

DESIGN & ACCESS STATEMENT










LAND SOUTH OF CLEGGARS PARK, LAMPHEY



PREFACE

TAN 12 defines a Design & Access Statement (DAS) as ‘a communication tool which outlines how the design of the proposal has been considered from the outset of the development process and how the objectives of good design have been used to inform this’. This DAS has been prepared by Hammond Architectural Ltd (HAL) on behalf of Ateb Group & Millbay Homes (Mill Bay Homes was formed as a subsidiary of Ateb Group). It supports a planning application submission for the residential development of land south of Cleggars Park, Lamphey.

PROJECT TEAM

<p><i>Developer & Social Housing Provider</i></p>  	 <p>hammond Architectural Ltd</p> <p><i>Architectural Design</i></p>	
 <p><i>Planning</i></p>	 <p>DTS <i>Development & Technical Solutions LTD</i></p> <p><i>Project Coordinator</i></p>	 <p>acstro</p> <p><i>Transport Consultants</i></p>
 <p>Roger Casey Associates Consulting Civil & Structural Engineers</p> <p><i>Structural & Civil Engineering</i></p>	 <p>dp landscape architecture ltd</p> <p><i>Landscape Consultants</i></p>	 <p>kite ecology</p> <p><i>Ecological Consultants</i></p>

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Capturing the Value of a Site', published March 2016, this document is structured in a way that follows the Welsh Government (WG) guidance documents: Design & Access Statements in Wales, published April 2017 and 'Site & Context Analysis Guide published March 2016.

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1. THE SITE

The site is rectangular in shape and measures approximately 2.42 hectares (5.99 acres). It consists of a level grassland field with associated mixed native species hedgerows and trees to the perimeter. The site is located to the south of the settlement of Lamphey, with good links to local services. The site is bounded by residential development to the north and west, with agricultural land to the east and south. The Pembrokeshire Coast National Park boundary is to the immediate south of the site. Access to the site exists from Freshwater East Road.

SITE LOCATION PLAN



2. DEVELOPMENT SUMMARY

A development of 63 mixed-tenure, one and two storey homes; associated infrastructure; and landscaping is proposed on land south of Cleggars Park, Lamphrey. Vehicular access to the site is to be secured from a small cul-de-sac off the Freshwater East Road / B4584. Separate pedestrian / cycle access will be provided from the site to Cleggars Park, the housing estate situated to the north of the site. The development will sensitively back onto existing boundaries, retaining hedgerow habitats, and supporting biodiversity. The site will incorporate a large area of multifunctional open space that will sustainably manage surface water and provide space for informal play and recreation.

SITE PLANNING LAYOUT



KEY

Boundary Treatments

- Site Boundary
- 1.8m High Timber hit & miss fence
- 1.8m High Concrete post close board fence
- 1.8m High Concrete post close board fence
- 1.8m High Stone screen wall
- 0.45m High Timber Knee Rail
- Proposed retaining wall location (refer to Engineering drawing for further details)

Access Points

- Primary door to dwelling (Part M)
- Secondary door(s) to dwelling
- Garage door
- Parking Space

Hard Surfacing

- Highway
- Highway Footpath
- Private Driveway - Porous Asphalt Finish
- Raised Table Blockwork - Block Paving
- Private Footpath - PCC slabs
- Patio Area - PCC slabs

Soft Surfacing

- Front Garden
- Rear Garden
- Amenity Space / Green Infrastructure / POS
- Informal Open Space - To Include Natural Play Equipment
- Bio-retention System Feature / Attenuation System

Site Features

- Existing or Proposed Tree / Landscaping
- Existing or Proposed Hedgerow
- Affordable Unit - Social Rented
- Air Source Heat Pump (Locations to be agreed)
- Garden Shed
- Bin Slab Location (Locations to be agreed)
- Rotary Line
- Staggered Bicycle Barrier
- Foul Easement
- Bin Collection Point - PCC Slabs

QUANTUM & HOUSING MIX

House Type Schedule						
Type	HT Code	HT Name	Number of Bedrooms	HT Area (M ²)	Number of Units	Total Area of Each Unit (M ²)
Affordable	1B-2P	1 Bed House	1	57	2	114
	2B-4P	2 Bed House	2	85	2	170
	3B-5P	3 Bed House	3	97	6	582
	4B-6P	4 Bed House	4	110	2	220
Open Market	721	2 Bed Bung	2	67	11	737
	925	3 Bed Bung	3	87	8	696
	969	3 Bed House	3	90	10	900
	1023	3 Bed House	3	95	11	1045
	1282	4 bed House	4	118	11	1298
Total Number of Units and Coverage (M²)					63	5762
Total Number of Units and Coverage (ft²)					63	62022.168

3. BRIEF & VISION

Ateb Group aim to bring forward a mixed tenure scheme consisting of Open Market and Affordable homes. The main aim for this site is to provide a range of residential solutions set within the desirable village of Lamphey and closely connected to the historic town of Pembroke and Freshwater East. Homes will be set within an attractive, inclusive environment that enhances and adds to the local community, supporting a strong sense of identity, stewardship, and community value. Specific to this site, development should integrate considerately with the existing community, provide open space for use by residents and visitors and complement local design vernacular.

The General Principles and Specifications contained within the Ateb Group brief for the site are summarised below:

Environmental Opportunities

The development could create the following environmental opportunities:

- Promote Green Heating Solutions e.g. air / ground source heating. The use of underfloor heating should be explored to enhance this type of heating solution.
- Natural and passive ventilation/cooling systems should be used wherever possible.
- Explore utilising south facing roof space and or other areas of the site to produce solar electricity if supported by market demand and returns.
- Retain/enhance mature hedgerows bounding.
- Introduce more planting to create vibrant neighbourhood.
- Electric vehicle charging could be considered.
- Recycling of grey water across the site could be explored.
- With the use of green energy and heating solutions, technology should be used to enhance energy reduction generally by the buildings on the site bearing in mind cost versus return.
- Aim for environmental standards:
 - A net carbon zero
 - EPC A for the residential

Development & Tenure Mix

At inception stage the following options were identified to be explored as part of the site evaluation process:

- Scheme design that is traditional with a modern edge, in keeping with village location
- Proposed site mix (minimum of 55 units) to include open market homes (2 and 3 bed semi-detached houses and 3 and 4 bed detached houses and bungalows) and social rented homes including 3 Bed semi-detached houses.

Placemaking

The five objectives of good design (TAN12) are a set of principle considerations for this development, ensuring the development effectively responds to and assimilates with the local context. In addition, the DCFW Placemaking Charter identifies six placemaking principles, which are also key guiding factors.

In accordance with the above, a set of site-specific principles and objectives have been developed for the site that support and promote placemaking. These are presented on page 7.



PLACEMAKING PRINCIPLES



People & Community

- Create an attractive, welcoming place that is accessible to all and fosters a sense of belonging leading to community stewardship.
- Provide a range of homes, attractive streets, and spaces to support community interaction and offer experiences that will help foster a sense of belonging and community.
- Shape proposals in response to the engagement process to ensure the final scheme meets the needs of the future community.



Location

- Efficiently use the land available whilst respecting the strong green assets of the site.
- Maximise opportunities to connect to the community of Cleggars Park and residents located along Freshwater East Road.
- Connect with existing and proposed infrastructure, supporting existing services and reducing the need to travel.



Mix of Uses

- Efficiently use land, providing a mix of housing types and tenures that suit local requirements and achieve an appropriate density.
- Create spaces where people of all ages can gather around to establish a sense of community.



Movement

- Maximising the opportunities for convenient, safe, and active travel from home to Lamphey and Pembroke's local

community destinations, services, and transport network.

- Maximise active travel connections to existing movement network, helping to reduce car dependency and ensuring sustainable lifestyle are supported.
- Create an attractive and safe residential environment that is safe, easy to navigate and accessible to all, encouraging walking and reducing car dominance and vehicle speeds.



Public Realm & Landscape

- Connect to and enhance the Green Infrastructure network and provide space for people to come together and socially interact.
- Build resilience through green-blue infrastructure.
- Sustainably manage surface water, promote biodiversity and allow people to come closer to nature, supporting people's well-being.
- Design streets and spaces as social places, adding a sense of playfulness and supporting people's well-being and happiness.



Identity

- Deliver a distinctive characterful development, which creates a sense of place.
- Develop a strategy that celebrates the sites existing green assets and create opportunities to enjoy the wider landscape setting.
- Drawn on the local building styles and material palette, ensuring a sense of neighbourhood and belonging.
- Positively define, front, and animate and streets and spaces and terminate key vistas with buildings or landscape.

