

# APPENDIX F: DESIGN AND ACCESS STATEMENT

**REDEVELOPMENT OF FORMER MOTEL/RESTAURANT SITE FOR A MIXED COMMERCIAL AND COMMUNITY USE INCLUDING VILLAGE SHOP/POST OFFICE, BISTRO/TAKEAWAY, CONFERENCE FACILITIES AND BUSINESS UNITS TOGETHER WITH NEW VEHICULAR ACCESS, CAR PARKING AND OTHER HIGHWAY IMPROVEMENTS, LANDSCAPING AND BIODIVERSITY ENHANCEMENTS PLUS CHANGE OF USE OF ADJACENT LAND TO PROVIDE TOURISM DEVELOPMENT COMPRISING UP TO 25 TIMBER STYLE HOLIDAY LODGES, TOGETHER WITH PARKING AND LANDSCAPING**

**ROCH GATE (FORMER MOTEL), ROCH, HAVERFORDWEST, PEMBROKESHIRE,  
SA62 6AF**

12<sup>th</sup> September 2023



*Aerial View of Former Motel/Restaurant Site and its blight on the landscape and entrance to PCNP*

## 1.0 INTRODUCTION

1.1 This Design and Access Statement (DAS) has been prepared in association with a major planning application for the creation of a commercial/community hub together with an adjacent related tourism development to serve the village of Roch and the wider local community.

1.2 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.

1.3 The applicant is aware of the locational sensitivity of the site, which is situated within the National Park. The application relates to the former motel/restaurant site on the edge of the village of Roch which has now been vacant for several years and lies abandoned and seriously detracts from the character and

setting of this part of the Park. This application is considered to represent an excellent opportunity to redevelop this site and make a positive contribution to the economic, social and special environmental qualities of the National Park and Pembrokeshire.

1.4 The application is accompanied by a range of supporting information. These documents include background information and a business plan which fully set out the overall concept behind the proposed development, provide an assessment of the likely visual impact of the development, its strong sustainability credentials and ecological mitigation and enhancement measures which assess the likely impact of the development together with mitigation and enhancement measures.

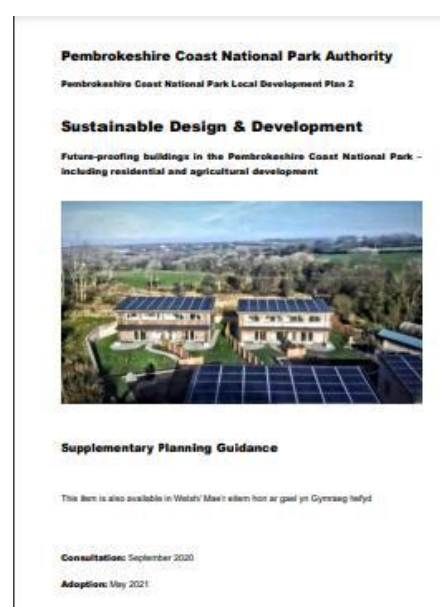
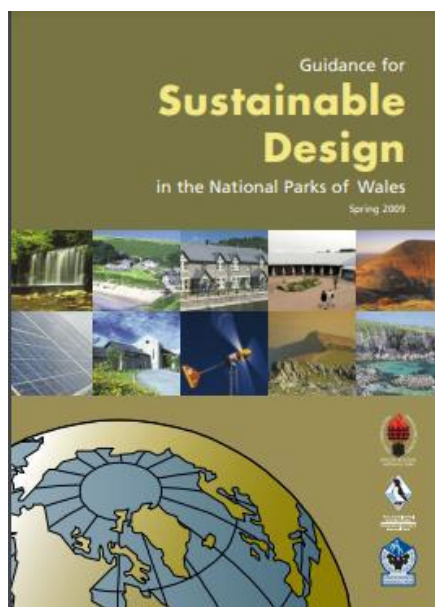
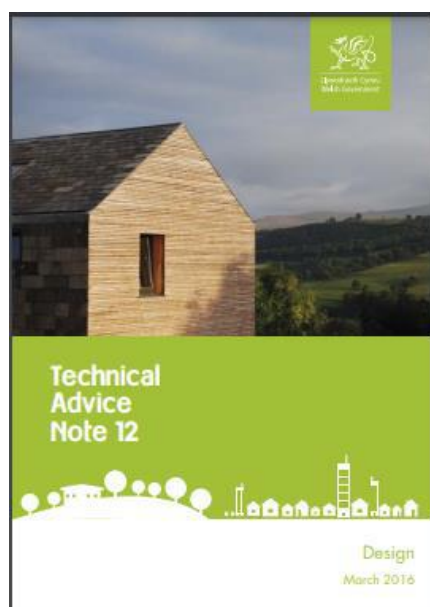
1.5 The applicant has produced a comprehensive Environment and Sustainability Policy for Newgale Holidays. The policy is designed to guide and articulate current thinking on sustainability issues and to help specify future developments in line with the business' carbon net zero ambitions. This will apply to the current development proposals being put forward at Roch Gate. This is attached as Appendix G to the main Planning Statement and Justification Report.

