

February 2025

Design and Access Statement

Llanwern Ph4E/4G

Reserved Matters Planning Application

R9138-SMH-25-ZZ-PL-A-0066 Po1

Llanwern Ph4E/4G

Design and Access Statement

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Executive Summary

The proposals at Llanwern Ph4E/4G, are submitted as a Reserved Matters Application made pursuant to Outline Permission 06/0471 by St Modwen Homes to provide residential development on the site, within the extents of the former Tata Llanwern Steelworks.

The proposed residential development comprises of up to 238 No. dwellings together with open space, access, parking, landscaping and associated infrastructure. The development will have a density of approximately 37.25 dwellings per hectare (based upon a gross site area of 6.39 hectares). The mix of housing proposed aims to meet the need for the local area and the affordable housing has been defined by the requirements of the S106 under the planning permission.

A design-led approach has been adopted to the planning of the site, resulting in a high quality and distinctive design proposal that reflects local character but also develops upon the principles established within the approved Eastern Sub Area Masterplan.

Proposed green-spaces have been incorporated into the design of the layout to enhance biodiversity and create a sense of place, these elements of green infrastructure will be enhanced through additional tree planting.

The site's proximity to a range of local facilities, public transport and with the established principles under the Outline Planning Permission and previous phases of development contributes greatly to improving the long term sustainability of the development proposals.

1. Overview

1.1 Purpose of the Document

This document has been prepared by St Modwen Homes Ltd in support of an application for the approval of Reserved Matters (access, appearance, layout, landscaping and scale) for the residential development comprising 238 dwellings together with open space, access, parking, landscaping and associated infrastructure on the land at Llanwern Ph4E/4G (part of former Tata Llanwern Steelworks site) The application has been submitted to Newport City Council and is made pursuant to the Outline Planning Permission o6/o471.

1.2 Document Structure

This document has been produced following guidance set out in the CABE document ‘Design and Access Statements: How to write, read and use them’ Planning Policy Guidance (PPG), which describes the core components that should form the basis of a Design and Access Statement for a Reserved Matters Planning Application.

This Design and Access Statement follows three main processes to detail the development principles for the proposed residential development on land at Llanwern Ph4E/4G. It explains how the proposals have developed from the Outline Permission and approved Eastern Sub Area Masterplan for the site.

Assessment

An initial analysis of the site and its surroundings will inform the beginning of the design proposals. This includes a review of; the Outline Masterplan, the subsequent Eastern Sub Area Masterplan approved for the site as well as the site constraints and opportunities.

Design Concept and Development

Based upon the assessment of the site, a sketch layout was produced. The layout was then subsequently developed following an iterative process to provide these latest design proposals, which comprise a viable development considering the approved Residential Masterplan, the site constraints and the Council’s current Planning Policies.

Design Proposals

This section describes in detail the layout, use, amount, scale, landscaping, architectural appearance and access of the design proposals for the application site in response to the Approved Masterplan.



View across site looking towards previous St Modwen phases



View of existing St Modwen Core Range house types on previous Phases

1.3 Planning Context

Relevant Planning History

The relevant planning history for the site and its context is outlined in the table below.

Application Reference Number	Proposal	Key Date	Applicant & Notes
o6/o471	Redevelopment of site to create a mixed use urban extension comprising: A range of new homes (apartments, houses and some sheltered accommodation for the elderly - Use Classes C2&C3); New offices, workshops, factories and warehouses (Use Classes B1, B2 & B8); Community facilities including new schools and community centres (Use Classes D1 & D2); A local centre incorporating shops, offices and commercial leisure facilities including new bars, cafes and licensed premises (Use Classes A1, A2, A3 & D2); A network of open spaces including parkland, footpaths, sport pitches and areas for informal recreation; New roads, accesses and paths; Healthcare and fitness facilities (Use Classes D1 & D2); Provision for a new railway halt/station; Other ancillary uses and activities; And requiring; Site clearance, treatment and preparation; The installation of new services and infrastructure; The creation of new water bodies and drainage channels; Improvement works to the highways network and other ancillary works and activities.	Approved 01.04.2010	Submitted by St Modwen Developments.
23/o622	Reserved Matters Application (All Matters) for a residential development (Phase 4C) consisting of 59No. dwellings including details for the partial discharge of conditions o6 (Recreation areas), Condition o9 (Materials), o9 (Hard landscaping), 10 (Boundary treatments), 24 (Site levels), 33 (Surface water drainage), 35 (Oil interceptors), 39 (Carbon reduction and sustainability) and 43 (Firefighting access) of planning permission o6/o471 for the regeneration of the former Llanwern Steelworks (Glan Llyn)	Approved 13.06.2024	Submitted by Savills on behalf of St Modwen Homes Ltd.
21/o871	Reserved Matters Application for construction of 'Main Street' and Partial Discharge of Conditions 1 (Reserved matters), 9 (Materials), 16 (Highways details), 18 (Estate roads), 33 (Surface water drainage) and 34 (Foul and surface water drainage) pursuant to Outline Planning Permission o6/o471	Approved 22.12.2021	Submitted by St Modwen Developments.
21/o920	Reserved Matters Application for infrastructure and landscaping central, east and kings wall reen and discharge of conditions 1 (Reserved matters), 6 (Formal and informal recreation areas), 9 (Materials and finishes), 11 (Open space management and maintenance strategy), 16 (Highways details), 33 (Surface water drainage) and 34 (Surface water and foul drainage) pursuant to Outline Planning Permission o6/o471	Approved 22.12.2021	Submitted by St Modwen Developments.

This planning history establishes the principle of the site’s redevelopment for residential use.



View across site highlighting levels and topography



View of existing St Modwen Pure Range house types on previous Phases

National Planning Policy Framework (2021)

The revised NPPF sets out design parameters for developments to create places where people want to live and work. Developments should:

- “function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;”

The development proposals benefit from an extant Outline Permission. This established the principle of residential development on the application site and provided detailed permission for local community facilities and access links. A subsequent Eastern Sub Area Masterplan has since been approved for the residential development. These establish high quality design parameters that the Reserved Matters design proposals submitted here adhere to.

- “are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;”

The layout responds to the principles established under the Outline Permission which includes density and storey heights. It demonstrates principles of good urban design and the house types proposed are of a modern aesthetic but are reflective of traditional detailing and features which are local to the area. Similar house types have successfully been delivered on the adjacent St Modwen phases of development. Proposed landscaping will strengthen the road typologies.

- “are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);”

The development proposals respond to the landscape character providing frontages onto the existing lakes and landscape features and integrating cycle routes to heighten the connectivity to local facilities.

- “establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;”

