

4. The Proposal

4.1 Illustrative Masterplan

This section illustrates the proposal, outlining the accommodation schedule, character, access and movement, sustainability, community safety and how the proposal responds to design and planning policy guidance.

The below indicative accommodation schedule shows a total of 16 homes, including the conversion of the existing building fronting the access road for the provision of two 2-bedroom apartments. A subsequent Reserved Matters application may change the typologies, as required by housing need and market viability.

Indicative Accommodation Schedule

Table 4.1: Indicative Accommodation Schedule

Dwelling Type	Number of Homes
2 Bed Terraced house	3
3 Bed Semi-detached house	2
4 Bed Semi-detached house	3
1 Bed Apartment	6
2 Bed Apartment (within existing building)	2
TOTAL	16



Figure 4.1: Illustrative Masterplan

4.2 Character

The proposed character of the development should respond to the immediate and wider context. At this stage of design, there are no details on the materials and architectural detailing to be used. This would be included within subsequent reserved matters applications. The building to be retained on site (shown Figure 4.2) provides an immediate context for the built form proposed on site. The built form and character of the wider area should influence the architectural detail and materiality of future proposals.

The height of proposed buildings would be two storeys, in keeping with the height of existing buildings on site.

4.3 Access and Movement

The proposal retains the existing vehicular access off Waycock Road. This is proposed in the form of a shared surface route that would provide access for pedestrians, cyclists and vehicles, as well as conventional carriageway and footpaths along other sections. The shared surface enables the access road to remain as close to the existing width as possible, whilst also meeting acceptable standards, to limit the impact on existing trees that line the route as much as possible.

Drop kerbs would provide a pedestrian and cyclist crossing point over Waycock Road, to connect into the existing pedestrian/cycle route to the south that connects into the settlement of Barry.

The parking shown in the scheme meets the LPA's parking requirements.

4.4 Environmental Sustainability

A variety of grassland types, new trees, hedges and scrubs are proposed as part of the landscape strategy and will compensate for the loss of trees. The Tree Constraints Plan identifies trees that are required to be removed due to their poor condition. The upgrade to the access road will result in the loss of six trees, pending further investigation at detailed stage.

Habitats will be supported through the inclusion of bird and bat boxes on proposed buildings and trees.

A green roof on the proposed apartment building can be provided to help reduce run-off. Rain gardens will line the road that provides access to the dwellings, helping to green the street space whilst providing sustainable drainage solutions.

4.5 Community Safety

The layout and orientation of homes ensures that there is natural surveillance, with all dwellings facing the central green space.

Lighting would be provided across the site to ensure places are well lit and safe. The lighting strategy would need to ensure that any impact on ecology would be limited, through the use of light shields and other methods. This detail would be picked up in any subsequent reserved matters applications.

The road network has been designed in accordance with the Local Highway Authority and national standards and has been subject to vehicle tracking to ensure that it is safe and manoeuvrable by a selection of vehicle types.



Figure 4.2: Existing bay fronted building to be retained and converted to two apartments provides context for the character of the proposed built form

4.6 Response to planning and design policy and guidance

This section looks at policy and guidance specifically in relation to design. For all other planning policies, refer to the Planning Statement submitted with the application.

National Policy

Future Wales: The National Plan 2040

Future Wales provides a strategic direction for all scales of planning and sets out policies and key issues to be considered in the planning decision making process. The following policies are relevant to this application:

Policy 1 - where will Wales grow

- Supports sustainable growth in all parts of Wales; and
- Barry is within a National Growth Area where there will be a focussed increase in housing numbers.

