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# 1.0 Introduction

# Introduction

## 1.1 Summary of the Proposals

This Design & Access Statement (DAS) is prepared on behalf of Redrow Homes in support of a full planning application for 105 residential dwellings, open space and associated highways and drainage infrastructure at Land off St Athan Road, Cowbridge.

The DAS has been prepared in accordance with the requirements of:

- The Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (as amended);
- Future Wales – The National Plan 2040, published February 2021 (FW);
- Planning Policy Wales, Edition 11, published February 2021 (PPW);
- Technical Advice Note 12: Design, published July 2016 (TAN 12);
- Design and Access Statements in Wales, published April 2017; and
- The Wellbeing of Future Generations Act 2015.

Consideration has also been given to the relevant policies contained within the Vale of Glamorgan Local Development Plan (LDP), adopted June 2017.

The application site extends to approximately 3.9 hectares and is located to the southeast of Cowbridge town centre between Windmill Lane and St Athan Road.

## 1.2 The Brief & Vision

The proposed development falls within the settlement boundary of Cowbridge and will deliver the 'Redrow Vision' which is to create a better way for people to live by building beautiful homes efficiently, responsibly and sustainably and delivering a high quality lifestyle by focusing on a superior product in fantastic places in which people want to live, work and enjoy.



**2.0**

# **Site and Context Analysis**

# Site Context Analysis

## 2.1 Culture & Community

### Site Location

The proposed development is located to the southeast of Cowbridge town centre between Windmill Lane and St Athan Road.

The site is broadly rectangular in shape and comprises an area of undeveloped grazing land which is bounded in areas by hedgerows and scattered low quality trees. The site does not have an even topography and generally slopes south-eastwards towards St Athan Road. The site is directly accessed from St Athan Road via an existing agricultural access. A field gate to the site is also present off Windmill Lane. A public right of way runs through the site.

Within Cowbridge, there are a variety of local facilities and amenities including shops, restaurants, cafes, pubs, schools, a leisure centre and bus stops providing services to and from Cardiff, Porthcawl, Talbot Green and Llantwit Major.

### Planning Context - National

National planning policy is contained within Welsh Government's Future Wales – The National Plan, Planning Policy Wales Edition 11 and Technical Advice Note 12.

Future Wales – The National Plan (FW), Planning Policy Wales 11 (PPW) and Technical Advice Note 12 - Design set out the Welsh Government's objectives for sustainable development and good design and placemaking.

FW and PPW in particular are focussed on achieving the objectives of the Well-being of Future Generations (Wales) Act (WBFGA) 2015. FW confirms that the Act seeks to influence the way we plan for new development; it demands that development and use of land contribute to improving the economic, social, environmental and cultural well-being of Wales and, accordingly, the commitment to delivering sustainable development and maximising the contribution to each of the well-being goals within the Act.

Policy 2 of FW relates to 'Shaping Urban Growth and Regeneration – Strategic Placemaking'. It states that the growth and regeneration of towns and cities should positively contribute towards building sustainable places that support active and healthy lives, with urban neighbourhoods that are compact and walkable, organised around mixed-use centres and public transport, and integrated with green infrastructure.

Urban growth and regeneration should be based on the following strategic placemaking principles:

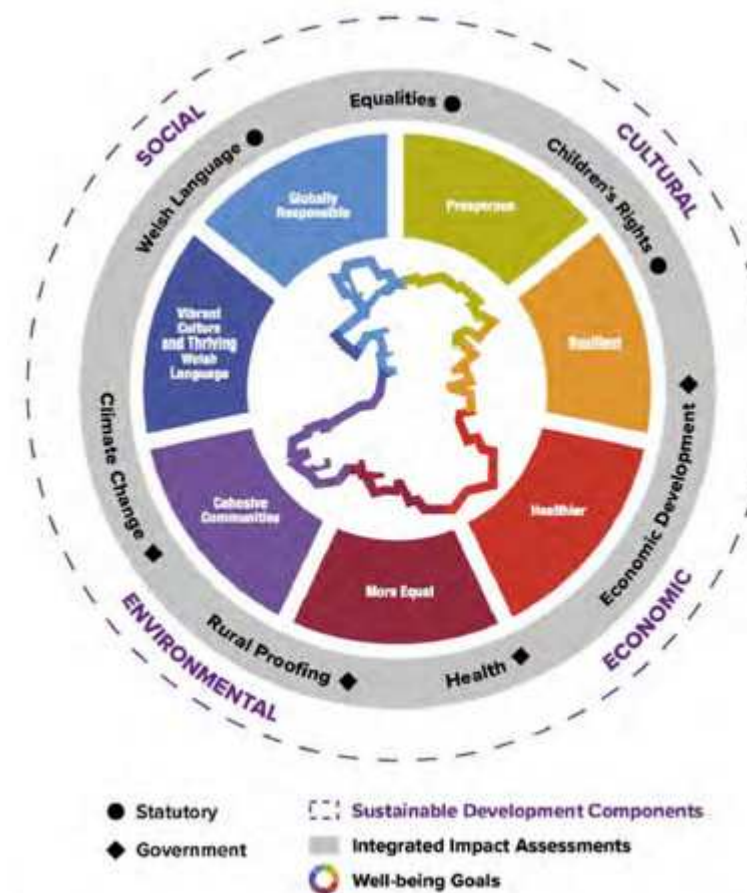
- creating a rich mix of uses;
- providing a variety of housing types and tenures;
- building places at a walkable scale, with homes, local facilities and public transport within walking distance of each other;
- increasing population density, with development built at urban densities that can support public transport and local facilities;
- establishing a permeable network of streets, with a hierarchy that informs the nature of development;
- promoting a plot-based approach to development, which provides opportunities for the development of small plots, including for custom and self-builders; and
- integrating green infrastructure.

