

Land at Church Farm

Land at Church Farm is identified as Key Site 4 in the Council’s Preferred Strategy. The site is earmarked to deliver 250-550 homes, of which 35% will be required to be affordable.

Approximately 250 homes are already allocated for development in the adopted development plan, with a second phase of 300 homes being promoted by Barratt David Wilson Homes (BDW) through the emerging plan process.

BDW and its supporting team, led by masterplanners EDP, has prepared an illustrative masterplan for the site which proposes a green infrastructure-led development incorporating high quality, attractive, legible, safe and accessible pedestrian and cycle linkages to the existing and proposed local services and public transport nodes.

About Barratt David Wilson Homes

BDW is the nation’s leading housebuilder, creating exceptional new places for people to live, work and enjoy themselves across the country. Our vision is to lead the future of housebuilding by putting customers at the heart of everything we do.

BDW is the promoter of the ‘Land at Church Farm’ site and will be responsible for securing full planning permission for its development and its delivery including all necessary infrastructure. BDW has a strong track record of delivery of housing in the local area having recently completed schemes at Tathana’s Court, St Athan and Sycamore Chase, Boverton, and is currently building a new community at Parc Fferm Wen, St Athan, all of which provided much needed on-site affordable homes for local people.

BDW’s commitment to delivering outstanding quality in the communities we build is unparalleled, recognised by our house of industry awards including being named Leading National Sustainable Housebuilder by NextGeneration in 2023. BDW is also the only major national housebuilder to retain a 5-star rating for the 15th consecutive year in the HBF Customer Satisfaction Survey 2024.