4. PLANNING CONTEXT

The site is located within the adopted settlement boundary of Lamphey, within Pembrokeshire Local Development Plan (LDP1). The site is allocated for housing (reference HSG/052/00011). The site falls entirely within the defined Settlement Boundary of the village (Policy SP 13). The settlement of Lamphey, which is identified as a 'Service Village' in Policy SP 12 of the adopted LDP. The following policies and guidance are considered relevant to the proposals.

Relevant Planning policies:

- Future Wales: The National Plan 2040
- Policy 2 - Shaping Urban Growth and Regeneration - Strategic Placemaking
- Policy 9 - Resilient Ecological Networks and Green Infrastructure
- Planning Policy Wales (Edition 11, February 2021)
- Technical Advice Note 12: Design (2016).
- Joint Mid Wales Local Transport Plan 2015-2020.
- Active Travel (Wales) Act 2013.
- Well-Being of Future Generations (Wales) Act 2015
- Manual for Streets (MfS1 and 2) (2007 & 2010).

Other key policy considerations:

- Welsh Government Circular 016/2014: The Environment (Wales) Act 2016
- The Active Travel (Wales) Act 2013
- The Well-being of Future Generations Act (Wales) 2015

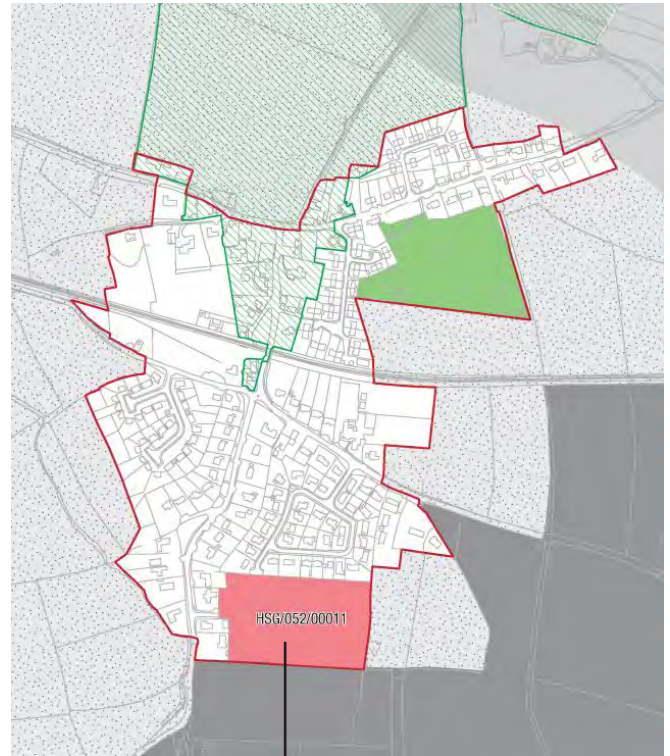
Local Development Plan (adopted February 2013)

- SP 1 Sustainable Development
- SP 12 The Settlement Hierarchy
- SP 13 Settlement Boundaries
- SP 15 Rural Settlements
- GN.1 General Development Policy
- GN.2 Sustainable Design
- GN.3 Infrastructure and New Development
- GN.4 Resource Efficiency & Renewable and Low-carbon Energy Proposals
- GN.26 Residential Development
- GN.27 Residential Allocations
- GN.28 Local Needs Affordable Housing
- GN.37 Protection and Enhancement of Biodiversity

Supplementary Planning Guidance

- Affordable Housing (September 2015)
- Biodiversity (May 2014)
- Development Sites (updated version December 2016)
- Parking Standards (June 2013)
- Planning Obligations (September 2016)

LDP PROPOSALS MAP (INSET MAP)



LDP Housing Allocation

As noted above the site is identified as a housing site on the Proposals Map that accompanies the LDP (reference no. HSG/052/00011) and to which Policy GN.27 is relevant. This policy identifies the site as land 'South of Cleggars Park', covering 2.42 hectares and with a minimum housing requirement of 55 units to be provided, of which an indicative affordable housing requirement would be 10%.

Planning History

- 03/1543/PA – Residential development. Refused 9th March 2005.

5. SITE SURROUNDINGS

The site is located on the edge of the historic village of Lamphey, to the east of Pembroke. The site is in walking distance to local facilities including a primary school; local shop; public house; two hotels with restaurants and recreational areas, including a play area. The area is served by local bus service, connecting to Tenby and Haverfordwest. Lamphey is also served by a railway station connecting to the wider Pembrokeshire and Tenby region. The site contains mature hedgerows for the most part. The site is contained to the north and west by existing housing. To the east lies a separate parcel of agricultural land, beyond which lies further housing. Land to the south is agricultural and situated within the Pembrokeshire Coast National Park.

CONTEXT PLAN



Site Photograph Location Plan



View of site from north, Cleggars Park. Mix of 1 and 2 storey homes.



View of site from north, Cleggars Park. Mix of 1 and 2 storey homes.



View of site from north, Cleggars Park. Mix of 1 and 2 storey homes.



Western boundary of field



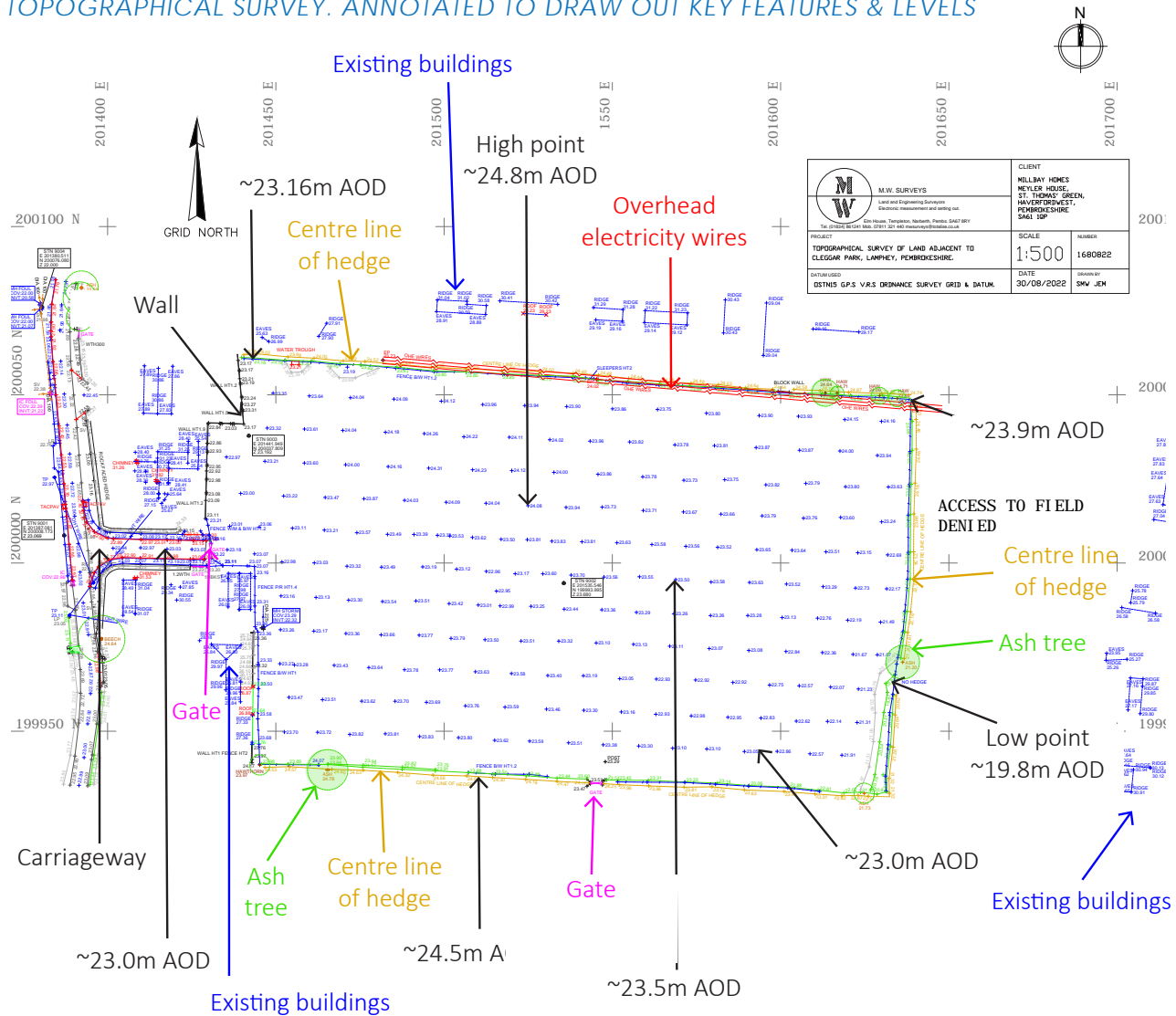
Panoramic photograph of the site taken from the south-western corner facing north eastwards (Kite Ecology)



6. TOPOGRAPHY & LEVELS

A Topographical Survey Plan was prepared by M W Surveys in August 2022 (see extract below). The topography of the land is generally flat lying. The levels of the site drop on the south-eastern corner of the site.