Similarly, PPW has a focus on placemaking to achieve the WBFGA goals and objectives. Paragraph 2.3 of PPW states: 'The planning system should create sustainable places which are attractive, sociable, accessible, active, secure, welcoming, healthy and friendly. Development proposals should create the conditions to bring people together, making them want to live, work and play in areas with a sense of place and well-being, creating prosperity for all.'

PPW goes on to define placemaking as being an 'holistic approach to the planning and design of development and spaces, focused on positive outcomes. It draws upon an area's potential to create high quality development and public spaces that promote people's prosperity, health, happiness, and well-being in the widest sense. Placemaking considers the context, function and relationships between a development site and its wider surroundings. This will be true for major developments creating new places as well as small developments created within a wider place.'

PPW confirms that good design is fundamental to placemaking and creating sustainable places where people want to live, work and socialise. Paragraph 3.3 of PPW indicates that 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.

In addition, below is the Integrated Impact Assessment Diagram (Figure A) from page 9 of FW that demonstrates how the Well-being of Future Generations Act has been fundamental in the developing FW, embedding the principles of sustainable development and ensuring compliance with its statutory requirements.



The text below demonstrates how the proposed development also does this.

1. A Prosperous Wales – it contributes to the neighbourhood, provides a suitable density of development to ensure an efficient use of land, makes pedestrian and cycle connections to the existing community and allows all mode connections to future development, provides streets as places to use that are of quality and character.

2. A Resilient Wales – again contributes to the neighbourhood, provides a suitable density of development to ensure an efficient use of land, makes pedestrian and cycle connections to the existing community and allows all mode connections to future development, provides streets as places to use that are of quality and character and provides enhancements to green infrastructure and biodiversity.

3. A Healthier Wales – in addition to the above it maintains or enhances community safety

4. A More Equal Wales – in addition to the above, provides a 100% affordable housing development in a popular area of Cardiff, of differing sizes and that also caters for wheelchair users.

5. A Cohesive Wales – in addition to the above, provides privacy and amenity and accommodating parking.

6. A Wales of Vibrant Culture and Thriving Welsh Language – in addition to the above provides opportunities for future residents to attend nearby Welsh language primary and secondary schools.

7. A Globally Responsible Wales – in addition to the above is located in an established residential area with established facilities and public transport routes that will assist in reducing the need for vehicular use.

Welsh Government Technical Advice Note (TAN) 12: Design advocates a process model for design drawing from a contextual analysis of the surroundings of a development to achieve a well-designed, flexible and adaptable development.

The key aspects are:

- Character (Amount, Layout, Scale, Appearance, Landscaping);
- Access;
- Movement;
- Environmental Sustainability; and
- Community Safety.

It also identifies the objectives of good design as:

- Sustaining or enhancing local character and promoting legible development; successful relations between public and private space; quality, choice and variety; and innovative design;
- Ensuring ease of access for all;
- Promoting sustainable travel;
- Achieving efficient use and protection of natural resources, enhancing biodiversity and designing for change; and
- Ensuring attractive, safe & secure public spaces through natural surveillance.

In addition to the above, the Well-Being of Future Generations Act (2015) places a duty on public bodies such as the Vale of Glamorgan Council to carry out sustainable development.

#### Planning Context - Local

The application site forms the western portion of land allocated under Local Development Plan (LDP) Policy MG 2 (19) at Land adjoining St Athan Road, Cowbridge. The total allocation makes an allowance for 130 units on the basis of a total site size of 4.3ha.

The supporting text to LDP Policy MG2 outlines that generally a gross density figure of 30dph has been proposed for each allocated site to reflect the Council's aspirations to make better use of land with sustainability principles which is reinforced by Housing Density Policy MD6.