Policy 2 - Shaping Urban Growth and Regeneration - Strategic Placemaking

Provides strategic placemaking principles. A description of how the site's design achieves these principles is described below:

- Creating a rich mix of uses - the site will contain up to 16 homes, the provision of other land uses would not be viable. As illustrated in the site analysis, there is a convenience store located within 10 minutes walk at Weycock Cross to the southeast of the site. Other facilities can be accessed via public transport.
- A variety of housing types and tenures are provided on site;
- Increasing population density, with development built at urban densities that can support public transport and local facilities - the proposed development achieves 21 dwellings per hectare net density. This density provides adequate space for drainage systems, play provision and planting within the central open space, which will contribute to the placemaking of the development;
- Establishing a permeable network of streets, with a hierarchy that informs the nature of development - the proposed street network is enclosed to the site. The pedestrian connection that runs along the opposite side of Waycock Road could connect to the access road and pavement into the site via a crossing, providing pedestrian links to Weycock Cross and Barry;
- Promoting a plot-based approach to development, which provides opportunities for the development of small plots, including for custom and self-builders - the plots proposed in the scheme could accommodate custom and self-build projects; and
- Integrating green infrastructure, informed by the planning authority's Green Infrastructure Assessment - this has been designed and integrated within the site from the outset. The parameter plan shows the green infrastructure strategy for the site.

Policy 3 - Supporting Urban Growth and Regeneration - Public Sector Leadership

- The public sector must show leadership and apply placemaking principles to support growth and regeneration for the benefit of communities across Wales.

Policy 7 - Delivering Affordable Homes

- A focus on increasing the supply of affordable homes across Wales.

Planning Policy Wales (PPW) (Edition 11, 2021)

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.

Paragraph 3.17 of PPW states that 'a Design and Access Statement communicates what development is proposed, demonstrates the design process that has been undertaken and explains how the objectives of good design and placemaking have been considered from the outset of the development process', which has been set out within this DAS.

Of relevance to the design of this proposal include:

- Paragraph 3.3 states '*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*';
- Paragraph 3.55 states '*Previously developed (also referred to as brownfield) land should, wherever possible, be used in preference to greenfield sites where it is suitable for development*'. The site has been used as a hospital and most recently as a college. Apart from one occupied dwelling, the remainder of the site is currently vacant and the buildings derelict. The redevelopment will be a sustainable use of a brownfield site, that would otherwise be unused and fall into further ruin;
- Paragraph 3.4 states '*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*'. How the proposal meets the objectives of good design (shown in Figure 4.3) has been described in the preceding sections of this chapter.