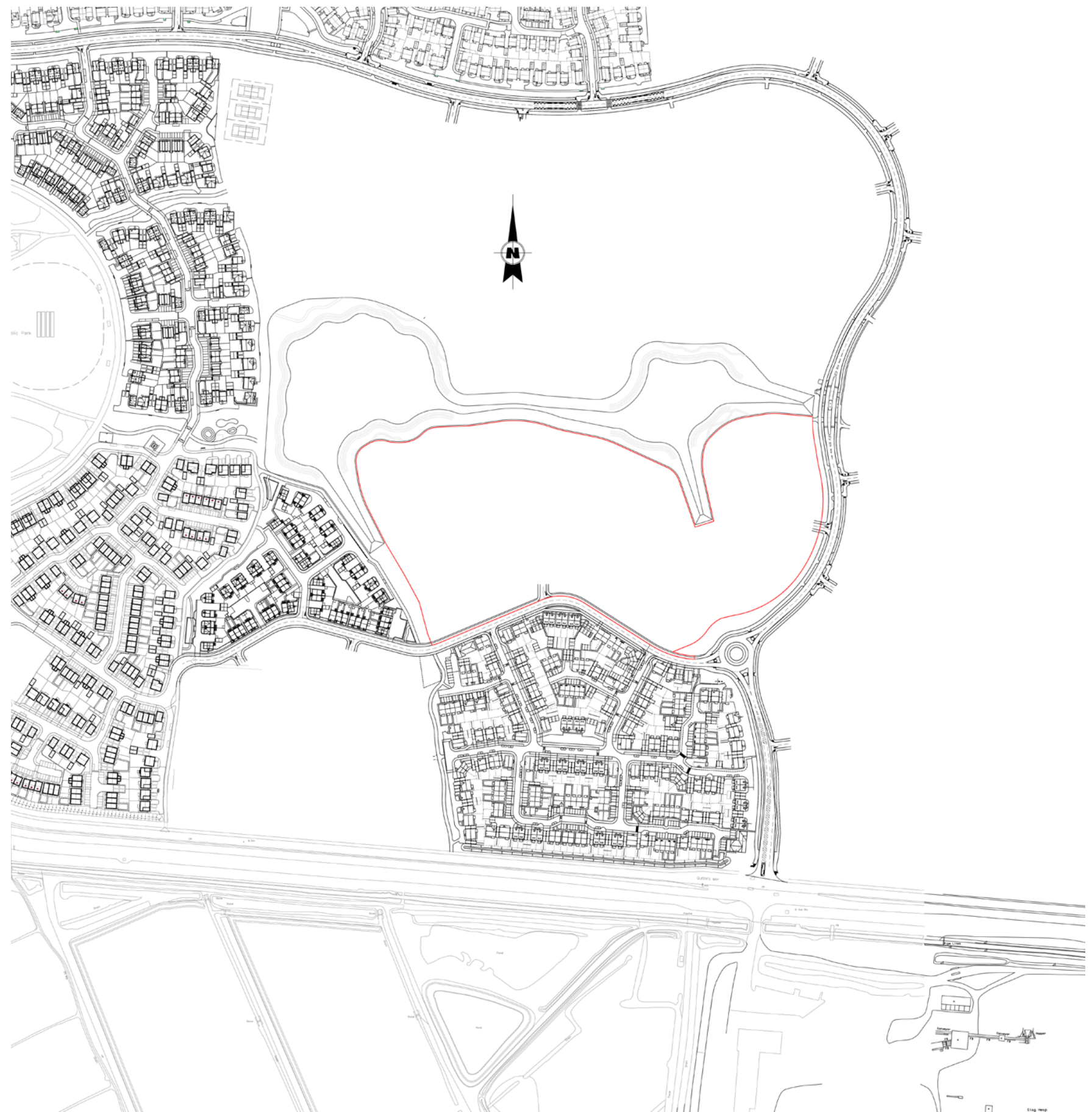
A road hierarchy is proposed across the wider development in order to aid way finding but also establish a sense of place with a feature dwellings to the south east of Phase 4G. 2.5 and 3 storey dwellings are located in prominent locations at the termination of vistas and as an enclosure to feature areas.

- “optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; ”

As a brownfield site, the design proposals maximises the development potential of the site in the true spirit of the NPPF. Public open space is proposed integrating both green and blue infrastructure in order to increase the ecological benefit of the site, akin to the well established central and eastern lake to the north.

- “create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.”

The St Modwen house types are designed with large fenestrations to allow light interior spaces to improve mental wellbeing of the future occupants. The layout is designed as a perimeter block demonstrating principles of good urban design with dual aspect units plotted to corners to provide a continuous active frontage and surveillance to avoid crime.



Location Plan

2. Assessment

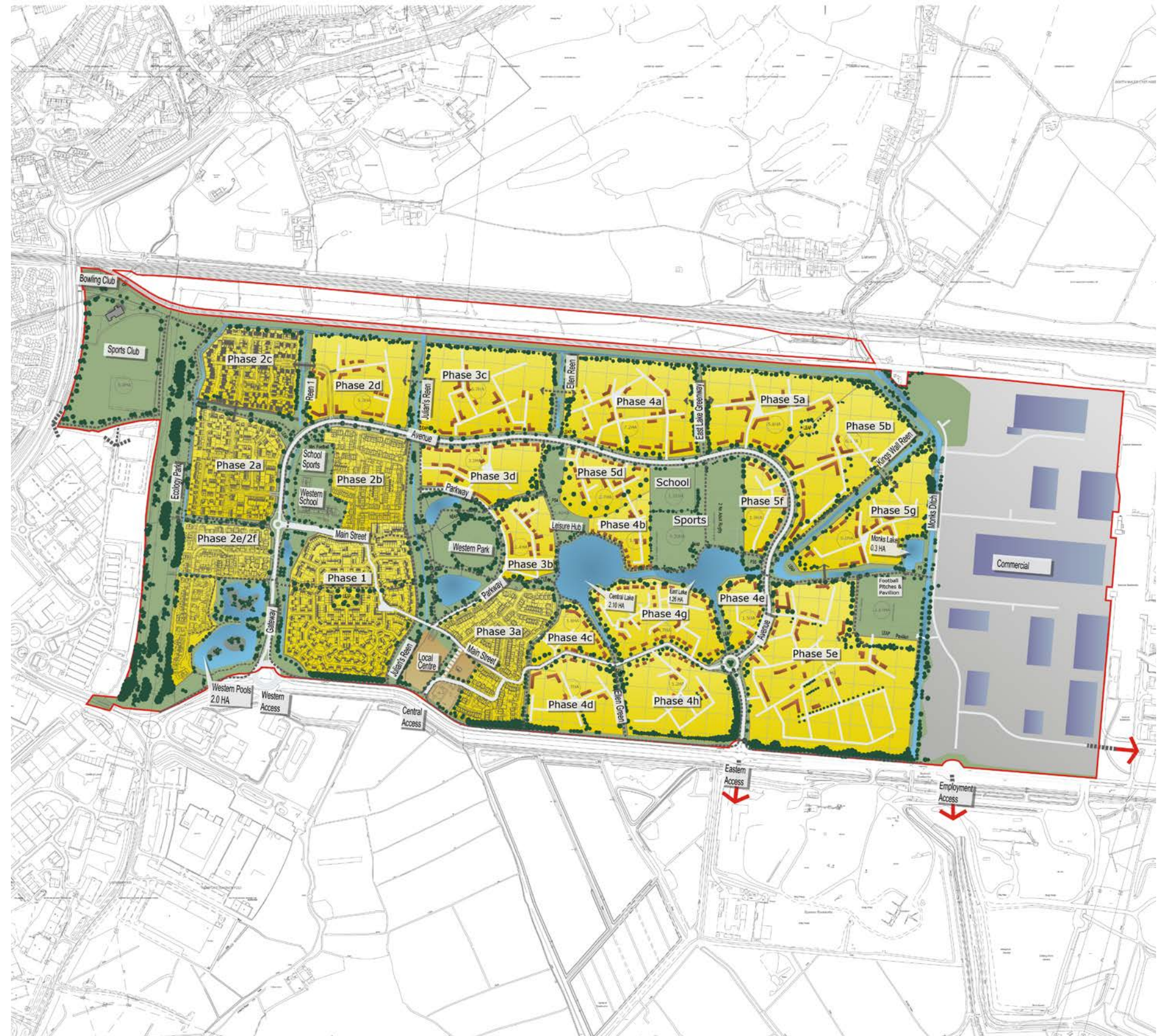
2.1 Master Plan

The Outline Application (o6/o471) was approved by Newport City Council on 1st April 2010.

A masterplan was submitted as part of the Outline Application to demonstrate how the residential development could be delivered on the site. The Outline Approval granted the following, subject to pursuant reserved matters approvals;

- Residential development;
- New offices, workshops, factories and warehouses;
- Community facilities including new schools and community centres;
- A local centre incorporating shops, offices and commercial leisure facilities including new bars, cafes and licensed premises;
- A network of open spaces including parkland, footpaths, sport pitches and areas for informal recreation;
- New roads, accesses and paths; Healthcare and fitness facilities;
- Provision for a new railway halt/station;
- Other ancillary uses and activities;
- Site clearance, treatment and preparation;
- The installation of new services and infrastructure;
- The creation of new water bodies and drainage channels;
- Improvement works to the highways network and other ancillary works and activities.

The site that forms the basis of this application, Phases 4E and 4G are located to the south of the central and eastern lakes within the Eastern Sub Area Masterplan.





2.2 Eastern Sub-Area Masterplan (ESAMP)

The Eastern Sub Area Masterplan was submitted and agreed with Newport City Council to allow detailed proposed for each phase of eastern portion of Glan Llyn.

The Eastern Sub Area Masterplan builds upon the approved development framework document setting out the design principles to establish the character and nature of the final built form and the landscape it sits within. The basic components of the ESAMP are;

- A landscape framework integrating both green and blue infrastructure, hard and soft landscaping, as well as the locations of Local Equipped Areas of Play and Neighbourhood Equipped Areas of Play.
- Movement hierarchies defined by identifiable road typologies and footpath/cycle links to increase connectivity and way finding within the wider development.
- Residential densities, storey heights and architectural styles and character areas.

This will provide the parameters for developing the proposals at Phases 4E and 4G for which this application is being submitted.





