

LAND ADJACENT THE PIERCEFIELD

prepared by



in conjunction with
Marston's PLC

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Document Title: Design Statement

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SUMMARY AND CONCLUSIONS

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VISION STATEMENT

“

A high quality scheme that complements and enhances the character of St Arvans village and its surrounds.

A scheme which provides opportunities for new build properties to meet the specific demands of the area.

”

INTRODUCTION

1. SCOPE AND CONTEXT

- 1.1
- This Design Statement has been prepared on behalf of Marstons PLC, and forms part of a comprehensive pack of information submitted to promote the site as part of the local plan process on land off the A466, St Arvans, Chepstow.
- 1.2
- The collective information submitted provides an analysis of the site and its context to support the allocation of the site within the local plan.
- 1.3
- This statement has been prepared to explain the design concepts and principles behind the proposals as well as dealing with issues of access.

This document also serves the following purpose:

- To provide a concise description of the key issues and the evaluation that informed the design decisions that have led to the current form of development.
- To provide comprehensive information on the development in terms of composition, urban design, access and circulation, open space and landscape.
- To set design standards which promote high quality design and ensure a coordinated and coherent development.

- 1.4
- This document has been structured as set out in Table 1.1 to reflect:
- The design principles and concepts that will be applied to the custom builds; and
 - How issues relating to access to the development have been dealt with.

introduction	Outlining the content and function of this document, including a description of the site and its location.
contextual appraisal	Providing a summary of the assessment and evaluation of existing constraints, opportunities, context and character of the site that will inform the scheme design.
design parameters	Key design specifications underpinning the masterplan relating to use, amount and scale, as well as the approach to green space, access, land form and drainage.
scheme proposals	Providing design principles relating to layout and appearance and illustrations of how such principles may come forward at reserved matters stage, including on illustrative masterplan.

TABLE 1.1: DESIGN STATEMENT STRUCTURE

2. SITE LOCATION

2.1 Site Location

The application site is located on land in St Arvans, Monmouthshire.

The site falls within the Wye Valley AONB.

The village of St Arvans is situated approximately 3 miles north of Chepstow.

The village is primarily accessed via the B466, the main vehicular route through the village, which runs north to south connecting the village to Chepstow.

The villages local services and facilities include a children’s nursery, place of worship, and public house. Local amenities

are analysed in section 5 of this document.