Policy MD2 of the LDP is concerned with the 'Design of New Development' and seeks to create high quality, healthy, sustainable and locally distinct places and as such development proposals should (inter alia): be of a high standard of design (criterion 1 refers), respond appropriately to the local context and character of neighbouring buildings and uses (criterion 2 refers), provide a safe and accessible environment for all users giving priority to pedestrians, cyclists and public transport users (criterion 5 refers), have no unacceptable impact on highway safety, nor cause or exacerbate existing traffic congestion (criterion 6 refers), conserve and enhance the quality of, and access to, existing open spaces and community facilities (criterion 7 refers), safeguards existing public and residential amenity (criterion 8 refers), provide public open, private amenity space and car parking in accordance with the Council's standards (criterion 9 refers), incorporate sensitive landscaping (criterion 10 refers) and mitigate the causes of climate change by minimising carbon and other greenhouse gas emissions and predicted future effects of climate change (criterion 12 refers).

A number of Supplementary Planning Guidance documents that have been prepared by the Vale of Glamorgan Council are also applicable to the proposed development including Affordable Housing; Biodiversity & Development; Design Guide Wales; Parking Standards; and Planning Obligations.

#### Planning History

Two outline applications were refused on 31<sup>st</sup> July 1979 to develop the site for housing on a density similar to Brookfield Park (1978/02402/OUT) and to develop the site for housing on a density similar to Brookfield Park and improve St Athan Road (1979/00649OUT).

#### Surrounding Land Use & Building Use

The site is bounded to the north and west by existing residential properties located along Llanquian Close, Bessant Close and Windmill Lane respectively. St Athan Road bounds the site to the east and open countryside is located to the south.

#### Neighbourhood Structure

The proposed development will integrate into the existing community of Cowbridge by providing much needed housing.

#### Consultation & Engagement

Pre-application advice from the Vale of Glamorgan has been sought four times and the layout of the proposed development amended accordingly to increase the unit numbers by introducing more semi-detached units; moving some of the affordable housing so it is dispersed across the site; changed the units fronting the POS; enlarging the POS & providing a LEAP; shared surface link to Windmill Lane; and open space feature within the windmill Lane link.

### Socioeconomics

The proposed development has been designed to contribute to the range of house types available in the local including an element of affordable housing.

### Market Analysis

The LDP has allocated the site for housing. The proposed development, therefore, will create a good sense of place through delivering the 'Redrow Vision' of providing a superior product in fantastic places.

## **2.2 Physical Environment**

### Topography

The existing site topography generally falls at a gradient of circa 1 in 8 from the northwest to the southeast of the development site. The northern and western site boundaries adjoin existing residential development, where ground levels generally fall away from the proposed development site. To the south is agricultural land, with St Athan Road forming the westernmost site boundary.

### Green & Blue Infrastructure

The existing site comprises a single field, along with a triangular portion of an adjacent field. The landform slopes from the high point in the north-west down to a low point in the western section of the southern boundary (within the triangular portion of the southern field).

The existing vegetation is formed by boundary hedgerows and scattered hedgerow trees. Other than the boundary vegetation there are no notable landscape elements within the site.

The site is accessible to the public as a public right of way crosses it and, as such, the proposed development creates significant opportunity to not only incorporate this but to provide additional high quality areas of public open space to the benefit of both existing and future residents.

The site is identified by NRW as at no risk of flooding.

## **2.3 Movement & Infrastructure**

### Road Hierarchy & Access

The proposed development is accessed off St Athan Road which is a two-way single carriageway road to the east of the site. It connects St Athan approximately 5.5km to the south, to the A4222 / Cardiff Road / St Athan Road / Eastgate signalised junction, to the northeast of the site.

Within the vicinity of the site, St Athan Road is subject to the National Speed limit (60mph) and has a steep downward gradient from north to south past the site. The existing speed gateway feature (30mph signage) is located approximately 45 metres to the south of Hillside Drive, on the eastern side of St Athan Road.

The horizontal geometry of St Athan Road in the immediate vicinity of the site is also challenging with an almost 90-degree bend in the road on the frontage of the site access.

To the south of its junction with Hillside Drive, St Athan Road has a 7.5 tonne weight restriction, due to a weak bridge.

Additional pedestrian and cycle access will also be provided to/from Llanquian Close and Bessant Close

to the north and Windmill Lane to the west.

Car parking for the proposed development will be in keeping with the Vale of Glamorgan's adopted standards.

### Public Transport

The nearest bus stop to the site is located on Primrose Hill, approximately 550 metres to the northeast of the site. Bus service number X2 serves the site and provides links to Cardiff in the east, and Porthcawl to the west. There are additional bus stops 1km to the north along High Street which also provide routes to Talbot Green and Llantwit Major.

### Transport Assessment

The site is considered to be well located for a residential development of this scale, with opportunities to connect to the existing active travel network and the local public transport options; the development of this site offers an opportunity to create a sustainable community from the outset through creative design and sustainable travel offer; and it is a well-located and sustainable site which, in transport terms, is policy compliant and hence should be acceptable from a transport and highways perspective.