TOPOGRAPHICAL SURVEY. ANNOTATED TO DRAW OUT KEY FEATURES & LEVELS



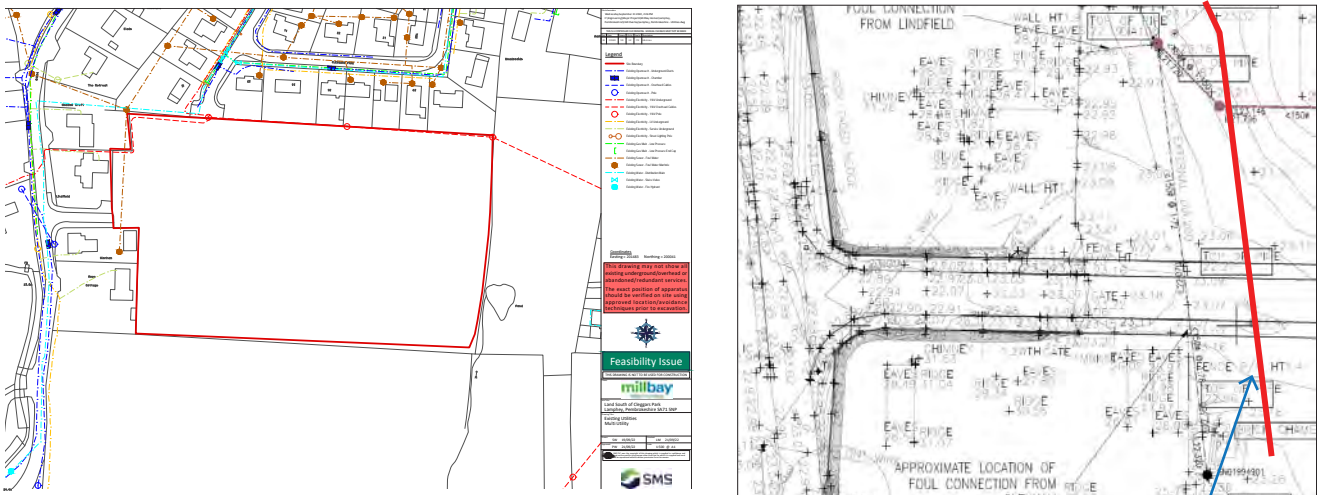
Photograph along Eastern boundary, looking south revealing low point along hedge line (Kite Ecology)



7. INFRASTRUCTURE & DRAINAGE

The site has remained part of undeveloped fields since the earliest map reviewed, 1869 up to the present day. The site and laboratory works have shown the ground conditions comprise Topsoil over bedrock of the Carboniferous age Black Rock Sub Group and Gully Oolite Formation (reference Listers Geotechnical Consultants, Ground Investigation Report December 2022). Roger Casey Associates (RCA) have been appointed to offer Structural and Civil Engineering advice on this scheme. The Desk study suggests that this development site is suitable for an infiltration surface water disposal strategy subject to infiltration testing. There is an alternative positive connection into the watercourse available on site. An existing utilities plan has been prepared (drawing extract below) highlighting the presence of existing sewer foul water pipe crossing the western boundary and overhead electricity cables running the length of the northern boundary.

EXISTING UTILITIES PLAN (PREPARED BY SMS)



EARLY ATTENUATION STRATEGY PROPOSALS (PREPARED BY RCA)



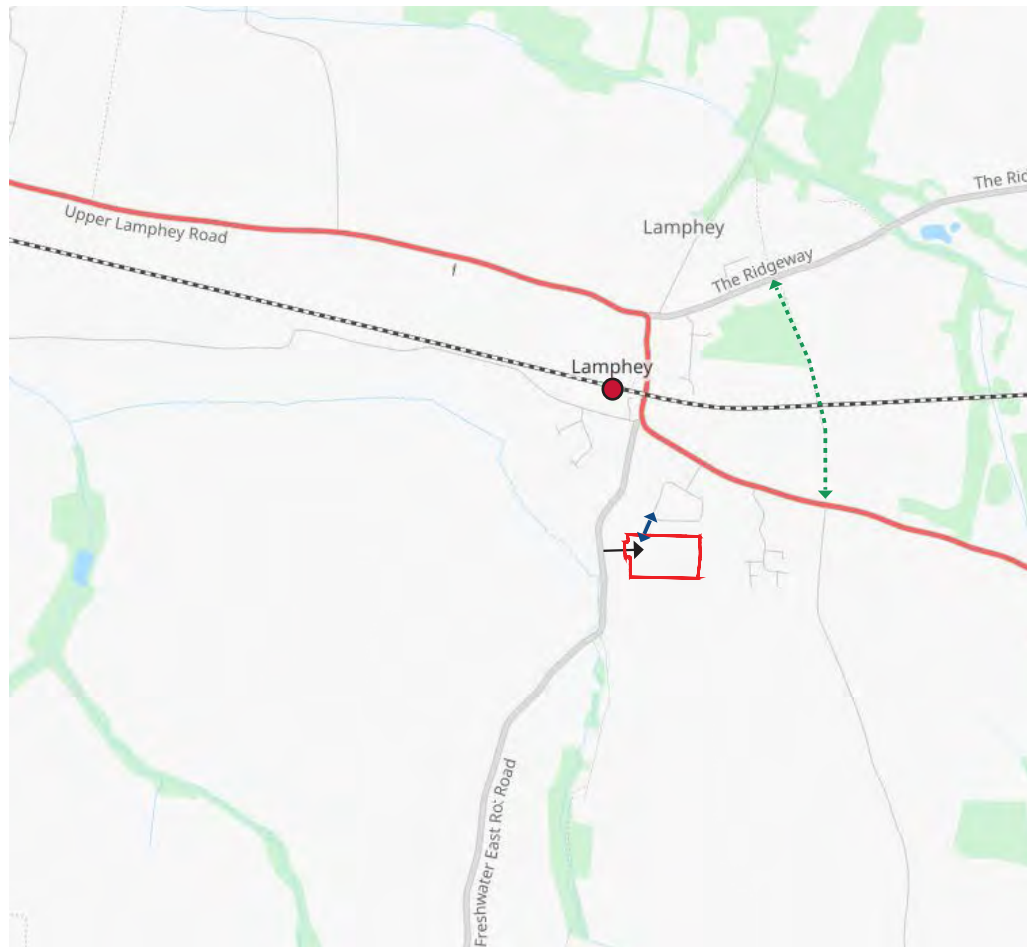
FW Pipe
External
diameter
200

Existing watercourse







8. ACCESS & MOVEMENT

Vehicular access to the site is to be secured from a small cul-de-sac off the Freshwater East Road / B4584. Freshwater East Road connects to the A4139 in the north, linking Pembroke (in the West), Tenby (in the East), and Freshwater East (in the south). Footway provision is provided along the Western carriageway of Freshwater East. Separate pedestrian / cycle access can be achieved from the site to Cleggars Park housing estate. The site is well served by buses and is in walking distance of Lamphey Rail Station.

CONTEXT PLAN SHOWING ACCESSIBILITY OF SITE



A Transport Statement accompanies this application, considering the transport implications of the proposed development. It demonstrates that the site is in a sustainable location that is closely related to existing facilities and services and is accessible to pedestrians, cyclists and public transport users.

-  Site location
-  Point of access (all modes)
-  Potential Non Motorised user access connection
-  Public Right of Way
-  A4139 (Bus Route)
-  Rail Station

View towards site from western access point



The site will be accessed from Freshwater East Road (B4584). The access to the site has already been formed and consists of a 5.5m wide carriageway with 1.8m wide footways on both sides. Good visibility is available to and from the access by virtue of the wide verge that runs along the eastern side of Freshwater East Road.

9. ECOLOGY & TREES

An Extended Phase 1 and Protected Species Survey was commissioned. A summary of the findings is presented below.

Designations

- The site is 1.2km to the north of Freshwater East Cliffs to Skrinkle Haven Site of Special Scientific Interest which also forms part of the Pembrokeshire Marine SAC. It is also 1.2km to the north of Freshwater East Local Nature Reserve and the small section of field to the south-west, is located within the Pembrokeshire Coast National Park. The proposals are deemed very unlikely to impact on the designations.
- The western boundary (H1) comprises a retaining wall dividing the houses to the west from the agricultural field. There were occasional patches of bramble along the boundary walls. The northern, eastern and southern boundaries (H2,3,4) comprise well maintained hedgerows c.2 to 2.5m high and 1.5m wide. Refer to survey for species list.