1.6 This document has been prepared 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 and its sensitive locational context.

1.7 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 and Appearance
- Community Safety
- Future Maintenance

1.8 As part of the assessment, regard has been had to the following national and local policy guidance documents:



*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 supplementary statement, however, for full details of the proposal these documents should be referred to.*

1.9 The application site is situated in a semi-rural setting and located on the edge of the large village of Roch. The former motel/restaurant site is previously developed land. The proposal also includes additional adjacent farmland to complete the overall development as a package.

1.10 The application proposal comprises several different elements and which when taken together, seek to present a single and comprehensive proposal for the site. The former motel/restaurant site would be redeveloped with various business/community type uses which would include a Village shop / post office, bistro/restaurant, flexible conference rooms and some B1 business units. One key part of the proposal is to replace the former village shop/post office and fish and chip shop which recently closed. The farmland to the rear would provide a modest tourist development of timber holiday lodges.

1.11 It is contended that the proposal would represent an exemplar of a high-quality sustainable development which should be welcomed by the Authority. It is contended that the overall scale, design and visual impact of the proposal are acceptable, and that the proposal has had full regard to the constraints, limitations and opportunities presented by the site.

1.12 It has been demonstrated that both national and local planning policy support the best use of previously developed land, the encouragement of small-scale business and community development within and on the edge of settlements, and that new tourism development can be acceptable in countryside locations.

**PLEASE REFER TO THE MAIN PLANNING STATEMENT AND JUSTIFICATION REPORT FOR FURTHER DETAILS OF THE PROPOSED DEVELOPMENT, INCLUDING RELEVANT BACKGROUND AND OVERALL POLICY ASSESSMENT.**

## **2.0 POLICY/GUIDANCE CONSIDERATIONS ON DESIGN AND ACCESS**

2.1 The key design and access principles which are set out in the Welsh Governments TAN 12 (Design) are addressed within the various headings below.

2.2 The Welsh Governments Sustainable Design Guidance (2009) is to promote high-quality, sustainable design that enhances the natural beauty, wildlife and cultural heritage of the National Parks of Wales. It provides generic guidance and covers many of the issues set out within TAN 12. Section 1 states:

*'The approach taken in this guidance is based on the traditional design principles which have culminated in locally distinctive, resource efficient buildings inextricably linked with their landscape. The aim is to encourage the design of a new generation of contemporary, high quality buildings based on the principles of intelligent siting, climate responsive structures, using sustainably sourced materials.'*

2.3 In Section 2, in addition to presenting the concept of sustainability and place, it states in relation to design:

*'Design quality is not just defined by how a structure looks, but by how it functions and meets the social, economic and environmental needs of the people it serves. Good design also allows for a structure that is flexible to change and future alterations in its use.'*

*'Place making is about ensuring that an area retains its unique character. However, this principle is not contrary to good, contemporary design. The guidance encourages the use of appropriate aspects of local design traditions to produce contemporary buildings. In the preparation of this guidance the aim has therefore been to dovetail these critical issues of sustainability and place-making within the particular context of development in the National Parks.'*

2.4 Section 6 deals with various principles of sustainable design, including reference to energy and energy solutions; renewable energy options; materials and resources; the use and management of water; and landscape and biodiversity.

2.5 The document outlines that one of the key aspects of sustainable development is the consideration of re-use of existing buildings rather than new build, the use of appropriate building materials and in making the best use of land. It states the following:

*'Economy in the use of land*

*It is important that developments are not wasteful in their use of land, and that all available land is used to enhance its sustainability, for example through energy generation, habitat creation or by providing outdoor amenity.'*

2.6 On place and distinctiveness, it states:

*'The design of new buildings must enhance the quality of their surroundings, being sympathetic to the immediate and wider context. This does not eliminate contemporary design; rather it should promote it. Buildings, building groups and settlements must respond to their landscape settings and their visual, aesthetic, historical, cultural and ecological aspects. However, creating new, modern contexts can also be encouraged, by designing a modern sustainable building which differs from the historical aesthetic of an area, but contributes to the landscape and ecology.'*

2.7 For the reasons set out elsewhere in the submission, the overall design approach for the development is deemed to be appropriate and sympathetic for the site and village setting. A generally traditional approach has been adopted, but with some modern architectural features, with the appropriate use being made of various sustainable energy and renewable energy options.

