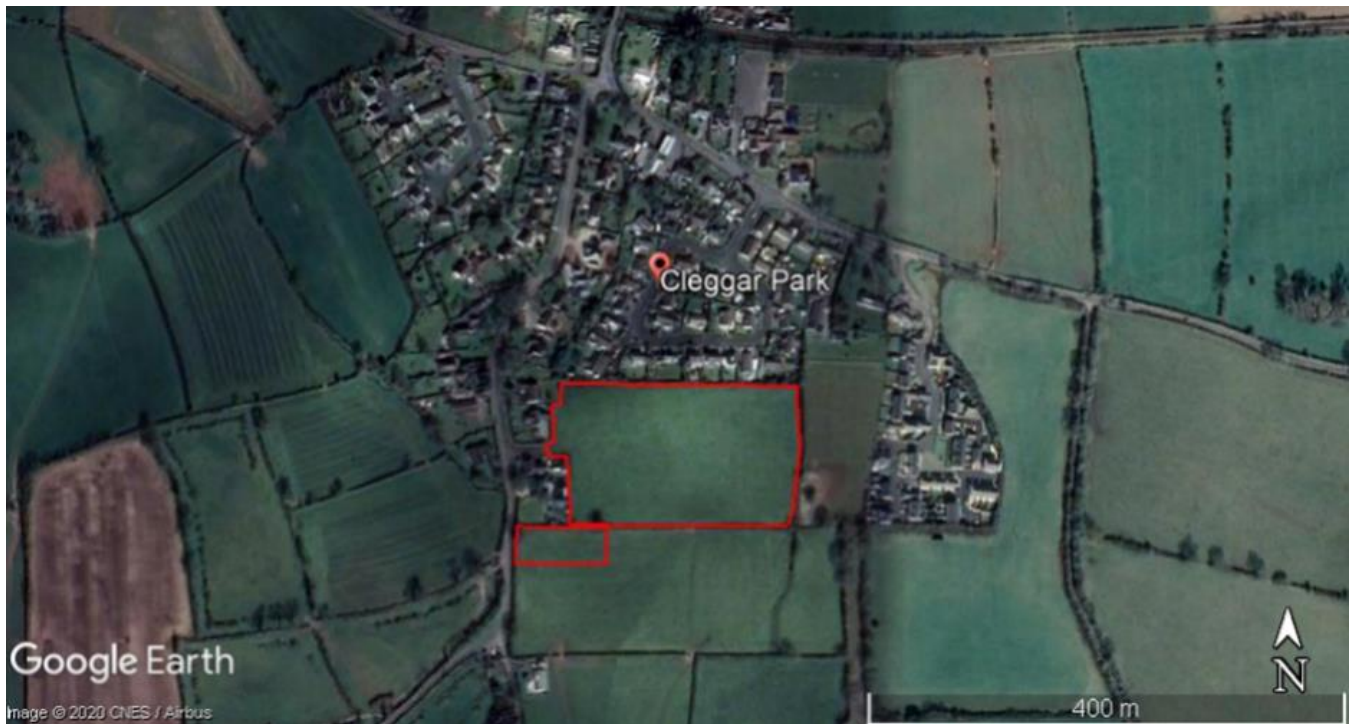


APPENDIX F: DESIGN AND ACCESS STATEMENT

MAJOR OUTLINE APPLICATIONS WITH ALL MATTERS RESERVED FOR: ERECTION OF UP TO 55 DWELLINGS WITHIN PEMBROKESHIRE COUNTY COUNCIL'S JURISDICTION: AND, AN EXCEPTION SITE FOR UP TO 15 LINKED AFFORDABLE DWELLINGS WITHIN PEMBROKESHIRE COAST NATIONAL PARK'S JURISDICTION

**LAND SOUTH OF SOUTH OF CLEGGARS PARK - LAMPHEY –
(PEMBROKESHIRE COUNTY COUNCIL LDP HOUSING ALLOCATION
REFERENCE HSG/052/00011) AND LAND SOUTH OF ROSE COTTAGE,
FRESHWATER EAST ROAD, LAMPHEY, PEMBROKE SA71 5JY
(PEMBROKESHIRE COAST NATIONAL PARK)**

21st September 2020



Aerial photograph of application site (source: Google Maps)



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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 proposal 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* and *WAG Technical Advice Note 12*. It has been prepared on the basis of the nature and type of development – "*Erection of up to 55 dwellings within Pembrokeshire County Council's jurisdiction: and, an Exception Site for 15 Linked affordable dwellings within Pembrokeshire Coast National Park's jurisdiction*". The scheme has been assessed against the following key areas, as well as the site's context:

- Site Analysis / Proposal
- Environmental Sustainability
- Movement to, from and within the development
- Character
- Accessibility
- Community Safety

Note: The above aspects have also been covered in the Planning Statement and Justification Report and associated drawings / appendices. As such for transparency some this information is also detailed in this report, however, for full details of the proposal these documents should be referred to. Design is an iterative process and an updated and more detailed DAS or Design Statement will be provided at the reserved matters stage justifying proposed house types, design, and materials and finishes.

