

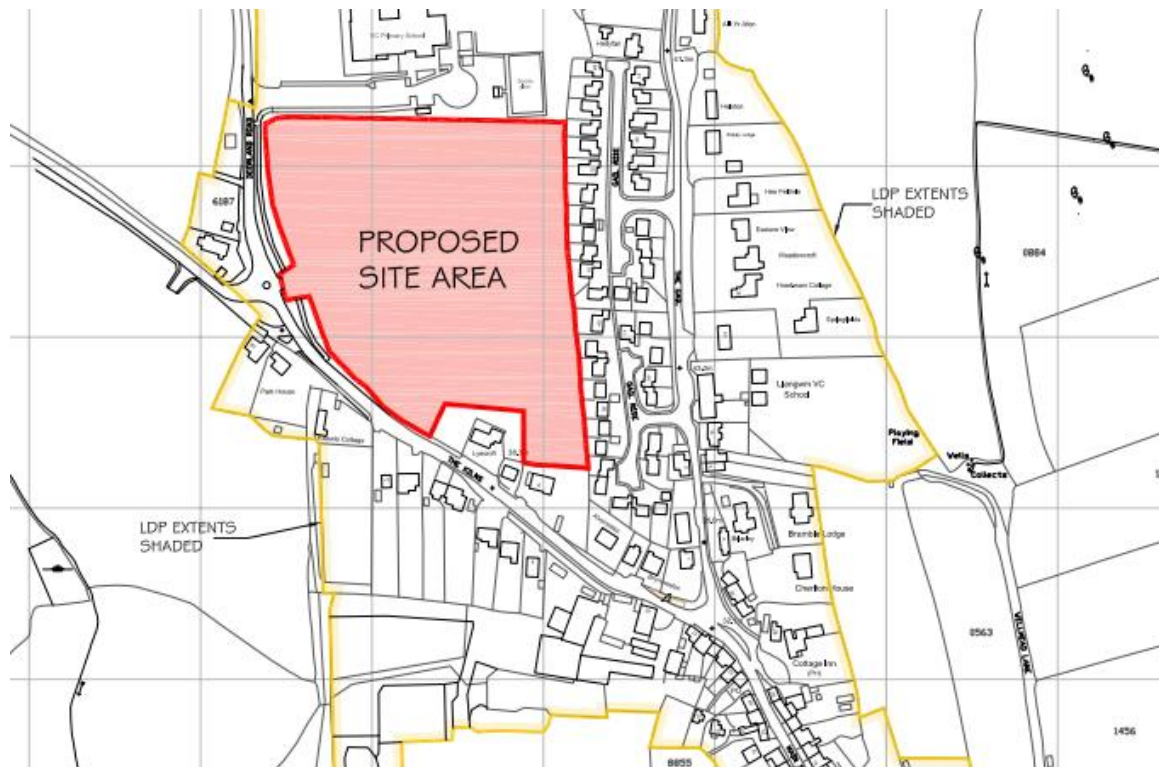
APPENDIX G: DESIGN AND ACCESS STATEMENT

OUTLINE APPLICATION FOR THE ERECTION OF 54 DWELLINGS
(INCLUDING AFFORDABLE ELEMENT) TOGETHER WITH VEHICULAR
ACCESS, (ALL MATTERS RESERVED EXCEPT VEHICULAR ACCESS)

LAND NORTH OF THE KILNS, LLANGWM, HAVERFORDWEST

PEMBROKESHIRE, SA62 4HG

02nd September 2021



Location Plan – Drawing Extract P01



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 54 dwellings (including affordable element) on land to the north of The Kilns, Llangwm, Haverfordwest, Pembrokeshire, SA62 4HG.

1.2 The application is submitted in outline form with only vehicular access (highway safety) 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 comprise a Housing Site Allocation and therefore lies within the defined settlement boundary of Llangwm. The Housing Site Allocation is to be rolled over into the emerging LDP2. Therefore, the principle of the residential development of the site is acceptable.

1.7 The proposal, in both physical and visual terms, is well-related to the existing settlement of Llangwm. The proposal is considered to have full regard to the physical constraints and limitations of the site, including sub-surface infrastructure. 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.

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 and amenities, although public transport options are more limited.

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. However, additional and supplementary landscaping and tree planting is proposed together with a package of biodiversity enhancements as part of an ecological management plan for the site. For example, a significant part of the site to the east and south are to be left an amenity open space together with a sustainable drainage system comprising swales and a infiltration pond.

4.0 ACCESSIBILITY AND MOVEMENT

4.1 The proposed main vehicular access and internal access roads would be designed to County highway requirements. Use would be made of an existing vehicular access point off the nearby mini roundabout. We understand the vehicular access arrangements are broadly acceptable to County Highway Authority, subject to appropriate upgrading to provide adequate visibility.

4.2 The internal access roads would also be constructed to adoptable standards. The site layout would also allow service vehicles to enter and leave the site satisfactorily with several turning head features forming part of the proposed layout. Appropriate levels of car parking, refuse/recycling and cycle storage can be satisfactorily accommodated within the layout of the development.

4.3 There would be pavement access throughout the site with alternative pedestrian links from the main access through the amenity open space areas on the eastern and southern parts of the site, with access to an extended pavement along the northern side of The Kilns. Given the local topography, completely level access throughout the site would not be possible. There would be a need for some adjustment to site levels to accommodate the development.

4.4 The proposed layout provides an integrated network which promotes the interests of pedestrians and cyclists with convenient access to the village centre. 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. Some off-site highway improvements are proposed as part of the development in order to improve the safety of pedestrian users.

5.0 CHARACTER

5.1 The proposal, by reason of its location, siting and scale of the development, would generally 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 Llangwm. There is existing development on three sides, including a school to the north and similar cul-de-sac development to the immediate east of the site.

5.3 The layout, density and form of development proposed would reflect that of the settlement of Llangwm. The pattern and form of the settlement is generally quite compact with examples of cul-de-sac development elsewhere within the village.

5.4 The proposal, due to the location and sloping nature of the site, would have some impact upon the character and setting of the village settlement. The number of dwellings proposed would be quite significant and would involve an incursion into open land. Some of the development, particularly that on the higher land to the north, is likely to be more visible in the surrounding landscape, particularly from the lower ground to the south. However, the proposed development would generally 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 which would assist in further integrating the development into its immediate surroundings.

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. The areas of amenity open space are likely to be maintained by the owners/occupiers of the proposed housing or estate management company.

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 within the proposed development and would 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.