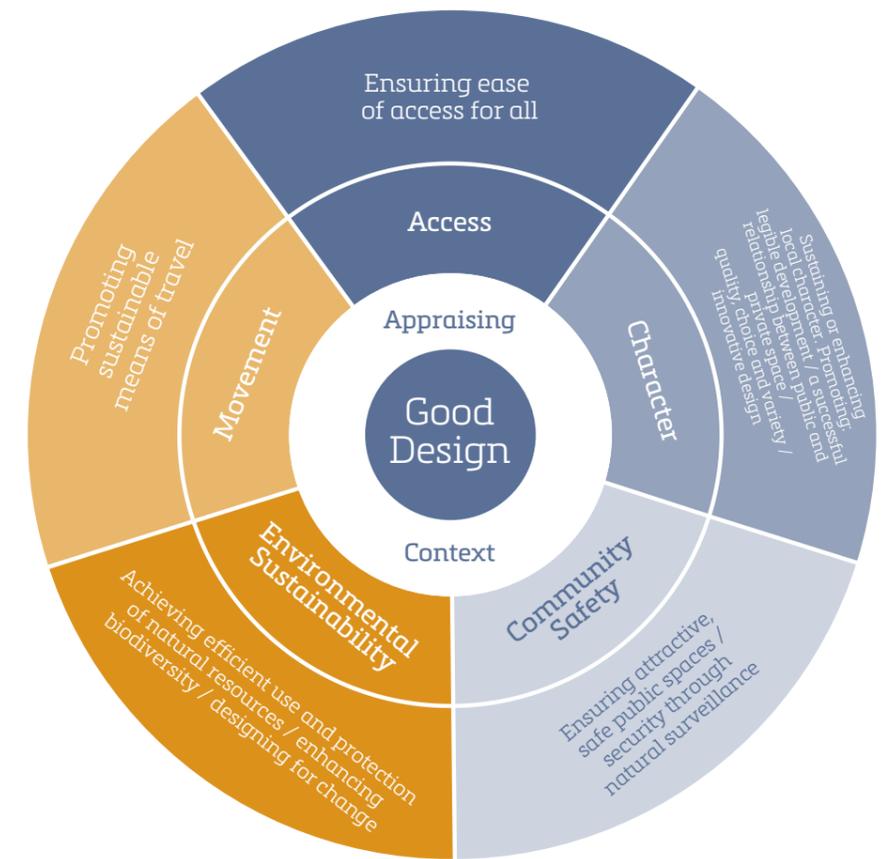


Figure 4.3: PPW - Objectives of good design

Local Policy Framework

Vale of Glamorgan Adopted Local Development Plan 2011 - 2026

The following describes how the scheme meets design policies within the adopted LDP:

- Policy MD1 (Location of New Development) - the proposal will make use of a brownfield site. Whilst the development would be on an unallocated site, outside of the settlement boundary, it presents a sustainable use of a site that would otherwise be left unused, with vacant buildings deteriorating further;
- Policy MD2 (Design of New Development) states that development proposals should positively contribute to the context and character of the surrounding natural and built environment. The scheme is well screened by existing mature vegetation is scarcely visible from the surrounding area. The vegetation encloses the scheme, creating a pleasant and unique residential character;
- The scheme safeguards existing public and residential amenity and therefore meets Policy MD2 (8) by ensuring that public and private boundaries are clearly demarcated, there is surveillance on streets and spaces from proposed dwellings, and the distances between habitable room windows are sufficiently spaced (at least 21 metres) to provide privacy;
- Public open space, private amenity and car parking has been provided in accordance with the requirements as set out in the LDP and therefore meets the requirement under Policy MD2 (9);
- Policy MD2 (10) states that the proposal should provide '*sensitive landscaping, including the retention and enhancement where appropriate of existing landscape features and biodiversity interests*'. The proposal has been designed so that the impact on trees and their root protection areas has been limited as much as possible. In some instances however, such as the access road, impact is unavoidable to facilitate safe access to the site. A buffer is proposed to the Semi-natural Ancient Woodland, noting that parts of it within the site are already degraded from the existing development.
- Policy MD5 states that development will be permitted where the proposal '*is of a scale, form, layout and character that is sympathetic to and respects the immediate setting and the wider surroundings and does not unacceptably impact upon the character and appearance of the locality*'. The proposal is for residential dwellings of a maximum of two storeys that are well screened by the existing woodland. Some glimpse views are possible, as described in the LVIA. The layout and character of the dwellings will be sympathetic to the residential uses in north Barry and would not impact upon the character of the locality due to the site's isolation.

Supplementary Planning Guidance

The Residential and Housebuilder SPG (April 2018) sets out further information to guide the design of dwellings. As this is an outline application, the details of architectural style, materials, windows and doors are not included, and will be set out within future planning applications.

The Parking Standards SPG (March 2019) sets out the Council's parking standards of 1 space per bedroom (maximum requirement of 3 spaces per unit) and 1 space per 5 units for houses and apartments for visitors. For cycle parking, 1 stand is required per 5 bedrooms. These standards have been met and provided for in the indicative layout of the site.

In relation to the site, the Trees, Woodlands, Hedgerows and Development SPG (July 2018) sets out the requirements for the protection and preservation of trees. Whilst there are no TPOs designated on site, existing trees have been retained, where possible.

