and cultural benefits are considered in the decision-making process and assessed in accordance with the five ways of working to ensure a balanced assessment is carried out to implement the Well-Being of Future Generations Act and the Sustainable Development Principle. There may be occasions when one type of benefit of a development proposal or site allocation outweighs others, and in such cases robust evidence should be presented to support these decisions, whilst seeking to maximise contribution against the well-being goals.”

Moreover, in respect of the re-use of Previously Developed Land Paragraph 3.55 states: *“In settlements, such [brownfield] land should generally be considered suitable for appropriate development where its re-use will promote sustainability principles and any constraints can be overcome.”*

In respect of infill and development comprising extension of settlement, Para 3.60 *“Infilling or minor extensions to existing settlements may be acceptable, in particular where they meet a local need for affordable housing or it can be demonstrated that the proposal will increase local economic activity... All new development should be of a scale and design that respects the character of the surrounding area”.*

Housing

Paragraph 4.2.2 states, in respect of housing that *“the planning system must:*

- *Identify a supply of land to support the delivery of the housing requirement to meet the differing needs of communities across all tenures;*
- *Enable provision of a range of well-designed, energy efficient, good quality market and affordable housing that will contribute to the creation of sustainable places; and*

- *Focus on the delivery of the identified housing requirement and the related land supply.”*

Moreover, Paragraph 4.2.10 states: *“The supply of land to meet the requirement proposed in a development plan must be deliverable. To achieve this, development plans must include a supply of land which delivers the identified housing requirement figure and makes a locally appropriate additional flexibility allowance for sites not coming forward during the plan period. The ability to deliver requirements be demonstrated through a trajectory. The trajectory will illustrate the expected rate of housing delivery for both market and affordable housing for the plan period”*

Paragraph 4.2.13 also states: *“As part of considering housing delivery options, planning authorities should understand the contribution that all sectors of the housing market and house-builders could make to meeting their housing requirement. When allocating sites, planning authorities need to consider providing a range of sustainable and deliverable sites to allow all sectors and types of house-builder ... the opportunity to deliver the proposed housing requirement.”*

Paragraph 4.2.23 states: *“Development plans must include clear policy criteria against which applications for housing development on unallocated sites will be considered. Infill and windfall sites can also often make a useful contribution to the delivery of housing. Proposals for housing on infill and windfall site development within settlements should be supported where they accord with the national place-making outcomes.”*

Affordable Housing

In respect of affordable housing, Paragraph 4.2.25 states: *“A community’s need for affordable housing is a material planning consideration which must be taken into account in formulating development plan policies and determining relevant planning applications. Affordable housing for the purposes of the land use planning system is housing where there are secure mechanisms in place to ensure that it is accessible to those who cannot afford market housing, both on first occupation and for subsequent occupiers.”*

Paragraph 4.2.29 states: *“Where development plan policies make clear that an element of affordable housing or other developer contributions are required on specific sites, this will be a material consideration in determining relevant applications. Applicants for planning permission should therefore demonstrate and justify how they have arrived at a particular mix of housing, having regard to development plan policies. If, having had regard to all material considerations, the planning authority considers that the proposal does not contribute sufficiently towards the objective of creating mixed communities, then the authority will need to negotiate a revision of the mix of housing or may refuse the application.”*

Good Design

It is set out within Paragraph 3.3 of PPW that *“Good design is fundamental to creating sustainable places where people want to live, work and socialise. Design is not just about the architecture of a building but the relationship between all elements of the natural and built environment and between people and places. To achieve sustainable development, design must go beyond aesthetics and include the social, economic, environmental, cultural aspects of the development, including how space is used, how buildings and the public realm support this use as well as its construction, operation, management, and its relationship with the surrounding area”.*

Further detail regarding the objectives of good design is set out within Technical Advice Note (TAN) 12: Design (2016) – as detailed further below.

Figure 8 in PPW sets out the objectives of good design in an illustrative / diagrammatic manner.



Technical Advice Notes

Technical Advice Notes (TANs) supplement the policy principles of PPW and add further detail on issues which might affect development potential of the site. TANs which are considered relevant to the proposal and should therefore be given weight are:

TAN	Title
TAN 1	Joint Housing Land Availability Studies (2015)
TAN 2	Planning and Affordable Housing (2006)
TAN 12	Design (2016)
TAN 18	Transport (2007)
TAN 24	The Historic Environment (2017)

Technical Advice Note (TAN) 1 - Joint Housing Land Availability Studies (2015)

TAN 1 sets out how an authority must act when it does not have a 5-year land supply. It states that, “where shortfall in the housing land supply is identified the local planning authority should consider the reasons for the shortfall and whether the LDP should be reviewed either in whole or in part” (Paragraph 6.1).

Furthermore, Para 6.2 notes that the housing land supply figure should also be treated as a material consideration in determining planning applications for housing. It states that, “Where the current study shows a land supply below the 5-year requirement or where the local planning authority has been unable to undertake a study, the need to increase supply should be given considerable weight

when dealing with planning applications provided that the development would otherwise comply with development plan and national planning policies.”

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

TAN 2 provides practical guidance on the role of the planning system in delivering affordable housing. The guidance defines affordable housing for ease of reference to key stakeholders. The TAN provides advice to local planning authorities on how to determine affordability and outlines the importance of collaborative planning with site owners and key stakeholders alike.

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

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 for all.

Movement

- Promoting sustainable means of travel.

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.

TAN 12 advocates that careful and innovative design can ensure higher densities are appropriate and acceptable, this is confirmed at paragraph 5.7.4, which states the follows:

“Building at higher densities is not synonymous with high rise development and innovative good design is a prerequisite to the success of higher densities. The perception of lower density can be influenced by skilful design. Clearly defining public and private space and ensuring suitability for purpose will be particularly important where densities are high.”

