

# DESIGN & ACCESS STATEMENT

LAND AT HEOL GOI, ST CLEARS  
CAMARTHEN

JULY 2024

**amity**  
planning consultants



# PROPOSAL

## SUMMARY OF THE PROPOSAL

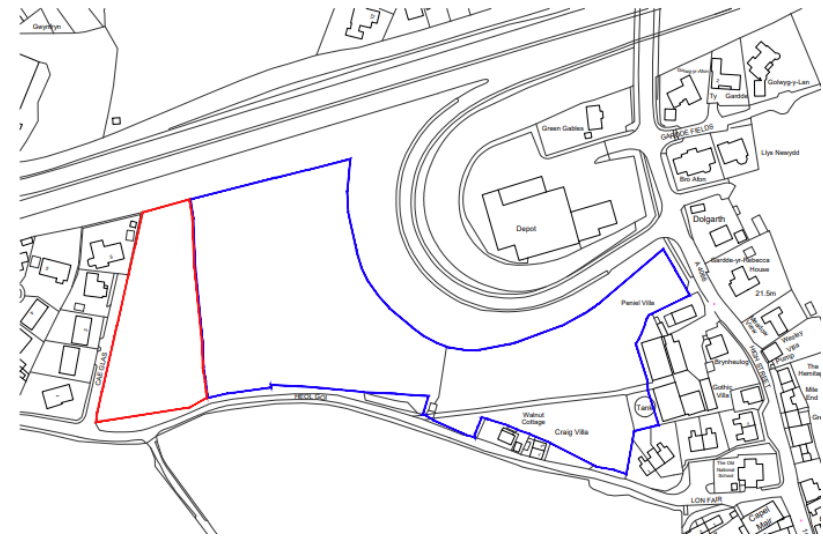
This document has been prepared by Amity Planning Ltd on the behalf of Obsidian Homes Ltd. This statement supports the submission of a full planning application for residential development together with drainage, engineering, landscaping and associated work at Land at Heol Goi, St Clears.

The objective of this Design and Access Statement (DAS) is to demonstrate how the principles of good design and placemaking have been applied, and how the proposed planning submission has been developed in a thoughtful, logical, and innovative manner, that considers the site, its context and the character of the wider area.

The statement identifies how the scheme responds to the relevant policies and guidance on design and placemaking. The statement also explains how the design evolution has responded positively to the comments and input from a wide range of local authority departments and demonstrates how we have collaborated with the local authority to produce this scheme.



FIGURE 1



### 1.0 SITE LOCATION PLAN

## SITE CONTEXT

The site at Heol Goi currently comprises of a parcel of greenfield land and is situated within a primarily residential and light industrial area of St Clears. The site forms the Phase 2 development to the existing housing estate to the East.

The built-up area of St Clears expands to the north and south of the A40 trunk road. The site is within the southern section of the village, bordered by the development abutting Cae Glas from the West. The historic core of the village is located to the north of A40 where most of the local services and facilities are located. A shared bridge for pedestrians and motor vehicle users crosses the A40 and connects the southern and northern parts of the village.

# VISION STATEMENT

## DEVELOPMENT BRIEF

The development of this land at Heol Goi brings the opportunity to provide high quality housing to the area, delivering thoughtful design to match the needs of the local population. The development site is sustainably located close to a wide range of facilities, shops, and leisure space which can be accessed by bike, on foot or with public transport options.

The scheme extends the identity of the existing development to the east whilst the built form of the proposed houses, parking and their relative access integrates sympathetically and seamlessly into the pre-existing urban layout. Consequently, the residential nature of the development is an ideal land use to complement the existing adjacent neighbourhoods that enclose the site.

## SITE OPPORTUNITIES & CONSTRAINTS

The development site is located in a prime location to local facilities with the opportunity to slot into a clear hierarchy of surrounding development ensuring a good relationship with the wider character of St Clears. The site is furthermore part of the strategic housing allocation T2/5/h5 within the adopted Local Development Plan.

In terms of site constraints, the site has the following considerations:

- Consideration in terms of residential amenity for existing and new dwellings.
- The integration of a new road to extend from the existing highway infrastructure, whilst ensuring the design is not road dominated.
- Appropriate design with due regard to Archaeological constraints.

## OBJECTIVES



### SUPPLY OF NEW HOUSING

The creation of a new residential area for St. Clears that provides high quality homes as well as integrating sensitively with the existing built form, including archaeologically sensitive areas in the vicinity.



