

APPENDIX A: DESIGN AND ACCESS STATEMENT

OUTLINE (MAJOR) APPLICATION FOR RESIDENTIAL DEVELOPMENT (INCLUDING AFFORDABLE ELEMENT) TOGETHER WITH NEW VEHICULAR ACCESS AND ASSOCIATED PARKING AND LANDSCAPING (ALL MATTERS RESERVED EXCEPT HIGHWAYS)

LAND ADJACENT TO THE BEECHES, SPRING GARDENS, WHITLAND, CARMARTHENSHIRE, SA34 0HP

25th January 2021



Aerial photograph of the proposed application site (source: Bing Maps)



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

1.0 INTRODUCTION

1.1 This Design and Access Statement (DAS) has been prepared in association with an outline planning application for residential development (including affordable element) on land adjacent 'The Beeches', Spring Gardens, Whitland, Carmarthenshire, SA34 0HP.

1.2 The application is submitted in outline form with only highways to be considered at this stage, although an indicative site layout plan and scale parameters are provided as part of the proposal.

1.3 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.

1.4 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 scale, nature and type of development proposed.

1.5 The scheme has been assessed against the following key areas, as well as the site's context:

- Site Analysis/Proposal
- Environmental Sustainability
- Accessibility and Movement
- 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.*

1.6 The application proposal seeks to establish the principle of the residential development of the site, to be assessed under planning policy position as set out under the currently adopted local Development Plan for the area. This Plan shows the application site to form part of two housing site allocations within the defined Settlement Boundary which is a highly material consideration in the assessment of the proposal.

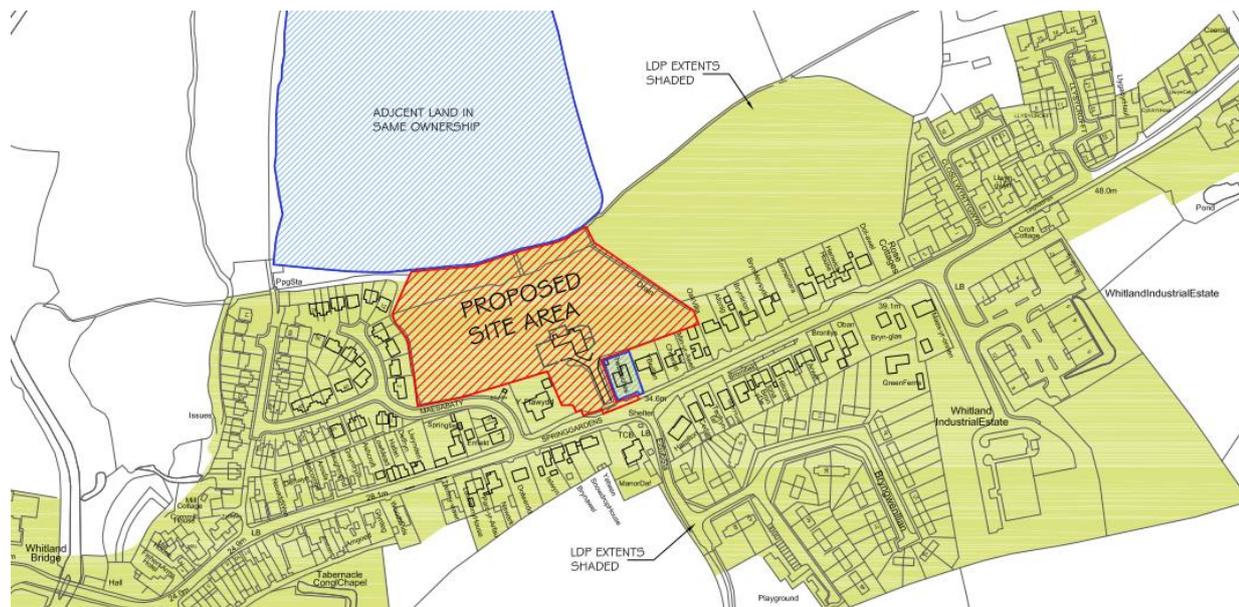
1.7 The proposal, in both physical and visual terms, relates well to the existing settlement of Whitland and would continue to fully respect the landscape setting and environmental qualities of the site and locality. It is considered that satisfactory vehicular access can be achieved to serve the amount of development proposed.

