

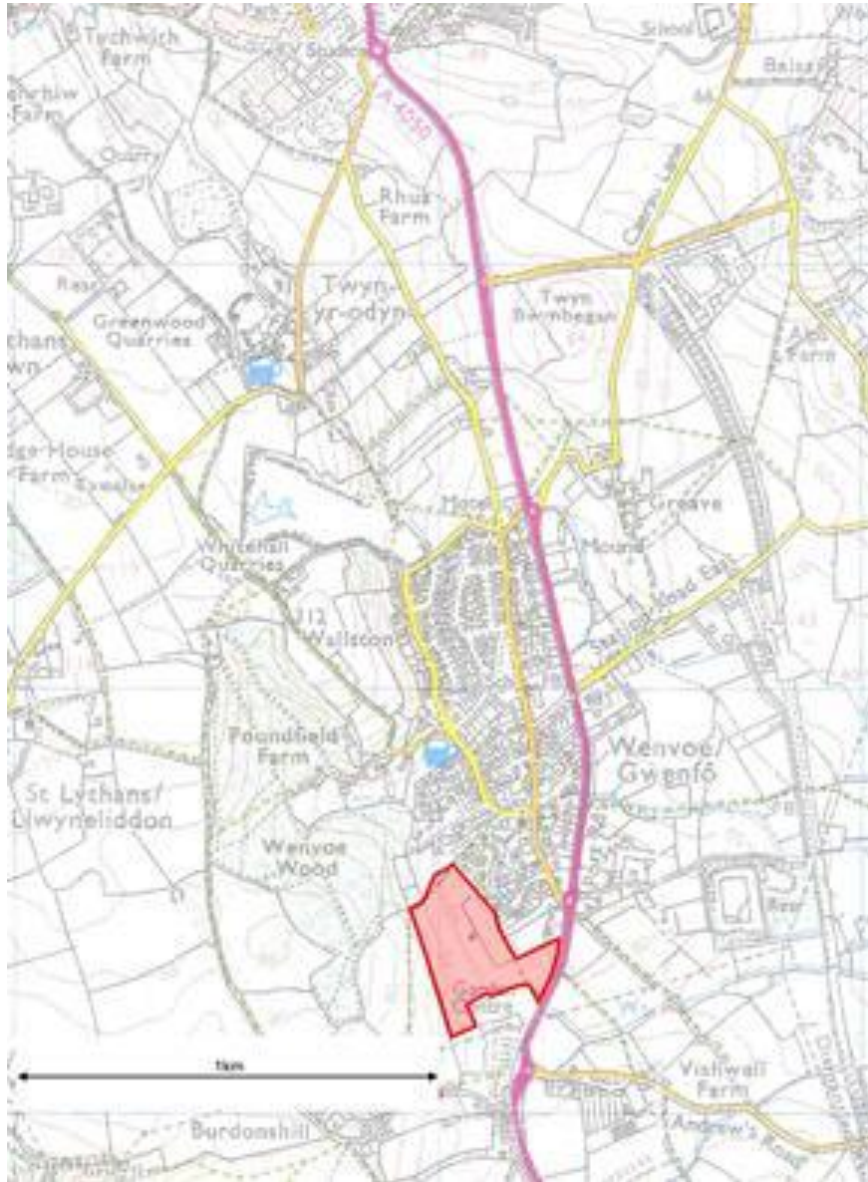
LAND TO THE WEST OF PORT ROAD,  
WENVOE

DESIGN & ACCESS  
STATEMENT



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## 01

### Introduction

This Design and Access Compliance Statement accompanies a planning application submitted by Clancy Design Services Ltd on behalf of Redrow (south Wales) Ltd. Planning permission is sought for the erection of 131 No. 1, 2, 3 and 4 bedroom dwellings with associated open space, attenuation pond and vehicular access at land to the west of Port Road, Wenvoe.

The detailed description of the application proposal is for:-

*“Erection of 131 No. 1, 2, 3 & 4 bedroom dwellings with associated open space and vehicular access”.*

### About the report

The statement is divided into sections that approximate to the sequence of the design process and in line with accepted good practice.

Firstly the content is appraised, providing a brief study of the surrounding area. Then the site itself is examined in more detail to explain significant aspects such as topography, orientation and access.

With a secure understanding of the context, key development principles that govern use, density, layout, scale, appearance, landscaping and access are outlined.

### Supporting Documentation

This statement should be considered in conjunction with the planning application drawings and reports in order to gain a complete understanding of the application proposal.

The application documentation demonstrates the diligent approach adopted by the applicant and their experienced consultant team in delivering a well-considered proposal based on sound development control and sustainable design considerations. This has allowed the final design to emerge and evolve from the original indicative masterplan submitted as part of the previous outline application.