2.3 Constraints and Opportunities

The site has a number of constraints which have influenced the design of the layout, both in terms of urban form and architectural appearance. Some of these constraints have been identified on the Approved Masterplan;

- Local Equipped Areas of Play and Neighbourhood Equipped Areas of Play are required to be integrated into the development proposals as per the locations identified in the ESAMP, these require specific offsets from the extent of the play area to any habitable rooms within adjacent dwellings so care should be taken to design these features.
- Landmark dwellings are to be provided to the south east of Phase 4G as a gateway on the approach from the roundabout off the 'Avenue', this can also be seen as an opportunity to aid wayfinding and create a sense of place within the development.

The application site also benefits from the following opportunities;

- The site is relatively flat, with a maximum height difference of circa 2.0m, barring an existing stockpile on the site.
- The northern edges of Phases 4E and 4G provide the opportunity to front dwellings to look out over the existing central and eastern lakes.
- One primary access point is provided for each phase located along the southern edge of Phase 4G and the Eastern edge of Ph4E.
- Footpath/cycle links are provided onto the 'Avenue' and into previous phase of development, such as the western edge of Phase 4G into Phase 4C.
- The development parcel sizes allow for a perimeter block design to be proposed with dual aspect dwellings to the corners and landmark dwellings located at the termination of vistas or at nodal points within the development.



Constraints and Opportunities Plan

2.4 Sketch Layout

An initial sketch layout for Phases 4E and 4G was developed taking into consideration the principles established in the Approved Outline Masterplan, the subsequent Approved Eastern Sub Area Masterplan and the site constraints and opportunities.

This sketch layout demonstrates the following design principles;

- A residential development for 238no. dwellings, 179no. within Phase 4G and 59no. dwellings within Phase 4E.
- Principles of good urban design through the use of perimeter blocks and dual aspect dwellings to provide continuous active frontage and increase surveillance and security.
- The frontage to the north of Phases 4E and 4G looks out over the existing Central and Eastern Lakes, to provide residents with a visual connectivity to existing landscape amenity.
- The frontage to the south of Phase 4G and east of Phase 4E has no proposed driveway crossovers with parking to the rear to maintain continuity with previous phases and provide a more urban aesthetic to the 'Main Street' and 'Avenue'.
- Local Equipped Areas of Play and Neighbourhood Equipped Areas of Play are dispersed through the development to provide amenity for all and required offsets area successfully integrated.
- A footpath/cycle link borders the northern edge and provides connectivity into the adjacent phases and spine road.



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3. Design Proposals

3.1 Layout, Use and Amount

Following the assessment of the design development, the layout has been progressed to a legible and detailed design proposal. The Reserved Matters scheme comprises 238No. dwellings together with open space, access, parking, landscaping and associated infrastructure.

The mix of the house types reflects the needs of the local area. The schedule sets out the following details for each development phase: square footage, house type size and type and total dwellings. Phase 4E will provide 59No. dwellings and Phase 4G will provide 179No. dwellings. Phase 4E is has a solely private house type mix, Phase 4G provides 10% of the total number of dwellings across the two phases as affordable house (set out in the S106 Agreement) which equates to 24no. dwellings.

The layout follows principles of good urban design. A perimeter block layout is proposed to the development with dual aspect dwellings to the corners allowing for a continuous active frontage increasing security and natural surveillance. The dwellings around the gateway to the development are set back due and are proposed as 2.5 and 3 storey dwellings in order to provide the ‘landmark’ dwellings required under the Outline Approved masterplans.

Parking is predominantly to the sides of dwellings and accessed off the primary roads and private drives. A small number of plots have frontage parking where dwellings are terraced or benefit from integrated garages. The parking strategy takes a balanced approach with frontage amenity maximised where practicable, allowing for tree planting and low level shrubs to define the plot curtilage.

RM Application

Private Ph4G

1752	4 Bed House	3no
1454	4 Bed House	4no
1371D	4 Bed House	8no
1334	4 Bed House	12no
1316	4 Bed House	3no
1262	4 Bed House	4no
1206	4 Bed House	4no
1021	3 Bed House	2no
974	3 Bed House	11no
934	3 Bed House	6no
922D	3 Bed House	19no
909	3 Bed House	16no
823	3 Bed House	13no
777	3 Bed House	13no
814	2 Bed FOG	1no
776	2 Bed House	14no
774	2 Bed House	12no
623	2 Bed House	10no

Total 179no

Affordable Ph4G

Rent		
1001	3 Bed House	11no
852	2 Bed House	13no

Total 24no

Private Ph4E

1752	4 Bed House	1no
1371D	4 Bed House	2no
1334	4 Bed House	4no
1262	4 Bed House	2no
1206	4 Bed House	2no
1021	3 Bed House	2no
974	3 Bed House	1no
934	3 Bed House	5no
922D	3 Bed House	10no
823	3 Bed House	7no
814	2 Bed FOG	2no
776	2 Bed House	7no
774	2 Bed House	3no
623	2 Bed House	9no

Total 59no

Overall Total 238no



Examples of St Modwen House Types - 1474 Gable Frontage - Core Range



Examples of St Modwen House Types - 1371 Blue Brick Detailing - Pure Range



- Gateway
- Avenue
- Main Street
- Parkway
- Bus Route
- Proposed bus stop
- Footpath
- Cyclepath

3.2 Movement and Circulation

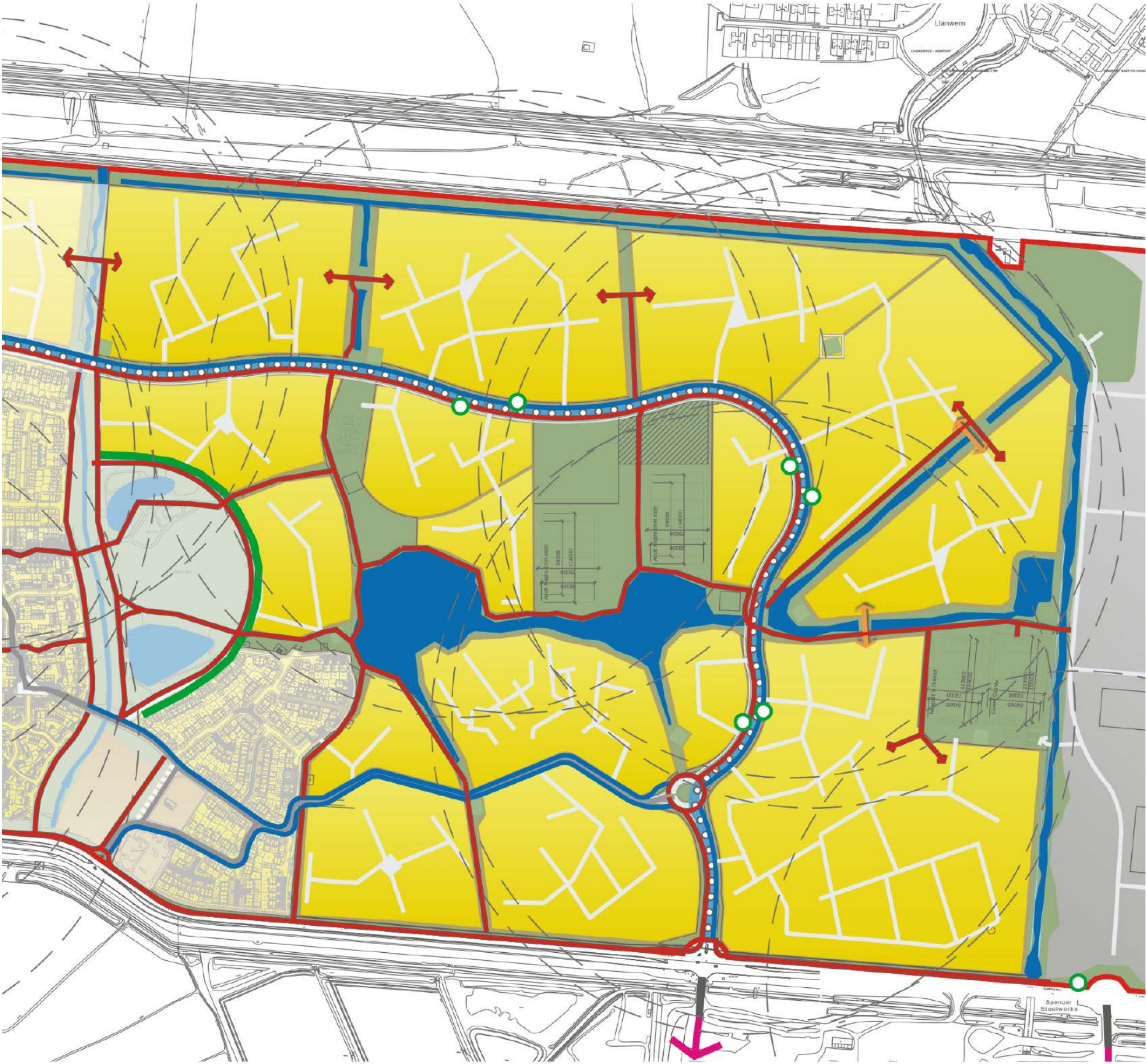
The Eastern Sub Area Masterplan proposed a street hierarchy to promote movement and connectivity between phases of development.