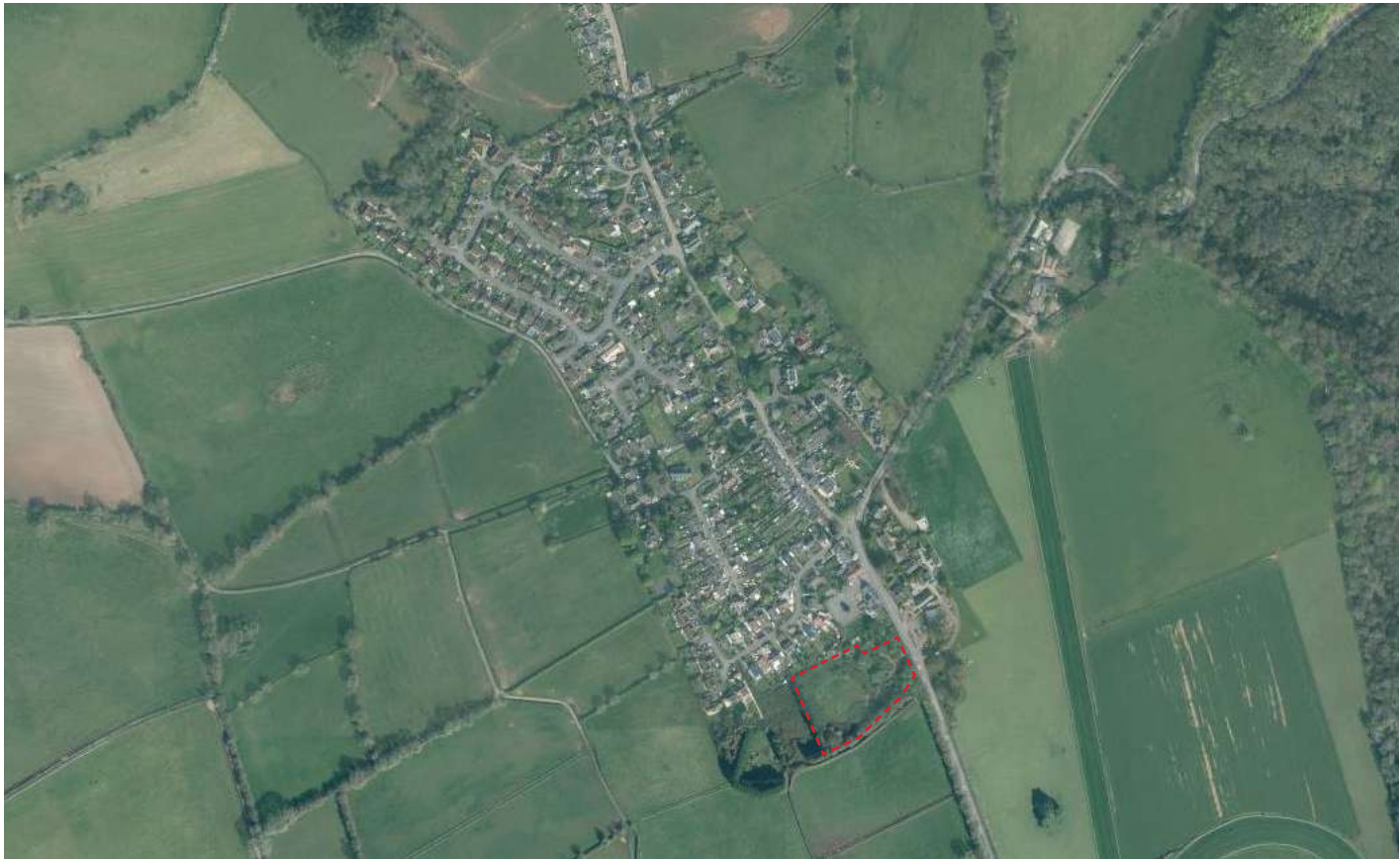
2.2 Site Description

The application site is 1.1 hectares of field land.

The site is situated off the entrance road into St Arvans and is shielded from view by hedgerows along the A466. The site is bounded to the south and west by open agricultural land.



CONTEXT AERIAL VIEW
Aerial View: Bing



SITE AERIAL VIEW
Aerial View: Bing





3. SUMMARY OF THE APPLICATION

Site Area:
1.1 Hectares

Current Land Use:
Agricultural

Proposed Land Use:
Residential
Associated highways and drainage infrastructure

Proposed Number of Dwellings:
Up to 16 Dwellings

LOCATION PLAN
Aerial View: Bing

CONTEXTUAL ANALYSIS

5. SITE CONTEXT

A series of contextual and site-specific assessments have been undertaken. The findings from this analysis have been evaluated and inform the design response to ensure that the proposals complement and integrate with the adjacent uses and local facilities.

5.1 Facilities Analysis

There are a number of local facilities and amenities, mainly located in the village and within short walking distance from the application site.

Key facilities and amenities, located within 400m of the site, include:

- Public House
- Children's Nursery
- Church
- Local Shops
- Village Hall
- Playing Fields
- Bus Stops



SURROUNDING FACILITIES
Google street view

6. LOCAL BUILT AND LANDSCAPE CHARACTER

This section examines the local character in terms of urban form, built form, external finishes, and architectural detailing to identify design references for the new development.

The development site, like many edge-of-settlement proposals, has the responsibility of balancing both urban and rural characteristics.

Design references within this section of the Design Statement will be considered from the best and most appropriate examples of local character that can be found within the surrounding context.

6.1 Built Form

The application site is currently used as agricultural land. Neighbouring residential properties are mainly one to two storey detached and semi-detached houses. These dwellings are of modest form and scale with a variety of eaves and ridge heights.

6.2 Landscaping

Dwellings throughout the historic village core are set back from the highway at varying distances. In most cases the street scene is fronted with small gardens. Dwellings situated on the A466 are mostly enclosed by 2-3 foot stone walls and hedgerows.

Public open space around the village includes a large enclosed sports field. The village also has small pockets of green space formed by the layout of roads and built form.



*SURROUNDING BUILT FORM
Google street view*

8. OPPORTUNITES AND CONSTRAINTS

8.1 Built Form

The site is clear of existing built form.