Likewise, TAN 12 advocates varying the density of development ‘to create difference in the built form to which residents and visitors can relate and make it an interesting place’ (Paragraph 5.11.5) which can assist in creating a sense of place.

Technical Advice Note (TAN) 18 – Transport (2007)

As paragraph 3.3 of TAN 18 sets out, *“The location of new residential development has a significant influence on travel patterns as the majority of trips start or finish at home.”* For this reason, the criteria set out within TAN 18 are of particular relevance to this proposal.

The overarching theme of TAN 18, with reference to new residential development is set out in paragraph 3.3 which states *“It should be a key aim of development plans to identify residential sites that are accessible to jobs, shops and services by modes other than the car and where public transport services have the existing or planned capacity to absorb further development.”*

TAN 18 also sets out parking space requirements for new residential development, as well as the criteria for any new highways built on the proposed site.

Technical Advice Note (TAN) 24 – The Historic Environment (2017)

Tan 24 provides guidance on how the planning system covers the historic environment, including conservation area, during development plan preparation and decision making on planning applications.

Paragraph 6.6 states: *“Local development plans may include locally specific policies for the protection or enhancement of conservation areas. In such circumstances, the local development plan should make clear that development proposals will be judged against their effect on the character or appearance of a conservation area as identified in the appraisal and management document. Certain development proposals within a conservation area, including the provision of one or more dwelling houses, the provision of a building or buildings where the floor space created by the development is 100 square metres or more, will require a design and access statement.”*

In reference to design within a conservation area, Paragraph 6.7 states: *“Generally, there will be an emphasis on controlled and positive management of change that encourages economic vibrancy and social and cultural vitality, and accords with the area’s special architectural and historic qualities. Many conservation areas include sites or buildings that make no positive contribution to, or indeed detract from the character or appearance of the area; their replacement should be a stimulus to imaginative, high-quality design and an opportunity to enhance the area.”*

Paragraph 6.13 states: *“There should be a general presumption in favour of retaining buildings, which make a positive contribution to the character or appearance of a conservation area. Proposals to demolish such buildings should be assessed against the same broad criteria as proposals to demolish listed buildings. In cases where it is considered a building makes little or no contribution, the local planning authority would normally need to have full information about what is proposed for the site after demolition ... The local planning authority is entitled to consider the broad principles of a proposed development, such as its scale, size and massing, when determining whether consent should be given for the demolition of an unlisted building in a conservation area.”*

Future Wales: The National Plan 2040 (February 2021)

Future Wales is the development plan for Wales, which influences all levels of the planning system in Wales and helps shape Strategic and Local Development Plans prepared by councils and national park authorities.

Key Ambitions

Page 6 states that Future Wales “*demands that development and use of land contribute to improving the economic, social, environmental and cultural well-being of Wales.*”

Pages 54-56 set out Future Wales’ Outcomes, which are the overarching ambitions based on national planning principles and national sustainable placemaking outcomes set out in PPW. The 11 Outcomes are:

A Wales where people live

1. and work in connected, inclusive and healthy places
2. in vibrant rural places with access to homes, jobs and services
3. in distinctive regions that tackle health and socio-economic inequality through sustainable growth
4. in places with a thriving Welsh language
5. work in towns and cities which are a focus and springboard for sustainable growth
6. in places where prosperity, innovation and culture are promoted
7. in places where travel is sustainable
8. in places with world-class digital infrastructure
9. in places that sustainably manage their natural resources and reduce pollution
10. in places with biodiverse, resilient and connected ecosystems
11. in places which are decarbonised and climate-resilient.

Relevant policies

Future Wales identifies policies to be taken forward at the regional scale, on issues where the Welsh Government considered them a national priority at this time. The policies relevant to the proposals are included in the table below.

Policy	Title	Summary
1	Where Wales will grow	Cardiff, Newport and the Valleys is identified as a National Growth Area. In National Growth Areas there will be growth in employment and housing opportunities and infrastructure.
4	Supporting Rural Communities	The Welsh Government supports sustainable and vibrant rural communities. Policies should consider how age balanced communities can be achieved, where depopulation should be reversed and consider the role of new affordable and market housing, employment opportunities, local services and greater mobility in tackling these challenges.
7	Deliverable affordable homes	The Welsh Government will increase delivery of affordable homes by ensuring that funding for these homes is effectively allocated and utilised. In response to local and regional needs, planning authorities should identify sites for affordable housing led developments and explore all opportunities to increase the supply of affordable housing.
9	Resilient Ecological Networks and Green Infrastructure	The Welsh Government will work with key partners to ensure the enhancement of biodiversity, the resilience of ecosystems and the provision of green infrastructure. Action towards securing the maintenance and enhancement of biodiversity (to provide a net benefit), the resilience of ecosystems and green infrastructure assets must be demonstrated as part of development proposals through innovative, nature-based approaches to site planning and the design of the built environment.

Policy	Title	Summary
11	National Connectivity	The Welsh Government will support and invest in improving national connectivity. Our priorities are to encourage longer-distance trips to be made by public transport, while also making longer journeys possible by electric vehicles. Planning authorities should support developments associated with improvements to national connectivity and, where appropriate, maximise the opportunities that arise from them. Planning authorities must ensure that, where appropriate, new development contributes towards the improvement and development of the National Cycle Network and key links to and from it.
12	Regional Connectivity	The Welsh Government will support and invest in improving regional connectivity. In rural areas the priorities are supporting the uptake of ultra-low emission vehicles and diversifying and sustaining local bus services. Active travel must be an essential and integral component of all new developments, large and small. Planning authorities must ensure new development contributes towards their expansion and improvement.
13	Supporting Digital Communications	The Welsh Government supports the provision of digital communications infrastructure and services across Wales. New developments should include the provision of Gigabit capable broadband infrastructure from the outset
19	Strategic Policies for Regional Planning	Strategic Development Plans should embed placemaking as an overarching principle. The Welsh Government requires the adoption of Strategic Development Plans in all of the regions, including the South East.
33	National Growth Area – Cardiff, Newport and the Valleys	Cardiff, Newport and the Valleys will be the main focus for growth and investment in the South East region. Strategic and Local Development Plans should recognise the National Growth Area as the focus for strategic economic and housing growth; essential services and facilities; advanced manufacturing; transport and digital infrastructure.

