



Addendum To Design and Access Statement

Land to the West of Port Road, Wenvoe

Residential Development

May 2015/ Version 1

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Introduction

Introduction

This Design and Access Statement has been prepared by Clancy Design Services Ltd and is submitted on behalf of Redrow Homes (South Wales) Ltd as a supplement to the Design and Access Statement which formed part of the Reserved Matters planning application for the erection of 131 dwellings, including details of appearance, landscaping, layout and scale at land to the west of Port Road, Wenvoe and approved under Planning ref. 2014/00452/RES on 25th September, 2014.

Purpose of The Document

The document is a summary of the design amendments made to the layout after review by Redrow Homes (South Wales). It explains the reasoning behind the proposed changes and demonstrates that the overall form, character and quality of the development will be unchanged.

All necessary revised consultants' technical reports and drawings accompany and support the Reserved Matters Planning Application.

Summary of Amendments

Revised Site Proposals

The proposed design amendments affect the area of the originally approved plots 63 to 131 in the northern half of the site. The amendments made are as follows:-

- Re-positioning of dwellings and garages to plots 63 to 131.
- Increase of residential dwelling numbers by 3 to a total of 134.

Outline planning permission for the development approved in April, 2014 under ref. 2013/00884/OUT is for 'Residential development for up to 140 dwellings with associated access, estate roads and public open space' and the proposed increase is still well within the limits set by the Outline approval.

- Dwellings amended in far north eastern corner of site to accommodate diversion of existing water main.
- Orientation of plots to front onto open space and public footpath link to Clos Llanfair to frame space and provide additional natural surveillance.

- Minor modifications to shared surface highway in replan area. The main access and street hierarchy for the development remain unchanged.

Design

Replan Site Layout



Conclusion

Conclusion

This statement has been prepared in support of the detailed application for the construction of amended proposals to include 134 no. residential dwellings on land to the west of Port Road, Wenvoe.

The statement is to be read in conjunction with the revised technical information submitted as part of this detailed application and in the context of the principles that have been established through the original planning approvals, which include the location of buildings, open spaces, vehicular and pedestrian access, and the drainage and landscape strategies for the site.

The revised layout has been carefully designed to ensure that an attractive and legible place is provided. As previously proposed, the existing landscaping features will either be retained or replaced and development will continue to be visually well screened from the surrounding areas to ensure the amenities of new and existing houses are protected.

Areas of public open space and ecological mitigation are unaffected and there will be no adverse impact to the character of the Special Landscape area. It can be seen from the submitted revised plans that the amendments made have very little impact on the approved design proposals and continue to comply with the relevant planning policies and supplementary planning guidance.

It is concluded that the proposed changes are minor in scale and effect, and will make no significant difference to the nature of the development proposed and will still achieve an appropriate layout, form and scale.



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