2.0 SITE ANALYSIS AND PROPOSAL

2.1 This report covers two planning applications for adjacent sites. Site 1 is greenfield agricultural land set back behind a line of houses along the Freshwater East Road on the southern edge of Lamphey. It is allocated for housing in Pembrokeshire County Council's current LDP (housing allocation reference HSG/052/0001) for 55 dwellings with an indicative target of 10% affordable housing (5 units). It comprises 2.42 hectares of level field bounded by residential development to the north and west and agricultural land on the remaining two boundaries. Site 2 lies to the immediate south of Site 1 and is within Pembrokeshire Coast National Park, the boundary of which divides the two sites. Site 2 is part of an agricultural field and is not within a settlement boundary although it adjoins to PCC's settlement boundary for Lamphey. We are thus requesting the PCNPA treat it as an affordable housing exception site.

2.2 Access is from a preserved access off the B4584 Freshwater East Road between two existing residential properties. It may be possible to provide a second access to the proposed affordable housing site off the B4584, subject to agreement with PCC's highways engineers.

Proposal

2.3 The proposal comprises the development of up to 55 market houses on site 1. The indicative layout shows a mix of detached and semi-detached dwellings, each with front and rear gardens and two parking spaces. Site 2 comprises up to 15 affordable units consisting of options of flats /

bungalows or houses, all with gardens and parking spaces. Both applications are outline with all matters reserved.

2.4 The application sites are located within and adjacent to the settlement of Lamphey which is defined in PCC's LDP as a service village (Policy SP 12) and rural settlement (Policy SP 15) with a settlement boundary defining the area within which development will be permitted. Site 1 is allocated for housing land under Policy GN.27 for up to 55 houses. The principle of housing on site 1 is therefore accepted. Site 2 lies adjacent to the settlement boundary for Lamphey and falls within Pembrokeshire Coast National Park. The site is proposed as an exception site for 100% affordable housing in connection with a Housing Association or PCC affordable housing provider. This is consistent with emerging PCNPA LDP policy recommended by the Planning Inspector in his report of the Examination in Public addressed in section 4.17 of the planning statement submitted with this application. The reason for this approach is because it is not viable to deliver affordable housing and other section 106 requirements on site 1. Hence to compensate our clients are proposing to allocate land (site 2) to either PCC or Ateb (or other social housing organisations) to develop up to 15 affordable houses.

2.5 There are no topographical or other constraints affecting the sites which are both greenfield improved grassland and relatively flat. Site 1 is subject to limited surface water flooding which should be capable of mitigation through sustainable drainage on or off site. Hedgerows form the north, east and southern boundary of site 1, and the northern and eastern boundaries of site 2. It is proposed that these be retained and incorporated into the development.

2.6 The indicative layout illustrates some landscaping including a new landscaped hedgebank along the eastern boundary of site 2. However, full details of the landscaping will form part of a Reserved Matters submission.

2.7 Foul drainage will drain by gravity into the existing public sewerage network which we understand has capacity. Road and surface water will be disposed by soakaways.

3.0 ENVIRONMENTAL SUSTAINABILITY AND CHARACTER

3.1 The suggested layout has been dictated by the housing density requirements of Policy GN.27 and to reflect densities in the adjacent housing estate to the north (Cleggars Park) and north west around West Hill. These comprise mainly single storey detached bungalow developments.



Google map streetview image of houses on West Hill



Googlemap streetview image of houses on Cleggars Park

3.2 The proposed scale parameters are sufficiently flexible to allow either single storey or 2-storey development, although the latter is preferred and would be a more efficient use of land. Design remains a reserved matter and it will be for further discussion with both Authorities as to what they consider would be appropriate designs, materials and finishes. The site provides an opportunity for designs that either reflect a more historic vernacular than the 1960 and 70's type bungalow development, or provide a more modern take that accounts for sustainability in its design and creates a new character for the area.

3.3 The indicative layout has been designed so that most housing is on an east west axis so that south facing windows can maximise access to natural light and heat and ensure that roofs are aligned for the most efficient orientation of solar panels. Enough garden space is provided to enable residents to enjoy recreation within their curtilage, provide space for external clothes drying and sustainable drainage for each plot. Houses are orientated and set apart from each other enough to ensure there would be no mutual overlooking or over shadowing. Landscaping is a reserved matter. However, a phase 1 habitat survey made the following recommendations to improve biodiversity which will be incorporated into the final designs and landscape scheme to ensure that biodiversity is improved:

- Hooded downward facing lighting to avoid shining onto hedgerows and woodland and negatively impact on bats;
- Hedgerow management;
- Bird and bat boxes on 20% of buildings.

