

# APPENDIX E

## DESIGN AND ACCESS STATEMENT

OUTLINE APPLICATION FOR THE ERECTION OF 13 DWELLINGS (INCLUDING AFFORDABLE ELEMENT) TOGETHER WITH VEHICULAR CAR PARKING AND LANDSCAPING (ALL MATTERS RESERVED EXCEPT HIGHWAYS)

LAND ADJACENT OGMORE HOUSE, TEMPLETON, NARBERTH, PEMBROKESHIRE, SA67 8RZ

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Aerial Photograph of Site Context – Google Maps (2021)



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 the erection of 13 dwellings (including affordable element) on land adjacent to Ogmore House, Templeton, Narberth, Pembrokeshire, SA67 8RZ.

1.2 The application is submitted in outline form with only highways to be considered at this stage. 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 having regard to 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.*

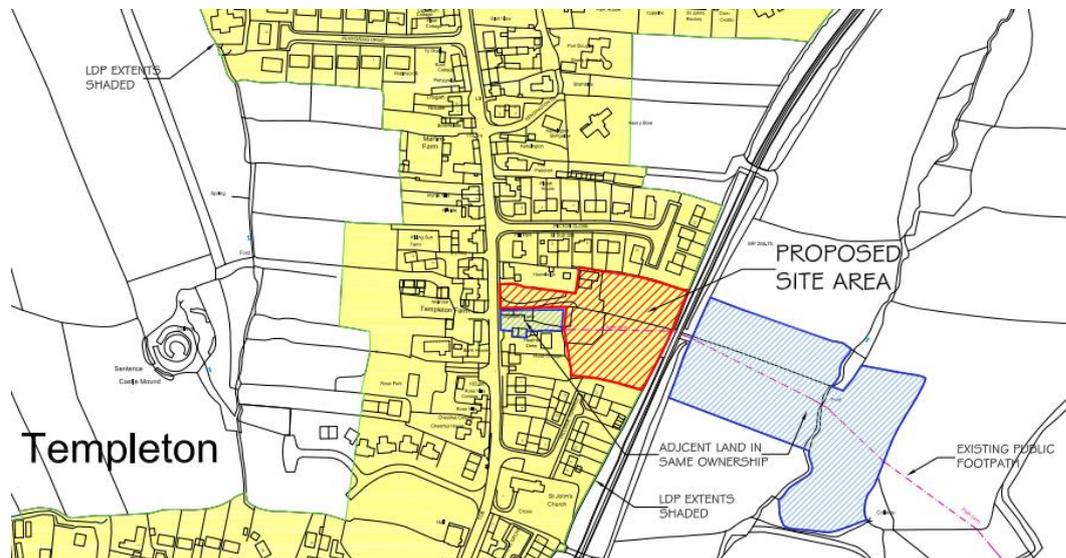
1.6 The application proposal seeks to establish the principle of the residential development of the site, to be assessed under planning policy position as set out under the currently adopted local Development Plan for the area. The adopted Plan shows the application site to lie within the identified settlement boundary for Templeton and is therefore suitable for housing development.

1.7 The proposal, in both physical and visual terms, is well-related to the existing settlement of Templeton and would fully respect the village 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 The application site is situated within the centre of Templeton and falls within the ownership of the applicant, who owns Ogmore House and its associated land. The site lies on the eastern side of the A478 with the railway line forming the eastern boundary which generally forms the eastern extent of the village.



2.2 The application site has an area of 0.67 ha and comprises a generally open area of land, largely in use as a paddock with a barn/storage building sited towards the north-western corner of the site. There is an informal parking/surfacing area adjacent to this building. A central part of the site is used as part of the residential garden to Ogmore House. Ground levels vary across the site, with a general fall from north-west to south-east.

2.3 The land is served by an existing vehicular access off the A478 which is located between two residential properties which front the site. The site is surrounded on three sides by existing residential development and is set back behind existing residential development which fronts the main road.

2.4 The application proposal seeks the development the site for up to 13 dwellings. A mix of dwellings are proposed, including an affordable housing element to comply with the latest local policy guidance. The proposal displayed within the illustrative Site Layout Plan shows a cul-de-sac type layout with an existing vehicular access off the A478 being reused and upgraded to serve the proposed development.

## 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, with the principle of development being effectively sought. Therefore, the final details of the proposal, such as issues in relation to environmental sustainability, will be addressed further 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 proposal 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 site is deemed to be of low ecological value. However, 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 42 metres in both directions. The internal access roads would also be constructed to adoptable standards. We understand the vehicular access arrangements are broadly acceptable to County Highways.

4.2 The proposed illustrative Site Layout Plan seeks to safely accommodate the route of a Public Right of Way which passes through the site. The final arrangements would be the subject of the formal views of the County Rights of Way Officer.

4.3 Appropriate levels of car parking, refuse/recycling and cycle storage 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. There would be a direct pavement connection onto the main thoroughfare in the village. 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 Templeton. There is existing housing development on three sides, including similar cul-de-sac development to the immediate north and south, with a railway line to the east giving the site a high degree of physical and visual containment.

5.3 The layout, density and form of development proposed would reflect that of the settlement of Templeton. The settlement pattern and built form is however quite varied, but with a predominance of two-storey buildings.

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 not be readily visible along the main A478 which passes through the village. In views from the open countryside to the east, including users of the Public Right of Way, the proposed development would be seen within the context of existing built form and village settlement.

5.5 Whilst the application is submitted in outline only, the submitted illustrative Site Layout Plan shows that a high-quality development can be achieved on the site. The scale, style and appearance of the proposed dwellings indicated would be appropriate and in-keeping with the village settlement. In addition to the retention of important natural site features, appropriate levels of amenity space and additional/supplementary landscaping and planting can be incorporated into the scheme.

## **6.0 COMMUNITY SAFETY**

6.1 The proposal would allow properties to be publicly viewed from the planned estate road within the development. The properties would have the benefit of individual private and secure gardens, enclosed by suitable boundary treatment.

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 can be safeguarded.

6.3 The layout incorporates clear, direct flows to and around the various buildings, roads and pathways. Car parking areas are located directly adjacent to the individual dwellings 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. 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.