Biodiversity

- The site comprises an improved agricultural field which has recently been cut. The hedgerows surrounding the site are species rich, but are well maintained as boundary features. While there was no evidence of protected species on site, there are records in the area for a number of mobile species which may on occasion utilise the site. It is considered unlikely that the development would impact on the biodiversity of the area.
- The main section of the field is improved grassland which has recently been cut. Refer to survey for species list.
- The proposed development will lead to the loss of the improved grassland, therefore any planting should utilise locally sourced, native species.

Habitats

- All five hedgerows surrounding the site (including H1 and H2 which appear to be of very limited suitability) were searched for dormouse nests. During the search, the surveyor checked all vegetation for the presence of dormouse nests.

Badgers, Bats & Dormice

- There was no evidence of badgers on site, or within a 30m radius of the boundary.
- There are two mature ash trees in H3 and H4. Neither had features suitable for roosting bats. Both were classed as being of low Bat Roosting Feature potential. It is however likely that the site would be used by foraging and commuting bats.
- There are no known records for dormice within a 5km radius of the site. No nests were found in any of the hedgerows.

Southern Boundary Hedgerow (Kite Ecology)



10. BUILT FORM & CHARACTER

The site is bounded by existing residential properties directly to the north and west, with further residential properties to the east, separated by an agricultural field. Properties located off Cleggars Park are characterised by detached bungalows and two storey homes with direct front access onto the pavement and parking on plot or to the side. Front/side boundaries are typically delineated by a low blockwork/stone wall or hedgerow. Architectural finishes vary, with render prevailing. Homes are generally of painted render finish in muted colours (typically cream/white) and the occasional concrete/stone block work detail.

View along Fresh Water East: Typically large, detached two storey homes / bungalows, set within large plots. Boundaries defined by natural stone wall, hedgerow. Render prevailing, gables to roofscape. Chimney detail.



View along Cleggars Park: Typically mix of detached and semi-detached two storey homes / bungalows / dormer bungalows (typically (white/cream/grey painted/render facade). Boundaries typically defined by low concrete blockwork wall, landscape gardens/lawns, on plot parking. Render prevailing.



11. SWOT ANALYSIS

The key site constraints and opportunities presented by the site are summarised below in the form of a SWOT analysis and graphically presented on page 15. The early identification of site constraints and opportunities has informed the design process, helping capture the full value of site and create a site layout that is sustainable, accessible, and deliverable.

Strengths

- The site is within the defined Settlement Boundary of Lamphey and is identified as a housing site within the LDP. The principle of development for housing purposes is therefore considered to be acceptable.
- Vacant, available land that could provide much needed housing including affordable homes.
- A sustainable location within the settlement of Lamphey, in walking distance to local amenities.
- Close proximity to existing bus stops and services.
- Attractively located, adjacent to Pembrokeshire Coast National Park.
- The site is not a significant risk of fluvial or coastal flooding.

Weaknesses

- The access road to the site is unadopted and subject to discussion with Pembrokeshire County Council highways to ensure adoption can be achieved via a S.38 agreement.
- Existing services have been identified on site i.e overhead powerlines & B.T lines.
- Existing foul water drainage pipe crosses the site. Protection measures required in the form of 6.0m easement width.
- The site is bounded by existing properties. The layout must be designed to ensure that there will be no mutual overlooking and loss of privacy.
- Lamphey does not have mains gas. Consider air source heating as preferred heating option.

Opportunities

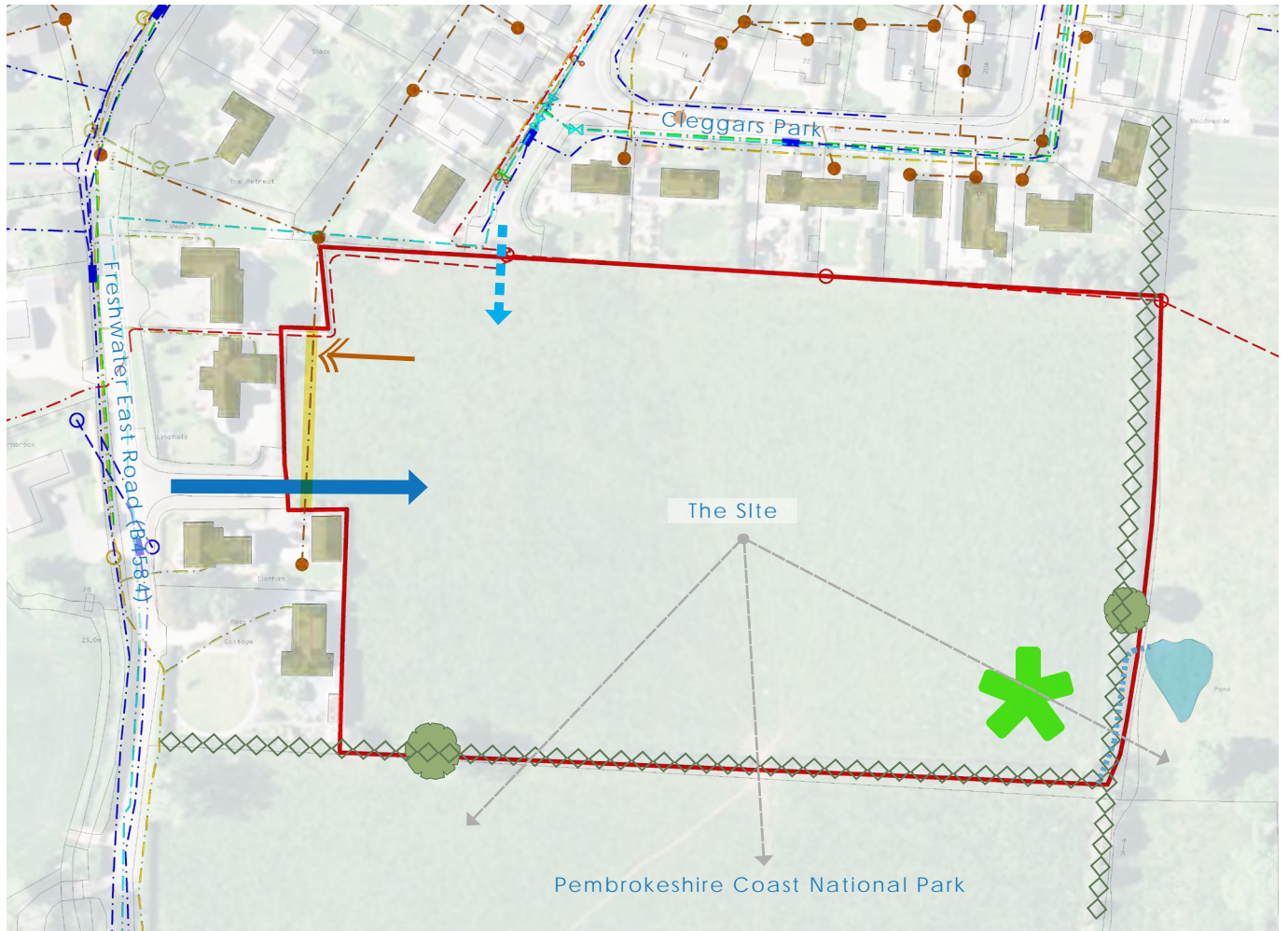
- Create a logical extension to the existing settlement.
- Utilise existing access point onto Freshwater East Road.
- Provide a footpath connection, connecting the existing Cleggars Park residential community and enabling sustainable travel into Lamphey.

- Create an area of open space for use by residents and the existing community.
- Create a strong green infrastructure network for people, wildlife, and sustainable urban drainage.
- Incorporate ecological mitigation and biodiversity enhancement measures.
- One and two storey properties, similar building material would be likely considered acceptable in this site context.
- Potential to back on to existing residential properties and use existing/new vegetation to sensitively screen the development.
- Potential foul connection point to west. Site topography suggests a gravity connection should be viable to the north-west, connecting to the existing foul water drainage network.
- Desk study suggests that this development is suitable for an infiltration surface water disposal strategy (infiltration testing required to confirm).
- Underground existing overhead cables.
- In all gardens, landscaping and open space, sympathetic landscaping utilising locally sourced native species will help biodiversity.
- Retain boundary hedgerows as much as possible and incorporate new planting, so providing additional corridors for wildlife around the site and surrounding habitat.
- Incorporate bird and bat boxes to enhance the nesting potential of the site.

Threats




















- Potential threat to existing habitats. Need to protect retained hedgerows along the site boundaries during/post-construction to avoid potential damage.
- Lighting may have a potentially negative impact on foraging. Need for appropriate lighting strategy.