Summary of National Planning Policy

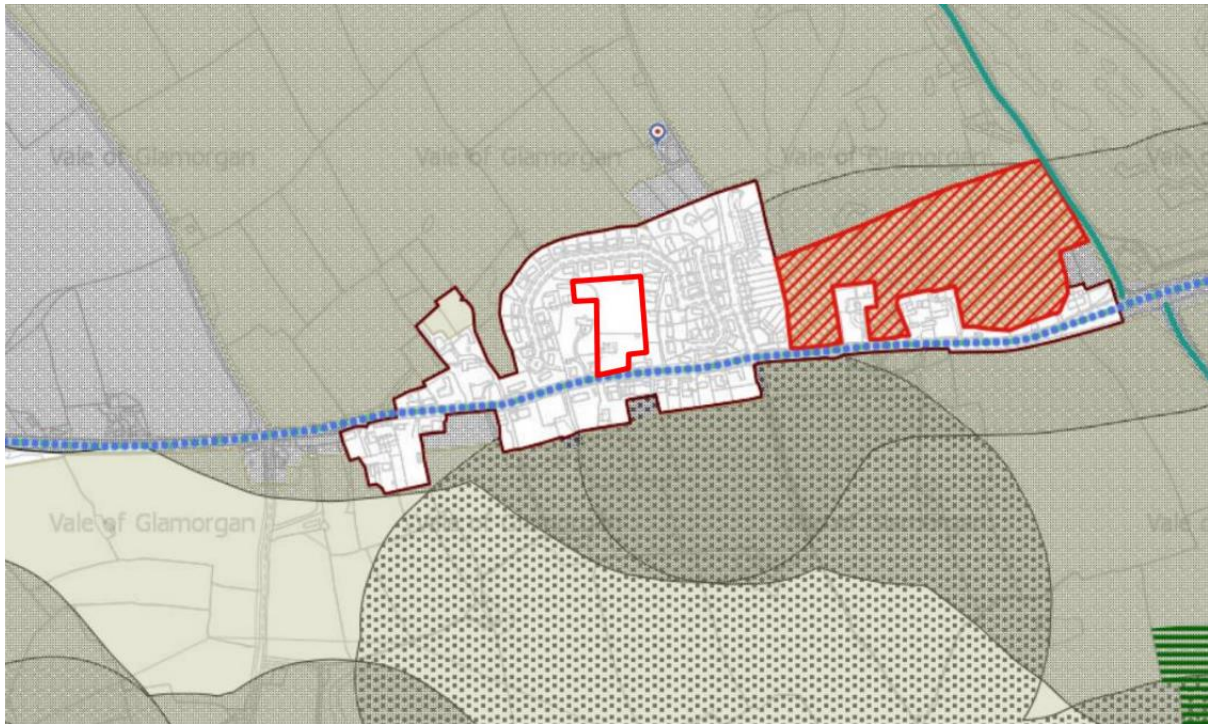
The proposed development is situated in a sustainable location within an existing residential area. The proposal meets the requirements of national planning policy in terms of design and sustainable development and the site can be adequately accessed and serviced. As a result, it is considered that the proposal fully complies with the provisions of national planning policy and should be regarded as an acceptable form of development.

Local Planning Policy









Vale of Glamorgan Local Development Plan (2017)

The current adopted Development Plan is The Vale of Glamorgan Local Development Plan (LDP) adopted on 28th June 2017. This is presently used for the determination of planning applications and deals with the use and conservation of land and buildings within plan period 2011 – 2026.

An extract from the LDP Proposals Map is provided below:



Extract of the Vale of Glamorgan's LDP Proposals Map (Location of site shown approximately in red)

Key			
	Limestone Category 2		Limestone Category 1
	Special Landscape Area		Housing Allocations with Infrastructure Provision
	Settlement Boundary		Bus Route
	Cycling		Public Open Space

To summarise, the LDP Proposal Map shows that the site is located:

- Within the defined Settlement Boundary of Bonvilston;
- In close proximity to a cycle route and bus route;
- Near to Limestone Category 1 and 2 areas;
- Adjacent to a Special Landscape Area;
- Near to a Housing Allocation with Infrastructure Provision; and
- In close proximity to an area of Public Open Space.

In view of the above, and given the nature of the proposals, the most relevant policies of the adopted LDP for the proposed development are considered as follows:

Policy	Title	Summary
SP4	Affordable Housing Provision	Residential development will be expected to contribute to the established community housing needs of the Vale of Glamorgan by providing up to 3,252 affordable residential units over the plan period.
SP10	Built and Natural Environment	Development proposals must preserve and where appropriate enhance the rich and diverse built and natural environment and heritage of the Vale of Glamorgan, including the architectural and / or historic qualities of buildings or conservation areas.



