

# APPENDIX C: DESIGN AND ACCESS STATEMENT

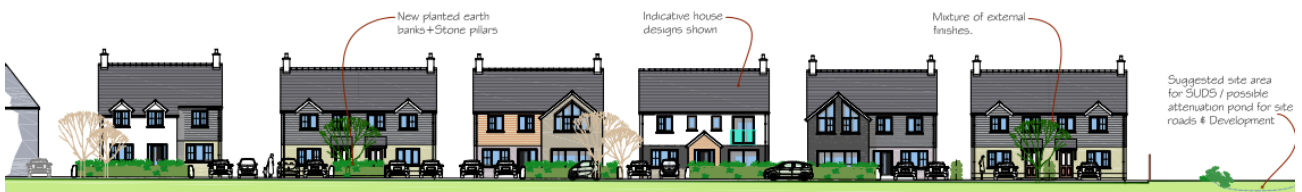
MAJOR OUTLINE APPLICATION FOR ERECTION OF 13 DWELLINGS (INCLUDING AFFORDABLE ELEMENT) TOGETHER WITH VEHICULAR ACCESS, CAR PARKING AND LANDSCAPING (WITH ALL MATTERS RESERVED EXCEPT VEHICULAR ACCESS)

LAND ADJACENT ASHLEIGH HOUSE, SAGESTON, PEMBROKESHIRE, SA70 8SG

1<sup>st</sup> November 2022



*Aerial photograph of application site (source: Google Maps)*



**ILLUSTRATIVE SITE SECTION A-A IN CONTEXT - 1:250**



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## 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 to Ashleigh House, Sageston, Pembrokeshire, SA70 8SG.

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 most of the site lies within the defined settlement boundary of Sageston. Current the site will remain within the settlement limits in 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 Sageston. 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.

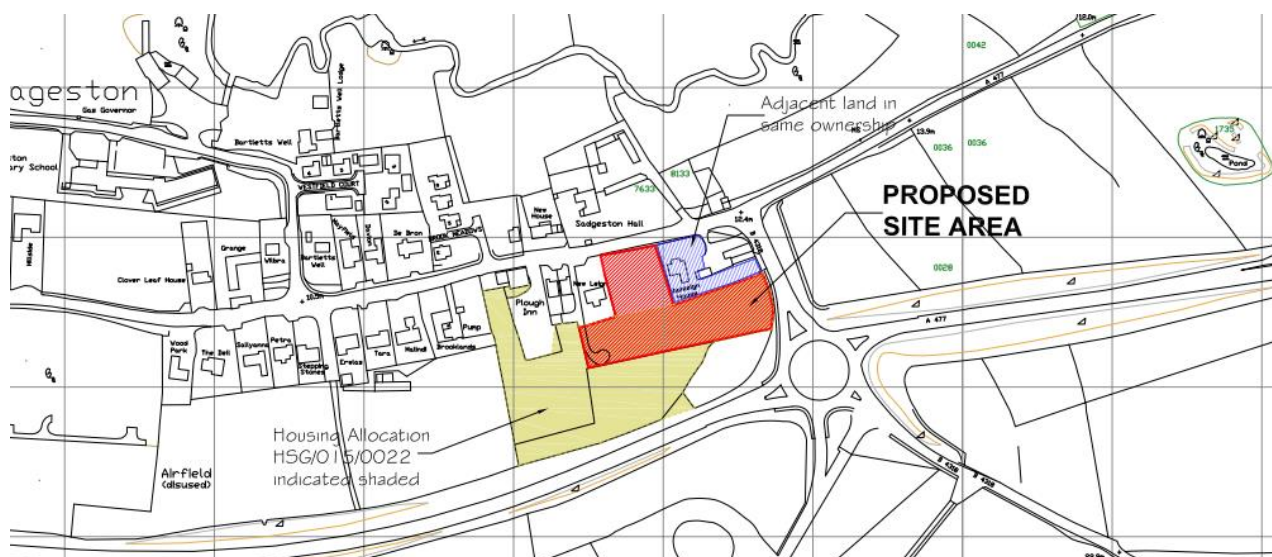
1.8 Further details and assessment of the proposal are set out in the Planning Supporting and Justification Statement.

## 2.0 SITE ANALYSIS AND PROPOSAL

2.1 This application relates to an area of land/garden habitats associated with the residential property Ashleigh House, located to the north-west of the A 477 (T) roundabout off the old main road into Sageston. The road was the old A 477 prior to the construction of the new bypass.

2.2 The application site is irregular in shape which has an area of 0.574 ha and comprises land to the south and west of Ashleigh House. Ashleigh House itself is a detached two-storey property set back from the road and set within large landscaped grounds. It has a detached garage to the side. There is a low stone wall to the highway frontage together with some trees further along the road to the west.

