

# APPENDIX B

## DESIGN AND ACCESS STATEMENT

### OUTLINE PLANNING APPLICATION FOR 10 RESIDENTIAL DWELLINGS

#### CURRENT LDP HOUSING ALLOCATION (T2/5/h6) LAND AT GARDEE FIELDS, HIGH STREET, ST CLEARS, CARMARTHENSHIRE

11 February 2019



*Extract of Drawing P03, Notional Site Layout*



The Planning Studio, Hayston Bridge  
Johnston, Haverfordwest  
Pembrokeshire SA62 3HJ  
01437 891 817  
07515 851 704  
andrew@haystonplanning.co.uk  
www.planningpembrokeshire.co.uk

HAYS / 1082/ A

## 1.0 INTRODUCTION

This Design and Access Statement (DAS) explains the design principles and concepts that have been applied to this development and should be read in conjunction with the submitted plans, planning application forms, supporting statement and the additional reports. This is in accordance with *The Town and Country Planning (General Development Procedure) (Amendment)(Wales) Order 2009, S.I. 10/24, Section 4D, WAG Technical Advice Note 12, & The Development Management Manual (Section 7.3)*. It has been prepared on the basis of the nature and type of development – the proposal in outline for the development of 10 residential dwellings at Gardde Fields, High Street, St Clears. The scheme has been assessed against the following key areas, as well as the site's context:

- Site Analysis
- Environmental Sustainability & Character
- Accessibility and movement to, from and within the development
- Community Safety

**Note:** *Where the above aspects have been covered in the main planning report, reference to the relevant sections has been provided to avoid duplication.*

## 2.0 SITE ANALYSIS

2.1 The site is a parcel of 0.66 hectares of semi-improved agricultural grassland, which gently slopes from west to east away from the existing settlement at High Street. There is scrub over the land, but only a small length of mature hedgerow to the southern boundary and some hedgerow boundaries to properties on High Street to the west. The adjacent High Street falls within the Conservation Area, but this does not extend over the proposed candidate site. The aerial photograph below shows the site in context with dwellings to the west, the A40 to the north and countryside to the south and east. Please refer to Section 2 of the Main Planning Justification Report, which provides an analysis of the site context and planning background.



***Aerial photograph (Source: Bing maps)***

### 3.0 ENVIRONMENTAL SUSTAINABILITY AND CHARACTER

3.1 The proposed development has been designed to comply with General Policy GP1 of the Local Development Plan for Carmarthenshire (2006-2021). The proposal will make efficient and effective use of this parcel of allocated land within the settlement boundary. The existing character will be sustained through the linear form of the development and the use of landscape buffers to the boundaries. The detached nature of the dwellings and the potential for planting along the southern boundary will ensure a soft edge to the development where the settlement meets the countryside.



*Site photograph, taken from Gardde Fields facing south, January 2019*

3.2 The application site will provide 10 new dwellings mostly detached family sized properties. These will be two storey in height with plot size, scale and dimensions similar to those at Gardde Fields and High Street. Each dwelling will have private amenity space to the rear with contextually appropriate plot widths. The layout makes efficient use of the site without resulting in a cramped development, allowing space for on-site soakaways, adoptable carriageways, footpaths and on-plot parking. The separation distances between the proposed dwellings and existing properties on Gardde Fields and High Street is appropriate to protect amenity.

The proposal offers the potential for the following to be included at Reserved Matters stage:-

- Use of passive sun for both natural light and passive solar energy with most habitable rooms facing south and west for maximizing solar gain
- High levels of insulation to floors and roof space and internal insulated wall linings
- Carefully designed economic and efficient central heating with high efficiency boilers
- Water harvesting through the use of water butts
- Composting on site
- Use of local materials where possible

## **4.0 ACCESSIBILITY, MOVEMENT TO, FROM AND WITHIN THE SITE**

4.1 The relevant access policies of the Local Development Plan are **GP1** (criteria H, L & M) and **TR3**. The proposal will provide good connectivity to the existing network, with safe vehicular and pedestrian access onto both Gardde Fields and High Street. There is access to public transport at High Street and appropriate parking provision across the site to serve the development (minimum of 2 spaces per dwelling). The roads and footpaths are to be provided to adoptable standards with provision of sustainable drainage.

4.2 The proposed scheme provides an improved vehicular and pedestrian access into the site. The site access will be directly off of the existing Gardde Fields service road opposite *Golwyg-y-Lan*. It is proposed that the estate road be improved at the point of the access with a bend introduced at *LlysNewydd*. The estate road into the site will be to adoptable standards with 1.8m wide pavements to either side of the 5.5m wide carriageway. The new access into the site will provide suitable visibility from and of emerging vehicles. Please refer to Drawing P02 Proposed Site Layout for more detail.

- Accessibility to/from the site has been considered in detail and safe access will be provided via the existing Gardde Fields / High Street junction and the new arrangement proposed at the site entrance.
- The access road provides a 1.8m wide pavement either side for use by pedestrians
- Each plot will accommodate two off road parking spaces with turning provided at the end of the cul-de-sac.
- The proposal will not lead to any significant increase in traffic generation within the context of the capacity of the local highway network.

## **5.0 COMMUNITY SAFETY**

5.1 The scheme adopts the Secure by Design principles and complies with policy GP1, ensuring that the external spaces and routes can be monitored by natural surveillance. The dwellings have rear private amenity space and clearly delineated defensible private space fronting the main public realm. The dwellings face onto the street and back onto the existing dwellings or the open countryside. The roads are to be built to adoptable standards with footpaths to either side of the carriageway and potential for adoptable street lighting. The residential use will fit with the context and enhance community safety in the area.

## **6.0 FUTURE MAINTENANCE**

6.1 The features of the scheme, as described in the main Planning & Justification Report, will be maintained by the applicant and future title holders. Hardwearing materials will be used for pedestrian and vehicular access through the site, external materials to the dwellings are indicative at this stage but will not require extensive ongoing maintenance, other than for decoration.

## **7.0 CONCLUSION**

The above information sets out the planning policy criteria and material considerations that currently exist to guide the determination of this application. This Design & Access report takes into account

advice contained within The Town and Country Planning (General Development Procedure) (Amendment) (Wales) Order 2009, Section 4D, S.I. 10/24, WAG Technical Advice Note 12 and the Development Management Manual.