St. Mary's Village Church



Community Centre and Library



Village Shop and Post Office



The Wenvoe Arms Public House

## 02

### Site analysis

#### Application site & surroundings

The site is located to the west of Port Road and forms a southerly extension of the settlement. Wenvoe is a village comprising a population of approximately 1073 according to the 2001 Census, which remains the best estimate of current population. The older part of the village, which is protected by Conservation Area status, is located approximately 120 metres to the north of the site. The village has developed, both to the north and in a southerly direction with the majority of development having taken place in the latter half of the 20<sup>th</sup> Century. Limited additional development has taken place within the last 20 years. The village, ranked 10<sup>th</sup> in terms of size in the Vale of Glamorgan is served by a reasonable range of services and facilities. The photographs opposite show some of the community services and facilities available within Wenvoe.

The site is largely visually enclosed by existing trees and hedgerows. The strongest visual and functional link is with Clos Llanfair which accommodates detached 2 storey dwellings of mixed materials and design. Those properties closest to the site comprise white walls, grey roofs with grey stone detailing around doors, windows, reflecting traditional Vale of Glamorgan architecture. However, other properties have red brick walls with yellow stone details, including gables and porches which feature decorative woodwork, which reflect a Victorian style. Rectory Close adjoins the site to the south of Clos Llanfair. Here the houses mainly comprise a mix of terraced and semi-detached properties with white or cream rendered walls and brown tiled roofs. The terraced properties have tunnel access to the rear of the properties.

Photographs 1-3 on the next page show architectural styles and materials of the properties in Clos Llanfair and Rectory Close, which are the closest housing developments.

Photographs 4-6 on the next page show traditional village building styles, found in the older village core area, which tend to have grey slate roofs, and a range of render, brick and stone facades. Many incorporate decorative stone or brick details around doors and windows and decorative gables.



1



4

Photographs 7-10 shows a selection of more recent development which took place in the village in the latter half of the 20<sup>th</sup> century.

The photographs demonstrate that a wide range of materials and building styles have been adopted in Wenvoe and also the way in which the recent development in Clos Llanfair have incorporated traditional architectural features into their design.



2



5



7



9



3



6



8



10



## The site

The site is located immediately to the south and west of the existing settlement. It adjoins existing residential development to the north and east with the eastern boundary adjoining Port Road. The southern boundary lies adjacent to Style Garden Centre and the western boundary lies adjacent to open countryside, from which it is separated by existing mature woodland and hedgerows. The site measures approximately 6.8 hectares and comprises a number of gently sloping fields defined by hedgerows. The site accommodates five areas of woodland all of which would be retained within the development proposals. There are two public rights of way that cross the site which will be retained /diverted within the development. A satellite image of the site is contained in Fig. 3 alongside.

















## Flood Protection and Mitigation and Surface Water Drainage

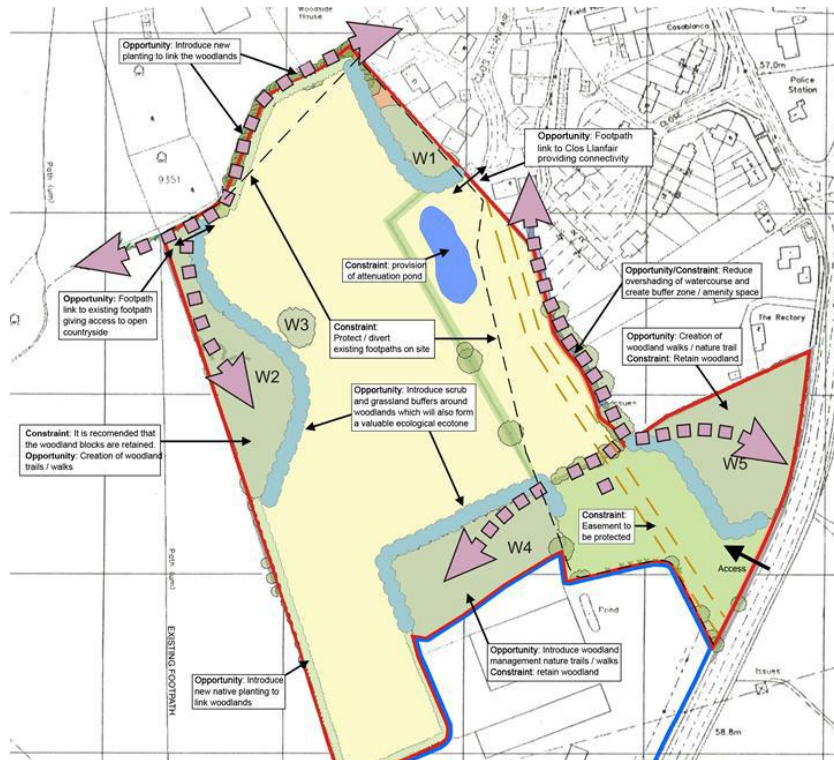
The site is located within zone A of the Technical Advice Note 15 Flood Risk Maps and it is therefore considered to be *“at little or no risk of fluvial/coastal flooding.”*

Welsh Water has been commissioned to undertake a hydraulic modelling study for the site in order to ensure the appropriate management of surface water within and from the site. This will require the provision of an attenuation lagoon on site and the provision of surfaces which aid permeability. The existing water course through the site will be retained and enhanced.