CONSTRAINTS AND OPPORTUNITIES



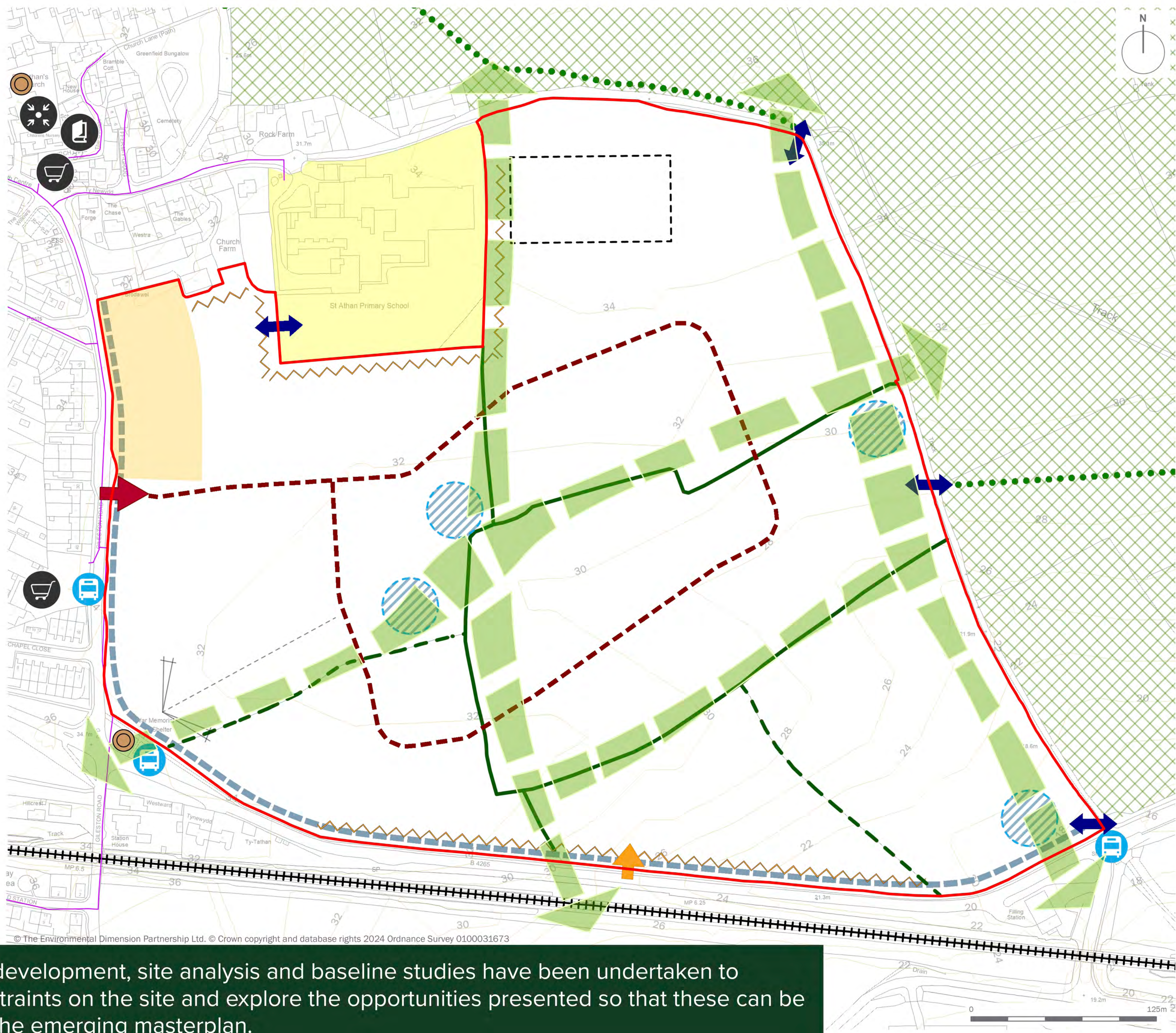
DAVID WILSON HOMES
WHERE QUALITY LIVES



BARRATT
HOMES



- Site Boundary (24.25ha)
- 2m Contours
- Primary Vehicular Access
- Potential Access
- Pedestrian Access
- Sensitive Edge
- Railway Line
- Low Pressure Gas Line
- Potential Segregated Foot/Cycleway
- Public Right of Way
- Main Access Road
- GI Corridor
- Vista to War Memorial
- Existing Hedgerows
- Low Quality Existing Hedgerows
- St Athan Primary School
- Proposed Food/Retail Area
- Special Landscape Area
- Library
- Church
- Groceries Store
- Bus Stop
- Listed Building
- Possible SuDS Attenuation
- Possible Sports Pitch Location



LANDSCAPE AND GI

- Retain and enhance existing site features and vegetation and incorporate into the site's GI networks. Opportunity to create a feature community GI space that runs through the heart of the development and which offers views to the wider countryside.
- Create green breaks/GI connections through the development to mitigate visual impact and to provide green spaces for users and residents. Opportunity to make more of the relationship to the War Memorial with a comprehensive public realm strategy
- Provide a range of play spaces for different age groups and abilities and also create recreational and fitness routes around the site's pedestrian and cycle routes to improve health and well-being for both new and existing residents.
- Potential for small community orchards and growing areas. Opportunity to work with the primary school and other local community groups and stakeholders to develop growing and food production spaces.
- Opportunity to incorporate public art into the masterplan at key locations. Potential to engage with St Athan Primary School on this strategy to ground sense of place and local identity through art, education and ecology.



ACCESS AND MOVEMENT

- Opportunity to provide better and safer access options to St Athan Primary School in the north of the site.
- Opportunity to have a direct link to a future train station just to the south west of the site promoting a modal shift in active and sustainable travel.
- Provide a single vehicular access to the site off Gileston Road for both the retail use, and connecting to the residential uses beyond.
- Provide active travel networks within and through the site.
- Create informal recreational pedestrian/cycle links throughout the site that link to existing Public Rights of Way and link to adjacent roads and pathways.



ECOLOGY AND TREES

- Create a multi-functional GI network which enhances and establishes new green connections across the site and to the wider GI network.
- Preserve and enhance areas of existing ecological value in the south of the site and incorporate into an ecological recreation and wildlife area.
- Along the eastern boundary develop a strong GI corridor with a mixture of meadow grass, linear orchard and woodland planting to round off the settlement and create a sense of enclosure and containment.
- Opportunity to create new internal features within the site as multi-functional assets, with swales and rain gardens providing significant areas of local GI.
- Retain mature trees within hedgerows where possible and mitigate any loss of poor quality hedgerows through more extensive hedgerow planting so it can thrive and create new GI corridors.
- Opportunity to develop an integrated comprehensive biodiversity net gain strategy and provide interpretation boards to illustrate linking with public art and education.



DRAINAGE

- Use appropriate surface water attenuation measures and SuDS to create a naturalistic environment.
- Integrate GI and swale routes to convey water to ponds, providing habitat for wildlife and creating an attractive public realm.
- Multi-functional SuDS provides opportunity for natural play, amenity and leisure leading to improved well-being.

As part of the design development, site analysis and baseline studies have been undertaken to establish the key constraints on the site and explore the opportunities presented so that these can be taken into account in the emerging masterplan.

GREEN INFRASTRUCTURE (GI) STRATEGY



The Church Farm site is currently in active agricultural use and its Green Infrastructure (GI) and biodiversity value is predominantly associated with the network of hedges at its edges and at internal field boundaries.

The site therefore offers an opportunity to provide significant enhancement to Green Infrastructure and biodiversity. This should be delivered through the retention of strategic GI corridors crossing centrally from the south west to eastern boundary and from the south to the north.

These strategic GI corridors should seek to retain existing hedgerows where possible, while increasing permeability of these features to ensure multi-functional GI - for people and wildlife - is delivered.

