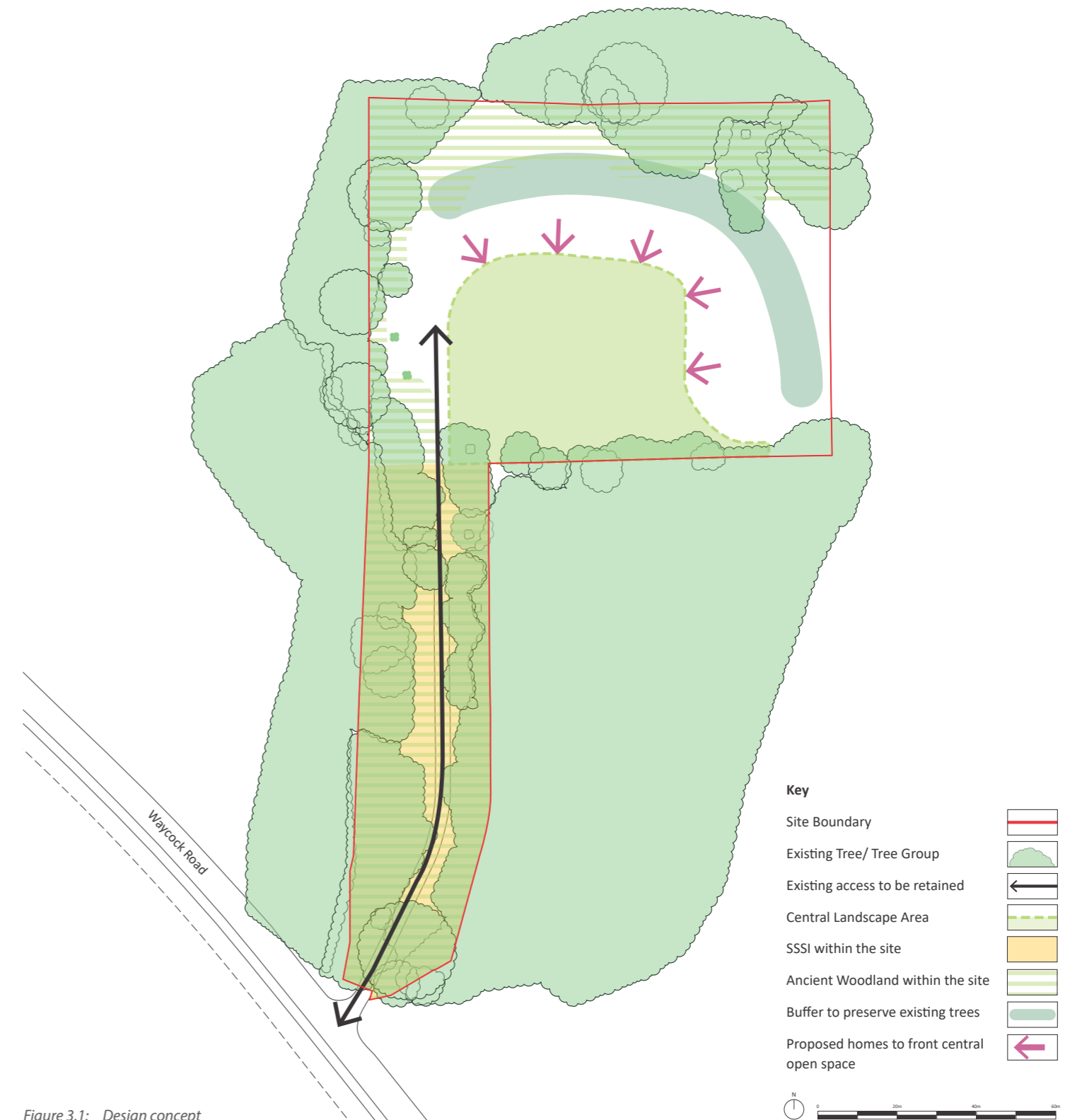


3. Design Development

3.1 Design Concept

The concept framework plan shown in Figure 3.1 shows the key principles of the proposal, including:

1. Preserving existing trees, the ASNW and SSSI as much as possible.
2. The proposed residential buildings back onto the surrounding woodland with the provision of rear gardens and a landscape buffer, to limit impact on the ASNW and SSSI.
3. Providing residential development that fronts a central green space which preserves grassland recommended for a non-statutory SINCD designation and provides space for drainage and play provision.
4. Maintaining the existing vehicular / pedestrian access point off Waycock Road.



3.2 Design Evolution

Pre-application feedback was received from Chloe Jones of the Vale of Glamorgan Council on 10 November 2022.

The feedback raised concerns with regards to the principle of development in this location, the potential impact on the open countryside, as well as the potential amenity impact on neighbouring residential properties, ecology, highways issues and flood risk. Following these comments, and technical input from the design team (ecologist, arboriculturalist, highways and drainage), several iterations of the layout were considered to minimise impact.