1.8 Further details and assessment of the proposal are set out in the Planning Supporting and Justification Statement.

2.0 SITE ANALYSIS AND PROPOSAL

2.1 This application relates to an irregular shaped piece of land located on the northern side of the B 4328, known as Springfield Gardens, towards the eastern part of the settlement of Whitland. The site comprises land adjacent to the property 'The Beeches' and a large field located behind existing development along Springfield Gardens and residential development in Maesabaty to the west.

2.2 The drawing below shows the location and extent of the application site in relation to the defined Settlement Boundary.



2.3 The site has a total area of 1.94 ha and slopes down towards a stream which crosses the lower rear section of the site. There is existing residential development along the site frontage and to the west of the site, with the land to the east having an extant permission of up to 70 dwellings.

2.4 The site generally comprises open grassland with some amenity land and evidence of an existing vehicular access directly fronting Spring Gardens. There are mature trees of varied type located along the eastern and western boundaries, together with ditches which feed into the stream, with some mature Oak trees along part of the northern boundary.

2.5 Within the site, set back from the road frontage but clearly visible in the gap between frontage development, are some barns which have permission to be converted into four dwellings with associated parking. This development has been substantially completed.

2.6 The B 4328 is the main road through the village and which links to the A40 at either end. It is subject to a 30mph speed limit.

2.7 The application proposal seeks for the residential development of the site for up to 50 dwellings. The application also takes account of the planning permission for the conversion of the existing barn into four dwellings and an area of land on the site frontage which previously had outline permission for the erection of two detached dwellings. Therefore, a total of 46 new dwellings are proposed in addition to the 4 already to be provided as part of the implemented barn conversion on the site. A mix of dwellings are proposed.

2.8 The proposal displayed within the illustrative Site Layout Plan shows a cul-de-sac type layout with vehicular access being taken from Spring Gardens, the position of an estate street access permitted in July 2008 (application reference W/19025).

3.0 ENVIRONMENTAL SUSTAINABILITY

3.1 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.

3.2 The site is situated in a sustainable location and the proposal would achieve a high degree of connectivity to the village settlement, with its wide range of facilities, amenities and nearby public transport options.

3.3 The proposal is submitted in outline form only. Therefore, the finer details of the proposal, such as issues in relation to environmental sustainability, will be addressed in more detail at the reserved matters stage.

3.4 The proposal would incorporate a resource efficient and climate responsive design, such as in the layout, design, orientation and construction techniques of the dwellings as required under Policies GN.2 and GN.4 of the adopted Local Plan.

3.5 The final layout and design of the proposal would ensure appropriate access for all, with the internal layout of the dwellings being made adaptable to all users. The proposed dwellings would comply with requirements under the latest Building Regulations. Renewable energy options can also be incorporated into the final design details of the scheme.

3.6 Use can be made of existing mains service infrastructure available in the locality.

3.7 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.

3.8 The applicant has had full regard to the environmental constraints and natural features of the site. All existing boundary screening is shown to be retained with the development sited away from sensitive site boundaries. The existing stream which crosses the lower rear section of the site which appropriate buffer zones retained. Additional and supplementary planting is proposed together with various biodiversity enhancement as part of an ecological management plan for the site.

4.0 ACCESSIBILITY AND MOVEMENT

4.1 The proposed main vehicular access and internal access roads would be designed to County highway requirements. The main vehicular access would meet requirements in terms of width and associated pavements, alignment and with visibility sightlines of 2.4 metres by 90 metres in both directions. The internal access roads would also be constructed to adoptable standards. The proposed layout also includes an alternative pedestrian link within the development, suitable for people with mobility issues.