2.8 The Authority also produced a recent Sustainable Design and Development SPG (2021) which covers similar issues and the general promotion of high-quality and sustainable forms of development across the Park.

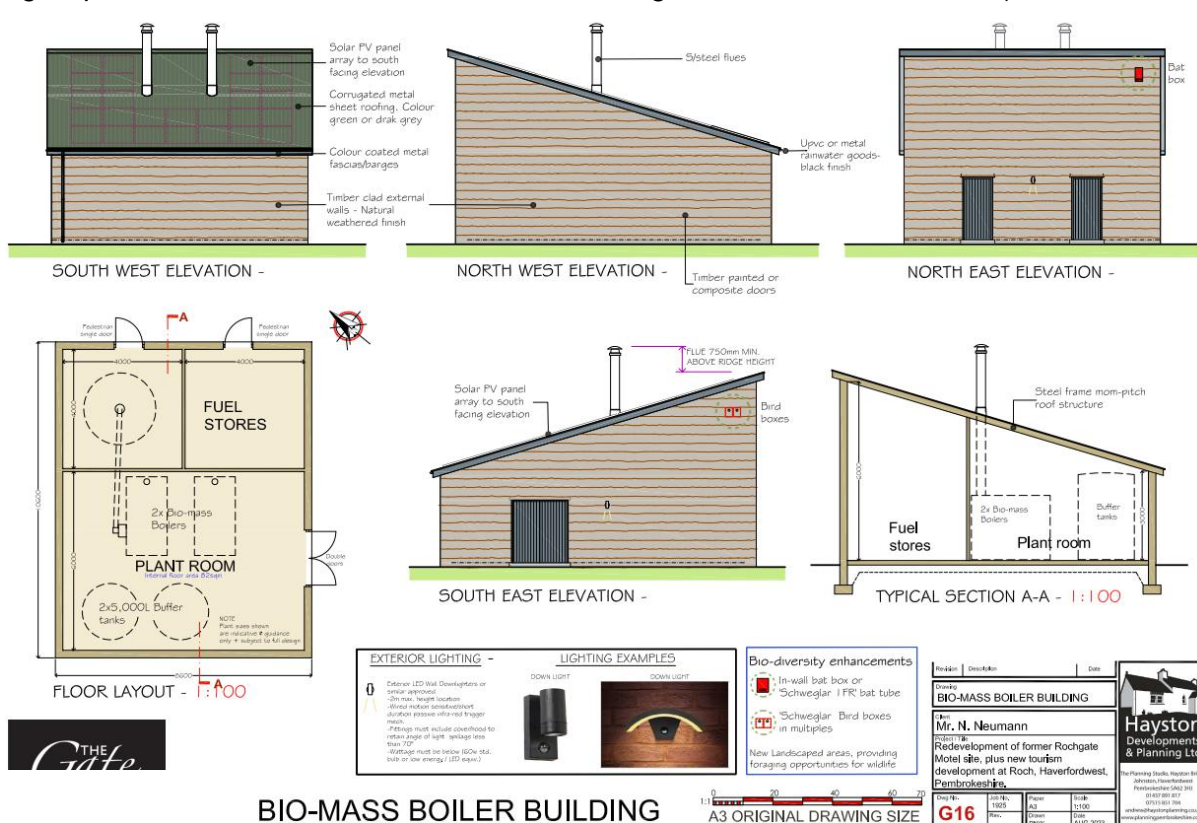
### **3.0 ENVIRONMENTAL SUSTAINABILITY**

2.1 The proposal would achieve the key objectives of achieving the efficient use and protection of natural resources, enhance biodiversity and is designed to be flexible and to be adaptable for climate change.



2.2 The Authority has previously acknowledged that the site is in a sustainable location for new development. The proposal would complement and support the future growth in the village, which includes a large housing scheme planned on the edge of the village. Further, a recently closed community shop/post office would be replaced and provided within the development.