The submitted proposals present a sustainable urban drainage system (SUDS) in the form of an on-site attenuation storage pond with a controlled outflow to the existing flood relief channel that will restrict the surface water run-off from the developed site to a peak not greater than from an assumed completely “greenfield” site.

KEY:

	SITE BOUNDARY		BRAMBLE
	ARABLE		WATERCOURSE
	SEMI-IMPROVED GRASSLAND		LOCATION OF KNOTWEED SPP
	TREE		POTENTIAL WILDLIFE CORRIDOR
	CONIFER		PROPOSED SCRUB / GRASSLAND BUFFER AND ECOTONE
	SCRUB		PROPOSED SHRUB PLANTING
	WOODLAND		EASEMENT



**Development constraints**

- Appropriate design required to respect and respond to the appearance and character of the existing residential development adjacent to the application site in its immediate and wider context.
- Provision of an attenuation pond.
- Easement to be protected.
- Woodland blocks to be retained.
- Proposed ridgelines should respect the existing development adjacent to the application site in its immediate and wider context.

**Development opportunities**

- Introduction of scrub and grassland buffer around woodlands which will also form a valuable ecological ecozone.
- Introduction of woodland management and nature trails.
- Introduction of mature planting to link woodlands.
- Links to existing footpaths allowing access to open countryside.
- Footpath link to Clos Llanfair providing connectivity.
- Reduction in over shading of water course and buffer zone creation.
- The delivery of a high quality residential development that will enhance the character and appearance of the area.

## 03

### The proposal

#### Design solution

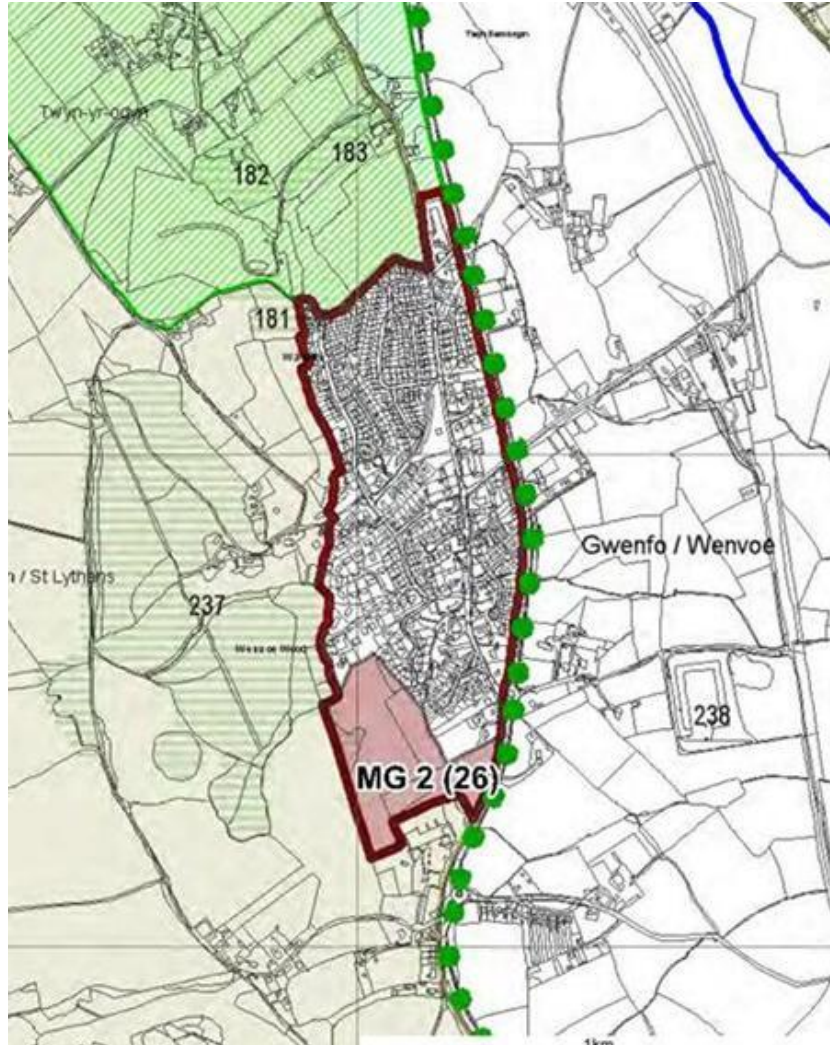
This section explains how the proposed development addresses the site context and local characteristics in respect of use; amount; layout; scale appearance; landscaping and access.