4.2 The proposal essentially makes use of an estate street access which was granted in the same position in July 2008. We believe that that vehicular access has been partly implemented. That access was clearly designed to serve the residential development of the land. We believe the proposed estate street access is suitable in highway safety terms to serve the amount of development proposed.

4.3 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, although there would need to be some adjustment to finished floor levels of the final development. Appropriate levels of car parking, refuse/recycling storage and cycle can be satisfactorily accommodated within the layout of the development.

4.4 The proposed layout provides an integrated network which promotes the interests of pedestrians and cyclists with convenient access to various public transport options and services in the village. For example, there would be a direct pavement connection onto Spring Gardens. The focus has been to achieve a highly legible development, and which satisfactorily integrates into its immediate surroundings. The site layout would also allow service vehicles to enter and leave the site satisfactorily.

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.

5.2 The proposal would be well integrated into the existing development at Whitland. With the implementation of the residential development on land to the east, the proposal would effectively be surrounded on three sides by residential development.

5.3 The layout and density of the proposal takes into account the pattern and form of Whitland as a settlement. The density of the proposal would be similar to that granted permission on the adjacent land to the east and the incorporation of the two detached dwellings on the site frontage would more closely reflect the pattern and density of development along the northern side of the main road.

5.4 In view of the siting of the proposal and having regard to the local topography, adjacent development and the presence of surrounding trees and boundary vegetation, the development would have a high degree of sense of enclosure. The proposal would be well related to existing built form and would be seen as a natural extension of the existing settlement, with no material impact upon the wider and more open landscape setting of the village.

5.5 Whilst the application is submitted in outline only, the submitted illustrative Site Layout Plan and House Types show that a high-quality development can be achieved on the site. The illustrative proposal shows that in addition to the retention of existing important natural site features, that appropriate levels of amenity space and additional/supplementary landscaping and planting can be incorporated into the scheme.

5.6 The scale, style and appearance of the proposed dwellings would fully reflect that of the immediately surrounding development, but also that which has been granted on the adjacent site

to the east. The dwellings would incorporate simple architectural features and high-quality external materials and finishes.

6.0 COMMUNITY SAFETY

6.1 The proposal would allow properties to be publicly viewed from the planned estate roads within the development. The properties would have the benefit of individual private and secure gardens, enclosed by suitable boundary treatment. Whilst the two dwellings sited on the road frontage would be more visible from Spring gardens, most of the proposed properties would back onto the gardens of other dwellings.

6.2 The degree of separation between proposed and existing dwellings would ensure a healthy degree of privacy, outlook and light. Subject to the final details of the scheme, the amenity of neighbouring residential occupiers would be safeguarded.

6.3 In the submission, attention has been given to a layout which incorporates clear, direct flows to and around the various buildings, roads and pathways. Car parking areas are located directly adjacent to the individual lodges and manager's dwelling in order to maximise surveillance and avoid criminal damage.

7.0 FUTURE MAINTENANCE

7.1 The public and private elements of the proposal would be clearly apparent when viewed in the context of the of the layout of the development, and to visitors of the development.

7.2 The proposed estate roads would be built to adoptable standards and would be maintained by the local highway authority.

7.3 The maintenance of the proposed market housing would be the responsibility of the private owners of those properties, with the affordable housing element being the responsibility of a recognised housing association.

7.4 High quality external materials would be used in the construction of the development, including modern and highly efficient sustainable building materials in the construction of the proposed dwellings. This would ensure the proposal is built to last not only into the medium but the longer term, ensuring a high-quality sustainable development.

7.5 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.

8.0 CONCLUSION

8.1 This Statement has demonstrated that appropriate design and access principles have been taken fully into account in the formulation of the application proposal.