Key Opportunities & Constraints Plan









Ordnance Survey © Crown Copyright 2022. All rights reserved. Licence number 100022432



Infrastructure (approx overlay, refer to Utilities Plan)

-  Site Boundary
-  Existing Open reach - Underground Ducts
-  Existing Openreach - Chamber
-  Existing Openreach - Overhead Cables
-  Existing Openreach - Pole
-  Existing Electricity - 11kV Underground
-  Existing Electricity - 11kV Overhead Cables
-  Existing Electricity - 11kV Pole
-  Existing Electricity - LV Underground
-  Existing Electricity - Service Underground
-  Existing Electricity - Street Lighting Pole
-  Existing Gas Main - Low Pressure
-  Existing Gas Main - Low Pressure End Cap
-  Existing Sewer - Foul Water
-  Existing Sewer - Foul Water Manhole
-  Existing Water - Distribution Main
-  Existing Water - Sluice Valve
-  Existing Water - Fire Hydrant
-  Potential Foul Drainage Connection



Landscape & Ecology (refer to topographical survey)

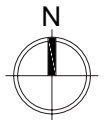
-  Existing pond (off-site)
-  Drainage ditch
-  Existing hedgerow / GI corridor
-  Existing Ash trees (refer to topographical survey)
-  Potential attenuation basin location / POS
-  Potential panoramic views

Movement & Access

-  Primary vehicle access
-  Potential Non Motorised User (NMU) access

Easements & No Build Zones

-  Potential Foul Drainage Connection (6m easement)
-  Residential building (consider offset requirements to achieve appropriate privacy distances)



12. CONCEPT DEVELOPMENT

In December 2022 a Concept Sketch Layout was issued to the LPA (see drawing page 20). The proposal demonstrates how the site could accommodate circa 55 affordable homes, it is considered that the scale of residential units and the development is appropriate to the site and is in keeping with the scale of residential development.

The key features of the proposed development include:

Development & Use

- 1 Residential development comprising 2, 3 and 4 mixed tenure houses. The overall scale of the dwellings would on the current proposal would be one to two storey.
- 2 A richness in townscape will be achieved; helping create a sense of place and aiding legibility and wayfinding.
- 3 The proposed architectural style will incorporate a range of house types that have their own character but also complement and enhance the setting, helping to unify the development.
- 4 An extensive, retained hedgerow network will wrap around the edge of the site, connecting the wider green infrastructure network.
- 5 A generous area of open space will be located to the south-east of the site. This multifunctional space will retain existing vegetation, and could incorporate an attenuation basin, helping to sustainably manage surface water and create a diversity of new habitats. The amenity space will provide residents a place to spend time.
- 6 A mix of rain gardens, swales, and water attenuation areas will be integrated across the site, interspersed with green street and tree planting.
- 7 The proposed development will incorporate and adhere to any easements and no-build zones.

Access & Movement Strategy

- 1 Vehicular access to the site will be achieved along the site's western boundary, extending the access connection with Freshwater East Road. Cyclists access to the site will be provided on carriageway.
- 2 The internal access road has been designed to a 5.5m width and can accommodate the range of vehicles that are likely to service the site, including refuse vehicles. The connecting routes will be attractive and comfortable, consistent with the encouragement of mobility for all.
- 3 Pedestrian access (1.8m footways) to the site will follow the vehicular accesses into the site.
- 4 A point of pedestrian and cycle access into the site could be provided to the north-west of the site, connecting to Cleggars Park. This would facilitate sustainable access to Lamphey.
- 5 A legible, connected street layout is proposed that will create an attractive walkable neighbourhood. Manual for Streets principles are applied, aiming to reduce the impact of vehicles, and giving a higher priority to the needs of pedestrians and cyclists, with direct, attractive, safe, well connected, permeable street networks.
- 6 The character and the identity of the streets and private drives will vary across the site, with a change in street width, surface materials and landscape planting strategy proposed.
- 7 Parking is typically proposed on plot and provided in accordance with SPG.
- 8 Level access will be provided with Lifetime homes standards achieved.

Design Evolution



Concept Framework



KEY

- | | |
|--------------------------------------|---|
| Residential development / built form | Primary vehicle access |
| Open Space / SUDS | Potential Non Motorised User (NMU) access |
| Play area | Primary footpath network |
| 6m Easement (Location TBC) | Potential extension to footpath |
| Existing vegetation / GI corridor | Informal footpaths |
| Indicative tree planting | PROW |
| Potential attenuation basin (SUDS) | Existing bus stop |
| Panoramic viewpoint | Primary internal street network |

13. ENGAGEMENT

In December 2022 feedback was sought from Pembrokeshire County Council on the emerging concept proposals. A formal written planning response was received from Case Planning Officer, Mark Hyde in February 2023. A subsequent meeting was held with Mark Hyde to discuss follow-on matters on 22 March 2023. A summary of the key points raised are provided below.

DESIGN & LAYOUT

- It has been suggested that the highway appears somewhat "over-engineered" and the layout a little "regimented".
- During the pre-application meeting confirmation was received that the LHMA projections for housing mix was an indicative tool rather than a material basis in planning policy.
- Proposals to uplift corner turner units and amend bungalows were subsequently discussed with the planning officer and agreed in principle that this would soften and enhance the streetscene.

HIGHWAYS

- The proposed access is deemed suitable.
- The proposed pedestrian link to the north is welcomed, although the precise location of its tie-in to the hammerhead will need to be given consideration.
- Improvements to the Bus Stop on the A4139 would be welcomed as part of an S106 agreement to support active travel in the area.
- The SPG "zone 4" standards for parking will apply (houses/bungalows - 2 spaces, apartments - 1 space) However, there have been no comments received from highways regarding parking provision.

OPEN SPACE

- Initially it was suggested that the LAP relocate further south, into the area of proposed open space, as the LAP in its current location is enclosed to two sides by road.
- The SuDS attenuation basin itself is not regarded as contributing to open space provision. It should be noted that a total of 715sqm of informal open space will need to be provided outside of this area, which is likely to be met by the areas around the basin at present.

- Due to the shortfall of play space in the area it was advised that some consideration be given to providing an area of open space to a LEAP standard.
- The request for a formal LEAP was revised from the written response, and instead provision of a natural play space to the east of the POS area was recommended.

ECOLOGY

- An EPS license is not anticipated to be required, however, there is potential to encounter bats during works, and in this case a license may need to be obtained.
- Enhancement and mitigation measures have been proposed within the response for protected species.
- The County Ecologist has not raised any concerns around Dormice.

LANDSCAPE

- The landscape officer has advised that they would like to see a less engineered landscaping plan, with end users in mind as well as storm water.
- Recommendations have been made with regarding hedgerows and trees.

DRAINAGE

- Recommendation to seek advice from SAB.

EDUCATION

- The Council as Local Education Authority will be seeking a financial contribution towards mitigating the impact of development on schooling. The case officer has provided written correspondence confirming that this sum can be revisited with the LEA at submission stage.

14. THE PROPOSAL

The Proposed Site Layout and Accommodation Schedule is presented on page 23 (see also drawing ref. PL-01). The proposed layout has been developed to work with site constraints and opportunities. This has in turn enable the character and feel of the site to evolve. This section summarises the key design parameters and placemaking principles, including the five objectives of good design outlined in TAN 12 (Character, Access, Movement, Environmental Sustainability and Community Safety).

LAYOUT

The proposed layout has been developed with the following key considerations in mind:

- Creating a new sustainable, diverse residential community that supports social well-being and healthy lifestyle choices.
- Delivering a connected layout, maximising opportunities to integrate with the surrounding movement network and encouraging, active, sustainable travel.
- Creating a green infrastructure network that links to the existing hedgerow network and semi-natural habitat, promoting the movement of species through the landscape.
- Incorporating and adhering to known easements and no-build zones.
- Maintaining appropriate separation distances between houses, and in particular, between habitable rooms.
- Sustainably manage surface water across the site, draining to the south-western corner of the site.
- Creating an attractive, characterful development that complement and enhances the village of Lamphey.
- Orientating homes to enable the installation of solar panels, enabling the development to generate your renewable electricity.

The key features of the layout and proposed design are summarised on the following pages.

USE & AMOUNT

- Provision of 63 new homes, including 12 affordable homes
- A range of house types and tenure that will support the creation of a mixed community.
- A network of supporting infrastructure, incorporating green streets, open space for natural play and Sustainable Urban Drainage (SUDS) measures.

SCALE & DENSITY

- Homes will be a mix of two storey houses and one storey bungalows in keeping with the surrounding homes within the area. Refer to house type drawings and site sections for further details on height, scale and massing. Further detail is also provided in section 15 of this document.
- Based on the provision of 63 units the proposed density is 33 dwellings per hectare.