2.3 As highlighted elsewhere throughout this submission, the applicant's overall objective is to incorporate various sustainability credentials into the scheme, in accordance with the business' carbon net-zero ambitions. The proposal includes various renewable energy techniques to reduce energy use in the medium and longer term. For example, in addition to the various landscaping and biodiversity enhancement, the applicant has incorporated a biomass boiler on the site to serve the development. This could be fed by produce grown on the adjacent farm and would support the circular economy ethos. A Sustainability Policy has also been developed for Newgale Holidays Ltd (see **Appendix G** to the main Planning Report and Justification Statement and Drawing G16 as scanned in below).



Scan of Drawing G16 showing details of the Biomass Boiler Building

2.4 Part of the application proposal seeks to make effective use of previously developed land, which is strongly encouraged by national and local planning policy. The proposal would clearly make a positive contribution to the character of the area where the site has laid vacant and abandoned for several years.

2.5 In the evolution of the proposal, careful consideration has been taken in the way in which the development would relate to the site and integrate its landscape setting. Having regard to the siting, layout, 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.

2.6 It is acknowledged that parts of the site are visible in certain views in the landscape, such as from the south-east. However, it is considered that the combination of its layout and design and robust landscaping

would limit its visual impact upon the wider landscape. The proposed tourism development would represent a low impact and sympathetic development.

2.7 The proposal would incorporate the use of appropriate external and surfacing materials, which would be sympathetic to the locality. Use would be made of materials which would have a low environmental impact (embodied energy), reduced energy inputs, sourced sustainably and locally where practically possible. In view of the condition of the existing former Motel/Restaurant site, it is unlikely that any of the existing materials would be suitable for reuse.

2.8 Use can be made of existing mains service infrastructure available on site and in the locality. There are not considered to be any infrastructure capacity issues.

2.9 The extent of hard surfaces would be kept to the minimum. The external hard surfaces would be constructed in appropriate materials, with permeable materials used wherever practical. Appropriate sustainable drainage arrangements are proposed, which include the provision of an attenuation pond or 'swale' to serve the development.

2.10 The proposal has had full regard to the environmental constraints and natural features of the site. Part of the site relates to previously developed land and derelict buildings with the most significant natural site features, such as hedgerows, being retained and incorporated into the proposal. Whilst some sections of hedgerow would need to be removed, any loss would be more than mitigated by a robust landscaping scheme.

2.11 The site is considered to have little ecological value. The submission provides a series of measures, including a detailed landscaping and management plan, which would represent significant biodiversity enhancements and is a welcome benefit of the proposal.

### **3.0 ACCESSIBILITY AND MOVEMENT**

3.1 The proposal would achieve the overall objective to provide suitable access for all into the development and to all elements within the site.

3.2 A comprehensive approach has been taken in respect of achieving a high degree of legibility both within the site and in providing safe and convenient connections such as for non-car users, including pedestrians and cyclists, to and from the village. Appropriate cycle parking/storage can be provided on site.

3.3 The proposal would include significant improvements to access arrangements to and from the site. The proposal includes the provision of in and out vehicular access arrangements which is considered to minimise the impact of traffic using the lane to the north. The proposal also includes improvements to the pedestrian access facilities to the north of the site with better and safer connections to the local bus stops and into the village.

3.4 Given the type of development involved, there would be various vehicular and pedestrian access arrangements throughout the site. There would be separate pedestrian routes where necessary. Traffic speeds would be low with appropriate signposting.

3.5 The proposed development would achieve generally level access throughout, although there would be a slight slope down towards the south-eastern part of the site. Most of the development would be at ground level only, providing suitable access for all users, including those with mobility issues. Disabled parking spaces are also provided at suitable locations.

3.6 The proposed layout is considered to provide an appropriate amount and type of car parking and servicing arrangements for the type of development involved. However, we would welcome relevant feedback from the County Highway Authority on highway safety issues as part of the PAC process.

3.7 The proposal would promote sustainable means of travel. The site is situated in a sustainable location, including being in proximity to local bus stops with services between Haverfordwest and St. David's.

3.8 A mixed use development, which includes both compatible commercial and community type uses, is likely to reduce the use of the private car. The re-provision of a village shop/post office would also reduce the likelihood of village residents of having to travel elsewhere for similar services.

#### **4.0 CHARACTER AND APPEARANCE**

4.1 The proposal would achieve the overall objectives of sustaining or enhancing local character, promoting legible development, promoting quality, choice and variety and promoting the successful relationship between public and private space.