### Utilities & Infrastructure

As illustrated by the Constraints Plan, there is an existing overhead electric cable and an existing rising main crossing the site.

### Foul

It is proposed to discharge all foul flows from the site to an existing DCWW foul sewer in Windmill Lane to the north-west of the site. Due to the topography of the site and surrounding area, a foul pumping station and rising main sewer will be required to connect flows into the existing sewer.

The proposed foul drainage apparatus will be designed and constructed in accordance with Sewers for Adoption and will be offered for adoption to DCWW.

### Storm

The proposed storm drainage strategy shall comply with the Wales SuDS Standards and will be subject to approval from Vale of Glamorgan SAB.

Ground investigations conclude ground conditions within the site are not suitable to enable the use of soakaways. It is therefore proposed to discharge all surface water runoff into an existing watercourse located approximately 120m to the south-west of the site.

The rate and volume of runoff from the development will be restricted to the equivalent Greenfield rates, with betterment provided during the more extreme storm events. It is also proposed for some runoff to be collected for use through the provision of water butts to all plots where feasible, to further minimise the rate and volume of runoff from the site. The strategy also comprises the use of permeable block paving, swales, rain gardens and a detention basin, which will all help to enhance the amenity and biodiversity value of the site.

Where required SuDS features will be adopted and maintained by Vale of Glamorgan SAB.



## 2.4 Built Environment

### Urban Form

In terms of the built environment, the site does not include any statutory built heritage, archaeological or landscape designations. The site is however located adjacent to two mineral safeguarding areas and the Upper and Lower Thaw Valley Special Landscape Area (SLA).

The proposed development is located adjacent to existing residential dwellings and the relationship between the proposed residential development and the existing residential development has been carefully considered to ensure that existing views are protected where practicable.

The proposed residential dwellings have been designed in such a way so that there is a clear sense of public and private space on a safe and secure development where people want to live.

They also achieve the Vale of Glamorgan Council's design standards for residential dwellings with regards to garden sizes and back-to-back or back-to side distances between plots.

### History & Archaeology

The archaeological desk-based assessment found that a total of three non-designated assets located recorded by the HER within the site boundary: a bivate hillslope enclosure (02443S), a Medieval settlement (02145S), and a medieval field boundary (00268S).

The Iron Age hillslope enclosure and Medieval field boundary are considered to be of low importance as they are assets of local significance listed in the HER. The Medieval settlement is considered to be of medium importance as it is an asset of regional importance representing Medieval settlement activity included in the HER.

It is anticipated that development of the site may result in the destruction of these heritage assets. It may be possible to avoid the location of the Medieval settlement and Iron Age enclosure in the development layout which would avoid any direct impacts to these known archaeological remains.

Based on the location and significance of known sensitive built heritage receptors and designated heritage assets in the study area, and the location of the proposed development site alongside existing residential development, significant indirect effects to the setting of heritage assets are not considered likely as a result of the proposed development of the site.

Given the recorded presence of an Iron Age hillslope enclosure, and a Medieval settlement and field boundaries within the site boundary it is probable that the local planning authority may require direct investigation of the significance of the known remains, and further assessment of the site's archaeological potential.

Should archaeological remains be proven by evaluation, mitigation of any development impact as necessary and appropriate subject to the nature of the archaeological resource would be required. Discovery of significant archaeological remains within the site may require avoidance through design of any future proposed development to allow preservation in situ.

A geophysical (magnetometer) survey successfully evaluated the PDA and identified a small area of archaeological activity consistent with the presence of an Iron Age hillslope enclosure, confirming the HER data entry. Only the extreme eastern end of the enclosure falls within the PDA. A few discrete anomalies which may be associated with the enclosure are also tentatively identified.

Findings elsewhere in the survey are restricted to short sections of former field boundaries, natural/geological and agricultural effects and isolated or ephemeral anomalies of unclear origin. It remains possible that discrete linear anomalies in the eastern half of the PDA may relate to Medieval field boundaries or agricultural practices associated with non-designated assets from this period recorded with the PDA. These anomalies in isolation however are of limited value and there remains no definite evidence in the survey data of settlement activity.

Based on these findings the archaeological potential is assessed as moderate to high in the area of the hillslope enclosure in the north-west corner of the site. However, most of the PDA is devoid of anomalies indicative of clear archaeological activity and is therefore assessed as having low archaeological potential. It is likely that the local planning authority may require investigation of these remains through a programme of targeted trial trenching.

### Building Scale, Height & Density

The proposed development is two storeys with a mixture of detached, semi-detached and terraced dwellings providing a variety of densities across the site.

### Building Character & Traditions

The existing dwellings on Llanquian Close and Bessant Close are typical 1970s detached houses comprising a brick and render finish.

The dwellings on Windmill Lane vary in styles and materials but are predominantly 1 or 2 storey dwellings in a render finish.

As a result, the proposed development site will be a mixture of brick and render which will ensure a contemporary interpretation of the traditional local character.