The primary loop through the wider Glan Llyn development is defined by 'The Gateway' which then develops into 'The Avenue' to the north and east of the masterplan and 'Main Street' to the south of the masterplan.

Phase 4G is accessed off the 'Main Street' and Phase 4E is accessed off 'The Avenue', this is highlighted on the proposed movement and circulation plan opposite.

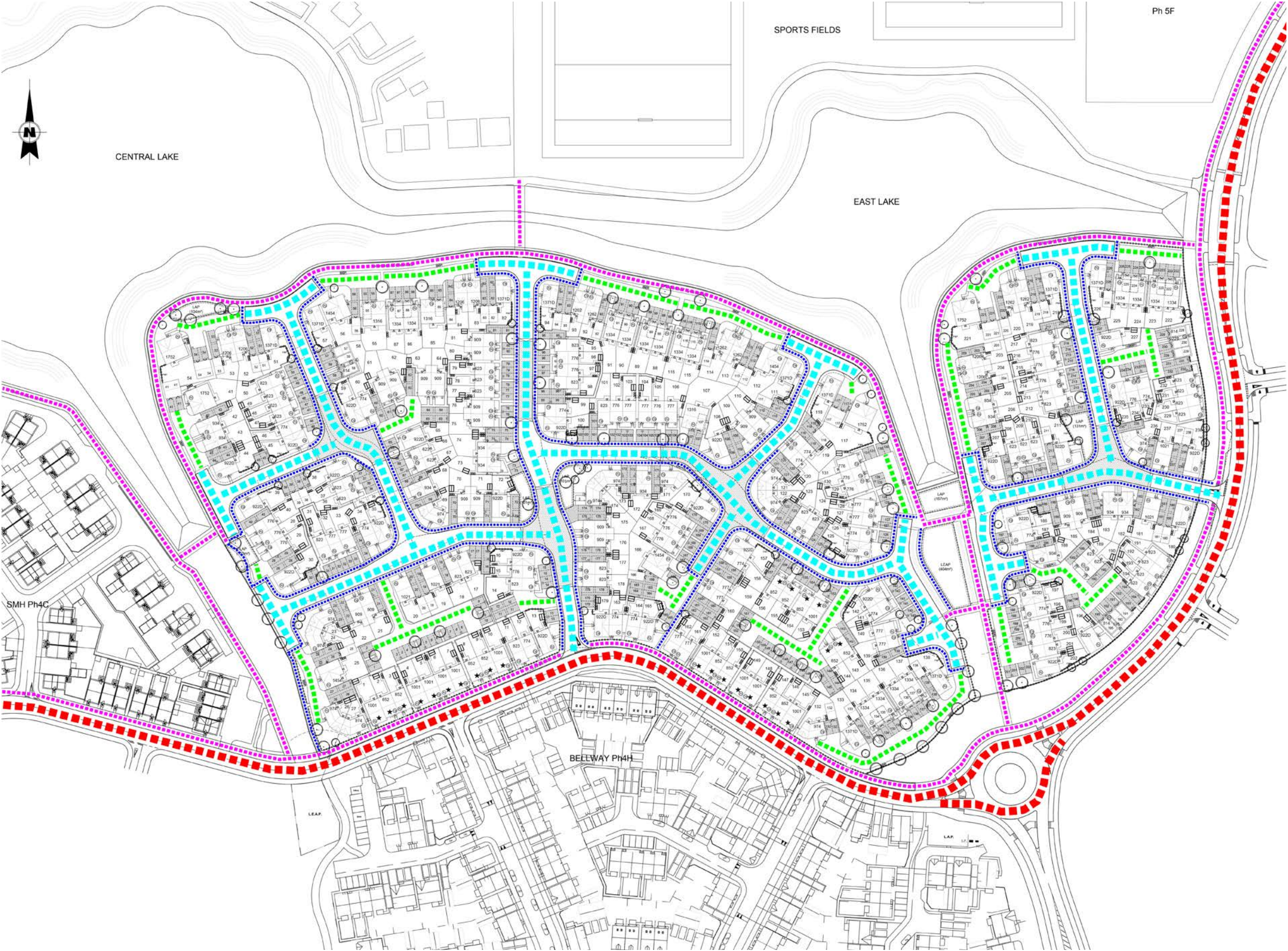
The Eastern Sub Area Masterplan also identifies where footpath and cycle links will be incorporated into the scheme to improve connectivity between phases and to the wider community facilities.

The proposed movement and circulation plan opposite identifies where these footpath and cycle links are proposed to align with the approved masterplan.

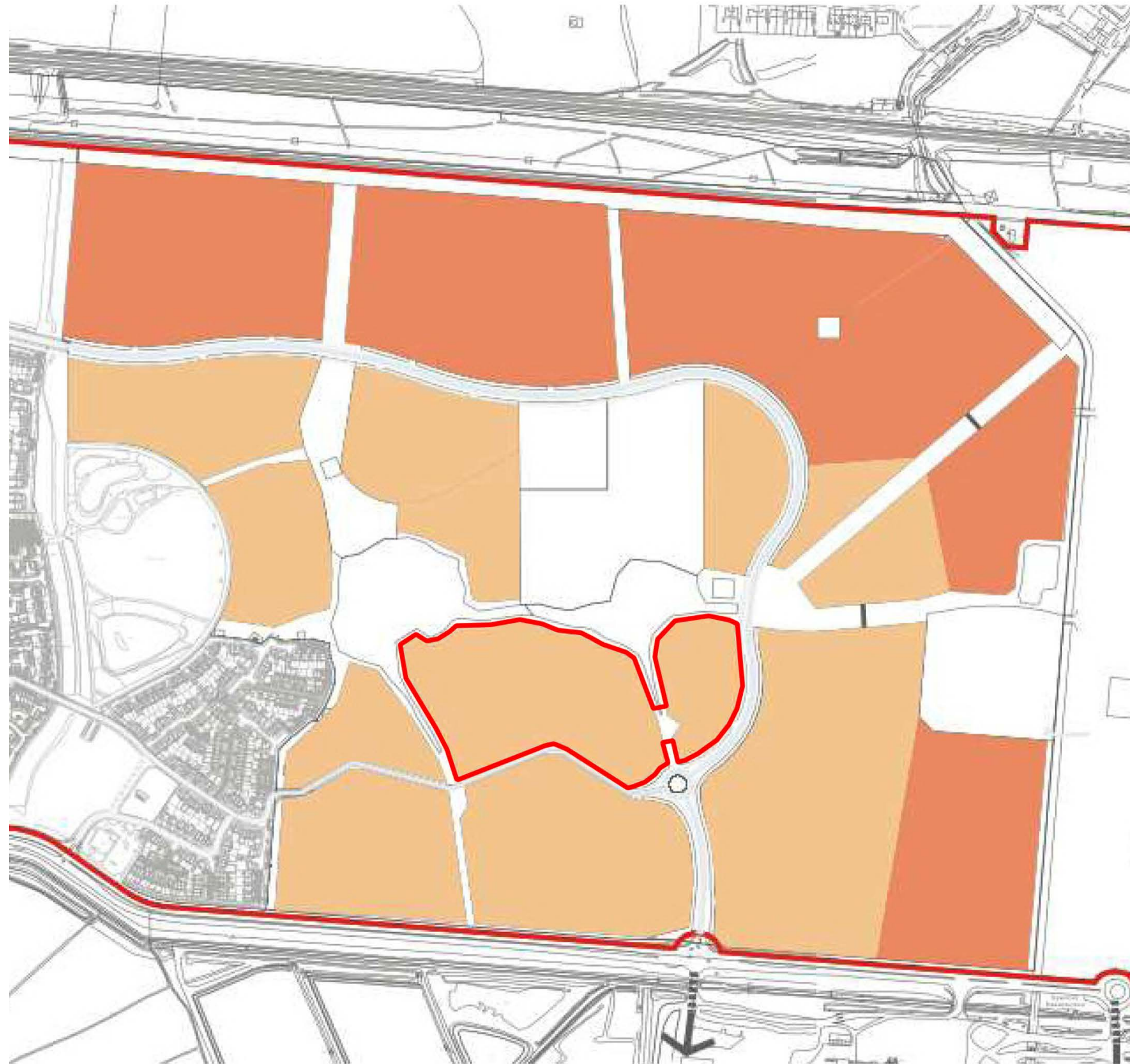
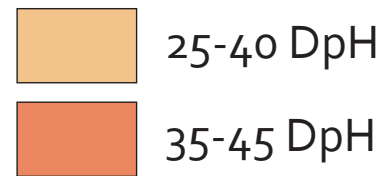


