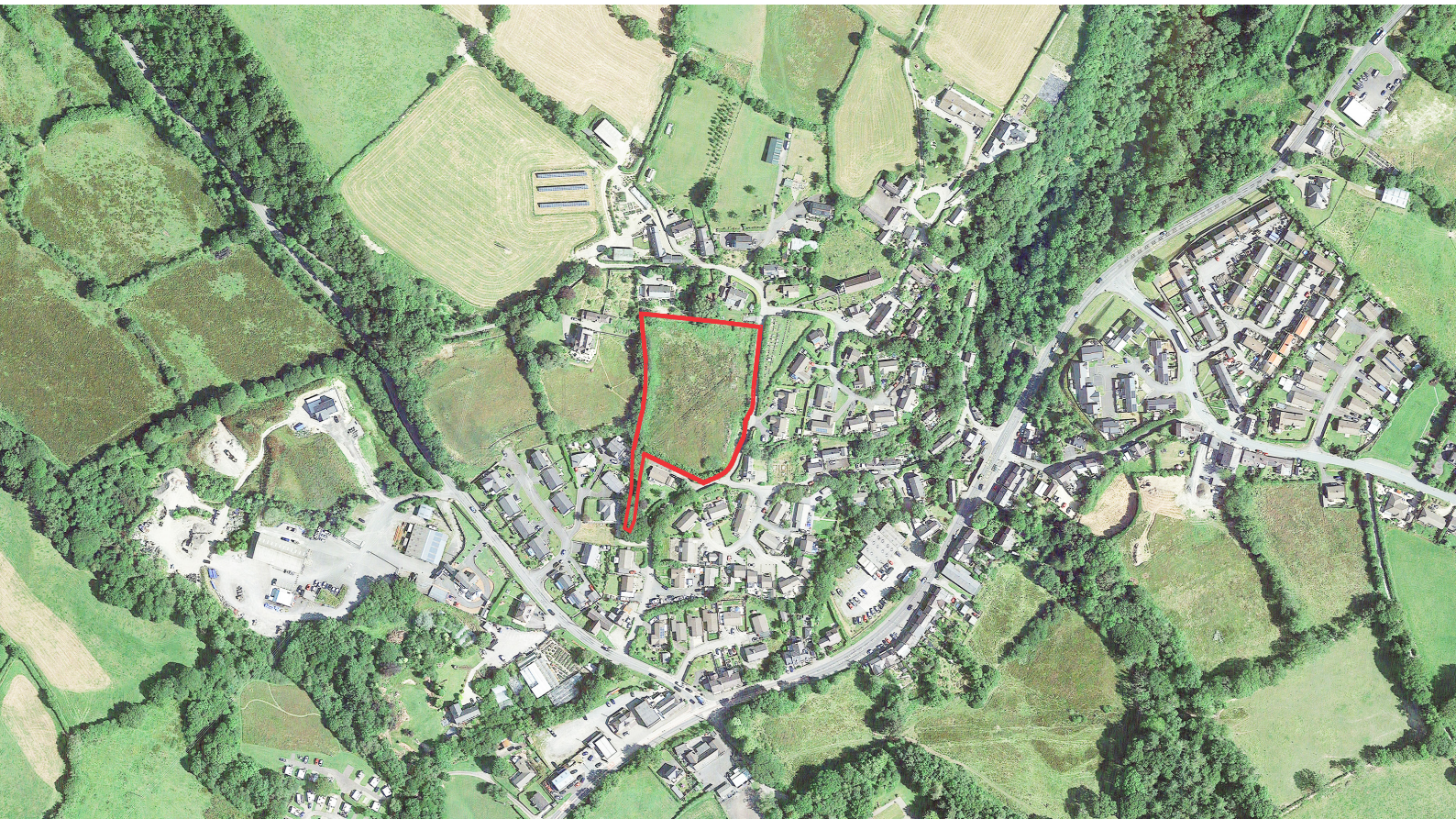


# DESIGN & ACCESS STATEMENT

## LAND TO THE NORTH OF AYLESTONE HAULFRYN, LLANARTH, CERIDIGION



# 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 Wales & West Housing (WWH). It supports a full planning application submission for residential development and all associated works, at land to the north of Aylestone Haulfryn, Llanarth, Ceredigion.