The following principles have guided the evolution of design for this site:

- the integration of the new development with both the adjoining housing to the north and east of the site as well as with the surrounding countryside;
- the creation of linkages and routes to maximise walking and cycling opportunities including links to Clos Llanfair;
- the provision of 131 new dwellings with a mix of house types to cater for a range of housing needs, including affordable housing;
- the provision of vehicular access off Port Road, together with local highway improvements;
- trees, hedgerows and areas of woodland to be retained and supplemented to safeguard visual qualities and biodiversity.
- the provision of an attenuation pond to regulate surface water discharge.
- the inclusion of a children's play area at a safe location and pleasant open space areas for public access;
- the adoption of building design that is sympathetic to the scale and character of nearby development and incorporates architectural details and materials that are traditional to the locale.







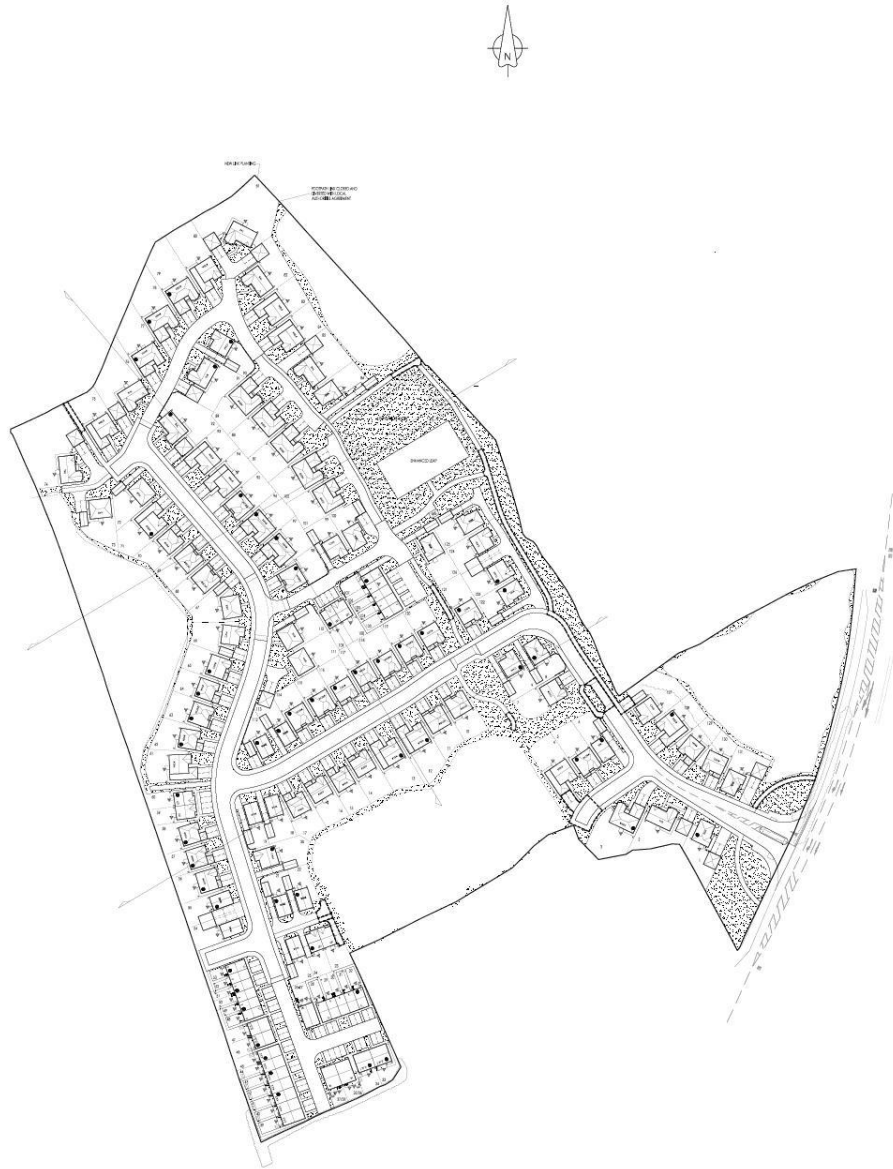
## Use

The site area was subject of candidate site submissions made in January 2007. The submissions set out the suitability of the site in terms of its relationship with existing built up limits and also in terms of sustainability. The site, together with a minor extension in the south western part of the site, was subsequently allocated for residential development in the Deposit version of the Vale of Glamorgan LDP published in February 2012. An extract from the Proposals Map is shown opposite.

Chapter 8 of the LDP deals with Delivery and Implementation of sites and so far as the site at Wenvoe is concerned it sets out the following Infrastructure and Implementation requirements:

- Circa 140 dwellings, with 35% affordable housing;
- Vehicular access off Port Road, together with local highway improvements;
- Highway links with Clos Llanfair to the north;
- Pedestrian and cycle links with existing village;
- Provision for two existing Public Rights of Way across site;
- Water mains protection measures required;
- Foul and surface water flows to be on separate systems;
- Investigation of sustainable drainage system and soakaways required. Possible provision of an attenuation pond within the site and buffer zone required around watercourse;
- Retention/protection of important landscape features such as mature trees.