Nearby residential plots consist of detached and semi-detached dwellings which vary in height from one to two storeys. Dwellings are set back from the highway at varying distances.

8.2 Access and Highways

The site is currently owned by the adjoining Public House, The Piercefield. As such there is no existing access directly off public highways onto the site.

The proximity of local amenities and access to public transport means residents of the proposed development would have opportunities to travel by non-car modes of transportation

within the existing local infrastructure.

8.3 Public Rights of Way and Pedestrian Links

There are no public rights of way or pedestrian footways crossing the application site. A public right of way runs along the south edge of the site along a farmers access track off the A466.

8.4 Flood Risk and Drainage

The site falls within Flood Zone A, which is assessed as not being at risk of fluvial or tidal flooding. The site has also been considered to be a low risk of flooding from all other sources considered in the Monmouthshire County Council’s Strategic Floor Consequence Assessments.

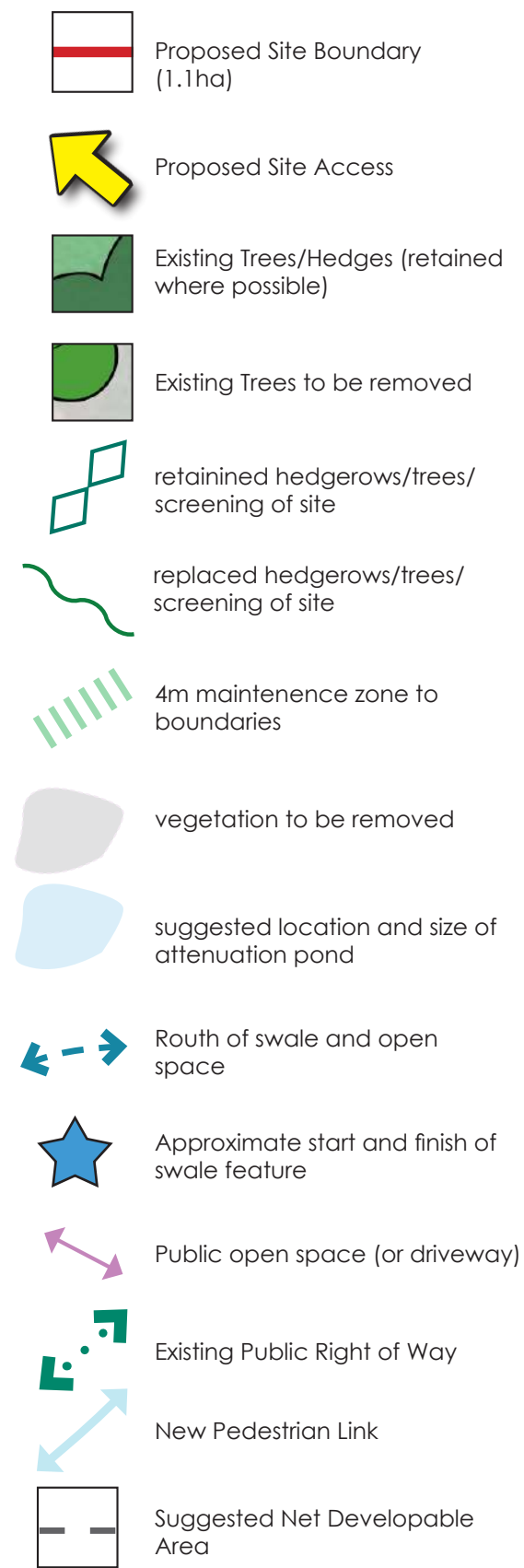
The site has not been identified as an area that has significant

floods, and it is further recognised surface water and drainage flooding can be managed appropriately by using Sustainable Drainage Systems (SuDS).

8.5 Arboricultural

The site is bounded on 3 sides by a mixture or hedgerows, trees and copse. The eastern and southern boundaries are bounded by a mature mixed species of hedge. The western perimeter is bounded by mature hedge partially non-native and scrub.





DESIGN PARAMETERS

This section of the design statement provides a comprehensive description of the masterplan for the site, and provides information on use, amount, scale, layout, landscape, access and circulation.

9. MASTERPLAN PARAMETERS

9.1 Figure 9.1 illustrates a simplified design parameters plan, indicating the approximate siting of buildings, together with existing and proposed landscaping, including pedestrian routes.