### SUSTAINABLE DESIGN

Aiding in sustainable connections to surrounding services and facilities including a convenience store, surgery, food establishments, visitor accommodation, a public house, local shops, leisure centre, primary school and more.

The promotion of active travel and environmental-friendly modes of transport.



### DISTINCTIVE HIGH-QUALITY DESIGN

Providing a sense of place-making and incorporation of thoughtful strategic landscaping.

Delivering high quality housing and built form that have been informed by site and context assessment.

# PLANNING POLICY

## LOCAL DEVELOPMENT PLAN

The planning policies and guidance which are relevant and influential to the design of the proposed development have been identified as follows.

### CAMARTHESHIRE LOCAL DEVELOPMENT PLAN 2006-2016

The site and its wider location fall within the administrative boundaries of Carmarthenshire County Council and form part of a strategic housing allocation.

The Carmarthenshire Local Development Plan (LDP) was adopted in December 2014. The LDP sets out the spatial vision for the future of Carmarthenshire (excluding that area within the Brecon Beacons National Park) and a framework for the distribution and delivery of growth and development. It sets out land-use planning policies and proposals which are used in the determination of planning applications and in guiding future opportunities for investment and growth.

### MOST RELEVANT LDP POLICIES

SP1 – SUSTAINABLE PLACES AND SPACES

SP5 – HOUSING

SP6 – AFFORDABLE HOUSING

SP13 – PROTECTION AND ENHANCEMENT OF THE BUILT AND HISTORIC ENVIRONMENT

SP14 – PROTECTION AND ENHANCEMENT OF THE NATURAL ENVIRONMENT

SP17 – INFRASTRUCTURE

GP1 – SUSTAINABILITY AND HIGH-QUALITY DESIGN

GP2 – DEVELOPMENT LIMITS

H2 – HOUSING WITHIN DEVELOPMENT LIMITS

AH1 – AFFORDABLE HOUSING

EQ1 – PROTECTION OF BUILDINGS, LANDSCAPES AND FEATURES OF HISTORIC IMPORTANCE

EQ4 – BIODIVERSITY

TR3 – HIGHWAYS IN DEVELOPMENTS – DESIGN CONSIDERATIONS

EP2 – POLLUTION

EP3 – SUSTAINABLE DRAINAGE

## SUPPLEMENTARY PLANNING GUIDANCE

Supplementary Planning Guidance (SPG) exists to provide further detail on policies and proposals contained within Carmarthenshire's Development Plan. They help ensure policies and proposals are better understood and applied effectively. Supplementary Planning Guidance does not hold the same weight as the adopted Development Plan policies. However, they are material considerations to determine planning applications.

### RELEVANT SPG DOCUMENTS

NATURE CONSERVATION &

BIODIVERSITY

PLANNING OBLIGATIONS

AFFORDABLE HOUSING

PLACE MAKING & DESIGN

ARCHAEOLOGY



### REVISED LOCAL DEVELOPMENT PLAN 2018-2033

The Council has produced a Draft Preferred Strategy document for the Carmarthenshire Revised LDP. The Draft Preferred Strategy document outlines the Plans vision, issues and objectives, preferred level of growth and preferred spatial strategy. It identifies two Strategic Sites and 19 Strategic Policies.

The development site has been re-allocated for residential development within this draft.

## PLANNING POLICY WALES VERSION 12

Planning Policy Wales (PPW) forms the overarching national planning policy document within Wales, providing guidance to Local Planning Authorities (LPAs) for the preparation of development plans and the determination of planning applications through their development management functions.

Paragraph 2.8 acknowledges that “planning policies, proposals and decisions must seek to promote sustainable development and support the well-being of people and communities across Wales”.