Outline planning permission (2013/0084/OUT) for residential development on this site has subsequently been granted.



## Amount

The development will provide 131 new houses of with an element of affordable housing for low cost market and subsidised housing. The net density of development will be compatible with the residential densities in the adjoining estate and will make efficient use of land on the site by maximising the provision of accommodation on varying plot sizes. The accommodation will comprise a range of 1-4 bed houses.

Off-street car parking will be provided at a level to meet the Council's requirements by way of front drives and integral and detached garages.

A new children's play areas will be provided in the form of an enhanced local equipped area for play (LEAP).

This will be equipped by the developer with play equipment and play surfaces suitable for their target age group in an attractive planted environment with secure boundary fences and seating.

In addition, the development proposes large areas of public open space including footpath links through the retained wooded areas that will serve the needs of future occupiers and the wider community.

An imaginative design solution has been adopted to ensure optimum efficiency in use of land whilst taking into account accessibility, design, layout and environmental considerations to provide a development that will enhance and compliment the quality of the local environment.





Facing  
Brickwork



Detail  
Brickwork



Through Colour  
Render



Timber  
Boarding



Roof  
Covering



Tile  
Hanging



Roof  
Covering

### Scale

The development will comprise of 2 storey houses. Roof pitches will be between 35-45 degrees and roofing treatments will include bargeboards and fascia details. The typical domestic scale of two storeys will reflect the character of the neighbouring residential areas, and the traditional architectural styles of the village, ensuring that the new development integrates well with the existing estate.

### Appearance

The range of differing house types in this development will ensure that visual richness prevails throughout the new estate and that the blandness resulting from the use of one uniform house design is avoided.

### Materials

Materials have been chosen to reflect the traditional materials of the locale. Materials include brick, render, with brick detailing. The proposed roofing will be concrete plain tiles in a mix of slate colour and brown. Road surfaces will be finished in a range of materials, including the use of raised traffic calming platforms and rumble strips. The mix of surfaces will provide a contrasting feature in the street scene that will help to alert drivers to potential hazards and add further visual interest to the development.

### Details

- Black fascia
- Porches
- Black rain water goods
- Projecting brick detailing

The combination of materials will ensure that the dwellings will integrate with the immediate and wider existing built form, providing a development of high quality and 'landmark' appearance.



## Movement & Access

Chapter 8 of the Deposit LDP stipulates that vehicular access should be provided off Port Road and that this should be accompanied by local highway improvements. The new access arrangement is shown opposite. The access consists of a T junction with a right turn holding lane which has been agreed in principle with the Council's transportation officers. This access will also be used for the purposes of construction.

Dropped kerbs and tactile paving will be provided to improve crossing facilities on the access road for pedestrians and cyclists.

Footpaths and cycle paths have been incorporated within the layout to link with the existing housing to the north and east and to provide connections to local services and facilities including the Primary School. There are two existing footpaths within the site and these have been accommodated into the layout.

The new footpaths will serve the proposed children's play area (LEAP) and this will benefit from a pleasant landscaped environment and the safety benefits provided by casual surveillance from overlooking properties. Footpaths have been designed to link into the areas of woodland and open space.

A footpath link has been provided to Clos Llanfair. This provision will help improve the health of all by providing access to recreation and healthy travel.

The gently sloping topography of the site will facilitate easy access to each new house over a level threshold and avoid the need for steps or ramps. Likewise approaches to entrances from footpaths, driveways and private garden spaces will be level and surfaced in firm materials to ease the passage of mobility impaired people. All external doorways will meet the requirements of Part M of the Building Regulations for wheelchair access.

Access measures will be incorporated into the fabric of the development and so will remain in perpetuity without the need for supplementary management arrangements.

A Travel Plan has been prepared to promote travel by public transport, walking and cycling which will reduce reliance on the private car and ensure that the proposed development will be accessible by all modes of transport.

### Landscaping, planting & ecology.

Existing boundary hedgerows and woodland around the periphery of and within the site will be retained and safeguarded through the course of construction and for the lifetime of the development.

A new boundary hedgerow of native species will be planted to create a definitive boundary in the south western part of the site adjoining the garden centre. This will create enclosure within the estate and security for the adjoining gardens, as well as important biodiversity benefits with new linkages to existing woodland. The new hedges will provide a buffer for the new development from the adjoining garden centre. The existing landscaping around the site's periphery significantly restricts visibility into the site. The limited visibility of the development from distant views will be minimised by the strengthening of landscaping along the site's western boundary.

Additional landscaping will be carried out in accordance with the scheme accompanying this application.