Policy	Title	Summary
MG1	Housing Supply in the Vale of Glamorgan	In order to meet the housing land requirement of 9,460 new dwellings provision will be made for the development of up to 10,408 new dwellings during the plan period. This will be met through: 1. Allocations within the plan; 2. Development sites with extant planning permissions; 3. Development of unallocated windfall sites in sustainable locations; and 4. Small sites, including infill, the conversion of suitable buildings and subdivision of existing dwellings.
MG4	Affordable Housing	Residential developments will be required to contribute to meeting affordable housing need and should meet the levels of affordable housing set out in this policy. 40% affordable housing is required on developments of 1 dwellings or more in minor rural settlements.
MD2	Design of New Development	To create high quality, healthy, sustainable and locally distinct places, the policy outlines criteria to assess the proposed development against.
MD6	Housing Densities	In minor rural settlements, a minimum net residential density of 25 dwellings per hectare will be required.
MD7	Environmental Protection	Development proposals are required to demonstrate they will not result in an unacceptable impact on people, residential amenity, property and / or the natural environment.
MD8	Historic Environmental	Development proposals must protect the qualities of the built and historic environment of the Vale of Glamorgan.
MD9	Promoting Biodiversity	The policy sets out the requirement to conserve and where appropriate enhance biodiversity interests.

Site Constraints

The LDP contains a Constraints Map. This is provided below:



Extract of LDP Plan Constraints Map (Location of site shown approximately in red)

Key			
	Landscape of Outstanding Historic Interest		Conservation Area

As shown on the constraints map, the site is located:

- Within the Bonvilston Conservation Area; and
- In close proximity to a Landscape of Outstanding Historic Interest.

Supplementary Planning Guidance

The key Supplementary Planning Guidance (SPG) which are of relevance to the proposals are summarised below:

Title	Summary
Residential and Householder Development (2018)	Intended to provide clear guidance on the interpretation and implementation of the policy within the LDP that is relevant to householder and new residential development.
Affordable Housing (2018)	Sets out the Council's planning requirements and mechanisms for securing and delivering affordable housing within the Vale of Glamorgan.
Conservation Areas in the Rural Vale (2006)	The document explains how the LDP policies can guide the way the Council protects and co-ordinates development within Conservation Areas in the rural vale.
Parking Standards (2019)	Sets out the Council's parking standards for new development.
Residential and Householder Development (2018)	Provides advice on what matters must be considered when designing new residential development and submitting planning applications.
Conservation Area: Bonvilston Appraisal and Management Plan (2009)	<p>Although not exhaustive, the defining characteristics of the Conservation Area that reinforce the designation can be summarised as follows:</p> <ul style="list-style-type: none"> • Linear rural village with scattered development along the A48; • Location on an east-west ridge provides views southwards towards the Severn Estuary; • No village centre as such, although the Red Lion Inn does act as a focal point; • Large plots, trees and high stone walls provide interest, with the buildings mainly set back from the street with front gardens; • Mixture of larger houses, worker's cottages and agricultural buildings, these mostly now converted into residential use; • The listed buildings are somewhat dispersed along the road – they are St. Mary's Church, the adjoining cross, Bonvilston Cottage, Ty Mawr and The Thatched Cottage – and they are all listed grade II; • A large number of unlisted 'positive' buildings, most of them dating to the 19th century, such as the Red Lion Inn and Church Cottage; • A number of agricultural buildings of merit including Court Farm and Old Farm; • Two notable terraces of late 19th century workers' cottages – nos. 1-4 Red Lion Cottages and nos. 1- 4 Sheep Court Cottages; • Use of the local lias limestone, often faced with painted lime render or occasionally dressed with red brick; • Roofs are either slate or thatch, which reinforces the rural character of the conservation area; and • Some post-war housing development, built by the former Cardiff Rural District Council, along Maes-yFfynnon.

Summary

The comprehensive review of the planning policy context for the site and the development proposed, presents a number of clear conclusions, as follows:

- PPW sets out a presumption in favour of sustainable development and recognises the contribution of housing to community regeneration and social inclusion; and
- The site itself is located within a rural settlement in a Conservation Area.

It is accordingly considered that the assessment of this application should be undertaken in this context.

7.0 INVOLVEMENT AND CONSULTATION

A formal pre-planning enquiry was made on 19th September 2020, this was to discuss 4 key issues being:-

1. Principle of redevelopment for residential
2. Density
3. Access, highways and the wall in respect of the conservation area context
4. Affordable housing position

The written application was followed by a conference call with all stakeholders from the council, from highways, conservation and planning disciplines. This informed how the design moved forward in terms of design content and access.

Subsequent discussions in respect of affordable housing, highways and conservation were had which culminated in the scheme as shown.

There has been no formal public consultation regarding the project.

The project *initially fell under* the necessary quantum and size to invoke the PAC requirements.



The pre-app proposed site plan

Subsequent to the initial application for 9 houses on this site and discussions with the council during the first application period, observations by the council in respect of density and the efficient use of land subsequently precipitated a 14 unit scheme. This then underwent the PAC process for compliance to policy need.

After the appeal for non-determination of the application the council's own stance report and the inspector's findings in respect of the design informed changes to the design which are reflected in this application.

Highways consultations during and outside the application window have further informed the design even though some of these fell outside the actual application period and ran into the "appeal space".

8.0 ACCESS

a. Highway

A new entrance will be formed from the main road ostensibly in the same position as the existing entrance. This will remove some of the wall that fronts the property. This has a small impact on the conservation area but is no wider or more "commercial" than other examples in this street of highway.

The council's highway department requirements for extended vision splays and wide crossover dimensions necessitates the work to the wall

Various discussions back and forth between the VOGC highways representations and then the view of the inspector at appeal have informed the final highway access arrangement.

Whilst the inspector acknowledged that there would be an effect on the wall predicated on the highway solution, this application provides an arrangement which is less aggressive on the amount of work needed to the wall and therefore mitigating effect on the C.A. The inspector found that the council's information on a "long history of accidents" was not evidence based and comments on geometry, radii etc were affected by this view. The crux of the matter is plainly highway safety versus effect on the wall of a safe highway geometry.

The inspector's findings in the conclusion section of the appeal document state that the development would "not give rise to any safety issues" and that "works to the stone boundary wall on the character of the CA may not in itself necessarily have been factor to justify withholding planning permission".