9.2 The design methodology achieves the following key attributes:

- 16 dwellings including 8 affordable dwellings.
- New build homes which will contribute to local demand.
- Enhanced landscaping
- Provision of public open space to the residents strategically placed to create a buffer to the retained landscaped boundaries and, to a lesser extent the main road, creating a safe interactive space for the local residents.
- High proportion of Green Space in correlation to the developable area.

- Total Site Area - 11047m² / 1.1ha
- Net Developable - 4870m² / 0.48ha
- Total Green Space (inc POS, SUDs, LAP, vegetation - not gardens) - 5814m² / 0.58ha
- Public Open Space (inc LAP) - 1157m² / 0.11ha
- LAP - 100m²
- Attenuation Basin - 1217m²



FIGURE 9.1 PARAMETERS PLAN
Not to Scale

10. USE AND AMOUNT PARAMETERS

The scale and arrangement of the development has been guided by the evaluated opportunities and constraints of the site. The following provides further detail relating to residential density and land mix.

Residential use will be the sole land use within the development with a density of 14.5 dwellings per hectare. Based on a developable area of 0.48ha and a total site area of 1.1ha the site provides an overall density of 33 dwellings per hectare.

10.1 Residential Density, Mix and Tenure

Residential use will be the primary land use within the site. The total residential area amounts to 0.48 ha, excluding areas required for green infrastructure, public amenity space and attenuation basins.

The proposal can deliver up to 16 dwellings with an indicative mix below:

- 8 Affordable units
- 8 Open Market units

The illustrative Masterplan at section 16 further illustrates the achievement of the appropriate dwelling mix and distribution.

10.2 Affordable Housing

In accordance with policy the development will provide 50% of proposed development as affordable housing. The type of provision will be agreed with the Council as follows:

- Social rented housing is prioritised for those on lower incomes with the eligible households becoming tenants of the Housing Association.
- Shared equity or shared ownership basis for first time buyers.
- To ensure properties are prioritised for local people, priority will be given to people with a local connection to the parish through family or work.

If properties are still available after this group has been given priority then the catchment extends to adjoining parishes.

Furthermore for any remaining properties, the catchment will then extend to other residents in the county who have expressed a preference to live in the parish.

11. SCALE PARAMETERS

- 11.1 Development to comprise building heights based on the scale of traditional homes, limited to 2 storey to respond to and integrate with its surroundings.

12. GREEN INFRASTRUCTURE

Design and mitigation measures are integral elements that have been adopted as part of the masterplanning process. This has responded to the sites landscape character setting.

The principles of the green infrastructure include the following:

- Surfaces, landscape materials and street furniture will be practical, robust and simple in their design.
- The future maintenance and long term management of the green infrastructure framework will either be adopted by the Local Authority or by a private management company.
- The 'greening' of the residential environment, with the use of soft garden frontages to include native hedgerows, planting and garden trees.
- Establish corridors of planting around the boundaries of the site, maintaining and enhancing existing trees and planting. These corridors will provide a biodiversity benefit through new habitat creation. This will also provide a 'soft edge' to the site boundaries.
- Retention of all boundary vegetation.
- Ample buffer zones given to retained vegetation for the long term preservation of the flora.

For further information on the Green Infrastructure proposals please refer to the Landscape Strategy plan produced by ES Landscape Planning.



13. ACCESS AND MOVEMENT

13.1 Highways

Access to the site is proposed directly off the A466. A new shared surface road will lead into the development and provide dedicated access to all plots.

The site entrance is approximately 50m from bus stops located on the A466 providing direct access to Chepstow. The surrounding highway network is suitable for safe cycling and walking journeys.

The new access road and all shared surfaces and driveways will be laid out and constructed as policy-compliant.

For further information refer to the Transport Statement and access design drawings produced by Hub Transport Planning.

13.2 Accessibility

As previously analysed, the facilities and amenities of St Arvans and Chepstow are all within acceptable walking and cycling distance of the application site.

The site is serviced by established pedestrian routes linking the site to the village. Directly adjacent to the site is a public right of way (PROW), footpath 379/1/2. The development will propose a new access point from the site to the PROW to create better pedestrian links through the village.

All existing public transport is considered sufficient for the proposed development.

A link is provided to the southern boundary of the site connecting the public open space to the PROW.



