

DESIGN AND ACCESS STATEMENT

MAJOR PLANNING APPLICATION (OUTLINE) FOR 62 RESIDENTIAL DWELLINGS

CURRENT LDP HOUSING ALLOCATION (T2/5/h5) LAND AT BRNYHEULOG (BETWEEN CAE GLAS, HEOL GOI, HIGH STREET & A40), ST CLEARS, CARMARTHENSHIRE

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Extract of Drawing P02, Site Layout



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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 62 residential dwellings at Brynheulog, 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 2.239 hectares of semi-improved agricultural grassland, which is roughly level ground with a slight slope to the north and east. There is mature tree screen to the northern boundary adjacent to the A40 with domestic boundaries to the east and a hedge / fence boundary to the south and an open boundary to the wets near Cae Glas. The adjacent High Street falls within the Conservation Area, and this extends into the site access adjacent to *Peniel Villa*. The aerial photograph below shows the site in context. Please refer to Section 2 of the Main Planning Justification Report above, 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 density proposed is some 28 dwellings per hectare, exceeding the LDP projection of 40 dwellings. However, the arrangement on site is not cramped and there are a good number of large plots including in the scheme. The existing character will be sustained through the layout and form of the development, which follows the existing shape of the boundary to the north (A40 slip road). Landscape buffers will be retained and additional landscaping introduced across the site.

3.2 The application site will provide 62 new dwellings, being a mix of detached and semi-detached dwellings. This will include some 19 affordable dwellings (just over 30%). Each dwelling will have private amenity space to the rear and on plot parking. The layout makes efficient use of the site without resulting in a cramped development, allowing space for on-site soakaways, adoptable carriageways, footpaths, etc. The separation distances between the proposed dwellings and existing properties on 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 ACCESIBILITY, 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 High Street adjacent to *Peniel Villa*, at the point of the existing field gate access. There is access to public transport at High Street (bus routes 221, 222 and 322) and appropriate parking provision across the site to serve the development. The roads and footpaths are to be provided to adoptable standards (1.8m footpaths either side of a 5.5m carriageway). The new access onto High Street will provide suitable visibility from and of emerging vehicles in both directions (north and south). Please refer to Drawing P02 Proposed Site Layout for more detail.

4.2 The proposed scheme proposes a connection to the new pedestrian link agreed as part of the scheme adjacent at Cae Glas (**Appendices B & C**). This will improve pedestrian connectivity in the area generally, granting pedestrian routes through from Cae Glas, along the side of Heol Goi, through the site to High Street.

- Accessibility to/from the site has been considered in detail and safe access will be provided via the proposed High Street access;
- The access road provides a 1.8m wide pavement either side for use by pedestrians;
- Most plots will accommodate at least two off road parking spaces with turning provided at the end of the estate road and on each of the two cul-de-sac spur roads;
- 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 site boundaries. 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.

5.2 A number of properties will be designed to turn the corners of the scheme and provide dual frontage. In particular the dwelling within the Conservation Area at the site access will front onto High Street, with a secondary frontage onto the new estate road. The scheme has sought to avoid where possible sides of dwellings facing the street. Pedestrian access through the site is along the estate road and will therefore have appropriate natural surveillance.

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.