# 3.0 Interpretation

# 3. Interpretation

## 3.1 Design Principles

The key design principles of the overall development have been shaped by the Site & Context Analysis discussed in Chapter 2. They play a key role in everything from the overall layout to the final surface materials. The core principles and how they are addressed are set out below and shown on the Pre-Application Layout.

### Connectivity & Permeability

The site lies within the settlement boundary of Cowbridge and, therefore, needs to represent a well-designed expansion to the existing residential area. Furthermore, the proposed development should ensure the highest standards of accessibility and permeability with the existing highway network for pedestrians, cyclists & vehicular traffic as well as have full regard to the principles of inclusive design.

### Marketability of the Site

The house type mix and range is an important aspect to be fully incorporated into the design, in this case the site will provide a mix of 1, 2, 3, 4 and 5 bed homes with off-street parking and private rear gardens.

### Provision of Well Designed, Managed and Maintained Public Open Space

The design needs to ensure that both the quality and quantity of open space is improved for the local area.

### Sensitively Designed Edges

The development site is located close to existing residential properties and, as such, the interaction between existing and proposed dwellings needs to ensure that amenity levels are not detrimentally affected. This can be achieved through appropriate boundary treatments and generous stand-off distances.



# 4.0 Design Development

# 4. Design Development

## 4.1 Design Evolution

The initial pre-application meeting in October 2020 presented the constraints and opportunities for the development.



The second pre application meeting in October 2021 provided a sketch layout that had been subject to a detailed engineering appraisal. The topography is a key challenge to the development of the site. Removing / reducing engineering features was achieved by utilising landscaped embankments. The area of on-site POS was increased and a central POS area presented. The impact of utilising land for a softer engineering solution and creating greater open space on site reduced the units numbers to 84 units.





# 5.0 The Proposals

## 5. The Proposals

As stated above, this DAS is prepared in support of a full planning application for 105 residential dwellings, open space and associated highways and drainage infrastructure.

### 5.1 Objectives of Good Design

The key design objectives for the proposed development are:

- To create a vibrant and attractive destination for both the new and existing communities.
- To provide public open space for the new and existing communities; and
- To create pedestrian links between the new and existing communities.

### 5.2 Character

#### Placemaking

The proposed development will create a sense of place through the provision of a central focal points around the LEAP and public open space linking the proposed development with Llanquian Close and Bessant Close.

The focal points will link the proposed residential development to the existing residential development whilst maximising the provision for accommodation yet still providing sufficient levels of parking and generous amounts of amenity space and, in doing so, safeguards quality of life in both the short and long term for both existing and future residents through making efficient use of the available land within the context of its location and completing the development pattern of the area.

#### Amount & Density

The proposed development comprises 105 residential dwellings, open space and associated highways and drainage infrastructure.

#### Streets

A well-connected movement network, accessible by all users, is proposed which helps ensure that all areas of the development are easy to navigate, safe and secure. The development is laid out around a permeable system of streets and spaces that recognise the need to combine the function of the street as a movement corridor alongside its place function.

#### Spaces & Public Realm

The proposed development will provide a central area of public open space comprising both hard and soft landscaping.

Landscaping will also be used within the residential part of the site with existing trees and hedgerows retained where possible to act as a buffer between the existing and proposed built form and new low-level shrubbery provided to delineate between public and private defensible space to the front of each dwelling whilst ensuring a safe route with natural surveillance throughout the development.

#### Mix of Uses & Tenure

The proposed mixed-use development comprises 105 residential dwellings of which 42 will be affordable

comprising 16 no. 1 bed apartments; 19 no. 2 bed houses; 6 no. 3 bed houses and 1 no. 4 bed house.

#### Scale

The proposed residential development will comprise 2 storey detached, semi-detached and terraced homes in keeping with the surrounding area to promote a sense of architectural continuity.

#### Layout

The proposed layout promotes an active street scene and helps to create a safe and attractive environment by ensuring a pattern of development that delivers natural surveillance through the development and to the public open space.

The layout has been designed to provide a practical and efficient layout with effective and spacious amenity space and a strong building line and frontage to the roadside with clearly defined distinctions between public & private space promoting a sense of ownership and security.

Proposed plot levels have been set off the proposed highway levels with the aim of achieving an optimal earthworks balance, whilst complying with the requirements of Part M of the Building Regulations with regards access gradients, stepped access etc. Where necessary, under-build and/or retaining walls have been incorporated between plots, with 'rollovers' or batters with a maximum slope of 1 in 2 employed with gardens. Some retaining walls are envisaged along part of the southern site boundary (maximum height 1.5m – 1.8m), though batters will be utilised as necessary to minimise the height of any walls.