However, other concerns noted in the appeal documents could tip this issue into contention. In this application we address these "other issues" such as arboriculture, nett biodiversity gain, G.I., noise, additional tree replacements and contributions via S106 for housing, transport and education to change this balance and negate these "other concerns".

Moreover, the inspector "teased out" views on geometry, turning, radii and footways, which have enabled the applicant to keep more of the original wall (approx. 4m) which further mitigates C.A concerns.

b. Pedestrian Access

A new shared surface/pavement will be fitted to the on-site private highway which will lead to a less commercial shared private drive to the final plots.

c. Public Transport

There are bus stops within *100m* in both directions of the A48 adjacent to the site. Subject to negotiation with the VOGC, *the application foresees a contribution towards public transport via S106.*

d. Emergency Access

The on-site highway has been designed to allow emergency vehicles to access the site safely and turn within the curtilage

e. Car Parking

Each house has a minimum of 2 car spaces with adequate turning on each plot

f. Cycle Parking

Each house has sufficient space to allow 1 cycle space per bedroom per house

g. Inclusive Access

Houses are designed to be Part M compliant. External common infrastructure has low kerbs and crossing points with tactile paving as requested by Building Regulations. All access is step free.

9.0 CHARACTER

Amount

Proposals *originally sought* 6 new detached and 3 link cottages with gardens and a common shared highway infrastructure *but now seek 14 dwellings*.

Much was made about the amount of units on the site during the original application period. The initial scheme for 9 units was changed to 14 to try and address the council's desire to reach development figures of in between 17 and 25 DPA in accordance with Policy MD 5.

Given the constraints of the site and the real nett developable area and surrounding urban grain witnessed on site by the inspector, the inspector found that the density was appropriate given context and Policy MD 6 affecting the character of the surrounding area.

The inspector also acknowledges that a mix of dwellings are provided and "do not find conflict with policies MD 5 or MD 6 in this regard".

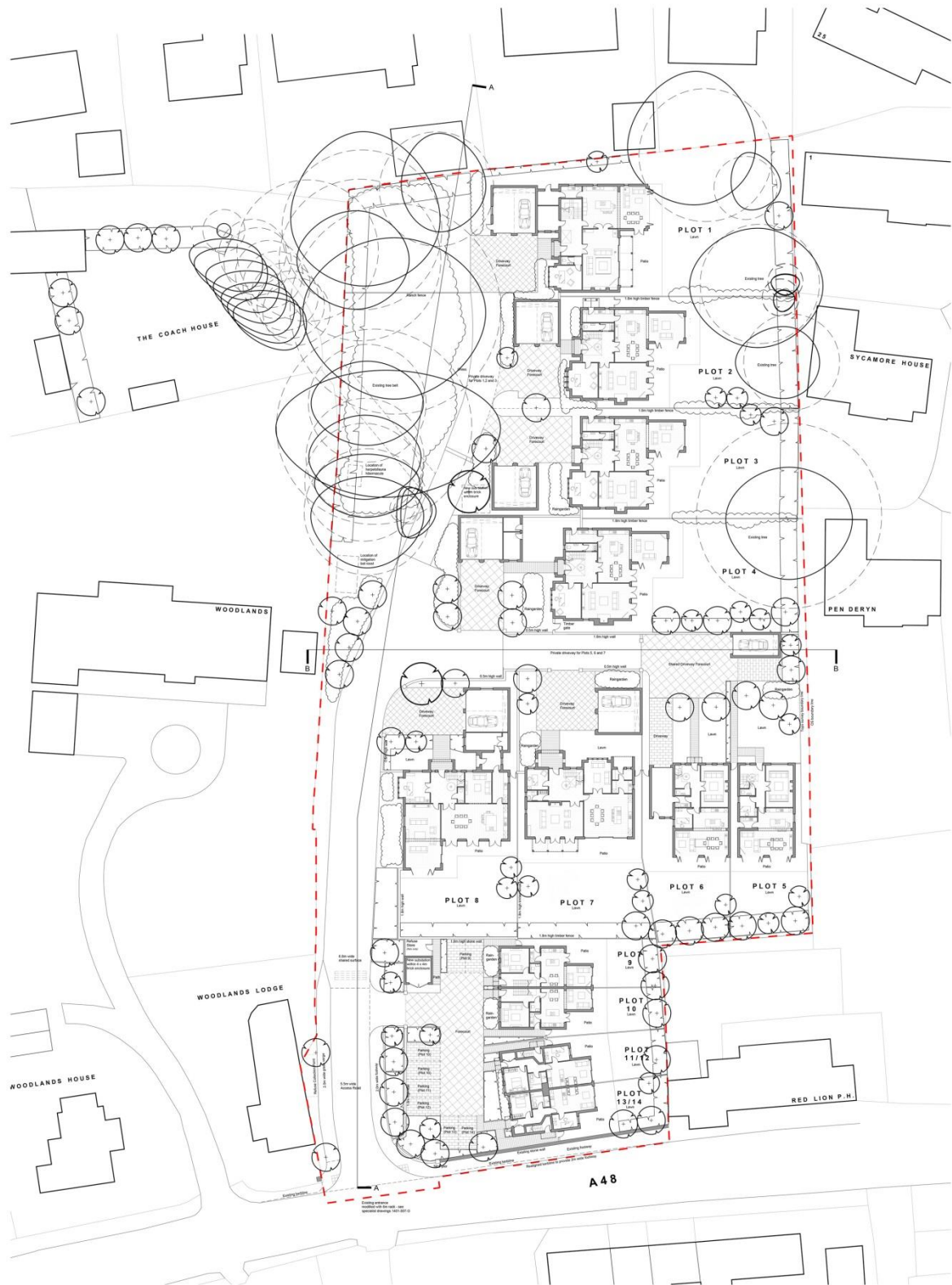
Layout

Various layouts were tested using sunlight, aspect, context/privacy and general output of agreeable urban space as benchmarks.