### 2.0 NATIONAL PLACEMAKING OUTCOMES

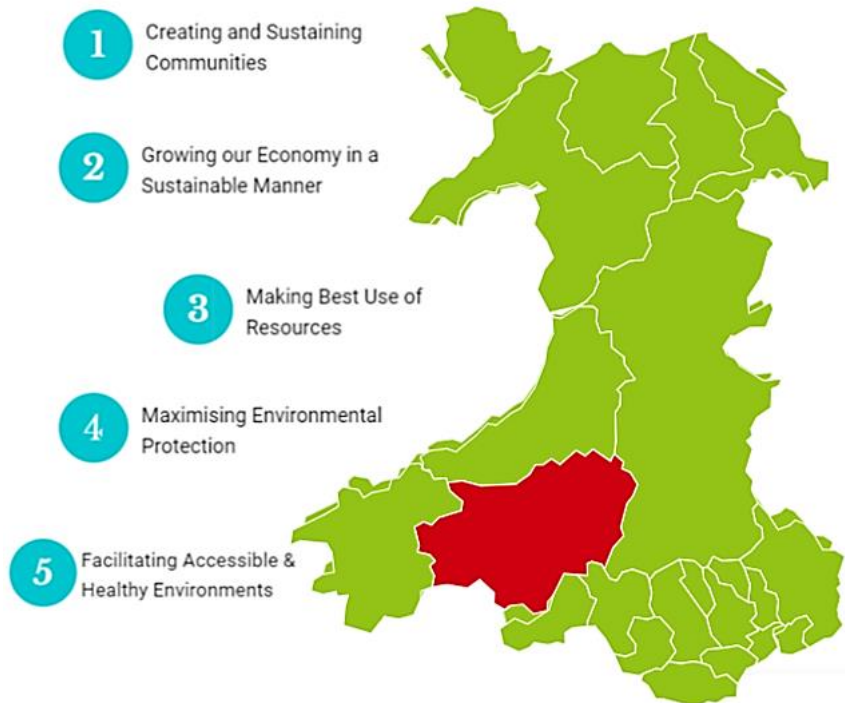


FIGURE 2

## PPW12 BIODIVERSITY FRAMEWORK

**Green Infrastructure:** Stronger emphasis on taking a proactive approach to green infrastructure covering cross boundary considerations, identifying key outputs of green infrastructure assessments, the submission of proportionate green infrastructure statements with planning applications and signposting Building with Nature standards.

**Net Benefit for Biodiversity and the Stepwise Approach:** securing net benefit for biodiversity through the application of the step-wise approach, including the acknowledgement of off-site compensation measures as a last resort, and, the need to consider enhancement and long-term management at each step.

## FUTURE WALES NATIONAL PLAN 2040

Future Wales is the national development framework and sets out the direction for development in Wales to 2040. It is a development plan with a strategy for addressing key national priorities through the planning system. Urban growth and regeneration should be based on the following strategic placemaking principles:

1. Creating a rich mix of uses.
2. Providing a variety of housing types and tenures.
3. Building places at a walkable scale, with homes, local facilities, and public transport within walking distance of each other.
4. Increasing population density, with development built at urban densities that can support public transport and local facilities.
5. Establishing a permeable network of streets, with a hierarchy that informs the nature of development.
6. Promoting a plot-based approach to development, which provides opportunities for the development of small plots, including for custom and self-builders; and
7. Integrating green infrastructure, informed by the planning authority’s Green Infrastructure Assessment.

# INTERPRETATION

## CONCEPT DESIGN

The findings of the site and context analysis, in combination with the content of the relevant policies and guidance provide the framework to deliver the design of the development in line with the vision objectives of the scheme.

1. Provision of 12 homes with a specific tenure to cater to the demand of housing within the area.
2. Seamless connection to the existing highway infrastructure in place from adjacent Phase 1 consent, that will be adapted to the site constraints.
3. Biodiversity/ecology measures to retain valuable elements of the site and provide step wise approach where applicable to enhance the biodiversity value of the land.

FIGURE 3



	1.8m High Close Board fence
	1.8m High Brick screen wall
	0.45m High Timber Knee Rail
	Proposed retaining wall location <i>(refer to Engineering drawing for further details)</i>
	Proposed retaining timber sleeper location <i>(refer to Engineering drawing for further details)</i>
<b>Access Points</b>	
	Primary door to dwelling <i>(Part M)</i>
	Secondary door(s) to dwelling
	Garage door
	1.8m High close board personnel gate
	Parking Space
<b>Hard Surfacing</b>	
	Highway
	Highway Footpath
	Private Driveway - Tarmac Finish
	Private Driveway - 12.5 Tonne
	Private Footpath - PCC slabs
	Patio Area - PCC slabs
	Bin Collection Point - PCC Slabs
<b>Soft Surfacing</b>	
	Bio-retention System Feature / Attenuation System
	Proposed Landscaped Area
<b>Site Features</b>	
	Affordable Unit - LCHO
	Affordable Unit - Social Rented

### 3.0 BOUNDARY TREATMENTS

FIGURE 4



### 4.0 STREET SCENES

# DESIGN DEVELOPMENT

## DESIGN ITERATIONS

The design bid to maintain the consistency by continuing the built form and architectural styles from the initial phase ensures a harmonious transition between the existing and new dwellings. While addressing the multiple forward-facing outlooks of the site, the design team carefully balanced aesthetics with practicality when reaching the final design.