#### Detail Design

The proposed residential development is in keeping with existing residential dwellings within the vicinity of the site and so incorporates elements of the local vernacular in the form of traditional architectural features and detailing to enhance or define spaces or landmark features and materials chosen to reflect those in the locale including brick and render both with projecting brick detail, hip roofs some with gabling detail and roof tiles a mixture of slate grey and brown. This combination of materials will ensure that the dwellings will integrate with the immediate built form adjacent to the site as well as the wider existing built form in Cowbridge resulting in a development of high quality and 'landmark' appearance where visual richness prevails and blandness resulting from the use of one uniform house design is avoided.

### 5.3 Access

The proposed development will be accessed via St Athan Road and all car parking spaces will be located within the curtilage of each dwelling where possible or within 15m of the nearest accessible entrance with adequate space for all users to make their way past parked cars in accordance with building regulations.

Within the site, existing ground levels fall away from St Athan Road for an initial distance of circa 65m, before rising to the western boundary. A maximum highway longitudinal gradient of 1 in 10 has been agreed with The Vale of Glamorgan's Highway Engineer - this gradient has been employed along straight lengths of highway where necessary in order to achieve an acceptable earthworks balance, whilst flatter 'platforms' are proposed at junctions. Proposed carriageways have generally been designed in crossfall in order to convey run-off to roadside swales where appropriate.

### 5.4 Movement

The proposed development will have good connectivity to the existing highway network including the nearest bus stops on Primrose Hill and High Street Newport Road through the provision of safe physical



connections for pedestrians, cyclists and vehicular traffic whilst car parking is provided in accordance with the Vale of Glamorgan's adopted parking standards.

The maximum acceptable walking and cycling distances to local facilities are considered to be 2km and 5km respectively and, as a result, within the recommended walking and cycling distance of the site there are numerous schools, shops, employment, leisure and entertainment facilities.

### 5.5 Environmental Sustainability

#### Landscape & Habitat

Green Infrastructure (GI) is defined as a 'strategically planned and delivered network comprising the broadest range of high-quality green spaces and other environmental spaces.'

This definition has been forefront of the design process and the ambition to create a series of multi-functional open spaces within and adjacent the development using the existing features, character and topography as the framework.

Landscape design is a key component for creating a successful development at the site off Windmill Lane, Cowbridge. The proposed green spaces are an integral part of the whole scheme and offer a solid landscape presence across the site.

Successful public spaces help create more attractive places to live and provide safer routes for users.

The following 8 qualities of successful open spaces will be considered in the proposed landscape strategy:

- Sustainability;
- Character and distinctiveness;
- Definition and enclosure;
- Connectivity and accessibility;
- Legibility;
- Adaptability and robustness;
- Inclusiveness; and
- Biodiversity.

The Landscape Vision for the site is to provide high-quality green spaces successfully integrated into the residential development. The multi-functional green spaces will deliver a variety of environmental, visual, and recreational enhancements.

The Key Landscape Principles are:

- To create a high-quality environment
- To enhance the natural environment and support the existing local landscape character
- To retain and protect the majority of the existing boundary hedgerows, and, through maintenance and enhancement, allow species to survive and thrive
- To create legible and safe green spaces for communities to enjoy
- To encourage active lifestyles through the provision of play and recreation opportunities

The landscape proposals for the green infrastructure will be broadly naturalistic in character with the strong use of soft landscaping and natural design celebrating the use of native and wildlife attracting plants. Appropriate areas will be designed with a semi-natural/semi-formal character due to their location within the development, reflecting the introduction of built form.

The central open space will provide opportunity for recreational opportunities which will include equipped play, encouraging the community out into the green spaces to play in and amongst the natural environments.

The significant green elements include:

- Central green space, a semi-formal centralised space along the eastern boundary linking to, and expanding, an existing area of public open green space. This area will contain a Local Area for Play, including items of play equipment and incidental play opportunities.
- Eastern entrance gateway, an informal linear green space framing the main access point into the site. A simple landscape approach in the form of hedgerow, grassland types and scattered trees will reflect the local character.
- Northern entrance, a small area of green space encompassing a pedestrian link into the site from Windmill Lane, opportunities for naturalistic planting will soften the introduction of built form and provide a pleasant transition in/out of the site.
- South-east green space, a larger area of public green space containing an attenuation basin, with the potential to have a pedestrian route and nature/play trail to allow enjoyment of the natural landscape and an active lifestyle.
- Tree lined streets providing vertical interest and a softening of the built form.

The Play Strategy is key to the delivery of accessible public open space including the provision of spaces for Children and Young people.

The design of the central green space containing the LEAP will be developed in consideration of best practice guidance including the Design for Play: a guide to creating successful play spaces by Play England which provides ideas and practical resources for building new play spaces in a fresh and inspiring manner. The guide advocates a fresh design-led approach to commissioning, based on 10 principles and encapsulated in one golden rule: a successful play space is a place in its own right, specially designed for its location, in such a way as to provide as much play value as possible.