ECOLOGY ENHANCEMENTS

Bird nest boxes provided to 20% of all new Dwellings throughout site

Schweglar I FR bat tubes or similar approved, provided to 20% of all new Dwellings throughout site - (Separate to Bird box provisions)

To be read in conjunction with Ecology Report.

Scan of ecological enhancements indicated on Drawing P03



Extract from the indicative site layout Drawing P03A

SCALED PARAMETERS	SITE 2 - AFFORDABLE UNITS
<p><u>SITE 1 - MIXED HOUSE TYPES</u> <i>Final site layout & Dwelling designs subject to Detailed planning approval</i></p> <p><u>1.5 - 2 Storey detached Dwellings -</u> Overall building sizes including wings - Widths between - 10.0 - 12.5m max Lengths between - 12- 17m max Ridge heights between - 6.5 & 8.5m max Roof Pitches - 30deg. min. - 45deg. max.</p> <p><u>1.5 - 2 Storey semi-detached Dwellings -</u> Single unit size - Widths between - 5.5 -6.5m max Lengths between (Gable)- 7.5- 8.5m max Ridge heights between - 6.5 & 8.5m max Roof Pitches - 30deg. min. - 45deg. max.</p>	<p><u>SITE 2 - AFFORDABLE UNITS</u> <i>Unit sizes subject to final site requirements and detailed layout design, ranging from 1/2/3 or 4 bed - bungalows; flats or houses.</i></p> <p><u>2 Storey Dwelling option -</u> Widths between - 5.0 -7.5m max Lengths between - 7.5 - 8.5m max Ridge heights between - 5.5 & 8.5m max Roof Pitches - 30deg. min. - 45deg. max.</p> <p><u>Bungalow unit option -</u> Widths between - 7.5 -8.5m max Lengths between - 8.5 - 9.5m max Ridge heights between - 5.5 & 6.5m max Roof Pitches - 30deg. min. - 45deg. max.</p> <p><u>1 Bed Apartments option -</u> 6 units - Stacked pair in terrace of three. Widths between - 7.5 -8.5m max Lengths between (individual pairs) 8.0 - 8.7m Length of 6 units terrace 25-26m overall. Ridge heights (per pair) between 7.5 - 8.5m Roof Pitches - 30deg. min. - 45deg. max. Entrance porches - 1.5 -2m: W x 2- 2.5m L; 2-3.5mRidge Ht.</p>

Extract from the indicative site layout Drawing P03A of the scaled parameters

3.4 The proposed dwellings will be constructed to the highest energy levels as required by Part L of the Building Regulations. These requirements are higher and more efficient than the previous Code Level 3. It is also proposed to install an electric car hook up points within the development and solar/photo voltaic panels on the south facing roof planes.

3.5 It is considered that the suggested layout, scale, design and landscaping of the development will be reflective of the surrounding built environment and will integrate appropriately without causing harm to the form, amenity and character of the settlement in this location.

4.0 ACCESSIBILITY, MOVEMENT TO, FROM AND WITHIN THE SITE.

4.1 Whilst the detailed matter of access is reserved at this stage, a tarmacked access road with adequate visibility splays and footways is already reserved on to the B4584 Freshwater East Road as shown below.



PCC'S LDP Supplementary Planning Guidance (SPG) Development Sites raised no issues with regard to access.

4.2 Lamphey is well served by public transport with the 349-bus service (Haverfordwest - Kilgetty via Johnston, Neyland, Pembroke Dock, Saundersfoot) running approximately every 2 hours from 8.53 in the morning to 18.53 at night. The railway station has connections to Pembroke Dock and Swansea and beyond. All services within the village are within easy walking distance of the site. The site is located within a local parking zone 4 where 2 parking spaces per house is required as shown on the indicative layout plan.

4.3 The indicative layout shows a spine road extending from the site access east with cul-de-sacs branching off north and south allowing traffic to move freely through the site. All roads have footways enabling easy pedestrian movement within the site and two public open spaces are positioned to enable easy access for residents from any part of the site. Roadside footways, crossings and

pathway approaches to houses will be designed to ensure ease of access for those with limited mobility. Site 1 is linked by road to site 2 which could also be accessed directly off the Freshwater East Road subject to approval from PCC's highway's engineers. The application site is within easy walking distance of local facilities which include a petrol filling station with shop, a primary school, community hall, post office, pub and church.

5.0 COMMUNITY SAFETY

5.1 Driveways, off street parking facilities and lit footways will ensure that vehicle and pedestrian movements will be safe, and the opens space areas are surrounded by housing facing towards them ensuring natural surveillance.

6.0 FUTURE MAINTENANCE

6.1 The features of the scheme, as described in the main Planning Statement and Justification Report, will be maintained by the applicant and future title holders. Hardwearing materials will be used for pedestrian and vehicular access around the building and will be maintained and improved as required to provide safe ingress and egress.