CHARACTER

- Characterful neighbourhood design, with a strong sense of plan
- Architectural style that complements and enhance the setting, helping to unify the development.
- Permeable layout with direct, attractive, safe, well connected routes linking to Freshwater East Road and Cleggars Park.
- Richness in townscape, helping create a sense of place and aiding legibility and wayfinding.
- Attractive green streets adding visual interest, helping to reduce vehicle speeds and encouraging active travel.
- Further details and the character, place and appearance is provided in Section 15.

SITE PLANNING LAYOUT



KEY

Boundary Treatments

- Site Boundary
- 1.8m High Timber hit & miss fence
- 1.8m High Concrete post close board fence
- 1.8m High Concrete post close board fence
- 1.8m High Stone screen wall
- 0.45m High Timber Knee Rail
- Proposed retaining wall location (refer to Engineering drawing for further details)

Access Points

- Primary door to dwelling (Part M)
- Secondary door(s) to dwelling
- Garage door
- Parking Space

Hard Surfacing

- Highway
- Highway Footpath
- Private Driveway - Porous Asphalt Finish
- Raised Table Blockwork - Block Paving
- Private Footpath - PCC slabs

Patio Area - PCC slabs

Soft Surfacing

- Front Garden
- Rear Garden
- Amenity Space / Green Infrastructure / POS
- Informal Open Space - To Include Natural Play Equipment
- Bio-retention System Feature / Attenuation System

Site Features

- Existing or Proposed Tree / Landscaping
- Existing or Proposed Hedgerow
- Affordable Unit - Social Rented
- Air Source Heat Pump (Locations to be agreed)
- Garden Shed
- Bin Slab Location (Locations to be agreed)
- Rotary Line
- Staggered Bicycle Barrier
- Foul Easement
- Bin Collection Point - PCC Slabs

QUANTUM & HOUSING MIX

House Type Schedule						
Type	HT Code	HT Name	Number of Bedrooms	HT Area (M ²)	Number of Units	Total Area of Each Unit (M ²)
Affordable	1B-2P	1 Bed House	1	57	2	114
	2B-4P	2 Bed House	2	85	2	170
	3B-5P	3 Bed House	3	97	6	582
	4B-6P	4 Bed House	4	110	2	220
Open Market	721	2 Bed Bung	2	67	11	737
	925	3 Bed Bung	3	87	8	696
	969	3 Bed House	3	90	10	900
	1023	3 Bed House	3	95	11	1045
	1282	4 bed House	4	118	11	1298
Total Number of Units and Coverage (M²)					63	5762
Total Number of Units and Coverage (ft²)					63	62022.168







ILLUSTRATIVE VIEW OF HOMES LOCATED ALONG SOUTHERN BOUNDARY OF SITE (REFER TO SS-01)









ACCESS & MOVEMENT PLAN (BASED ON EXTERNAL WORKS PLAN EW-01)



Access Points

-  Primary vehicle access
-  Potential Non Motorised User (NMU) Access
-  Primary door to dwelling (Part M)
-  Secondary door(s) to dwelling
-  Garage door
-  Parking space

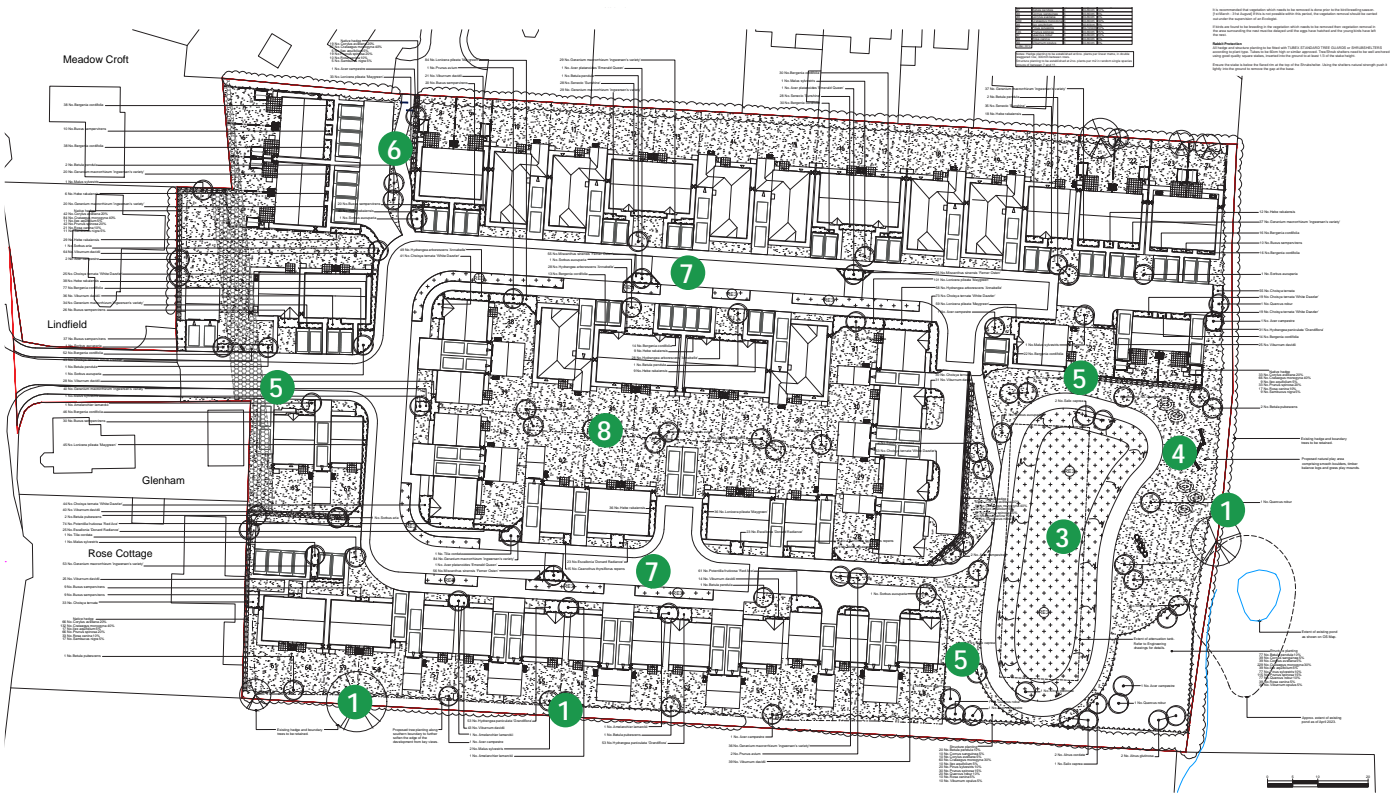
Movement Network

-  Highway
-  Highway footpath
-  Private Driveway
-  Private footpath
-  Raised table & landscape build out
-  Bin collection point

MOVEMENT & ACCESS

- Access to the site is via an existing site access, connecting to Freshwater East Road.
- Pedestrian access within the site will be provided in the form of 1.8m footways on both sides of the carriageway from Fresh Water East.
- Footpaths will follow the vehicular accesses into the site.
- A Non Motorised User (NMU) access is proposed to the north east of the site connecting to Cleggars Park.
- Cyclists access to the site will be provided on carriageway.
- The internal access road networks have been designed to a 5.5m width, with the occasional street narrowing created by landscape build outs and raised tables introduced to slow vehicle speeds and enhance street scene.
- The access and street network has been designed to accommodate the range of vehicles that are likely to service the site, including refuse vehicles.
- Refuse collection will be via the main carriageway. Refer to Refuse Strategy Plan (RS-01).
- Inclusive access is proposed, with access to properties provided in accordance with building regulations.
- Parking is typically offered on plot or within limited parking courts.
- The wide range of amenities available locally will facilitate sustainable travel mode choices (walking, cycling or the use of public transport) reducing travel by private car.