The play and green spaces at Site off Windmill Lane, Cowbridge will aim to achieve the following objectives:

- Designed to enhance its setting;
- Located in the best possible place;
- Close to nature;
- Designed so that children can play in different ways;
- Geared towards encouraging disabled and able-bodied children to play together;
- Loved by the community [to help foster a sense of ownership];
- Where children of all ages play together;
- Designed to enable children to stretch and challenge themselves in every way;
- Maintained for play value and environmental sustainability; and
- Flexible and able to evolve as the children grow.

The LEAP located within the development will offer a unique play and recreation experience through interaction with play equipment and natural play opportunities. The LEAP will satisfy the 0.04ha size requirement as set out within the Fields In trust Guidance for Outdoor Sport and Play: Beyond the Six Acre Standard, and broadly adhere to the following guidance:

- Activity zone be min 20m from habitable room façade of dwelling
- Will be easily accessible on key pedestrian routes
- Be overlooked by the fronts of housing
- Be mainly for children up to age 8 for unsupervised play close to home
- Contain a variety play type/equipment

The play area will be designed in consideration of the existing vegetation and the nature/character of the immediate and local area in which it is re located - therefore the play elements will be semi-natural

in style and be characterized by a mixture of both timber and metal equipment to complement the setting.

To introduce an additional recreation option and connection with the environment, a nature / play trail could also be proposed within the south-east greenspace. This trail could provide opportunities to learn through nature or experience risk/challenges in the natural environment, for a wide range of users.

When designing these spaces, it is necessary to take into account the fact that they should also include the necessary infrastructure for caregivers of children, i.e. picnic benches or bicycle stands.

Key considerations and principles for the play spaces which shall be taken forward to the design stage are as follows.

- Safety - Designed, manufactured, installed and maintained in accordance with EN1176 and EN1177 in respect of any play equipment.
- All formal pieces of play equipment will undergo frequent checks to ensure the equipment is safe and fit for purpose, including an independent post-installation inspection.
- Safety surfacing to comply with critical fall height requirements as identified by the play manufacturers specification, and compliant with BS EN 11777 and BS7188.
- A variety of play experiences to be included for all ages with a wide range of formal and informal play opportunities.
- Mounds as well as tree and shrub planting could be used to enclose the play spaces whilst the earth mounding itself could provide opportunities for play. Mounding to be created with varying gradient to be minimum of 1:6 and maximum of 1:3 to allow planting / seeding and enable management.
- Play equipment to be located outside of root protection areas for retained trees.
- Provision of seating, bins and other appropriate street furniture to be located adjacent to access points and close to paths.
- Where gates are to be provided, they will be self-closing with anti-trap devices.
- Signage to be used within the spaces where relevant to inform users about the play space and its rules and provide details of whom to contact to report maintenance issues.

The proposed development seeks to enhance and optimise nature. Across the site much of the existing vegetation will be retained, which broadly consists mixed-species hedgerows and scattered broad-leaved hedgerow trees. The retention of these valuable site assets will provide an existing landscape framework and existing habitats.

An understanding of the existing landscape character will influence the type of landscaping proposed. Species will include native plants, using a wide mix of species to increase biodiversity. Where planting is closer/within the development native plants may be less suitable, in which case wildlife attracting species will be utilised to ensure the biodiversity value of the entire development.

Alongside this the landscape proposals aim to create a variety of habitat types including, grassland, wildflower, shrub, hedgerows and trees, to attract and support a wide range of wildlife.

#### Energy & Resource Efficiency

The proposed development will meet all required building regulations with regards to sustainability by comprising energy efficient dwellings through a variety of techniques including enhancing the building's fabric and utilising energy efficient technologies.

Bin collection points will be provided for those dwellings accessed off a private drive and, during construction, waste will be managed in accordance with a Construction Environment Management Plan which will be submitted in order to discharge an appropriately worded planning condition.

#### **5.6 Community Safety**

Natural surveillance is provided by the orientation of the dwellings as the front doors are clearly legible and the living spaces face onto the main access and car parking areas. The joining of private driveways/pathways and the general openness of the design also gives way to a natural deterrent of good sightlines/observation of the public domain.

Secured by Design (SBD) is a police initiative to guide and encourage those engaged within the specification, design and build of new homes to adopt crime prevention measures in new development. The SBD principles that have been considered as part of the proposed development ensure maximum security and safety by analysing the layout and access to and from roads, parking areas, footpaths and communal areas; boundary treatments and landscaping; the layout and orientation of dwellings; the type and location of lighting; and the physical security of the dwellings themselves, i.e. the security of doors, windows, conservatories etc.

The proposed development clearly provide a distinction between public and private space as the new dwellings strongly define the boundary to the site and so anyone entering the site would be immediately noticeable. Furthermore, the existing hedgerows along the site boundaries will be retained to provide privacy and each dwelling will be divided with a 1.8m high close boarded fence to the rear and sides of it and low level planting to mark the boundaries to front gardens.