2.3 The location plan below shows the extent of the application site and its relationship to the housing land allocation and other land within the ownership of the applicant, namely Ashleigh House.



*Location Plan – Drawing Extract P01*

2.4 The application proposal comprises the development of the site with 13 dwellings together with parking, amenity space and landscaping. A new vehicular access point would be created off the highway to the west of Ashleigh House.

2.5 The application is submitted in outline form with only vehicular access to be considered at this stage. Therefore, the principle of development is being sought. However, a detailed illustrative Proposed Site Layout Plan is provided which shows how the site could satisfactorily accommodate the scale and form of residential development proposed, and to create a high-quality scheme. The submitted application indicates the scale parameters of the proposed dwellings, which allows for some flexibility in the size of dwellings in the final scheme, together with an indicative yet robust landscaping scheme.

2.6 The site has a total area of 0.574 ha with the proposed development achieving a density of some 22.65 dpha. The site would essentially make use of the existing defined boundaries around Ashleigh House and other natural site features within the land to the rear.

2.7 The illustrative Proposed Site Layout Plan shows the proposed dwellings generally positioned facing the internal estate road, with three dwellings on the front part of the site with the remaining 10 dwellings on the rear part of the site. Those to the front part of the site would face west-east with those to the rear

facing north-south. The proposed layout and position of the dwellings generally follows the shape of the site.

2.8 The proposed dwellings would have regularly shaped plots with some variation in the size of gardens. The three dwellings on the front part of the site and the two dwellings located towards the eastern end of the site would have the larger rear gardens.



**Illustrative Site Layout Plan – Drawing Extract P03**

2.9 Please see the main Planning Statement and Justification Report for further proposal details.

### 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 west is to be left an amenity open space together with a sustainable drainage system comprising of an infiltration pond.

#### **4.0 ACCESSIBILITY AND MOVEMENT**

4.1 Policies GN.1 and GN 2 require development proposals to take place in an accessible location; to incorporate sustainable transport and accessibility principles; would not result in a detrimental impact on highway safety or in traffic exceeding the capacity of the highway network; and necessary and appropriate service infrastructure, access and parking can be provided.

4.2 The proposal would involve the erection of up to 13 dwellings on land to the rear and side of Ashleigh House. The proposal is to be served by a new vehicular site entrance from the main road through the village and which would be designed and configured to comply with County Highway standards.

4.3 The road is subject to a 30mph speed limit through the village. The proposed site access would be located on a straight section of the road with good visibility in both directions and away from the nearby corner/road junction which leads onto the A 477 (T) further to the east. Whilst the amount of traffic generated by the development would not be insignificant, given the immediate local road conditions, we believe the proposal can be satisfactorily accommodated onto the surrounding local road network without harm to highway safety. The existing access track between dwellings further to the west would be inadequate to serve the development.

4.4 As part of the proposed layout, there would be appropriate turning arrangements within the site such as for service vehicles, together with an appropriate level of parking provision and refuse storage facilities. Parking would be to the Council's Guidelines. Suitable access is provided to and from the development for pedestrians and cyclists with the provision of footpaths and appropriate crossing points within the development, and which would provide convenient access to the various facilities and amenities found within the village.

4.5 Given the above considerations, we consider the proposal to be acceptable in transport and accessibility terms. However, we would welcome the feedback of the County Highway Authority during the pre-application consultation process. Whilst we consider the submission should be acceptable in highway safety terms, any adjustments can be accommodated as part of a formal submission.

## 5.0 CHARACTER

5.1 Policies GN 1 and GN 2 require, amongst other things, for new dwellings to be sustainably designed, to reflect the character of the surrounding area and to have an acceptable impact on neighbouring properties in terms of design, scale, visual impact and amenity. The proposal would comply.

5.2 The nature, location, siting and scale of the proposal is compatible with the capacity and character of the site and the area within which it is located. The density of the scheme, plot size and spacing between the proposed dwellings would fully reflect that of other development found within the village. The proposed indicative layout seeks to work within the size and shape of the land available whilst balancing the need to make effective use of the site and respecting the local village environment.

5.3 The pattern of development in the vicinity of the site is generally more open and loose knit when compared with other development located towards the western part of the village. Here, there has been significant housing development over the years, quite often characterised by cul-de-sac type developments. These include developments around Bartletts Well Lane, which leads off Bird Lane, and there has been more recent cul-de-sac type developments at Sageston Fields located a short distance to the west of the current site together with a far more recent larger scale development at Cornfields Walk off the southern side of Hays Lane.

5.4 The proposal would not adversely affect landscape character, quality or diversity. The proposed residential development would clearly change the character and appearance of the site, which is currently used as garden and amenity grassland in association with Ashleigh House. However, the site lies within the defined settlement boundary of Sageston with other housing development nearby. The site is also well-contained by adjacent development and the surrounding roads. The proposal would therefore be well related to the existing settlement and would be viewed within this context.