14. ADDRESSING CLIMATE CHANGE

This section describes the measures that can be incorporated into the proposed development to ensure climate change mitigation through reducing CO2 emissions, conserving water and adaptation to the predicted changes to the climate and extreme weather events. The measures are a fundamental part of the approach for the scheme and can be fully integrated into the development in a way which enhances the appeal of the scheme and its distinctiveness.

The application proposal considers and incorporates recommendations from the Monmouthshire Replacement Local Development Plan, Tackling Climate Change Candidate Site Advice Note - June 2021.

14.1 Building Design and Renewable Energy

National Guidance dictates that any new development should follow the simple energy hierarchy of:

- Reduce Demand
- Use energy more efficiently
- Renewable energy generation
- Minimise carbon impact of other energy generation

With this in mind, the proposed site has been designed to work towards reducing carbon emissions and contributing to achieving a net zero carbon aspiration in line with the Environment (Wales) Act (2016) and PPW11 Energy Hierarchy.

The proposed development incorporates the following measures in the building of new dwellings:

- Orientation of dwellings maximises solar gain with PV panels on south and west facing roofs.
- Incorporation of EV charging points on each dwelling

- Low Carbon heating systems in each dwelling.

14.2 Drainage

The measures outlined below are a fundamental and integral part of the design approach to the development:

- Reduce the amount of non-permeable surfaces and therefore run-off, specifically from road areas, and maximise the space devoted to open space and gardens.
- Use of permeable paving where appropriate.
- Integration of a Sustainable Drainage (SuDS) system which provides an enhanced network of new swales and attenuation ponds within open space areas.

The SuDS system is designed to form a highly positive element in the landscape of the development, creating a feature within the proposals and offering ecological as well as amenity value.



14.3 Water

The development will incorporate a range of water efficiency measures including:

- Reducing the internal potable water consumption across the development to less than 90 litres per person per day through the use of practical, water efficient fittings.
- Providing all homes with large water butts to reduce the amount of potable water used for external irrigation.
- The surface water attenuation storage includes allowance for climate change at 40% for residential uses, in lines with guidance on rainfall intensity incorporating climate change scenario for development lifetimes of 100 years for residential.

14.4 Waste

A Site Waste Management Plan will be submitted with any detailed planning application, outlining the full details of



waste management. The following is a summary of the key principles.

During construction the following waste management principles will be employed:

- Reduction – The reduction of waste through management of supplies and careful procurement
- Re-use – Source segregating of waste on site with re-use implemented wherever possible.
- Recycling – Those materials that are not reused on site will be sorted on site for onward recycling or returned to manufacturers via takeback schemes.

In order to influence the operational phases of the development, good design will be employed to ensure that recycling is made easy and accessible for all residents and/or workers. This will include the provision of dedicated, non-obstructive bins for recyclable waste storage. Following completion of the development a pack will be provided by the developer (in liaison with waste management authority) to educate the end users of the site regarding the recycling facilities and associated benefits of using the schemes.

14.5 Layout

The following measures have been incorporated into the layout and where possible;

- The pattern of open space which includes wetland areas (in the form of SuDS) will provide summer cooling.
- Private garden space and rear elevations have been located to avoid daylong shade cast by existing trees.

These measures have been an integral part of the approach to the design of the masterplan.

14.6 Transport and Movement

The emphasis is on promoting sustainable transport modes offering choice for a wide range of journeys. The modes which can significantly reduce car journeys include:

- Walking and cycling along roads and a network of paths that form part of the scheme proposals.
- Private garden space and rear elevations have been located to avoid daylong shade cast by existing trees.

- The development will be connected to a high speed broadband network to enable home working which has a consequent benefit in a reduction of vehicle movements and Smart energy appliances that assist in CO2 reduction.

14.7 Ecology

The strategy for the development includes the following measures to protect, enhance and extend biodiversity through:

- Retention and enhancement of areas of ecological value
- Management measures to protect and enhance the ecological value of these areas
- Creating new habitats as an integrated part of the SuDS proposal.
- Encouraging wildlife through careful selection of plant species and management regime within open spaces and parts of the public realm.



SCHEME PROPOSALS

15. LAYOUT PRINCIPLES

To achieve a high quality development that is successfully integrated with, and complementary to, the character of the area and its wider context, the following principles are adopted:

15.1 Key Frontages

Dwellings will generally face the highway and public realm in order to provide a continuous frontage to the streetscene.