Taking careful consideration of the existing dwellings', the current views from Cae Glas are preserved, ensuring minimal disruption. To minimise the impact, the layout aimed to limit the number of dwellings with rear boundaries adjacent to the existing Cae Glas private drive and provided a front to front design. Properties were also off set ensuring no habitable windows are overlooked notably at no.5 Cae Glas.

Where a proposed dwelling has its rear boundary facing onto Cae Glas a strong landscape buffer has been incorporated along the rear boundaries of these dwellings. This green space enhances visual appeal, maintains amenity standards and provides privacy. This measure also softens the transition between built and natural areas.

The proposed highway arrangement has evolved and been adapted to drainage requirements. A clear, unobstructed route for surface water drainage spans from the South to the North of the site. This ensures effective water management and prevents flooding.

In summary, the design evolution balances aesthetics, practicality, and environmental considerations, creating a

5.0 CONCEPT LAYOUT



5.1 PROPOSED LAYOUT



FIGURE 5

# THE PROPOSAL

## CHARACTER

The proposed scheme has been designed to provide 12no. homes, including 1no. affordable dwelling. A full analysis of the site and its context has been undertaken and it has been thoughtfully concluded that there is sufficient capacity to comfortably fit 12no. housing units with no compromise to high quality design standards.

The proposed buildings directly reflect the adjacent St Clears development in architectural terms and external street scene is very in-keeping with the local area and existing built form.

The detached two storey house with gable pitched roofs and rendered walls is the most dominant type across the street scene in the surroundings of the site. In general, the proposed buildings do not substantially differ from that and architectural elements. The roofs will be finished in marley modern smooth grey and render finishes will comprise of natural white and cream through colour render and red facing brick.

A Settings Impact Assessment has been undertaken for the site ensuring that the appropriate measures are taken to safeguard the setting of the existing ancient monument.

## COMMUNITY SAFETY

Any public routes within and bordering the site will benefit from natural surveillance through appropriate orientation of properties.

Each dwelling will have their own private and enclosed garden space and furthermore, private, and public areas are clearly distinct through suitable incorporation of hedgerows and fencing where necessary.

FIGURE 6

### MATERIALS

#### ROOF FINISH

Marley Modern Smooth Grey

#### RENDER FINISHES

##### Through Colour Render

Natural White - Light textured finish

Red Brick used below dpc

Cream - Light textured finish

Red Brick used below dpc

Red Facing Brick

Red Brick used below dpc

#### SCREEN WALLS

1.8m High Brick Screen Wall in Red Facing Brick with natural sand cement mortar in Bucket Handle Finish.

#### GENERAL NOTES

- Rear/side doors: to be white  
Refer to house planning elevation drawings for door styles.
- Garage doors to be white
- Windows to be PVCu in white
- Heads & Cills to be reconstituted stone where applicable. Refer to house planning elevation drawings.
- All Fascias, Barge and Soffit Boards to PVCu Finish  
Colour - White
- Canopies to be white GRP
- All Rainwater Goods to be PVCu - Colour - Black
- All Service Meter boxes to be white



6.0 HOUSETYPE FINISHES



# THE PROPOSAL

## ACCESS & MOVEMENT

The site lies adjacent to Heol Goi Road, with access proposed through the existing Phase 1 development to the east. The infrastructure to provide this access is already in place.

The width of the access and visibility splays are designed as per Highway design specifications to ensure the safety standards for road users. The new parking is located on plot.

The scheme does achieve the maximum parking standards, however, the site is suitably located to encourage more active forms of travel due to its optimal location. The site is well served by an established network of pedestrian infrastructure serving the existing town of St Clears.

The facilities of St Clears are accessible by foot within the town within walking distance. The routes to key facilities are mainly flat and all streets surrounding the site have at least a footway on one side of the carriageway which provide suitable access to local facilities.