Other guidance

Generally, additional national urban design guidance is provided by the following documents:

- Planning for Sustainable Buildings , DCfW/WG (2014);
- Technical Advice Note, WG (TAN) 12: Design (2016);
- Design and Access Statements in Wales, DCfW/WG (2017);
- The Urban Design Compendium 2, Roger Evans Associates/English Partnerships (2007);
- Welsh Development Quality Requirements, WG (2021);
- Placemaking Guide, DCfW (2020);
- Secured by Design Homes, PCPI (2023);
- Manual for Streets, DFT/DCLG/CABE (2007);
- Manual for Streets – Wider Application of the Principles, DFT/DCLG/CABE (2010).

5. Parameter Plans

The application is accompanied by three parameter plans covering access, development extent and green infrastructure. The parameter plans will provide a guide for any subsequent applications for the redevelopment of the site to residential use. A brief description of the plans is set out below.

Parameter Plan 1: Access

Shows the vehicular / cycle and pedestrian access point from Waycock Road to the south, between point A and B. The existing access, which consists of a single track road with no pedestrian footpath, can be upgraded and used to provide means of access. The road upgrade and potential addition of a footpath would need to be considered against the impact on existing trees that line the route, which are also within Ancient Woodland and a SSSI.

Parameter Plan 2: Development Extent

Sets out the maximum extent of built development within the site for residential uses, roads, footpaths, cycle paths, ancillary uses, play space and SuDS. However, buildings, SuDS and infrastructure should lie outside the Ancient Woodland boundary (denoted by the dotted green line). Rear gardens of properties or other soft landscaping features would be acceptable within this boundary (refer to the Ecological Report for detail on mitigating impact to the Ancient Woodland)

Within the green shaded area, development is limited to landscaping, cycleways, footpaths, roads/junctions, lighting, infrastructure above/below ground, SuDS and fencing.

Parameter Plan 3: Green Infrastructure

Illustrates the areas of the site designated as Ancient Woodland and a SSSI.

A buffer to the existing woodland edge of 3m is proposed to the north, that would be outside of any rear gardens or area of public use in order to preserve existing trees within the Ancient Woodland.

Existing trees and their root protection areas are shown, along with trees that are likely to be removed to facilitate access.

A central landscaped area is proposed that can accommodate SuDS, natural and semi-natural green space, amenity green spaces and areas for play whilst providing a pleasant outlook for residential dwellings fronting it.

A landscape buffer of 5m is provided along the eastern site boundary, to provide space between any proposed development and the Fferm Walters Site of Special Scientific Interest.

