

# APPENDIX G: DESIGN AND ACCESS STATEMENT

ERECTION OF 20 HOLIDAY LODGES (PHASE 3);  
MANAGER'S/SECURITY DWELLING WITH LINKED 'MEET AND  
GREET' OFFICE BUILDING; CREATION OF AMENITY LAKE;  
LANDSCAPING; AND BIODIVERSITY ENHANCEMENTS

HEATHERTON WORLD OF ACTIVITIES, ST FLORENCE, TENBY,  
PEMBROKESHIRE, SA70 8RJ

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## 1.0 INTRODUCTION

1.1 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 planning application forms, plans, planning statement and justification report, and the additional supporting information and technical 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 being a major application –.” *Erection of 20 holiday lodges (Phase 3); manager’s/security dwelling with linked ‘meet and greet’ office building; creation of amenity lake; landscaping; and biodiversity enhancements*”. The scheme has been assessed against the following key areas, as well as the site’s context:

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

*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.*

1.2 The main design concept for the proposal follows on from previous and more recent developments on the site. It reflects the need to not only protect and maintain the layout and setting of Heatherton but to enhance its status as a major local tourist attraction. The proposal relates well to the existing development and activities at Heatherton, both in physical and visual terms, and would continue to fully respect the landscape setting and environmental qualities of the site and locality.

1.3 As set out in the main Planning Supporting and Justification Statement, the proposal represents a third phase of the introduction of luxury holiday lodges on the site together with the provision of a detached manager’s dwelling and ‘meet and greet’ building which is considered now to be essential in the management of the site and much needed security.

## 2.0 SITE ANALYSIS AND PROPOSAL

2.1 The application site is land at Heatherton World of Activities, a vibrant visitor attraction near St Florence, Tenby. The site lies about 4-5 kms to the west of Tenby and 5 kms to the east of Sageston/Carew with the land sloping southwest from a high point near Carn Rock. The attractive village of St Florence lies 2 kms to the south.

2.2 The application site has a total area of 3 ha (Major Application) and is located within that part of Heatherton which lies on the northern side of the B 4318. The main part of the proposal for the luxury holiday lodges would be on the northern section of the existing golf course and would represent a logical extension to phases 1 and 2 which were permitted as part of the 2014 permission. The second main part of the proposal for the managers dwelling/‘meet and greet’ office building would be on

small open parcel of land on the eastern side of the internal access road, opposite the phase 1 luxury holiday lodges. The proposed Site Layout Plan is provided below:



2.3 The first part of this application would involve the erection of a further 20 luxury holiday lodges, as an extension to the existing approved 33 lodges. It is also proposed to create a further amenity lake feature on the site which together with a series of biodiversity enhancements and landscaping, which form an integral part of the phase 3 development, and to enhance the environmental qualities and setting of the site. The design and appearance of the lodges would be similar to those approved as part of the 2014 permission.

2.4 The proposed manager’s dwelling and ‘meet and greet’ building would be set within a modest sized contained plot, sited to serve the existing/proposed holiday accommodation and the wider site. The proposed dwelling would be two-storey in form with a subordinate ancillary office building. The proposal would provide a 4-bedroom detached dwelling with a GIA of 244 sqm together with an ancillary office building of 46 sqm. The proposed buildings would be traditional in form and appearance, with external materials to reflect the proposed holiday lodges.

2.5 This part of the Heatherton site, which includes the existing luxury holiday lodges and glamping is served from a separate vehicular access off the B 4318. This access would be used by the proposed development.

**3.0 ENVIRONMENTAL SUSTAINABILITY**

3.1 The applicant has had full regard to the environmental constraints and natural features of the site. There would be a small countryside ‘land take’ with the proposed dwelling unit with the proposed lodges being sited on part of the existing golf course, with little if any visual impact upon the wider landscape. The proposal would provide significant biodiversity enhancements in accordance with national policy and guidance.

3.2 Having regard to the siting, scale and form of development proposed, the proposal is considered to represent a sustainable form of development in accordance with national and local planning policy and guidance.

3.3 The proposal would represent a high standard of design and appearance, both to reflect the nature and setting of Heatherton (adjacent to an existing golf course and two lakes) and the intended market including the corporate/business sector for the proposed luxury holiday lodges.

3.4 The site forms part of the existing Heatherton site and would be well integrated into the existing development and built form. The proposal would therefore be appropriate to the local character and landscape context with careful attention being given to the siting, layout, landscaping and materials used. The proposal seeks to make use of the site's topography and natural features, including lakes, trees and surrounding boundary vegetation and woodland.

3.5 The external hard surfaces would be constructed in appropriate materials, with permeable materials used wherever feasible. Drainage channels are provided along the internal access roads. Appropriate sustainable drainage arrangements are proposed.

3.6 The proposal incorporates a resource efficient and climate responsive design as set out under Policies GN.2 and GN.4 of the main Planning and Justification Statement.

3.7 The proposed lodges would be designed to have excellent insulation values for the nature of their accommodation including insulation to floors walls and roof space. There would be double glazing to all windows and external doors of the lodges.

3.8 The proposed manager's dwelling would 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 layout of the proposed development.

3.9 The proposal would not only respect and protect the natural environment, including protected species and habitats, but provide important enhancements. The site is deemed to be of low ecological value. The application is accompanied by a detailed Ecological Appraisal which incorporates a raft of biodiversity enhancement measures. The significant biodiversity benefits of the proposal are set out under Policy GN. 37 of the main Planning and Justification Statement.

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

4.1 The current proposal represents a modest extension to an existing range of luxury holiday lodges that are being successfully implemented in two phases on the site. It also involves the erection of a detached manager's dwelling and ancillary office building to support the existing and future accommodation and activities at Heatherton.