There are a number of Public Rights of Way in close proximity to the site. Routes are accessible from High Street and Heol Goi. The one route provides access to Pwll Trap neighbourhood of St Clears.

There is limited cycling infrastructure within the vicinity of the site. However, it is noted that the relatively flat, lightly trafficked and low speed roads within the area of the site are suitable for cycling and thereby provide an opportunity for trips to be made to and from the site by bicycle.

The nearest bus stops to site are located on High Street (Co-op Bus Stops). The stops are served by bus services 221, 222, 223, 224 and 322. These services provide access to Tanerdy, Pendine, Haverfordwest and Carmarthen.

The nearest station to the site is Whitland Station, located approximately 8km to the west of the site. The station is approximately a 30-minute cycle or 10-minute drive. Whitland station is located on the West Wales line from Swansea. A branch line diverges towards Pembroke and the main line continues to Milford Haven and Fishguard Harbour. Trains connecting to Swansea are an hourly service and take approximately 1 hour 10 minutes.

### 7.0 PROXIMITY TO KEY SERVICES

Facility / Amenity	Walking / Cycling Distance from site access (metres)	Walking Travel Time (minutes)	Cycling Travel Time (minutes)
Co-op Bus Stops	97	1	<1
St Mary Magdelene's Bus Stops	322	4	1
St Mary Magdelene Church	322	4	1
Market Hall Vets	322	4	1
Subway	322	4	1
Santa Clara Bus Stops	483	6	2
Cuddle Up Cookies	483	6	2
SPAR	483	6	2
Coach & Horses Surgery	483	6	2
County Stores Bakery	483	6	2
Elaichi Indian	483	6	2
Neil's Fish & Chips	483	6	2
Garage Bus Stops	645	8	2
The Original Factory Shop	645	8	2
Butchers	645	8	2
Ty Bara	645	8	2
Corvus Inn	805	11	3
Starbucks	965	12	3
Ysgol Griffith Jones	1609	20	5
Co-op Food	1609	20	5
The White Lion Inn	1609	20	5

FIGURE 7

# THE PROPOSAL

## ENVIRONMENTAL SUSTAINIBILITY

The site layout incorporates green and blue infrastructure with the aim of delivering a sense of place; contributing to the preservation and enhancement of habitats and biodiversity; and the infiltration of surface water runoff to prevent and reduce flooding.

The habitats at and adjoining the site location have been recorded in detail. The application area comprises one main habitat type: improved grassland. A narrow strip along the northern edge of the field comprises marshy grassland and poor quality semi-improved grassland. There are also some hedges and boundary trees.

No protected species are present on site, nor any suitable habitat other than minor potential for hedgehogs to commute in wider areas surrounding the site.

To enhance the site's natural habitat and promote biodiversity, native tree and shrub planting will be implemented along the southern boundary. This will create new woodland habitat, improve wildlife linkages, and enhance or protect the existing boundary hedge. To support pollinators, the landscape planting will include pollinator-friendly plants.

Additionally, bee bricks will be installed on each property, built into a sheltered south- or west-facing wall, with the western screening brick wall being an ideal location. Hedgehog gateways will be incorporated into all fences between gardens to allow safe passage for these animals. Integrated bat boxes will be installed on the houses to provide roosting sites for bats, while bird nesting features, such as artificial house martin nests or swift bricks, will be provided on each property to support avian wildlife.

The proposed development does not present a significant risk to habitats on or adjoining the site, and no priority habitats or protected species are affected.

The proposed attenuation basin will be designed with wildlife in mind. It will feature exposed natural clay where possible and a maintenance regime that avoids mowing surrounding edges in the summer. The development of marshy grassland flora in this area will be encouraged, with supplementary planting of native species such as ragged robin and yellow flag iris to further enhance the habitat.



## LANDSCAPE IMPACT

A Green Infrastructure Statement has been produced by Tir Collective to identify any potential GI assets within and around the development site, following the step wise approach to ensure appropriate compensation for any proposed loss, resulting in a net betterment in GI overall through the delivery of development.

Landscape proposals have also been produced, comprising of the following:

- Tree retention, along with new tree planting
- Native boundary hedgerow planting
- Shrub and herbaceous planting
- Proposed grass areas with areas with ecotone transition habitats and areas of wildflower and long grass and local seed mix focused on pollinators supplied by ecologist.
- SUD's raingardens
- SUD's pollinator friendly planting as supplied by ecologist.