The final layout was judged to be the most appropriate in delivery all of these. The influence of remaining trees, TPOs and RPAs refined the final position of the houses and infrastructure.

The design of the layout predicated SAB features being 'on plot' to negate the need for common managed infrastructure.

The final layout of the "rows" of houses at 90° to each other was thought best to avoid an overly urban or "street" feel which was felt to be commensurate with the area.



Whilst council officers contested that the “gable on” approach of the southern plots to the road was out of character the inspector disagreed with this, citing many examples where this happened along the A48 corridor.

Scale

The scale of the dwellings are commensurate with those that surround them with domestic or vernacular scale windows, doors, storey heights etc. Cues have been taken from the Bonvilston Conservation Area appraisal in achieving a comfortable scale to fit in. Whilst the size of the dwellings is large, the scale of the icons they contain correlates with their surroundings.

There are some very big houses in Bonvilston and also some cottages. The size of the dwellings fall within the scalar range of the locality. Plot sizes are large so the DPA is medium, however because the houses are large the quantum of square metre per acre is similar to middle of the table built density as exhibited by say the Waterstone or Redrow schemes local to the site. There has to be some discounting of density because of the influence of undevelopable land because of mature trees and their effective RPAs.



'Street Elevations' that were presented at pre-app stage are still valid in terms of scale and form and treatment of the forms, but rather than use render, the designers are proposing to use stone, which is more appropriate to local vicinity and the conservation area



10. APPEARANCE

a. Influences

The designs are influenced by the existing indigenous housing stock in the area. There are examples of alien styles surrounding the site but the core vernacular is one of stone built houses with/and without brick quoins. Unlike in an urban setting, such as Cowbridge where materials are similar (but with more render) here houses tend to be less symmetrical and formal with outshot gable and annexes i.e not truly classical. Houses are also asymmetrical, especially along the A48 corridor and are partially hidden behind walls with fairly substantial green settings. Chimneys predominate and axial arrangements of windows which are a mix of sash and casements. *The way that dwellings address the A48 with their form varies with ridges at 90° and parallel to the road.*

There is a preponderance of mature formal trees and this has been followed by maintaining trees and making good allowance for new stand-alone specimens in spacious positions. By the admission of the area appraisal the area is "low density" therefore the appearance of the houses through 360° and not just as frontages is important. Examples in the area both face onto and side onto tall curtilage walls, effectively strutting out some of the public realm. This is realised in the designs. Houses are more rooted in the vernacular rather than the formal.

The architecture of the houses therefore draws on the character of the existing spaces in Bonvilston and the characteristics of the existing stock, be it by materials and their co-existence, chimneys, semi formally, hiding behind walls, specimen trees, vertically emphasised windows, medium angle roof slopes and a relatively open grain of one-off houses following a very loose set of rules.

b. Design Form

The overall form is three short rows of houses *at* 90° to each other to form a non-serried but cohesive group.

The form treatments are informal collections of pitched roofs with chimneys *and* adjuncts being subservient to the main form. Bays, windows, chimneys and walls are arranged to relate to local axes set up by the houses themselves and their context.

c. Treatment of the Forms

The primary materials will be "stone", brick, slate and timber.

The predominance will be "stone" but in this instance we will use high quality reconstituted products to the approval of the council. There will be significant walls to property edges where they address the public realm built using the materials of the houses.

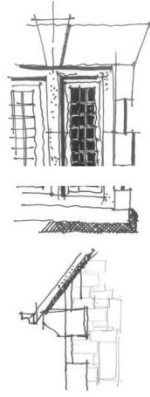
Adjuncts, chimneys, piers, quoins and lintels will be in brick.

Windows will be high quality uPVC in a dark or "heritage colour".

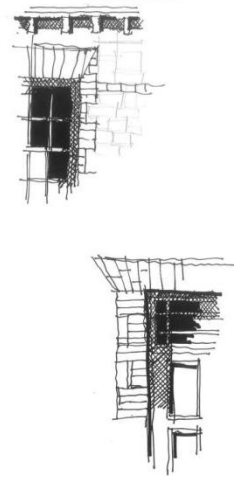
Arrangement of windows will be axial and there will be vertical hierarchy in height and size. Cills will be stone.



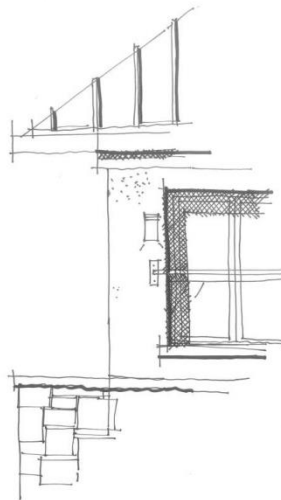
Sketch Facade Treatment - Option 1 (not to scale)
Use traditional icons based on a 'rectory/revival' aesthetic



Sketch Facade Treatment - Option 3 (not to scale)
Classically proportioned and detailed dwellings using stone and render



Sketch Facade Treatment - Option 2 (not to scale)
Design contemporary houses with predominantly pitched roof forms



Sketch Facade Treatment - Final (1:200 at A3)
Option 2 was preferred by the Client and this was pursued a little further.
Street Elevations reflect this approach