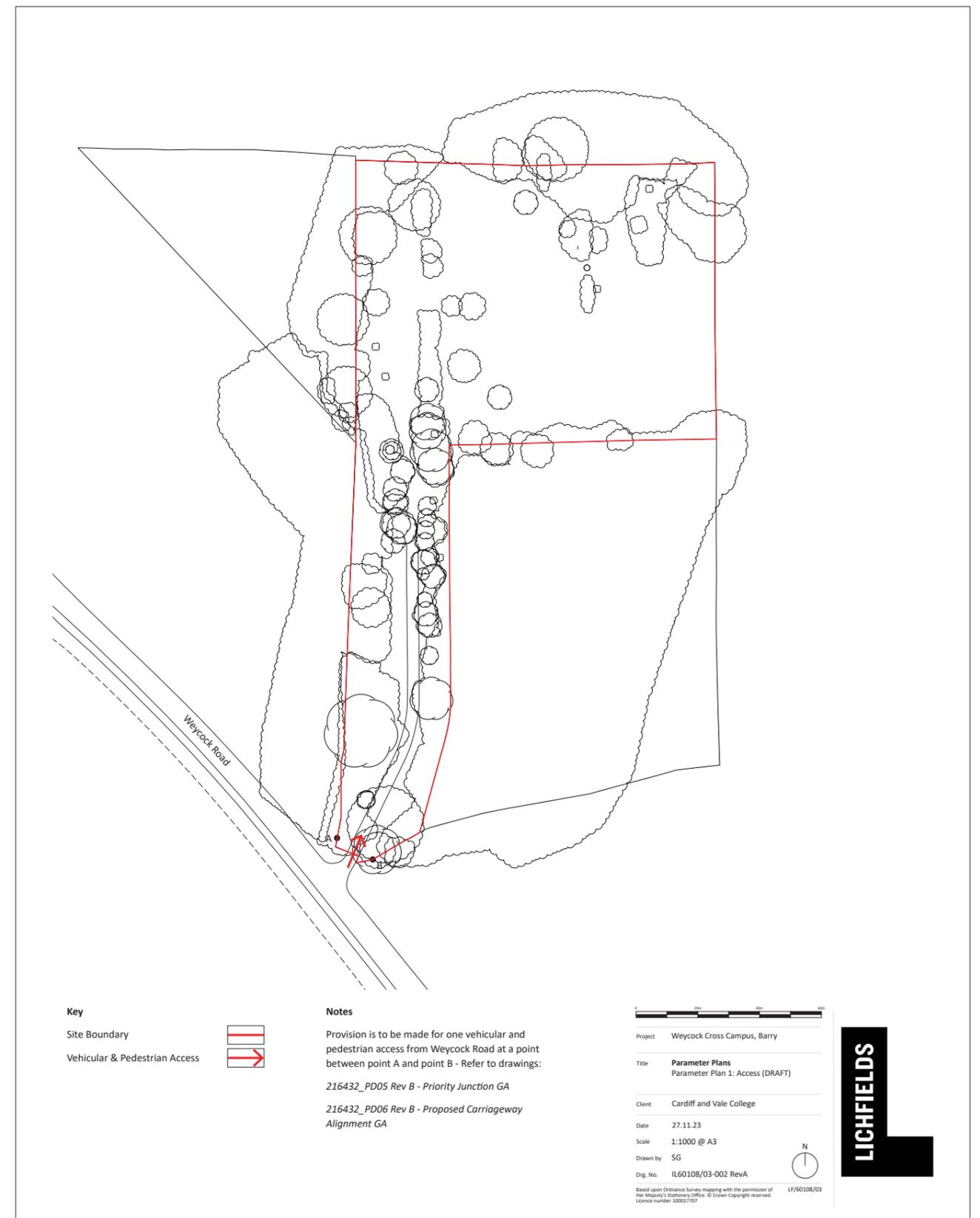


Figure 5.1: Parameter Plan 1: Access

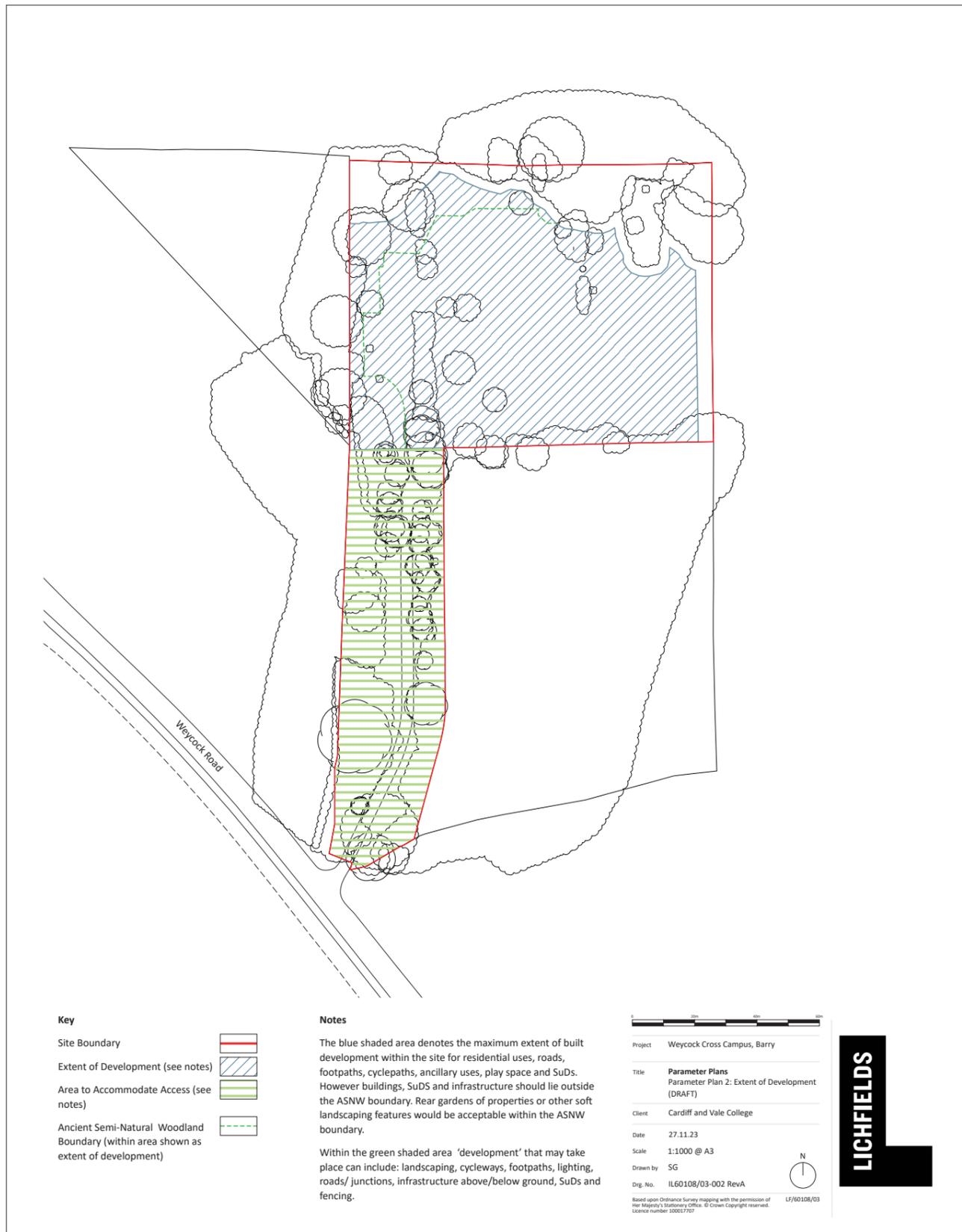


Figure 5.2: Parameter Plan 2: Development Extent



Figure 5.3: Parameter Plan 3: Green infrastructure

6. Conclusion

The indicative layout has been produced to illustrate the potential of the site and to inform the parameter plans as the most appropriate design solution following site and context analysis and identification of the opportunities and constraints.

The outline application proposes development that is sympathetic to the context. The layout responds to the surrounding topography and landscape features.

The proposed central public space provides amenity space and equipped play provision for prospective residents, providing a pleasant outlook for homes and contributing to a sense of place.

Trees identified as having significant value are retained as much as possible and proposed planting will include wildflowers, grassland, scrub and trees that will assist in compensating for any vegetation that is removed.

Sustainable urban drainage systems such as rain gardens, permeable paving and a detention basin are proposed to provide effective management of surface water run-off.

The layout provides natural surveillance of streets and spaces from dwellings and private and public spaces are clearly distinguishable.

Overall, the indicative layout provides a sustainable solution for the redevelopment of the former college campus as residential use, within a walkable location from local services located at Weycock Cross.

The parameter plans create a framework within which future detailed design will take place. The parameters are particularly important in establishing the green infrastructure that will:

1. Protect existing trees, the SSSI and ASNW as much as possible.
2. Provide a quality place to live, that promotes the placemaking principles and active travel links to the settlement of Barry.
3. Provide public amenity space and areas for equipped play.
4. Incorporate sustainable urban drainage infrastructure.

The parameters set guidelines and limitations for the extent of development as well as enabling the creation of convenient movement for pedestrians, cyclists and vehicles.



Figure 6.1: Illustrative Masterplan

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