Eastern Sub Area Masterplan Movement Layout

- Avenue
- Secondary Road
- Private Drive
- Cycle/Green Link
- Footpath



Reserved Matters Movement Layout



3.3 Density

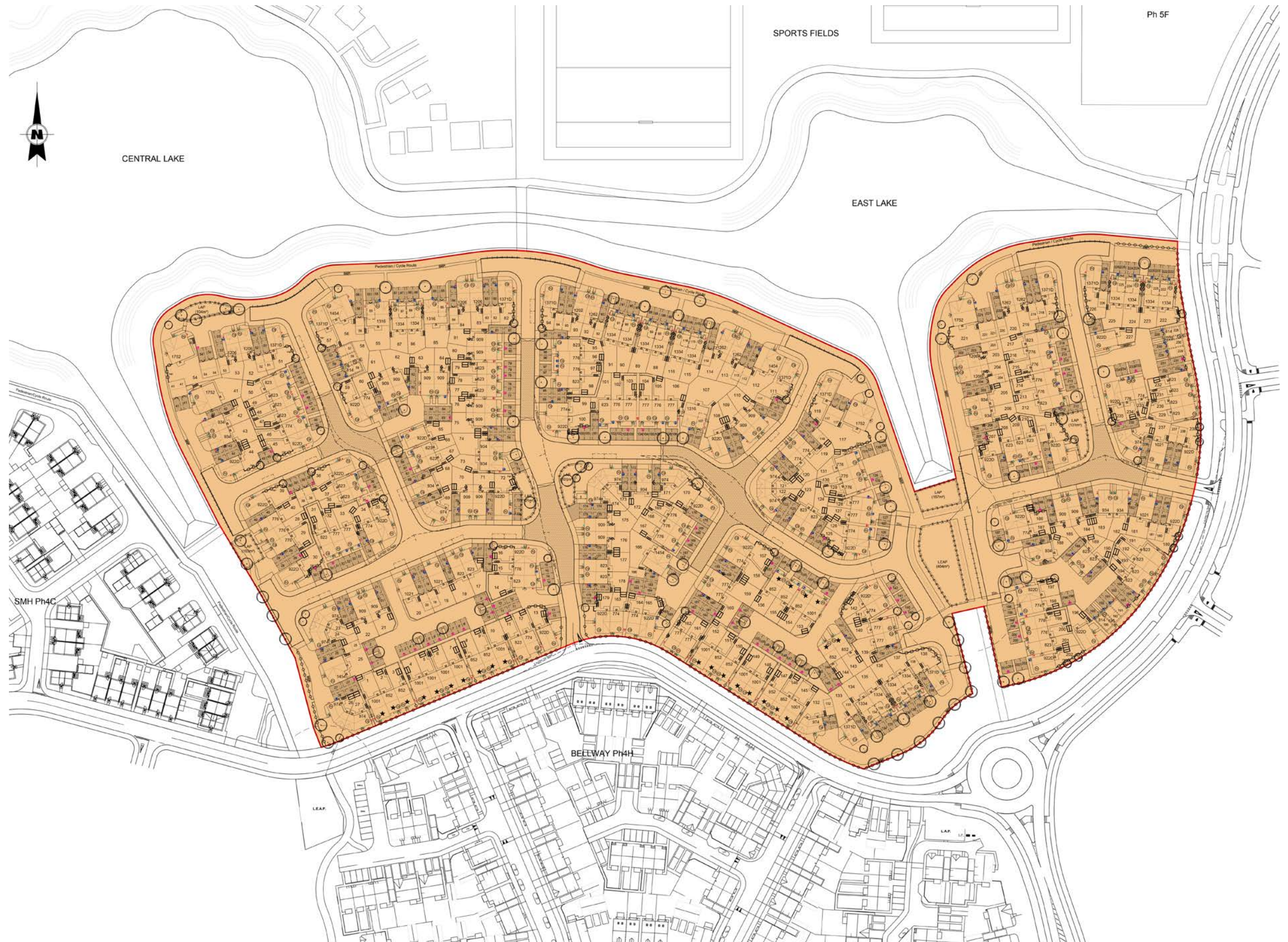
The Eastern Sub Area Masterplan proposed a density spread across the wider development with higher density (35-45 DpH) parcels located to the north and east and medium density (25-40 DpH) parcels located within the core of the development and along the southern edge. Phases 4E and 4G fall within the medium density area as shown red edged in the centre of the plan adjacent.

The development will have a density of approximately 37.35 dwellings per hectare (based upon a gross site area of 6.39 hectares and the proposed 238no. dwellings).

Therefore the development is in accordance with the density requirements established within the Eastern Sub Area Masterplan

Eastern Sub Area Masterplan Density Layout

25-40 DpH



 2-3 Storey

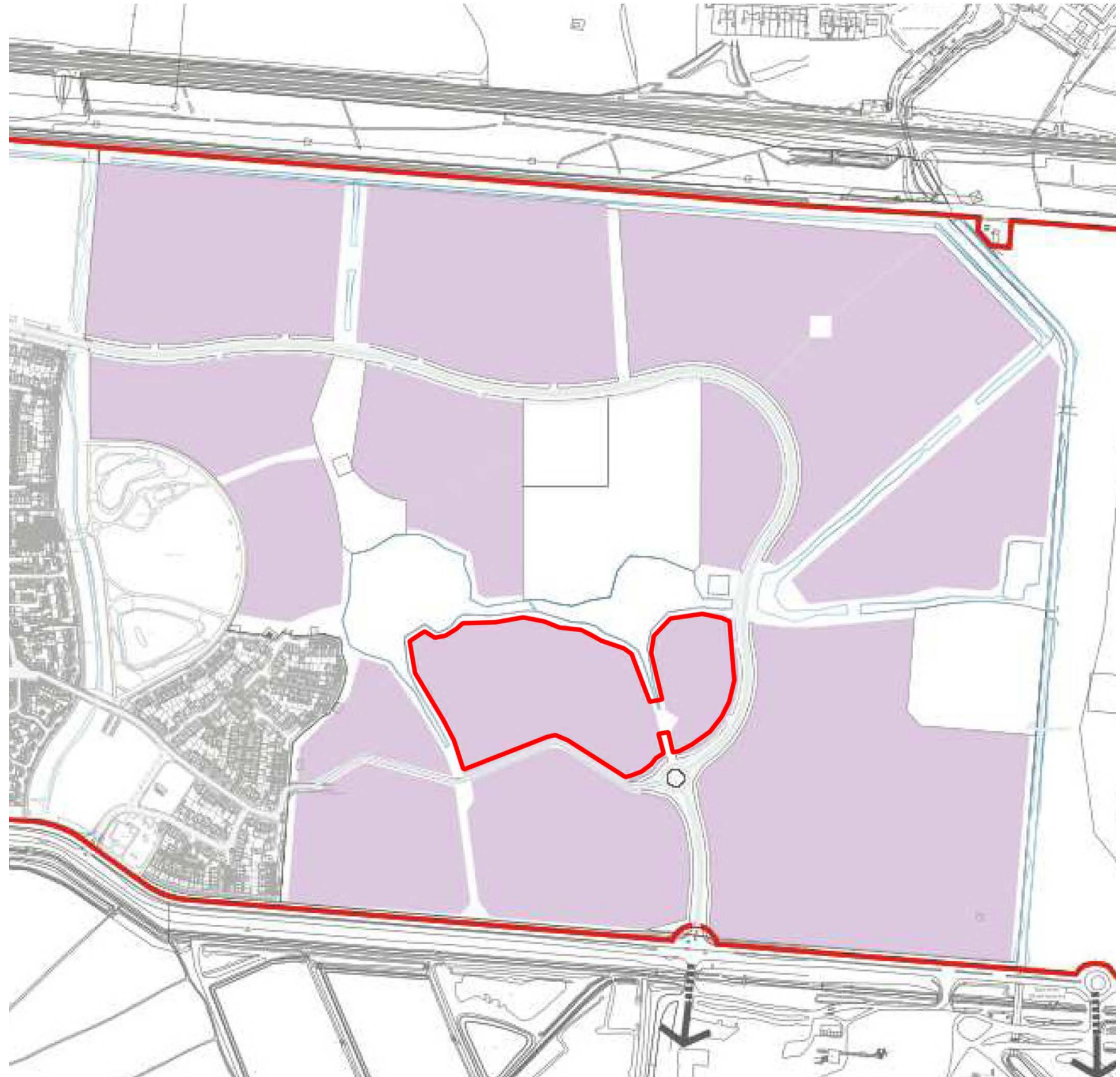
3.4 Scale and Massing

The Eastern Sub Area Masterplan proposed storey heights across the wider development with building heights generally ranging between 2 and 3 storeys within the residential zones. As a general rule, building heights along the 'Main Street' can be 2 or 3 storey and building heights within the neighbourhood areas decrease to generally 2 storey.