11. LANDSCAPING

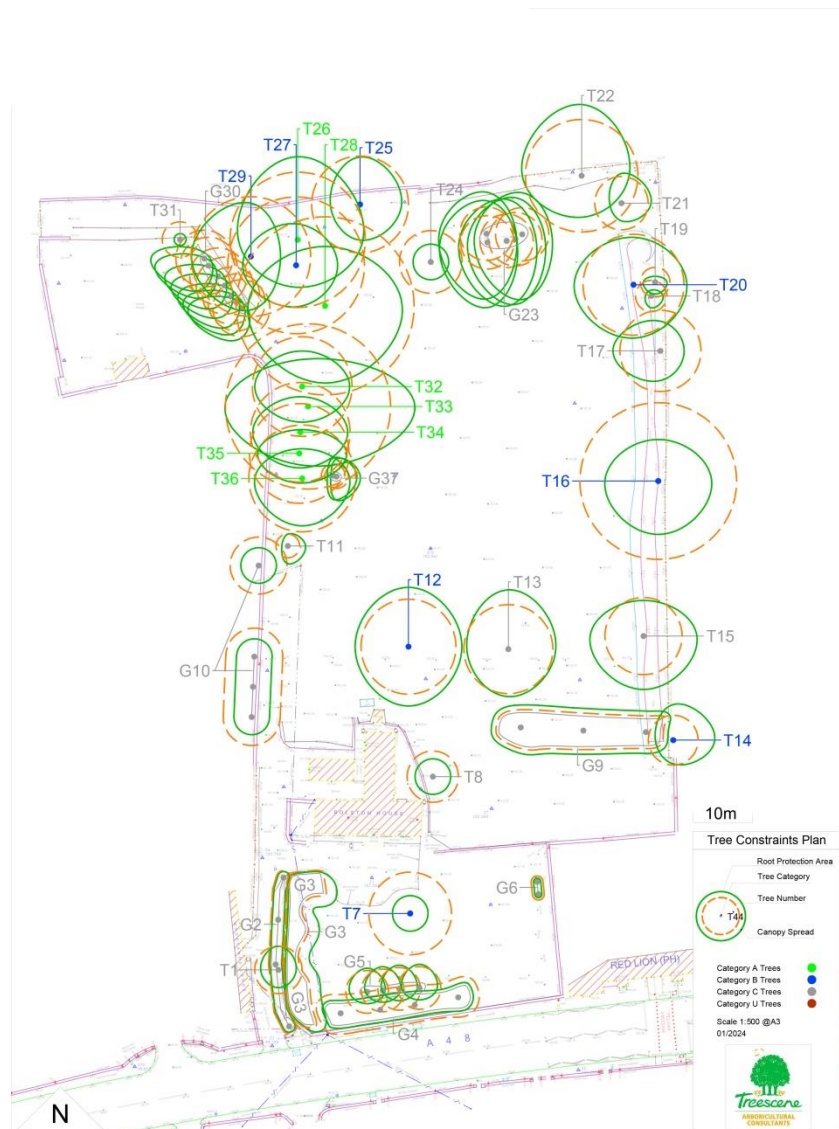
An instant level of maturing will be made by the retention of most of the mature trees, certainly those in good condition. Supplementary heavy standard planting of trees to correlate with the existing species mix and the wider locality has been anticipated and space allowed for them to grow. A formal full landscape scheme will be submitted as part of the planning application.

There will be a correlation between landscape SAB and biodiversity and a SAB application is already being prepared the needs of which have been fed into the layout of the landscape.

The main other landscape component is the stone wall which integrates with the layout of the houses and substantially contributes towards the sense of place.

Rear gardens will be turfed and a formal scheme will be in place for common areas.

Key trees will be decided either on or off plot as part of the core landscape strategy.



The tree constraints plan by Treescene which influenced the proposed layout

A key point in the inspectors report was the new PPW under Chapter 6 in respect of directive, the nature and climate emergency. The three mainstays here are G.I., nett biodiversity gain and changes in arboriculture.

The supporting landscape documents and ecological reports illustrate how we adhere to these new standards.

Practically speaking the removal of trees and then re-provision at the new ratio of 3:1 has been considered and some of this has been provided on the adjacent leg of land to the north west.

In total, 31 trees are being lost in order to facilitate the development. However, 97 new trees are being planted as indicated on the 'Landscape Strategy and Tree Planting' proposals.

12. COMMUNITY SAFETY

It is considered there is no adverse effect on community safety because of the application. *At appeal the inspector felt that there were no safety concerns with the access.* The vehicular entrance to the site, albeit intensified in use will be up to modern standards and movements will be safer. The current Bolston House is attracting vandalism at present and therefore new development will be an improvement. Houses are designed to secure by design standards and have defensible space yet relatively open frontages to allow natural group mutual surveillance. All boundaries adjacent properties will be re-fenced and made more secure to enhance the safety and security of the overall locality.

Concerns were raised in the previous application about noise from the public house. These concerns were agreed to be unfounded by the inspector who determined that any residual issues could be dealt with via condition. Moreover, the council's own EHO did not raise concern about this aspect at application stage, and representation from the pub itself was more of an informative than an objection. It has been previously agreed by noise surveys that noise in gardens and houses falls within permitted levels.

13. ENVIRONMENTAL SUSTAINABILITY

The houses will be designed to modern building regulations standards and have the plant space to enable environmentally friendly heating and lighting systems to be fitted. Rear gardens are large enough to facilitate heat pumps. *The layout is designed with an “open grain” to accommodate the replacement trees and the current multiplier of 3 precipitated by revisions to PPW.*

Spaces at the sides of houses can accommodate air source units without spoiling the aesthetic of the house or the overall site.

The introduction of areas of common landscape and husbandry of existing mature trees will see that the site maintains a high level of biodiversity and open drainage/fences can be designed to allow the free movement of animals. *The delivery of the project will see a biodiversity nett gain on the site in accordance with new PPW directives.*

Bat and bird boxes will be incorporated into the house fabric(s)

External lighting will be designed to maintain a dark corridor between the A48 and the Village Farm estate.

A sustainable urban drainage system is being designed to serve this development policed by the current SAB legislation.