Various densities and layouts were explored during design development. The resultant design ensures that open space and parking provision requirements are met whilst also providing a sustainable density for the site's location.

Design iteration 1 included 17 dwellings in the form of an apartment block, houses and conversion of an existing building to two apartments. The design team agreed to remove the apartment block from the central open space as this did not meet the design concept and placemaking principles.

Design iteration 2 included a lower density layout (12 dwellings) without the inclusion of an apartment block and maintaining an open central green space.

The indicative layout submitted with the application includes a third iteration that combines previous iterations to retain the central open space and include a variety of dwelling types, contributing to placemaking. The indicative layout is presented in the following sections.

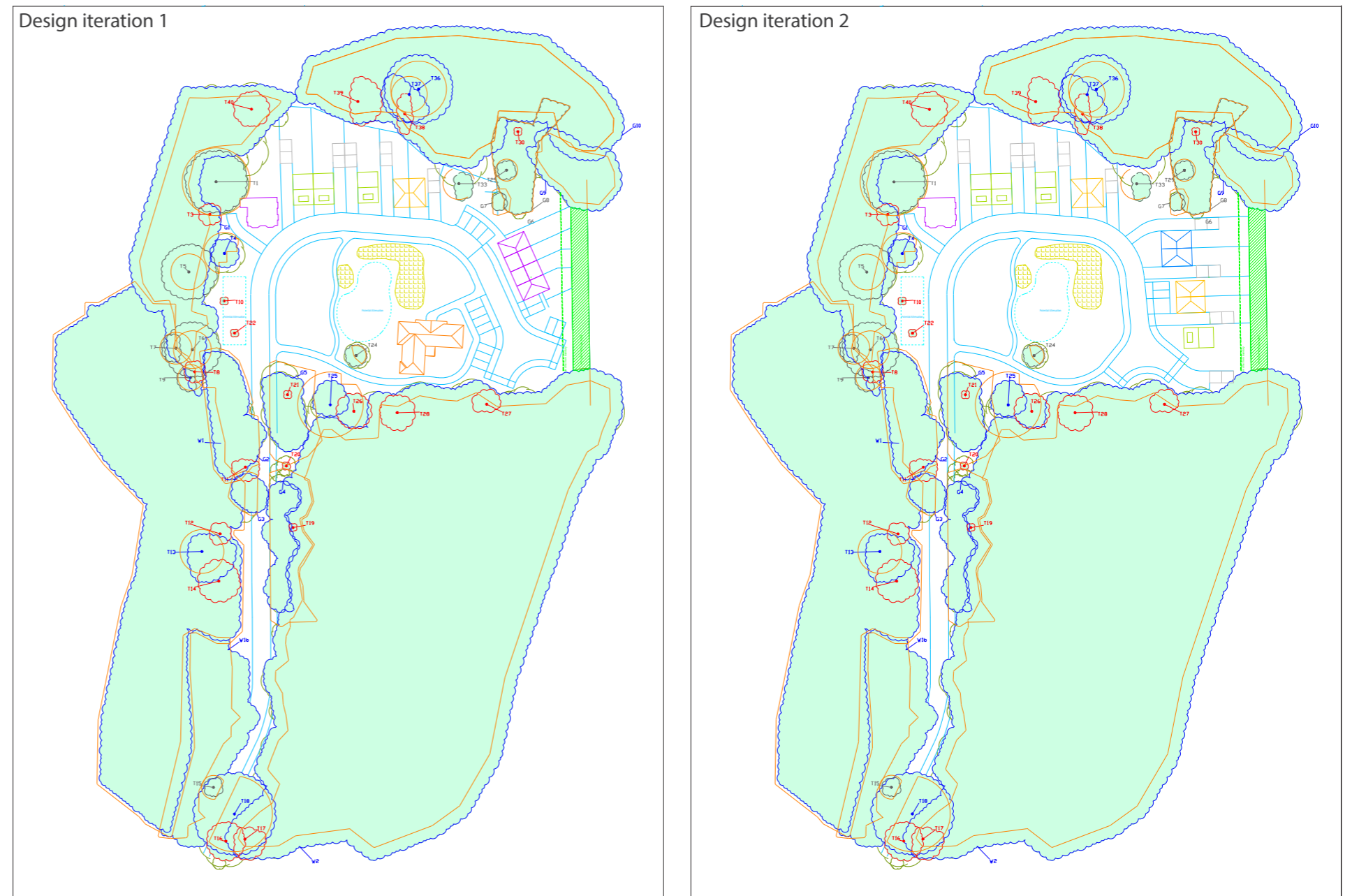


Figure 3.2: Iterations of the housing layout