Phases 4E and 4G falls within this area as shown red edged in the centre of the plan adjacent.

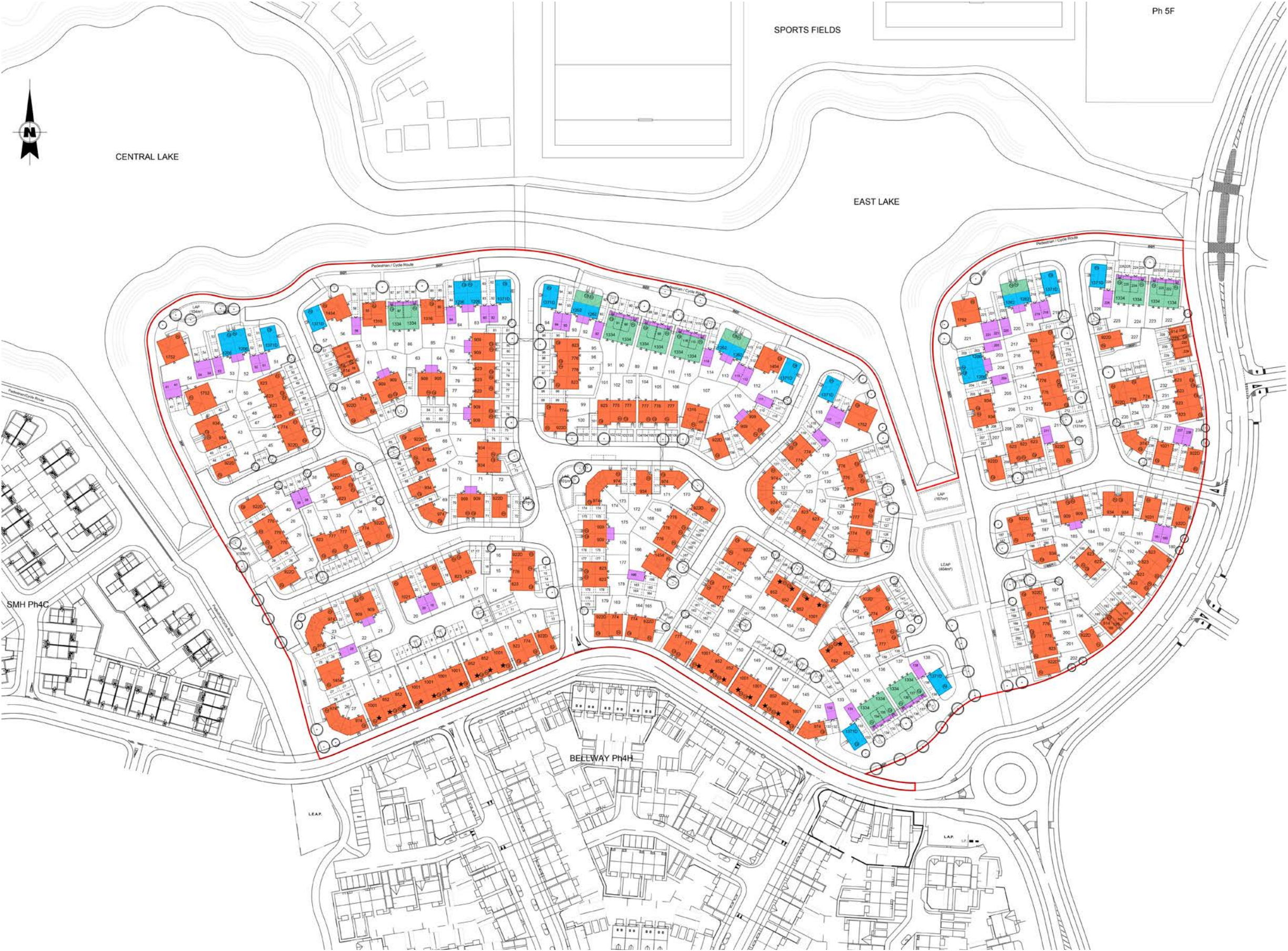
The proposed development generally provides 2 storey dwellings, there are some 2.5 and 3 storey dwellings along the northern edge overlooking the central and eastern lakes and as a landmark area adjacent to the roundabout that connects 'Main Street' and 'The Avenue' as per the requirements of the Outline Masterplan.

Therefore the development is in accordance with the storey heights requirements established within the Eastern Sub Area Masterplan



Eastern Sub Area Masterplan Storey Heights Layout

- 1 Storey
- 2 Storey
- 2.5 Storey
- 3 Storey



Reserved Matters Storey Heights Layout



Street Scene A-A - Phase 4G - View of Western Edge of Development



Street Scene B-B - Phase 4G - View of Northern Edge of Development



Street Scene C-C - Phase 4E - View of Western Edge of Development

3.5 Appearance

The architectural style of the proposed houses takes its precedent from the principles established in the Eastern Sub Area Masterplan and previous phases of development that have been delivered by St Modwen Homes. This is a contemporary interpretation of traditional detailing utilising a simple palette of materials has been used effectively to promote a hierarchy within the street scene.

Dwellings within Phase 4E have white fascias and soffits where applicable. Flat roof canopies and fenestrations are proportioned to give a balance to the elevations and stand out within the elevation through the use of white render surrounds. The house types use a red brick and a grey roof tile to maintain the continuity with the adjacent developments.

Dwellings within Phase 4G differs from Ph4E, but does seek to connect to Phase 4C by utilising a different approach to brick detailing through Flemish bond and using projecting blue bricks. Rise and fall bracket gutters with brick corbel and dentil courses are also proposed where applicable. Flat roof canopies and fenestrations are proportioned to give a balance to the elevations and are maximised to create light internal spaces. The house types use a red brick and a grey roof tile to maintain the continuity with the adjacent developments.



Street Scene C-C (continued) - Phase 4E - View of Western Edge of Development

Example Planting Palette - Shrubs



Abelia x grandiflora 'Francis Mason'



Cornus sanguinea 'Midwinter Fire'

3.6 Landscaping

The landscape proposals are informed by the settlement surrounding context and immediate interface/connection to boundaries and existing facilities.

Tree planting

A tree planting hierarchy utilises a variety of trees to enhance the streetscape and create identity. This sees a palette ranging from primary street trees, secondary street trees, smaller front garden trees and signature/public open space (POS) trees where space allows and there are no constraints.

Trees form the majority of infrastructural planting on the development and frame vistas, strategically enhance or reduce views and bring a beneficial shade to areas of green spaces for recreation and the comfort of its users.

Planting strategy

Native species and plants from the 'Plants for Pollinators' have been proposed where possible to increase biodiversity across the site.

Additional infrastructural planting comes through the use of hedgerows as boundary treatments to boundary walls bring a softer edge.

Shrub planting as 'defensible space' adds to the visual appeal of dwelling frontages whilst actively enhancing privacy and security. Shrubs have been selected as appropriate for the location based on eventual size and maintenance requirements. Seasonal colour and variation are introduced through herbaceous planting.