5.5 It is acknowledged that the development of the site would be visible in views along the road into the village and in certain views from along the A 477 (T) and the road which leads off the roundabout into the village. However, it is considered that any impact would be limited by reason of the presence of other development, the slope of the site away from the A 477 (T) and the presence of existing and proposed tree and vegetation screening around the boundaries of the development itself and some of the surrounding land.

5.6 Part of the proposal would involve the development of the side garden area of Ashleigh House which would be clearly visible from the road into the village. In order to accommodate the new site entrance and three of the proposed houses, part of a low stone wall and some trees would need to be removed and which would open up the site and allow clearer views into the rearmost part of the site and the other housing. This would have some impact upon the general street scene and loss of amenity. However, any visual impacts would need to be balanced against the significant social and economic benefits of the scheme through the provision of new housing. Below are two street scene views along the road which passes the front of the site.



***Street Scene View Looking West  
(Application site on right beyond detached bungalow – New Leigh)***



***Street Scene View Looking East  
(Ashleigh House on the left)***

5.7 The existing visual gap between buildings would be replaced by the site entrance road and three new dwellings, positioned end on to the road in order to be satisfactorily accommodated on this part of the site. Whilst it would be preferable to position the first dwelling with its front elevation facing the road, this should not be sufficient to warrant a refusal of the proposal. However, the design of this dwelling could be altered at the reserved matters stage such that its northern side elevation incorporates additional architectural features such that it adopts a 'double frontage aspect' and present a more positive appearance and relationship to the public realm. Indeed, the front entrance to this dwelling could easily be repositioned to the frontage.

5.8 The majority of the development would be set back from the road frontage and behind other development facing the road. Whilst the proposed dwellings would be visible between buildings at certain

viewpoints, they would not appear visually intrusive or detract from the general character and appearance of the street scene.



***Street Scene View towards Site from A 477 (T) Roundabout***

5.8 It is possible that parts of the development would be visible from users of the A 477 (T) and the link road off the roundabout into the village. The two houses located towards the eastern end of the site would be clearly visible from the roundabout direction although the remainder of the dwellings would be separated from the A 477 (T) by the adjacent land occupied by the highway attenuation drainage basins and fields (although the adjoining fields to the south and west form part of the wider housing land allocation in any case). Any visual impact would be mitigated by existing and proposed landscaping.

5.9 In view of the location of the site and modest scale of development involved, the proposal would neither contribute to the coalescence of distinct settlements nor create or consolidate ribbon development. The pattern of development within the wider village is varied with many examples of small cul-de-sac type developments which form an important part of the village character. The site is physically well-contained by surrounding roads.

5.10 Whilst the Site Layout Plan is submitted for illustrative purposes only with matters in relation to scale, appearance and landscaping being reserved, additional details are provided to demonstrate how a high-quality development can be achieved on this site. The dwellings are presented as detached and semi-detached houses within their own plots with dedicated parking, turning and amenity areas which is compatible in scale to other development found within the village. Each of the proposed dwellings would have access to a suitable private garden area with a good level of privacy, enhanced by boundary planting.

5.11 The submitted illustrative elevations demonstrate show that the proposed dwellings could be up to two-storey in form, although the proposed illustrative scale parameters allow for flexibility in terms of their final size, height and scale. If deemed appropriate to the County Council, single-storey dwellings could be incorporated into the scheme if this would result in more acceptable relationships between the development and some of the surrounding development. The proposed dwellings would be compatible in design terms with the immediate and wider locality. Surrounding development is varied in terms of its pattern, form and style. Final dwelling design and external materials are to be agreed at the reserved matters stage and high-quality materials can be secured via an appropriately worded condition.

5.12 The site would also be delineated with existing and new hedgerows and appropriate planting to assimilate the development into the locality. The boundary vegetation and trees would largely be retained,



although the proposal would involve the removal of some trees and vegetation within the site in order to accommodate the effective development of the site, including a new site entrance.

5.13 The proposed dwellings would be constructed to current building standards and as such would be sustainable in terms of thermal properties and water conservation. However, these are more detailed matters would be addressed further at the reserved matters stage.

5.14 Necessary and appropriate service infrastructure is available and appropriate access and parking can be provided. The site forms part of a wider housing land allocation for up to 31 dwellings, indicating that infrastructure capacity should be adequate to accommodate the scale of development proposed in this application. However, any feedback from the pre-application consultation process on this issue would be welcome.

5.15 The proposal would create an inclusive and accessible environment for users that addresses community safety. Given local topography, level access across the site would not be fully achievable although there would be general level access provided within and around the individual dwellings. Adequate security would be provided by appropriate boundary treatments and the surveillance of car parking and garden areas.

5.16 Given the above considerations, the proposal is considered entirely acceptable in terms of layout, scale, form and design and would make a positive contribution to the character and appearance of the area.

## **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 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.