15.2 Key Routes

A new shared surface driveway will connect the site to the public highway and the surrounding village.

15.3 Security

Buildings will face the public realm with front doors and/or windows to habitable rooms to give natural surveillance to the streets.

15.4 Landscape

Retained and enhanced landscape planting to site boundaries will maintain the soft edge to the site and limit the impact of the development on the rural edge of the site.

16. ILLUSTRATIVE MASTERPLAN

The illustrative masterplan illustrates how development for 16 dwellings on the application site may be situated. The illustrative Masterplan is described in full on the following pages, but the main features of the layout are identified as follows;

- Existing retained as pedestrian access point
- New access point from A466 with appropriate visibility to the main road.
- Existing planting to boundaries will be retained where possible and enhanced with native species.
- Strategic planting to boundary to limit views of development from highways and create ecological borders to wildlife.

(Note – Housing layout and mix is illustrative)



FIGURE 16.1 ILLUSTRATIVE MASTERPLAN
Not to Scale



FIGURE 17.1 URBAN FORM PLAN
Not to Scale

17. DESIGN PRINCIPLES

To aid the creation of a sense of place and legibility within the development a series of layout principles are proposed as described below and illustrated in figure 17.1.

17.1 Key Spaces

The position of the proposed sustainable drainage scheme (SuDS) offers the potential to create a high quality linear park along the sites southern edge. This runs between focal spaces in the form of traditional greens formed at the entrance to the site. The scheme will have a focal point in the form of a traditional green created by the widening of green verges on the sites primary access road.

17.2 Key Frontages

Dwellings will generally face the streets or public open space in order to provide strong continuous frontage to define/ frame key locations. These will typically be situated:

- Around the newly created green public space which acts as the entrance to the proposal.
- Outwards towards the western edge to respond to the adjoining greenspace.

17.3 Security

Buildings will face public realm with front doors and/or windows to habitable rooms to give natural surveillance to streets.



17.4 LAP

The Local Area for Play (LAP) is situated centrally on the site to provide an accessible open space, for young children within a close distance to dwellings for antural surveillance.

17.5 Amentity Space

All dwellings have an allcoated private external curtilage exceeding local requirement.

17.6 Drainage

A sustainable drainage strategy has been devised for the site which combines a series of swales and attenuation basins.

17.7 Orientation

On the approach into St Arvans from Chepstow, the site entrance is largely screened by the retention of existing trees on the southern boundary of the site.

Plots 7-12 will be viewable on approach to the site and provide a key elevation creating a welcoming entrance into St Arvans from Chepstow.

Plots have been positioned to maximase solar gain with PV panels proposed on south and west facing roofs.

17.8 Existing Vegetation

Existing vegatation will be retained and enhanced along boundaries. The development is set back from all boundaries allowing for maintenance of vegetation. All dwellings have been positioned to reduce shadow casting and therefore the impact of any unecessary removal of trees and vegetation.

17.9 Housing Mix

The site can deliver 16 dwellings in an indicative mix of house types and sizes as follows:

- 1 Beds - 12.5%
- 2 Beds - 37.5%
- 3 Beds - 25%
- 4 Beds - 12.5%
- 5 Beds - 12.5%



FIGURE 17.2 ILLUSTRATIVE VIEW OF POS AND LEAP (FROM SOUTH)



FIGURE 17.3 ILLUSTRATIVE VIEW INTO SITE



FIGURE 17.4 ILLUSTRATIVE VIEW ACROSS THE SITE

SUMMARY AND CONCLUSIONS

The proposal offers a high quality development of up to 16 dwellings with associated landscaping, parking and access.

The land adjacent The Piercefield is a sustainable and desirable location to live, benefiting from a range of local amenities and transport links.

The proposal is of a scale that is proportionate to the size of the settlement, and will not have any adverse affects in term of highway safety, amenity of neighbours, flood risk, heritage, ecology or any other environmental requirements.

The scheme complies with all relevant national and local planning policies in terms of architectural detail, layout design, street and road design, parking design, landscape and green spaces.

The proposals will create a high quality development which respects and complements the existing character of the surrounding area and local village context.

The proposal retains a high proportion of green space and creates a new LAP facility for residents.



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