Example Planting Palette - Trees

Street trees for structural planting hierarchy



Acer campestre 'Elsrijk'

Specimen trees with seasonal interest



Liriodendron tulipifera

Native trees to public open space



Acer campestre

Ornamental trees with flowering varieties



Carpinus betulus 'Frans Fontaine'



Amelanchier lamarckii



Prunus avium



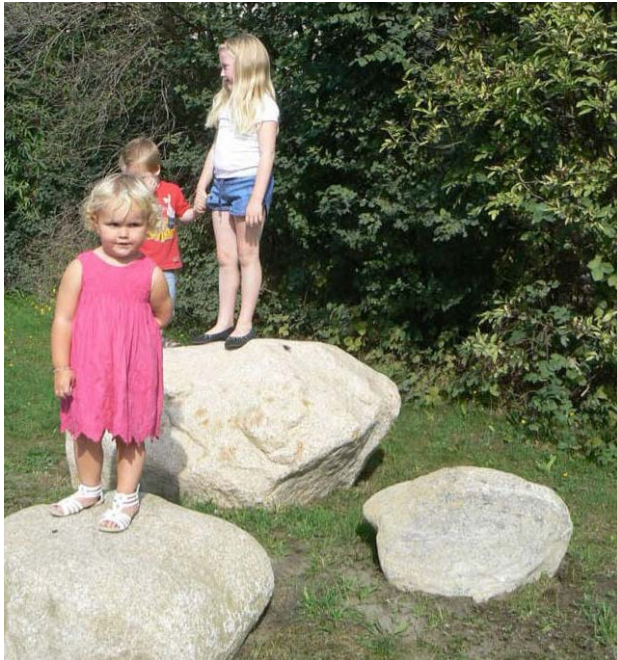
Lawn



Bound mulch safety surfacing



Clustered Stilts



Play boulders



Jungle Scramble climbing pile



Bin to play areas



Bench to play areas

Play spaces

Six small play spaces (Local Areas of Play) and one LEAP (Local Equipped Area for Play) are proposed within the development proposals and integrated with the streetscape and surrounding green spaces. These spaces will be informal spaces finished with natural materials such as gravels, play bark, logs and boulders. Traditional play equipment are incorporated where space allows to enhance the play experience. These spaces will together provide communal facilities which are open and welcoming to all residents and visitors alike.



Timber Junior Swing



Play log



Timber Seesaw

3.7 Access and Accessibility

Vehicular access to each phase at Llanwern Ph4E/4G development is to be obtained via one respective primary access points off the existing Spine Road.

Roads terminate with vehicle turning facilities. These have been designed to accommodate the turning of a fire appliance and a refuse vehicle, and have been designed to local authority highway design standards. The design of the site will encourage walking and cycling as the primary means of transport, as encouraged by design guides such as 'Better Places to Live' and 'Manual for Streets' and Newport City Council's 'New Dwellings' SPD.

The road network has been designed following the principles established in previous phases of development and consultation with the LPA Highways to effectively reduce traffic speeds, increase legibility and support the hierarchy of spaces within the development. The road hierarchy has been approved under the Outline Permission and subsequent Eastern Sub Area Masterplan.

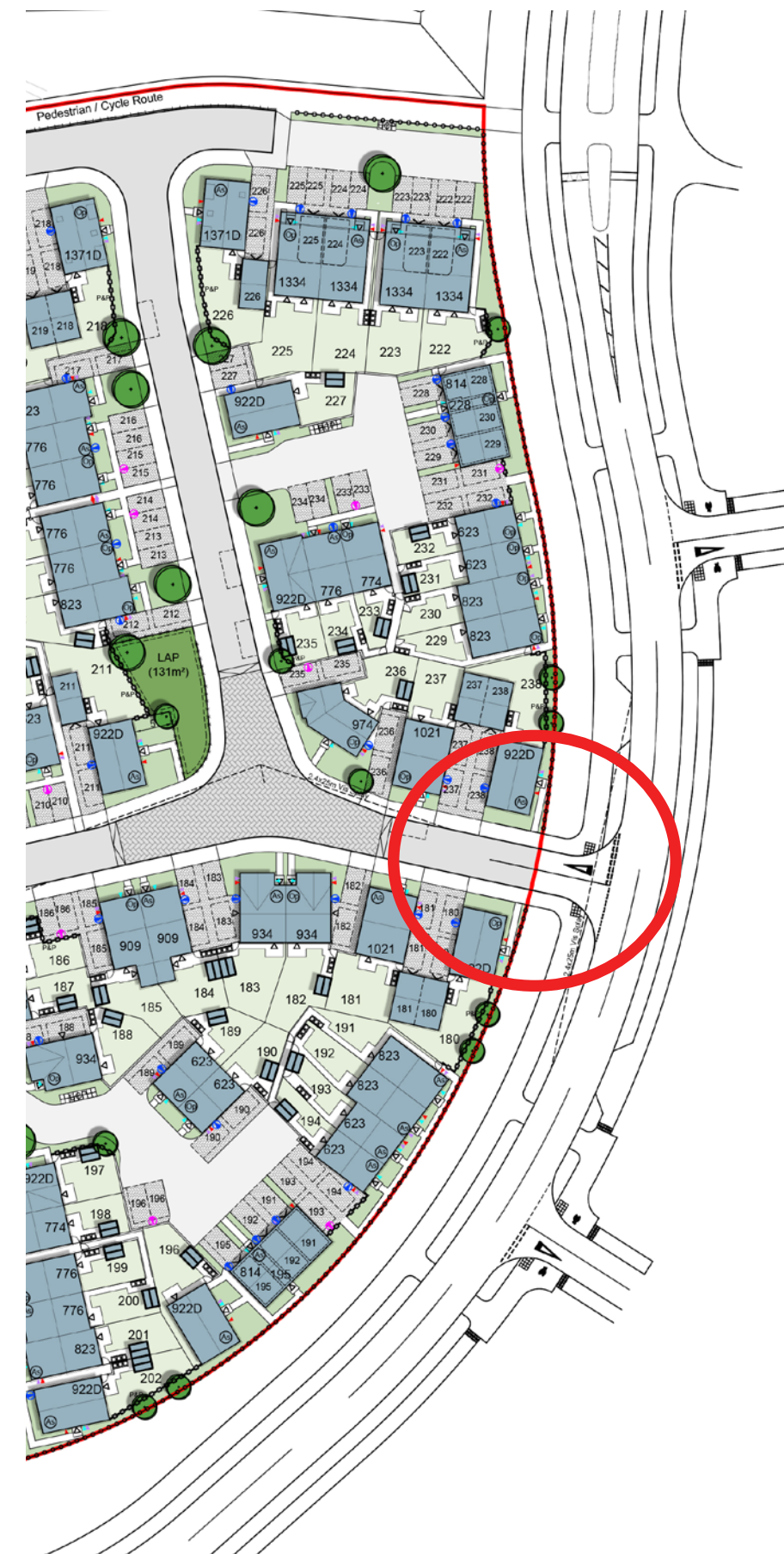
The detailed design of the development ensures that all users will be able to move around freely without obstruction and discrimination. This is of particular importance for pedestrians and cyclists and those with restricted mobility such as the elderly, visually impaired or those who need to use a wheelchair. The residential layout and house types are designed in accordance with the Equality Act 2010 and Approved Document Part M of The Building Regulations (2015 edition incorporating 2016 amendments) and ensures that appropriate consideration is given to the following:

- Access to and use of buildings (including visibility of entrances)
- Gradients of Cycle paths and footpaths
- Way finding for the visually impaired

Public footpaths are a minimum of 2m in width to ensure that they are suitable for push chairs and wheelchairs. The proposed cycle way is 3m wide in line with LPA requirements borders the site connecting through areas of public open space. These paths extend through the site and beyond linking into the existing network to ensure that convenient, public pedestrian access to all properties and the surrounding area is achieved.



Phase 4G Access off Existing 'Main Street' to South



Phase 4E Access off Existing 'Avenue' to East

3.8. Sustainability

A holistic approach to sustainability has been demonstrated not only through house type design, but also site layout design, energy efficiency, waste management, cycle infrastructure and storage, EV charging facilities and lighting design.

The sustainability strategy is as follows;

Energy Efficiency

Consideration should be given to ensure the efficiency of the building envelope by maximising construction technologies with low embodied energy materials and highly rated green guide materials as well as exploring options for efficient energy services.

Some of the elements will be addressed area as follows;

- High standards of thermal insulation and air tightness
- Energy efficient light fittings throughout, both for internal and external lighting
- A rated energy efficient white goods where provided
- High efficient boilers for water and space heating (to be reviewed once Future Homes Standards are applicable)
- Water efficient devices such as low flow taps and showers

All properties within the development will fully comply with the current Building Regulations including thermal efficiency and insulation. The homes will be detailed with a fabric first approach to energy efficiency.

Details of how renewable systems work and advice of simple energy saving practices will be provided to residents within a Resident Handbook.

Waste Management

In order to satisfy the Outline Approval, management of waste generated by future residents has been considered.

All residents have direct access to their rear garden, without the need to go through the dwelling. External refuse and recycling storage, will therefore be within the rear gardens. There will be sufficient internal storage provided within the dwelling for refuse and recycling bins.

Council waste collection will be from the front of the properties. Where driveways exceed the recommended walking distances, refuse collection points will be provided. These will be for temporary placement of refuse containers only during collection days.

Details of council collection days for different materials will be provided to residents upon occupation within a Residents Handbook. The Handbook will also give details on how domestic waste could be minimised.