4.2 The proposal, by reason of its location, layout, scale and form of the development involved, would be compatible with the capacity and character of the area and landscape setting within which it is located. It should be stressed that the business/community part of the proposal would be on previously developed land and would replace a vacant and dilapidated former motel/restaurant use on the site. The proposal can only make a positive contribution to the village setting and landscape character.

4.3 In comparison to previous developments which have been supported for this site, it is contended that the current proposal would be of no greater scale or have a greater visual impact than these previous schemes – or in fact the original built development which once existed on this site. Indeed, it could be argued to represent a significant improvement over these previous schemes.

4.4 The site is separated from the nearby village settlement by the A 487 but is still physically and visually connected to the built-up area of the village. Whilst there is some variation in the scale, height and appearance of the existing built development, they are generally modest in terms of their scale, height and proportions. The scale, form and height of the proposed development has had regard to both the existing characteristics of the site and nearby village development. It would fully respect the visual transition between the built-up village and countryside beyond. The overall design and materials used in the development would also reflect the local environment.



***Scan of Drawing G09 showing the proposed main building elevations***

4.5 Careful consideration has been given to how the different uses on site, the buildings and open spaces provided complement one another in this mixed use, high-quality development. The treatment of the hard and soft landscaped areas would contribute towards creating a more sustainable development. The proposed landscaping scheme is integral to the overall development with the purpose of enhancing and protecting amenities of the site and the area in which it is located.

4.6 It is acknowledged that the site occupies a sensitive landscape setting, within this part of the National Park. However, it would make use of a previously developed site with some additional tourism development being proposed into the adjoining land to the west. It is suggested that the amount and mix of development are appropriate for this site and location.

4.7 It is acknowledged that the proposal would introduce some new tourism development into the adjacent land to the west. However, it is contended that any visual impact from the introduction of lodges onto this land would not be significant or be harmful to the landscape setting. The proposed lodges would be built of good quality, with the use of appropriate materials and colour scheme to help blend them into the site and surrounding countryside. Apart from some new roadways and parking areas, there would be no other built development. Large areas of this part of the development would remain as open space and landscaped.

## **5.0 COMMUNITY SAFETY**

5.1 The proposal would achieve the overall objective of promoting high-quality in the public realm and ensuring attractive and safe public spaces.

5.2 There would be no conflict between the different uses proposed for the site. Indeed, they would present complimentary uses. The proposed tourism development would be suitably separated with access and connections through to the rest of The Gate development.

5.3 There would be a clear sense of ownership and responsibility for every part of the development. The site would be actively managed by the applicant, as set out by the applicant in the accompanying business plan.



5.4 There are no neighbours that would be significantly affected by the proposed development. The former motel/restaurant site already had a commercial use, with the A 487 being a major influence on the character of the area.

5.5 The proposed layout incorporates clear, direct flows to, within and around the site. Car parking areas would be sited in order to maximise surveillance and avoid criminal damage. The routes throughout the site would be fit for purpose and would provide opportunities for safe physical activity and recreation, with the various facilities to be provided as part of the development contributing to the wider needs of the local community. For example, the proposed public amenity/garden area and LEAP have been suitably and safely located.

5.6 The degree of separation between the proposed holiday lodges would ensure a healthy degree of privacy, outlook and light. The lodges would have the benefit of their own private amenity areas, at a level appropriate to the type of development. There would be suitable boundary treatment and landscaping.

## **6.0 FUTURE MAINTENANCE**

6.1 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 to the development. The site will be appropriately signposted.

6.2 The applicant would be carrying out substantial investment in the development of the site. The overall management of the development has been set out within the applicant's business plan which accompanies the submission. It will be in the interests of the applicant, and any management company, to continue to invest in the site and to maintain the high-quality landscape setting and associated facilities.

6.3 High quality external materials would be used in the construction of the development, including in the provision of the lodges. This would ensure the proposal is built to last not only into the medium but the longer term, ensuring a high-quality and sustainable development.

6.4 Sustainable and hardwearing materials would be used for pedestrian and vehicular access areas and within the proposed development and would be maintained and improved as required to provide safe and convenient access for the different parts of the development.

6.5 The site would be the subject of a detailed and robust planting and landscape management plan, ensuring the establishment and upkeep of the landscape setting of the site.

## **7.0 CONCLUSION**

7.1 This Statement has demonstrated that appropriate design and access principles have been taken fully into account in the formulation of the development of this important site on the edge of the National Park.