The sense of community already in the area along with the provision of defensible space in the form of private driveways, front gardens and good natural surveillance will promote a sense of ownership to the residents of the dwellings. This will help to ensure that everyone takes responsibility for the safety and upkeep of the development.

#### **5.7 Planning Policy**

##### National Planning Policy

The proposed development meets the sustainable development criteria of PPW as it considers the relationship between all elements of the natural and built environment as well as the social, environmental and economic aspects of the development.

It also meets the criteria of TAN 12 as it meets the objectives of good design in relation to the proposed development's character, access, movement, environmental sustainability & community safety.

##### Future Well-Being of Generations Act

With regards to the Future Well-Being of Generation Act, the proposed development will help the Vale of Glamorgan Council fulfil their duty to carry out sustainable development through the provision of affordable homes; creating jobs & supporting existing ones in the local economy; and protecting and improving the natural environment.

##### Local Planning Policy

The proposed development forms the western portion of land allocated under LDP Policy MG 2 (19).

##### Supplementary Planning Guidance

The proposed development also meets the criteria laid out in the Vale of Glamorgan's SPGs with regard to Affordable Housing; Biodiversity & Development; Design Guide Wales; Parking Standards; and Planning Obligations.

# 6.0 Conclusions

# Conclusions

## 6.1 Summary

This Design & Access Statement has been prepared on behalf of Redrow Homes in support of a full planning application for 105 residential dwellings, open space and associated highways and drainage infrastructure at Land off St Athan Road, Cowbridge.

This Design and Access Statement shows that the proposed development meets the objectives of good design as set out in TAN 12 because the proposed development has:

- considered the site & context analysis of the site including the culture and community within the vicinity of the site; the physical environment; existing movement and infrastructure; and the built environment.
- interpreted the site & context analysis into a number of key design principles for the development to follow.
- summarised the design development process the layout has gone through following pre-application discussions with the Vale of Glamorgan Council;
- enhanced the local character of the area through a range of aspects including placemaking; amount and density; streets; spaces and public realm; mix of tenures; scale; layout; and detail design.
- met the relevant accessibility policies and regulations with regard to footpaths; surface materials; drainage; street furniture; access; circulation; and future adaptability.
- promoted sustainable means of travel due to it being well served by public transport, meeting the relevant car parking guidelines and being within walking and cycling distance of numerous facilities and amenities.
- considered how it can achieve efficient use and protection of natural resources; enhance biodiversity; and demonstrate designing for change.
- ensured attractive, safe public spaces and security through natural surveillance; and
- Responded to relevant planning policy and guidance including PPW and TAN 12 and the Vale of Glamorgan's LDP and SPGs.



# SITE OFF WINDMILL LANE, COWBRIDGE.

PROPOSED STREET SCENES



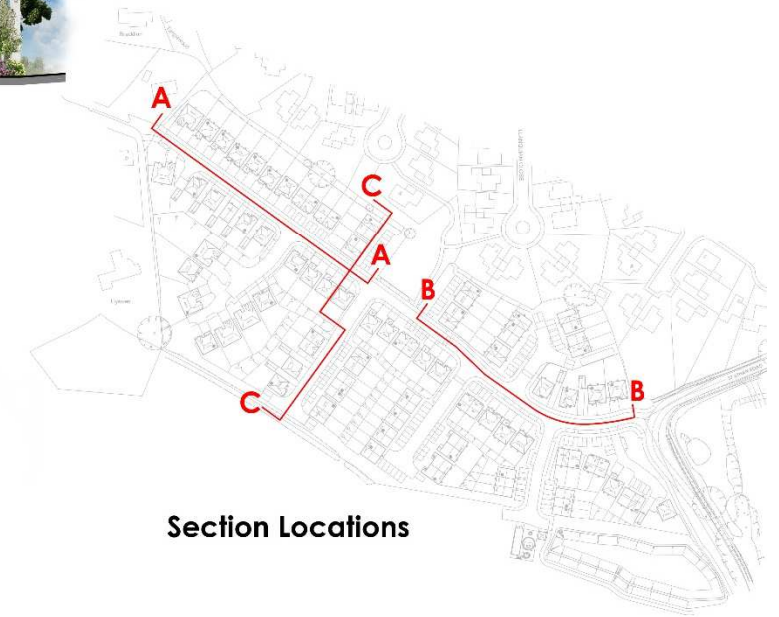
**ELEVATION - AA**  
Plots 22-36



**ELEVATION - BB**  
Plots 1-18



**ELEVATION - CC**  
Plots 18-21 & 69-78



Section Locations

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Legal Disclaimer (TIC):  
This layout has been designed after due consideration of our Context & Constraints Plan

**thinkurban** Quest House  
St Mellons Business Park  
Ironfarm Road  
Cardiff CF11 0CY

**SITE OFF WINDMILL LANE,  
COWBRIDGE**

PROPOSED STREET SCENES 05.06.22  
1:200 @ A1 PT

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