4.2 Heatherton lies some 4 to 5 kms west of the principal holiday resorts of Saundersfoot and Tenby and within a cluster of holiday attractions and caravan sites including Manor House Wildlife Park, The Dinosaur Experience, St Florence village and New Minnerton and Trefalun Caravan Parks. Focussing new investment within a cluster of attractions minimises the need to use private cars as occupiers of accommodation can walk or cycle to the different attractions or visitors to Heatherton can cross the road to visit Manor House or St Florence.

4.3 The No. 360 bus service connects Heatherton to St Florence to the south and Tenby to the east.

4.4 There are two main vehicular access points which serve Heatherton, one on each side of the B 4318. As part of the 2014 permission, a third access was proposed further east based on an existing gateway and track which lead to the proposed luxury lodge accommodation and glamping site thus separating any vehicle movements associated with overnight visitors from those coming for day visits. The current proposal would simply make use of this vehicular access with an extension to the internal access road to serve the proposed additional development. Appropriate parking would be provided to serve the individual lodge units, together with a turning head, located towards the top of the site, together with appropriate parking and turning for the manager's dwelling and 'meet and greet' building.

4.5 As part of the 2014 permission, various measures were introduced onto the site which sought further encouragement to participate in sustainable travel and a healthy lifestyle. It included the provision of attractive paths and tracks within the site to encourage walking and cycling where appropriate, together with access for wheelchairs wherever this is practical, the provision of bike store and bike hire facilities, and linking internal pathways to the local rights of way network. This included an internal access route from the previously permitted luxury lodge and glamping site development through the site to link with the main Heatherton site and available activities. The current proposal would simply make use of these enhanced facilities.

4.6 Any increase in the number of journeys to the site arising from the development would be modest and would be mitigated by the close proximity of the various attractions at Heatherton which will encourage families, or those participating in a corporate event, to abandon their vehicles and enjoy the site or walk or cycle to the nearby Manor House Wildlife Park or to St Florence.

4.7 The site offers safe access and clear ingress/egress sight lines for vehicles, cycles and pedestrians. There is generally level access from the car parking areas and garage to the various buildings and attractions within the site including the proposed luxury holiday lodges.

4.8 Heatherton is committed to a policy of equality and accessibility to all visitors to the site and to the various activities and accommodation within the grounds where these are compatible with the safety of users. The concept of access includes access to information.

4.9 The applicant recognises the need to ensure that any potential source of discrimination is addressed in both physical attributes of the site, activities undertaken within the grounds and to any buildings or structures on the site.

4.10 Whilst the DDA Act 1995 makes it unlawful to discriminate against disabled people when living their lives, Heatherton considers accessibility and equality to be fundamental to its operation particularly the site is marketed as a family destination.

## **5.0 CHARACTER**

5.1 The proposal, by reason of its location, siting and scale of the development, would be compatible with the capacity and character of the area within which it is located. The proposal would be well integrated into the existing development at Heatherton and which would represent a modest extension of the existing accommodation provision. The context for the development is that of Heatherton itself and nearby tourism facilities.

5.2 The overall design concept is to build upon the first two phases of the introduction of modern and high-quality accommodation at Heatherton whilst fully respecting the landscape and ecology qualities of the site and locality. These take into account the attributes of the site which comprise its landform and well-screened setting, a lake and other water features, woodland and hedgerow features and views within the site.

5.3 In view of the siting of the proposal and having regard to the local topography and surrounding trees and boundary vegetation, there would be no material visual impact beyond the site boundaries and the development would not be readily visible from any nearby public rights of way.

## **6.0 COMMUNITY SAFETY**

6.1 Heatherton has always been concerned that the site operates to a high standard of public safety and therefore particular regard has been had to the health and safety aspects of this proposal.

6.2 One of the key aspects of the proposal is the provision of a manager's dwelling and associated 'meet and greet' office building. As part of the main Planning and Justification Statement, the applicants have explained the urgent need for this element of the proposals, such as the need for greater security on the site and as a much-needed enhancement of facilities for visitors to the holiday accommodation being developed on site. There are argued to be significant community benefits arising from this aspect of the proposal.

6.3 In the submission attention has been given to a layout which incorporates clear, direct flows to and around the various buildings and attractions. Car parking areas are located directly adjacent to the individual lodges and manager's dwelling in order to maximise surveillance and avoid criminal damage. The log cabins have been designed and orientated to take advantage of the site, which includes views over the lakes and golf course, and to ensure a degree of privacy for their occupants. The generally open nature of this part of the site will, however, give a sense of safety to the occupiers. Retention of boundary hedge banking and provision of new boundary planting along Devonshire Drive will strengthen screening for the lodges from the other visitors to Heatherton and give privacy to the occupiers of the accommodation.

## **7.0 FUTURE MAINTENANCE**

7.1 The applicants have managed the site for almost 30 years, and it is their intention to continue to develop, maintain and promote Heatherton as a high-quality attraction. Good quality maintenance and presentation is essential for a visitor-orientated business in a highly competitive market.

7.2 The various amenity spaces including the on-going management of the golf course, the various woodlands within the site and smaller scale areas of planting will similarly be maintained to ensure their continued attraction throughout the year both for wildlife and for visitors.

7.3 Sustainable and hardwearing materials would be used for pedestrian and vehicular access around the proposed development and will be maintained and improved as required to provide safe ingress and egress within and around the site.

If any further information is required or alternative options/solutions need to be discussed, please do not hesitate to contact Hayston Developments & Planning Ltd.

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**RTPI**

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