(EXTRACT OF DP SOFT LANDSCAPE PROPOSALS PLAN, DRAWING NO. 1173.01)



LANDSCAPING

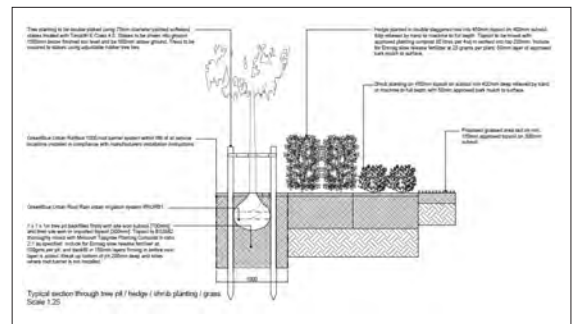
DP Landscape Architecture have developed a landscape strategy for the site and produced a 'Soft Landscape Proposals plan (see above). The key features of the layout and proposed design are summarised as follows:

- 1 Existing hedge and boundary trees to be retained.
- 2 Proposed tree planting along southern boundary to further soften edge of the development form key views.
- 3 Proposed area of Public Open Space (POS), comprising a dual use amenity and surface water attenuation basin.
- 4 Proposed natural play area. Potential for rounded glacial boulders / timber balance logs and 500mm high grassed play mounds.
- 5 Structural landscaping, including native tree, hedge and shrub planting, positively welcoming people into the site, positively enclosing area of POS, and creating an attractive place to meet and socialise.
- 6 Landscaped 'green link' creating an attractive route and aiding legibility and wayfinding.
- 7 Green streets, incorporating seeded SUDS features, tree planted landscaped build outs.
- 8 Gardens comprising amenity grassed and shrub planting softening the streetscene and providing amenity space for residents to enjoy and personalise.

LEGEND

	Existing trees to be retained and protected in accordance with BS 5837:2012 as required.
	Existing trees to be removed as part of the development.
	Existing groups of trees / vegetation / hedges to be retained and protected in accordance with BS 5837:2012 as required.
	Existing groups of trees / vegetation / hedges to be removed as part of the development.
	Proposed native tree planting. Refer to schedule for details.
	Proposed native hedge planting. Refer to schedule for details.
	Proposed native structure planting. Refer to schedule for details.
	Proposed shrub planting to include pollinators. Refer to schedule for details.
	Proposed amenity grassed areas to be seeded with 'A22 Low Maintenance' by Germinal or similar on min. 150mm topsoil on min. 300mm subsoil as per specification. Sown at the recommended rate of 50g/m ² .
	Proposed seeding to SUDS features: Ref: 'RE3 River Floodplain / Water Meadow' by Germinal Seeds or similar. Sown at the recommended rate of 5g/m ² onto LOW FERTILITY SUBSOIL.
	Proposed rounded glacial boulders / timber balance logs and 500mm high grassed play mounds within natural play area.

TYPICAL SECTION THROUGH TREE PIT / HEDGE / SHRUB PLANTING AREA / GRASS



ENVIRONMENTAL SUSTAINABILITY

In accordance with TAN 12, the development should seek to achieve efficient use and protection of natural resources; enhance biodiversity and design for change.

At the project outset several high levels principles were developed, focused on Environmental Sustainability:

- Protect and enhances the natural environment and pro-actively manages surface water drainage.
- Provide a supply of housing that meets the needs of the present and future generations, is well served by local facilities, and supports health and well-being.
- Efficiently use land in a way that sensitivity responds to the site context.
- Create employment opportunities during the construction period.

The site is sustainably located within an existing settlement, in proximity to a range of services and facilities and public transport options.

The proposed development protects and enhances aspects of the natural environment and pro-actively manages surface water drainage in a sustainable way.

The proposed dwellings will be built to current buildings regulations, which include new energy efficiency ratings, new regulations for on-site electricity generation and overheating mitigation. Affordable homes will be built to current Welsh Development Quality Requirements (WDQR).

Solar panels will be provided, facilitating the generation of renewable electricity. Refer to proposed layout for specific front and back locations.

COMMUNITY SAFETY

In accordance with TAN 12, community safety can be achieved through careful site planning and detailed design. The design of the proposed layout will reduce the opportunity for crime and other anti-social behaviour. Key features include:

- Carefully orientated buildings designed to enable natural surveillance, promote a sense of ownership and responsibility and aid crime prevention, thereby increasing community safety.
- The development is well connected to the adjacent area, increasing the opportunity to socially interact, which assists in the development of neighbourhood identity.
- All buildings are arranged to create a clear distinction between areas that are public and private.
- Opportunities exist for residents to personalise spaces that they control whilst projecting an image of a well-kept and loved environment.
- Areas to the front of properties are semi-private by being visually and physically accessible to passing public but still projecting a more private situation.
- The design of the proposed layout will reduce the opportunity for crime and other anti-social behaviour by maintaining surveillance of the scheme and incorporating secure gates, fences, and enclosures. Hostile and defensive security measures are avoided.
- Carefully considered landscape planting is proposed to make attractive streets that encourage social activity yet also deter access, where appropriate, to minimise the opportunity for unobserved crimes.
- High quality materials are proposed to help create an enduring environment, requiring less maintenance where people are more inclined to take pride in their surroundings.
- Adequate street lighting will be provided in accordance with the Local Authority Highway standards, creating a more comfortable and attractive environment.



15. CHARACTER & PLACE

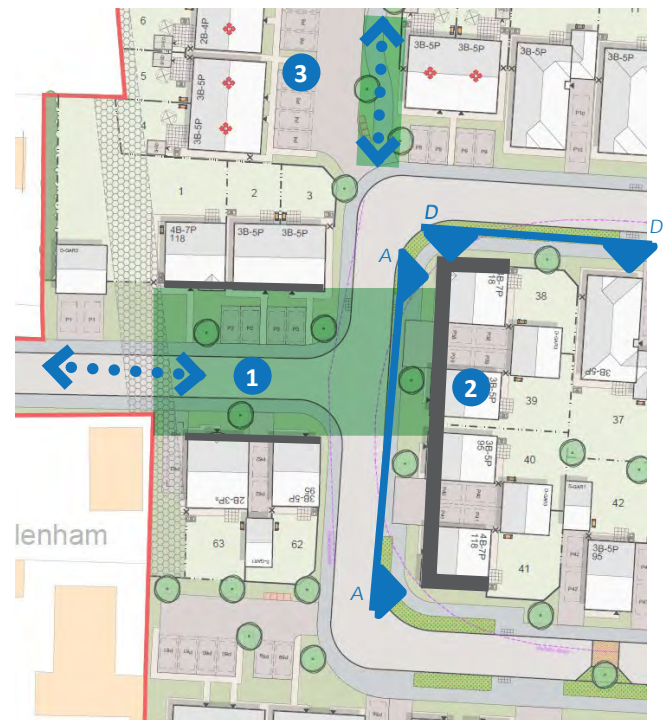
Ateb Group wish to sensitively respond to the site's green, village setting and deliver a new neighbourhood with a strong sense of place. The layout has been developed to work with site constraints and opportunities. This has in turn enable he character, appearance and general feel of the site to evolve.

ARRIVAL GATEWAY

- 1 From the west, a new street will be extended off Freshwater East Road. The street is attractively fronted by 2 storey houses, set within attractively landscaped gardens carefully.
- 2 The view from Freshwater East is terminated by the 2 storey homes and landscape, symmetrically designed, and located, helping to people into the site and aid legibility and wayfinding.
- 3 A green 'lane' will meander into the site from the north-eastern-corner of the development. This tree and hedge lined footpath will positively connect to the existing Cleggars Park development. A terrace of houses will front onto this arrival space. The small area of parking will be positively enclosed by landscape.

Refer to soft landscape planting proposals plan for further details on species selection.

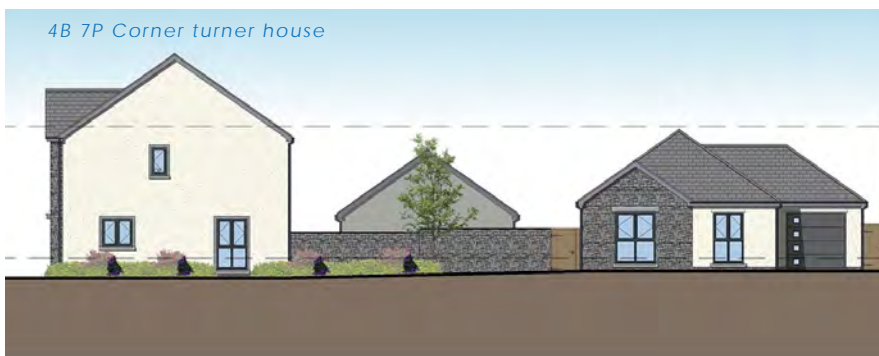
Arrival Gateway



Extract from street scene A-A (SS-01)



Extract from street scene E-E (SS-01)



Above: Illustrative view of corner turner property.

Left: Illustrative view of the homes fronting the site. The introduction of symmetry and the increased scale, gable features add to the end units help reinforce the identity of this street and aid wayfinding.