An ecological appraisal of the site was undertaken by Aspect Ecology in May 2010. Please refer to this report for the full ecological appraisal of the site.



## Planning Policy

### National Guidance

National guidance and planning policy is contained within Planning Policy Wales Edition 4, February 2011 and various Technical Advice Notes (TANs).

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

### Planning Policy Wales

Planning Policy Wales sets out the land use policies of the Welsh Assembly Government with the central objective being to promote and provide a framework for sustainable development within Wales.

Planning Policy Wales sets out how design is the relationship between all elements of the natural and built environment and sets the following key objective:

*“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.”* (para 4.10.1)

It further states 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 for flexibility in use, and, provides buildings and environments that are convenient and enjoyable to use for everyone.”* (para 4.10.4)

It goes on to encourage residential developments which promote:

- mixed tenure communities;
- easily accessible development;
- attractive landscapes around dwellings, with useable open space and regard for biodiversity and nature conservation;
- good design and creation of safe and attractive places to live;
- efficient use of land of an appropriate density; and
- use of low carbon energy and renewable energy sources.

The following TANs are considered to be the most relevant in the consideration of this application:

TAN 1 - Joint Housing Land Availability Studies;

TAN 2 - Planning and Affordable Housing;

TAN 5 - Nature Conservation and Planning;

TAN 12 - Design;

TAN 16 - Sport, Recreation and Open Space;

TAN 18 - Transport;

TAN 22 - Sustainable Buildings.

## Technical Advice Note 12: Design

This document provides advice regarding the promotion of sustainability through good design. Appendix 1 advises that a Design and Access Statement must explain the design concepts and principles in relation to the following:

- Accessibility;
- Environmental Sustainability;
- Movement to, from and within the development;
- Character (including amount, layout, scale, and landscaping);
- Community Safety;

Paragraph 5.11.2 sets out more specific design objectives relating to new housing and states that design should aim to:

- create places with the needs of people in mind, which are distinctive and respect local character;
- promote layout and design features which encourage community safety and accessibility;
- focus on the quality of the places and living environments for pedestrians rather than the movement and parking of vehicles;
- avoid inflexible planning standards and encourage layouts which manage vehicle speeds through the geometry of the road and buildings;
- promote environmental sustainability features, such as energy efficiency, in new housing and make clear specific commitments to carbon reductions and/or sustainable building standards;
- secure the most efficient use of land including appropriate densities;
- consider and balance potential conflicts between these criteria.

## Local Policy Context

### Vale of Glamorgan Unitary Development Plan (UDP)

The Vale of Glamorgan Unitary Development Plan was formally adopted on the 18<sup>th</sup> April 2005. The following policies are of particular relevance:

#### Strategic Policies

- Policy 1 The Environment;
- Policy 2 The Environment;
- Policy 3 Housing;
- Policy 8 Transportation;
- Policy 11 Sport and Recreation

#### Part 2 Policies

- ENV 1 Development in the Countryside;
- ENV2 Agricultural Land;
- ENV4 Special Landscape Areas;
- ENV7 Water Resources;
- ENV10 Conservation of the Countryside;
- ENV11 Protection of Landscape Features;
- ENV16 Protected Species;
- ENV 18 Archaeological Field Evaluation;
- ENV 27 Design of New Developments;
- ENV29 Protection of Environmental Quality;
- ENV28 Access for Disabled People;
- HOUS 2 Additional Residential Development;
- HOUS 8 Residential Development Criteria;
- HOUS 12 Affordable Housing;
- TRAN 9 Cycling Development;
- TRAN 10 Parking;
- REC 3 Open Space within New Residential Developments;
- REC 6 Children's Playing Facilities;
- REC 7 Sport and Leisure Facilities;
- REC 12 Public Rights of Way and Recreational Routes;

There is also a range of Supplementary Planning Guidance against which development proposals should be assessed, including:



Amenity Standards;  
Biodiversity and Development;  
Design in the Landscape;  
Planning Obligations;  
Sustainable Development;  
Affordable Housing.

### **The Local Development Plan**

The Council is in the course of preparing their Local Development Plan and have reached the stage of completing public consultation on the Deposit Plan.

The following Deposit Plan policies are of particular relevance:

### **Strategic Policies**

SP1 The Strategy;  
SP3 Residential Requirement;  
SP4 Affordable Housing;  
SP7 Transportation;  
SP10 Built and Natural Environment;

### **Detailed Policies**

MD1 Location of new Development;  
MD2 Place Making;  
MD3 Design of New Development;  
MD4 Community Infrastructure and Planning Obligations;  
MD5 Environmental Protection;  
MD6 Promoting Biodiversity;  
MG1 Housing Supply in the Vale of Glamorgan;  
MG2 Housing Allocations;  
MG5 Affordable Housing;  
MG6 Residential Development in Key, Service Centre and Primary Settlements;  
MG8 Housing Densities;  
MG20 Transport Proposals.