The site layout has been design to ensure that the correct council waste collection vehicle has been tracked to also allow passing cars and the proposed road infrastructure has been widened where necessary to accommodate vehicle manoeuvres.

Cycle Storage

The aim is to provide secure and convenient spaces either within each plot, within the dwelling, garage or outbuilding, in accordance with the guidance provided within the councils Design Guide SPD.

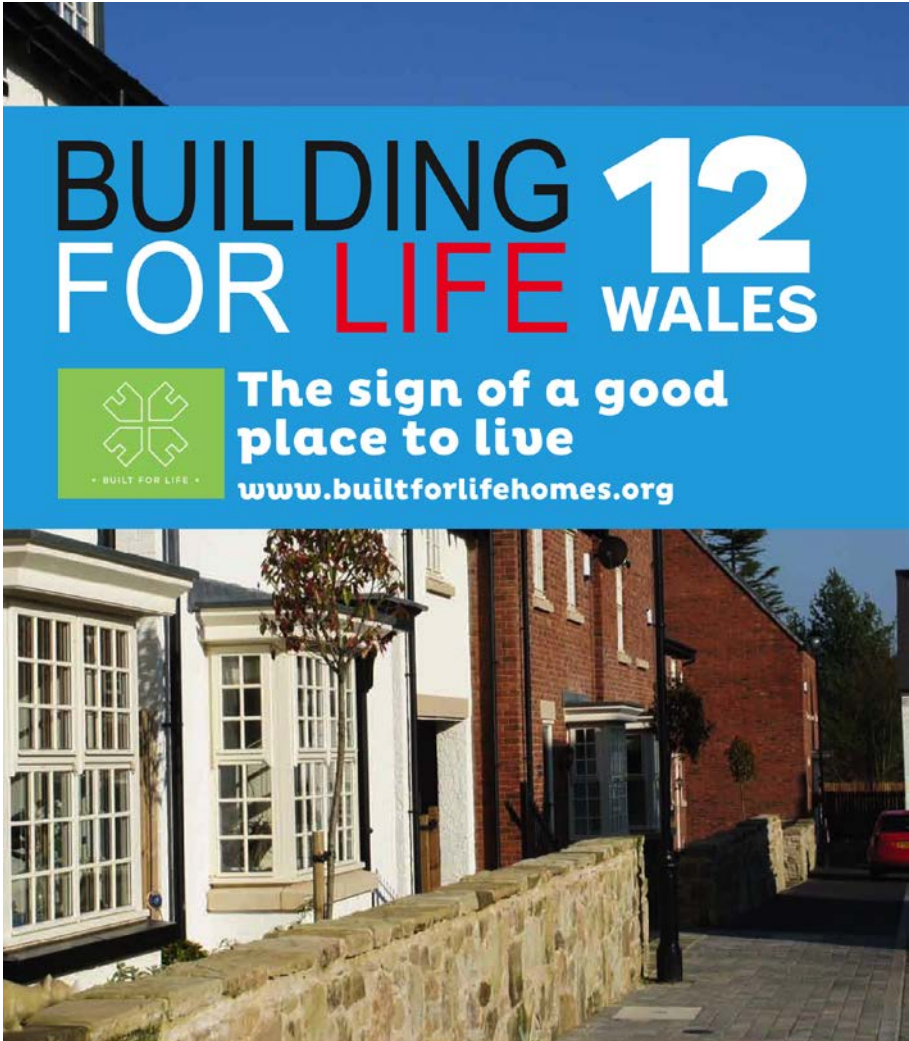
Cycle storage opportunities have been provided within the private confines of each plot. Private garages will have internal clear dimensions of at least 6.0x3.0 metres. This will provide sufficient space within the garage to park the average family car and provide storage for bicycles.

Within the private gardens of dwellings that are not provided with a garage, sheds are to be installed for the safe and secure storage of bicycles.

Lighting Design

All street lighting for adopted highways and footways, private estate roads and footpaths have been designed to comply with BS5489:2013. Care will be taken to ensure that landscaping, tree planting and lighting schemes work together. lighting will also be designed to enhance security, avoid nuisance and reduce fear of crime. Low energy lighting sources will be utilised where possible.





3.9 Building for Life 12

As part of the submission, the design of the proposed Outline development was assessed against the Building For Life 12 Wales criteria. These twelve criteria are categorised under three main chapters; Integrating into the Neighbourhood, Creating a Place and Street and Home. The detailed design will be determined at a future stage.

BFL12 is supported by; CABE at the Design Council, Design for Homes and the Home Builders Federation. It is self-assessed on a 'traffic light' system, whereby nine greens achieves BFL12 accreditation.

Where compliant, the respective criteria is bordered in green, amber borders should be minimised and where possible reviewed to be upgraded to greens through design amendments and red should be avoided with further consideration required for the design.

1. Connections

The scheme will integrate into its surroundings by reinforcing existing connections and creating new ones, whilst also respecting existing buildings and land uses around the development site.

Connectivity across the wider neighbourhood will be considered and improved but providing cycle links between the two phases around the perimeter of the site.

2. Facilities and Services

The development is in close proximity to community facilities such as the proposed primary school to the north, the local centre to the west, the Western Park as green open space including play areas as well as Newport Retail Park and Celtic Business Park.

The layout will encourage walking, cycling and using public transport.

3. Public Transport

The scheme will have good access to public transport to help reduce car dependency. Bus stations are proposed in close proximity to the entrances to the site with a bus link running through the site.

4. Meeting Local Housing Requirements

The development will provide a mix of housing types from 2 beds starter homes to 4 bed family homes and tenures that suit local environments. The different types and tenures will be spatially integrated to create a cohesive community.

5. Character

The scheme will create a place with a locally inspired or otherwise distinctive character. Traditional materials will be used in a contemporary manner, creating a sense of place and identity for the development.

This house type designs follow the requirements as set out in the Eastern Sub Area Masterplan.

6. Working with the Site and its Context

The scheme will take advantage of existing topography, landscape features including the existing water course, trees, plants, wildlife habitats, site orientation and microclimate.

Views to the surrounding open spaces in the north will be carefully considered and enhanced.

7. Creating Well-Defined Streets and Spaces

Buildings will be designed and positioned with landscaping to define and enhance streets and spaces. Corner turner properties will be included to provide active frontages and natural surveillance to the public realm.

8. Easy to Find Your Way Around

The development will be designed to make it easy to find your way around. There will be a clear hierarchy of routes, reinforced by the use of landscaping, surface treatments and building materials.

9. Streets for All

All streets will be designed in a way that encourages low vehicle speeds and allows them to function as social spaces. The streets will be pedestrian-friendly, and shared surfaces and raised tables will encourage cars to drive slower and more carefully.

10. Car Parking

Resident and visitor parking will be sufficient and well-integrated within the scheme so that it does not dominate the street. Parking will be positioned as close to people's homes as possible.

A combination of on-plot and on-street parking will create visual interest and appropriate capacity.

11. Public and Private Spaces

Public and private spaces will be clearly defined and designed to have appropriate access and will be able to be well-managed and safe in use.

The Local Areas of Play and Neighbourhood Areas of Play will be well-integrated within the development along key pedestrian routes.

12. External Storage and Amenity Space

There will be adequate external storage space for bins and recycling, as well as vehicles and cycles. All rear gardens will have a convenient and secure secondary access so that informal bin storage on the street is less likely.

Gardens are appropriately shaped and sized to ensure that amenity is usable and functional.

4. Conclusions

4.1 Conclusions

We believe the proposals progress the key design objectives established within the Eastern Sub Area Masterplan into a coherent, legible layout design for 238No. dwellings. The scheme will provide a sustainable, attractive and safe place to live, whilst respecting the character of the surrounding area and creating a vibrant community. The proposed development achieves the full potential of the creation of a sustainable development, and continues to reflect the true spirit of the Government guidelines under the NPPF, maintaining an important sense of place where people would like to live through quality of the design and layout, which we have aimed to provide.

The development proposals as discussed within this Design and Access Statement achieves the following:

- The delivery of Phases 4E and 4G of the approved residential development - comprising 238 no. dwellings.
- New residential development on a sustainable location within Llanwrn which has access to, and will support local services and facilities.
- Delivery of affordable housing in line with the S106 Agreement secured through the Outline Permission and required to meet the needs of the shortfall in the area.
- Creation of a legible street hierarchy, strengthened by principles of good urban design and framed views of local heritage assets.
- Creation of green links to local facilities including footpath/cycle links through areas of ecological amenity.
- A holistic approach to landscape design to successfully integrate the design into the natural context and provide engaging ecological amenity to future residents building upon the established central lake.

We trust that this application will be received favourably.



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