STREETSCAPE

The development will seek to find a balance between movement, access and character of place:

- 1 The Main Street will split, forming two parallel, linear east-west cul-de-sac streets. Streets will be attractively softened and 'greened' through the introduction of linear SUDS features, planting build outs and landscaped front gardens.
- 2 The streets will be typically fronted by a mix of one storey bungalows and two storey homes with on plot parking, carefully integrated to the front side and rear of properties and interspersed with landscaping.
- 3 The two parallel streets will be linked by a public footpath through the proposed area of area of Public Open Space (POS).
- 3 A series of private drives will connect off the street network offering quieter spaces for the residents and the opportunity for doorstep play.
- 4 Where possible buildings have been designed to face onto streets and spaces and terminate key views, animating and maximise surveillance.

Extract from street scene C-C (SS-01)

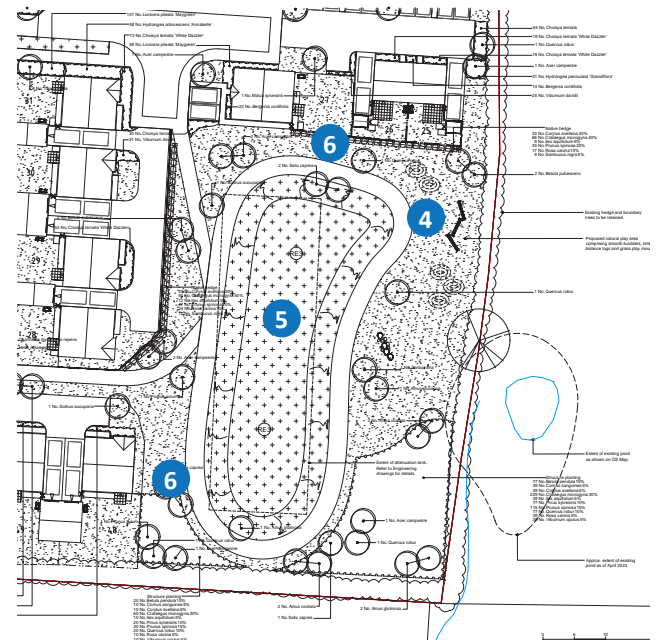


PUBLIC OPEN SPACE, BIODIVERSITY & AMENITY

A new area of multifunctional public open space will be created in the south-eastern corner of the site, providing a place for the community to come together.

- 1 The space will be protected from the east and south by retained hedgerows and trees.
- 2 The space will open-up to the west where it will be positively overlooked by homes. This helps to provide a safe community space designed for all ages to enjoy, allowing people and nature to come together.
- 3 A public footpath will connect the two streets, supporting active travel.
- 4 The design of the space will support informal amenity use and incorporate a natural play area.
- 5 An attenuation area for surface water drainage will form a key feature of the space.
- 6 The soft landscape setting of the site will be reinforced by native structural planting and attractively landscaped front gardens, offering benefits to people's health and well-being, to the environment and to wildlife.

Public Open Space



Below: Illustrative view homes overlooking the POS. The orientation of homes positively front, animate and offer surveillance over the proposed area of Public Open Space.



ARCHITECTURAL DETAILING

Local vernacular is varied, with a variety of house types, material palette within the surrounding area.

The proposed architectural style for this scheme has been developed to have its own character, complement and enhance the setting.

A collection of high quality detached, semi-detached and terraced homes is proposed. The key features of the form of the development and architectural style are summarised as follows:

- The scale, height and massing of the development has been designed to integrate with the locality.
- Homes will be typically one and two storeys. It is considered that the scale of residential units and the development as a whole is appropriate to the site and is in keeping with the scale of residential development typical to the area.
- The length, width and height of buildings is varied across the development (refer to submitted house type drawings).
- Nine different, but complementary housing types have been developed for the site that will help create a sense of place and aiding legibility and wayfinding.
- Changes in architectural treatment (gables, windows, and canopies) are proposed, helping to create an attractive and varied streetscape.

- Properties will be unified by material palette and architectural features, add a sense of richness and identity to the development.
- Windows and doors are well designed and proportioned with the building facade.
- Gables will help animate and address streets and spaces.
- Flat canopies are included across the house types as linking character element.
- It is considered that the scale and massing of the proposed residential units and the development is appropriate to the site and is in keeping with the scale of residential development typical to the area.

Building Materials

A similar architectural finish in terms of material and colour has been applied across the site.

Homes will be typically painted sand and/cement finish and contrasting grey rough dressed stone.

Further information and photographs illustrating typical external finishes are provided on pages 31. See also house finishes plan (HF-01), extract below.

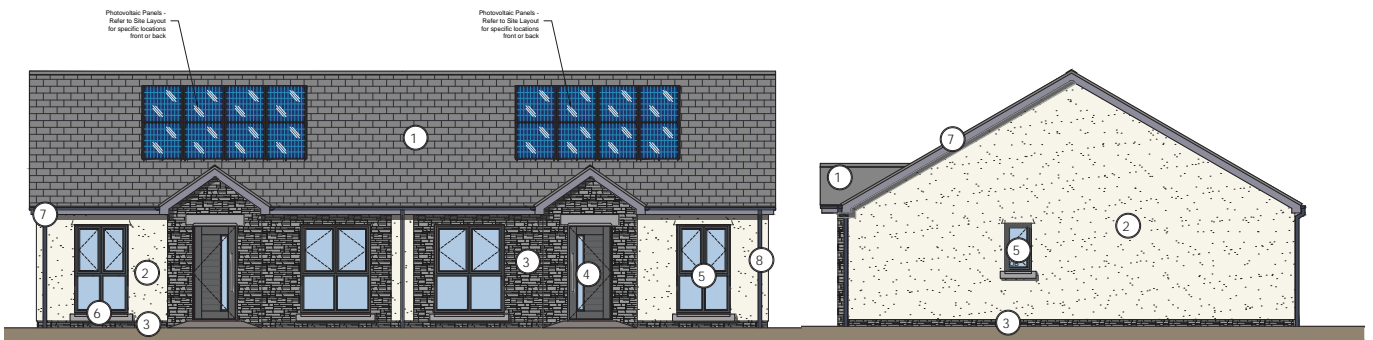
ILLUSTRATIVE PHOTO SHOWING MATERIALS PALETTE



HOUSE FINISHES EXTRACT (REFER TO KEY ON PAGE 31)



EXAMPLE MATERIAL PALETTE FOR HOUSE TYPES



MATERIALS

ROOF FINISH

- ① Marley Modern Smooth Grey
Angled Concrete Ridge Tiles - Colour Red

RENDER FINISHES

Render - Sand/Cement with painted finish.
Paint colours referenced based on Sandtex

- ② White

STONE FINISH

- ③ LBS Black Slate Z-Stone cladding. Refer to house type drawings for location of stone detailing.

SCREEN WALLS

Outside face to be LBS Black Slate Z-Stone cladding. Internal face to be white render.

GENERAL NOTES

- ④ Front doors to be composite in Anthracite Grey RAL 7016, manufacturer and style to be agreed.
 - Rear/side doors to be composite doors: Anthracite Grey, RAL 7016. Refer to house planning elevation drawings for door styles.
 - Garage doors Hormann L-ribbed (LPU) Style 454 Steel Sectional Door - Colour: Anthracite Grey RAL 7016
- ⑤ Windows to be PVCu: Anthracite Grey, RAL 7016
- ⑥ Precast concrete cills where indicated on elevations to be in Portland Grey
- ⑦ All Fascias, Barge And Soffit Boards to PVCu Finish Colour - Grey
- ⑧ All Rainwater Goods to be PVCu - Colour - Grey
 - All Service Meter boxes to match render colour



16. CONCLUSION

This Design & Access Statement summaries how the proposed development of land south of Cleggars Park, Lamphey is following a design led process. The proposed development will deliver a mixed tenure development of 63 new homes, embracing multiple levels of sustainable design. The development will be a well-designed, attractive residential development that is accessible, welcoming healthy, and sociable. The development proposals will contribute to creating sustainable places by having regard to the context of the local, natural, historic, and built environment.

- The scheme has positively evolved following consideration of feedback received during Pre-Application consultation.
- The proposed development adheres to the provisions of National and Local Planning Policy and Guidance.
- The proposed development will support the sustainable redevelopment of the area.
- A varied mix of property types and tenures will be provided. This approach will enable the development to appeal to large sections of the local community, including first time buyers, couples, small and large families, and retirement buyers.
- Homes will be set within an attractive, green environment and provide a new public amenity space.
- Homes will be attractively designed, to complement and enhance the character of the surrounding area.
- A large area of multifunctional public open space will offer a place to spend time, socialise and connect with nature.
- Sustainable urban drainage features will be attractively integrated across the site sustainably managing surface water and helping to support and enhancement biodiversity.
- The layout places a high priority on the needs of pedestrians and cyclists, with an attractive, safe, street network proposed.
- A direct, attractive, safe, well connected street layout is proposed.
- The scheme will seamlessly integrate with the existing residential area and supporting access to the community of Lamphey.