## Environmental Sustainability

### Water Management

The surface water generated from within the development will be directed to an attenuation pond with an outflow restricted to existing green field rates.

### Biodiversity

The site itself is of limited nature conservation value; with the main areas of interest comprising the existing areas of woodland on the site with the woodland blocks in the southern and eastern part of the site being of moderate to high ecological value, as they may function as a wildlife corridor. Within these areas there is the presence of common protected species in the form of nesting birds.

The development of the site offers significant opportunities for biodiversity gains. These include improvements within the woodland areas, particularly management of woodland areas in the southern and eastern part of the site. The eradication of knotwood, improvements to the existing watercourse, creation of woodland walks, and the strengthening of new native planting, on the site's periphery.

The proposal has been sensitively designed to enable the long-term retention and enhancement of these and other ecological interest features.

### Energy Efficiency and Carbon Reduction

The proposals will reflect the following sustainability aims:

1. use of materials with a low environmental impact that are sourced sustainably as well as maximising the use of used, reclaimed or recycled materials; and
2. to employ a sustainable approach to water management in terms of minimising demand, sourcing a sustainable supply and reducing the need for drainage and its effects on the environment.

The development will maximise energy efficiency and carbon reduction by minimising the demand for energy by using the following measures:

- Specifying suitably insulated windows and external doors, floors, walls and roofs;
- Installing efficient gas boilers;
- Incorporating construction details to improve air tightness;
- Minimising waste during and after construction through the provision of facilities for sorting, storing and recycling;
- Providing private amenity spaces suitable for clothes drying;
- Maximising opportunities for passive solar gain through dwelling orientation;
- Providing convenient and safe linkages to encourage walking and cycling.

The proposal will contribute to energy efficiency and carbon reduction, by seeking to minimise the energy demand and carbon emissions associated with the development through implementation of the requirements of level 3+ of the Code for Sustainable Homes.



## 06 Community Safety

### Tan 12

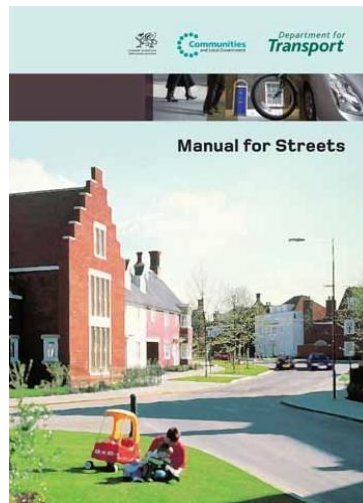
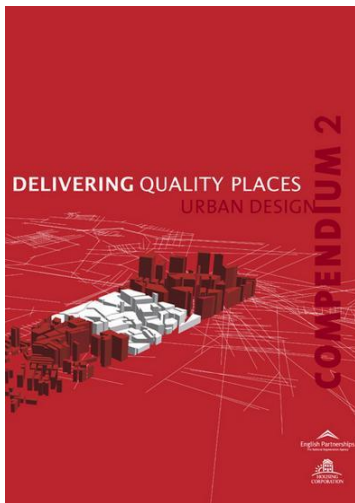
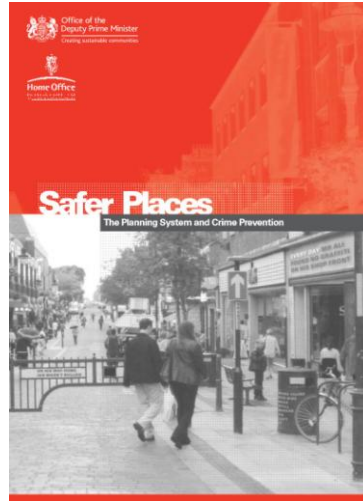
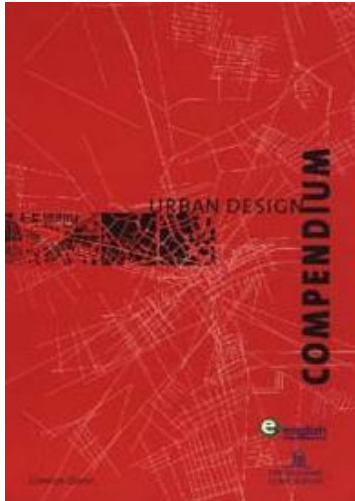
Tan 12 identifies the following objectives in relation to community safety:

- ensuring attractive, safe public space; and
- security through natural surveillance.

The layout has taken into account these two objectives and has followed the advice in TAN 12 by providing:

- a high quality public realm;
- routes which are fit for purpose and will provide opportunities for safe physical activity and recreation to meet the needs of all members of society; and
- a sense of ownership and responsibility for every part of the development.