Materials will be, where possible, sustainably sourced.

It is envisaged that the houses will have a form of rainwater harvesting for external irrigation use. Materials will be specified as low maintenance and have a good degree of climate resilience.

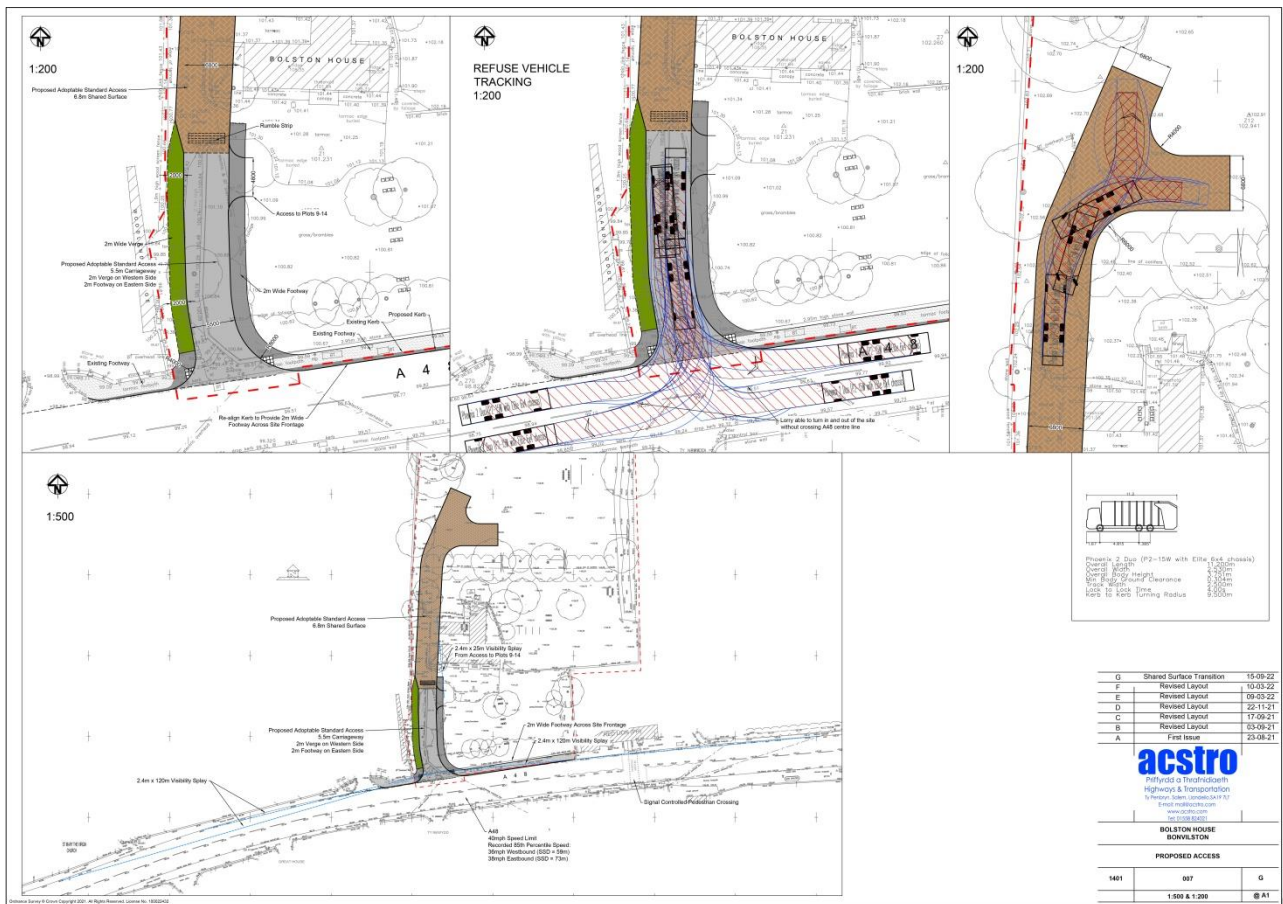
The development is on a regional bus route leading to a national hub in Cardiff serving the rest of Wales. Houses will include EV charging provision in their parking areas.



Bat and bird boxes will be used to re-house existing bats and birds on site

14. MOVEMENT

There will be a change in movement characteristics in the area, mainly due to traffic. However, negotiations between highway consultants have *designed* a safe and equitable access solution. No other established pedestrian or other movement patterns are disturbed.



The final access arrangements by Acstro

15. CONCLUSION

The designers have reconsidered the scheme in the context of the inspector's findings. The consensus from the inspector is that if all other aspects are addressed, then the removal of a small section of the front boundary wall is not a strong enough reason to deny consent.

Whilst there were perceived shortcomings with the original submission, these have now been addressed, as requested in the appeal report. The inspector also takes into account the VOGC stance report so we are in full knowledge of all aspects which could precipitate a refusal.

The new design keeps the access in the same position and reviews the geometry and radii in the context of VOGC highway comments and the inspector's report. In this instance we can further reduce the loss of the wall to 4m, mitigating conservation effect even further.

Other aspects that concerned the inspector but seen as being able to be agreed were

- 1. Noise (condition in respect of pub noise but not seen as a problem by the inspector)*
- 2. Highway safety (condition)*
- 3. Biodiversity Nett Gain (test in terms of derogation of species)*
- 4. Tree mitigation*
- 5. Green Infrastructure Statement*
- 6. Section 106 contribution- the applicant is willing to consider an updated viability review by the VOGC and enter into negotiations with the VOGC to establish an appropriate S106 contribution.*

This application with its annexed reports and slightly modified layout to facilitate conservation, highway, arboricultural and ecological concerns is now submitted.

The application whilst still in the same architectural form as the previous application, now reflects and solves the aspects raised by VOGC and the inspector.