A further key GI corridor should be created on the eastern boundary of the site, retaining the existing hedgerow and providing a buffer to the open landscape to the east. A missing link in the PRoW network along this boundary should be catered for within any future development proposals.

Although outside the development site, the area of highway land around the War Memorial at the south west corner of the site offers an important opportunity to enhance that space, provide a stronger gateway to St Athan from the B4265 and improve access between future development, active travel and public transport links.

- 1 Boundary hedges to be retained where possible to protect existing character and biodiversity.
- 2 War memorial area to be uplifted and enhanced to provide new gateway to the village.
- 3 South west hedgerow is severely depleted and disconnected but could be retained as a feature within an open space GI corridor and/or enhanced to improve ecological connectivity and resilience.
- 4 Southern boundary provides key perimeter connectivity, buffer to B4265 and could accommodate segregated active travel routes as necessary.
- 5 Opportunities to provide alternative/adjacent pedestrian access to school.
- 6 North-south hedgerows predominantly retained but with enhanced east-west permeability to ensure connectivity across the GI corridor.
- 7 SuDS attenuation features can be spread throughout green corridors and open spaces, ensuring capacity, functionality and enhancing biodiversity and visual interest across the whole site.
- 8 Intersection of strategic GI corridors provides central opportunity for open space between both sides of the site.
- 9 East-west hedgerows predominantly retained but with enhanced north south permeability to ensure connectivity across the GI corridor.
- 10 Southern hedgerow offers potential secondary GI corridor connection.
- 11 Boundary hedges to be retained where possible to retain character, biodiversity value and site enclosure.
- 12 Key strategic SuDS attenuation likely to be required at lowest part of the site.
- 13 Eastern corridor provides key north south connectivity and buffer to open landscape to the east. Further SuDS and play facilities could be included.
- 14 Perceptual connection to East Orchard Castle - consider interpretation panels and PRoW mapping to improve accessibility.
- 15 Potential opportunity for formal open space or sports pitch provision which can also serve the adjacent school.



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ILLUSTRATIVE MASTERPLAN



Our vision for Land at Church Farm is to create a new neighbourhood that is a legible extension to the eastern side of St Athan, that respects local distinctiveness and by having a recognisable character and quality centred on a Green Infrastructure and Placemaking strategy.

Key elements to the illustrative masterplan are:

- Attractive gateway into the site with mixed use retail and homes fronting on to spine road
- Expansive central linear park and green corridors provided with further open spaces to the north, south and east to soften edge of development within the wider countryside setting, to include ecology zone, play areas, community food production and open SuDS features;
- Spine road provides a link throughout, connecting all character areas to form a cohesive and legible development;
- Existing hedgerows retained and enhanced buffer planting provided as a strong network of ecological corridors;
- Sustainable drainage features designed to support the multi-functional green infrastructure. Green/blue corridors provides wildlife habitat and car-free space through the development;
- Pedestrian footpaths/cycleways throughout the development link to the wider context, provide opportunities for legible connections; and
- Development parcels designed to ensure a permeable development and car-free connections to surrounding facilities.



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Mix of Uses

Places have a range of purposes which provide opportunities for community development, with retail provision and access to jobs, services and facilities via walking, cycling or public transport.

Development density and a mix of uses and tenures help to support a diverse community.



Public Realm

Streets and public spaces are legible and well defined, welcoming, safe and inclusive with a distinct identity.

The masterplan will be designed to be robust and adaptable with landscape, GI and sustainable drainage well integrated.

Masterplan provides a well connected place and promote opportunities for social interaction and a range of activities for all people.



Location

Places grow and develop in a way that uses land efficiently, supports and enhances existing places and is well connected.

The location of housing and food retail are planned to help reduce the need to travel by car for existing and new residents.



Identity

The positive, distinctive qualities of the site and context at an immediate local level, St Athan at a neighbourhood level, and the Vale of Glamorgan at a regional level, will form the architectural response so character is valued and respected.

The unique features and opportunities of the location, including heritage, culture, Welsh language, built and natural physical attributes are identified and responded to.



People and Community

The local community are to be involved in the development of the proposals. St Athan Primary School can help shape an art strategy and the site offers nature-based learning opportunities for local school children.

The needs, aspirations, health and well-being of all people are considered at the outset, with opportunity for community food production, foraging and orchard develop community and stewardship

Proposals have been shaped to help to meet local need, particularly through providing green, public open space and opportunities for play.



Movement

Walking, cycling and public transport are prioritised to provide a choice of transport modes and avoid dependence on private vehicles.

Well designed and safe active travel routes connect to the wider active travel and public transport network and public transport stations and stops are positively integrated.