The layout has been designed to allow for natural surveillance of the play area, footpaths and of adjacent properties. The boundaries of the properties will be clearly defined with a clear distinction between public and private realms thereby providing defensible space which will promote a sense of ownership and responsibility. Access to private spaces such as rear gardens will be clearly defined and made secure with the use of boundary treatments including walls and fencing. Adequate car parking is provided within the curtilage of most dwellings or by the provision of off road shared spaces which will reduce the risk of damage.



## 07

### Design Principles

#### Function & quality

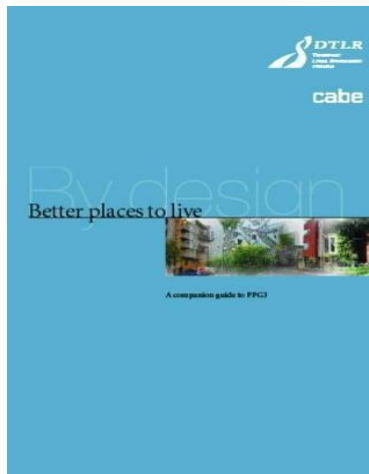
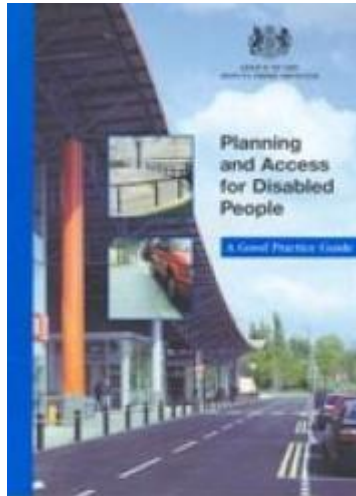
- New development provides an opportunity to reflect the distinctive identity of the area, whilst integrating with the existing dwelling and landscape context.
- Retention of existing landscape features on site wherever possible
- Establish a distinctive identity through well designed spaces and built form.
- Minimise the impact of the development on the existing built form.

#### Quality of the public realm

- Provision of a clear hierarchy of connected spaces and places including streets, accessible by a variety of users which consider the design of the space as well as its function as a movement corridor.
- Integration of existing and proposed landscape features in order to add character and a sense of place to the scheme.
- Creation of a clearly defined public realm through the provision of continuous building frontage lines and variations in enclosure of private space.
- Control of access to private areas, particularly rear gardens and parking courtyards.

#### Accessibility

- Integration of Port Road into the existing movement network including new pedestrian friendly environments and vehicular movement route.
- Convenient, safe and direct access for new residents to existing and proposed local services and facilities including schools, retail, community uses and employment opportunities.
- Provision of multiple access points into the development for pedestrians.
- Maximisation of the opportunities for alternative modes of transport to the car, particular walking, cycling and public transport.



## Response to context

- Integration of Port Road into the proposed built form.
- Respond to existing views into and out of the site.
- Retention and enhancement of existing landscape features and habitats on site.
- Protection of proposed residential amenity through the use of frontage development thereby enclosing rear gardens.

## Safe & accessible environments

- Creation of clearly defined public realm through the provision of continuous frontage lines and variations in the enclosure of private space.
- Control of access to private gardens, particularly rear gardens.

## A place for everyone

- Creation of development which allows ease of movement for all types of users.
- Consideration of the proposal in relation to the location of the buildings on site, gradients and the relationship between various trees and transport infrastructure.

## Sustainability

- Provision of an accommodation mix which caters for the everyday needs of the new residents regardless of means.
- Provision of a range of house types, tenures and sizes in order to cater for choice and a variety of households.
- Make efficient use of land through proposing a development with an appropriate density taking into consideration existing location and context.

## Conclusion

This statement has been prepared in support of the detailed application for the construction of 131 No. dwellings on the land off Port road, allocated in the Vale of Glamorgan Local Development Plan, which was placed on deposit in February 2012. The statement is to be read in conjunction with the technical information submitted as part of this detailed application and in the context of the principles that have been established, which include the location of buildings, open spaces, vehicular and pedestrian access, and the drainage and landscape strategies for the site.

Good public transport links are available with local facilities and services in close proximity to the development.

The layout has been carefully designed to ensure that an attractive and legible place is provided with good access to on-site public open space that will have high quality landscaping.

The development will provide a high quality design with finishes that will complement the architectural styles of the locale.

Pedestrian and cycle links will provide a high level of permeability and connections. This will ensure that the development integrates well with the existing residential development to the north and east.

Careful consideration has been given to the design of the surface water drainage scheme including the attenuation pond which will ensure that green field run off rates will be achieved.

The landscaping scheme with the maintenance of existing, woodlands and hedgerows as well as the creation of a new landscape buffer along the southern boundary will ensure the development is integrated into the surrounding countryside and that the amenities of new and existing houses are protected.

The proposals are in accordance and comply with the criteria as set out in the previously approved outline application, associated documentation, National Planning Guidance, Planning Policy Wales and relevant Technical Advice Notes (TANs).

For these reasons we strongly endorse the application proposal as it has been formulated with the correct contextual and design approach.