## PROJECT TEAM

<i>Developer &amp; Social Housing Provider</i> 	 <b>hammond</b> Architectural Ltd <i>Architectural Design</i>
 <b>Apex</b> TRANSPORT PLANNING <i>Highway</i>	 <b>CB3</b> CONSULT <i>Structural &amp; Civil Engineering</i>
 <b>amity</b> planning consultants <i>Planning</i>	 <i>Landscape Architecture</i>

## DOCUMENT STATUS

Report ref: 2520\_Haulfryn DAS

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Date: July 2025

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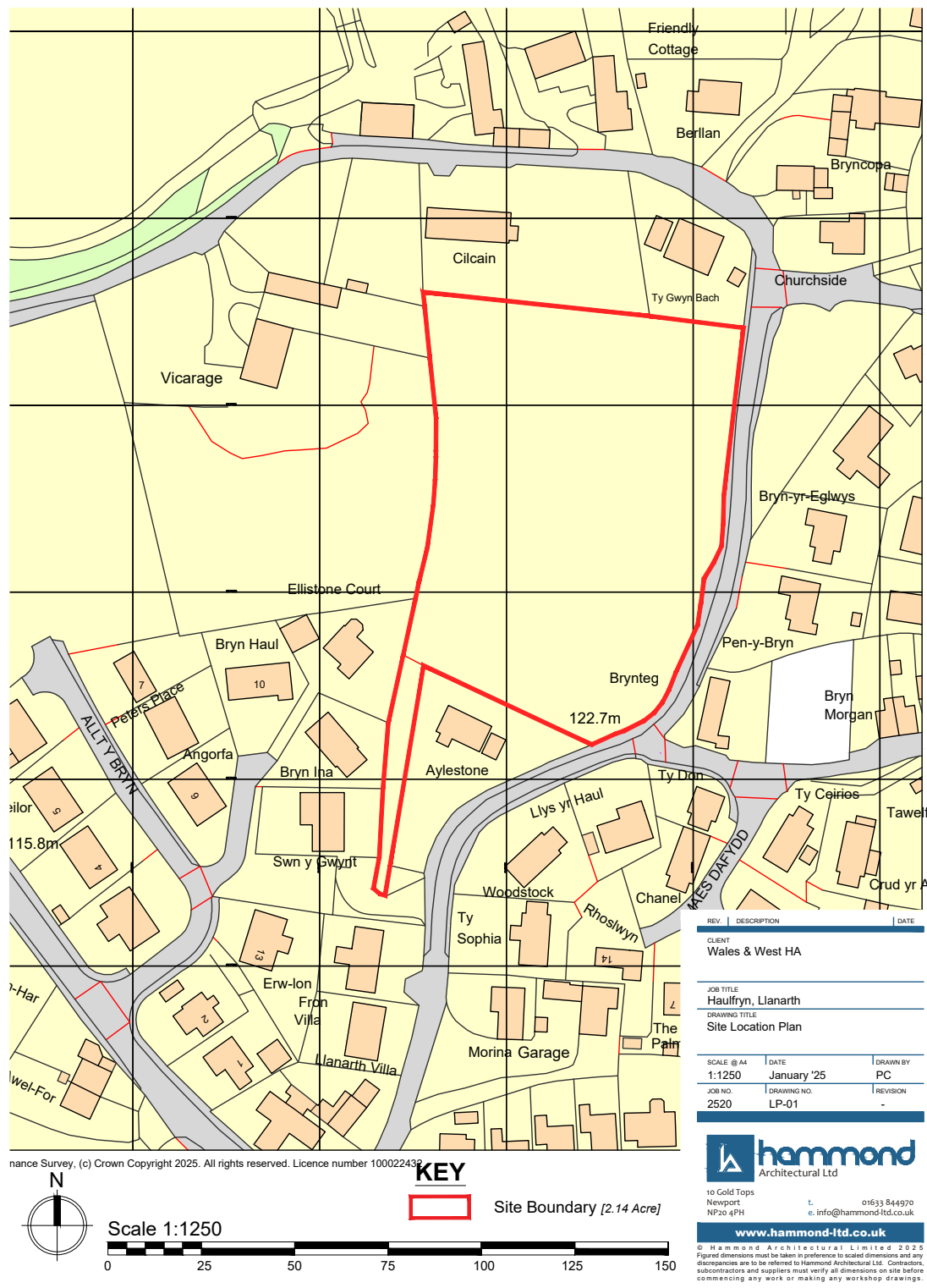
This document is structured in a way that follows the Welsh Government (WG) guidance documents: Design & Access Statements in Wales, published April 2017 and 'Site & Context Analysis Guide published March 2016.

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# 1. THE SITE

The site is located within the settlement of Llanarth and extends to approximately 0.87 hectares. It comprises primarily open grassland, situated to the rear of existing residential development in a well-established village context. The land is broadly rectangular in shape with a narrow spur extending south. The site is bordered by mature trees and hedgerows, providing a strong green edge that contributes to the rural character and screening from adjacent properties.

SITE LOCATION PLAN





AERIAL PHOTOGRAPH OF SITE





## 2. DEVELOPMENT SUMMARY

A development of 17 one and two storey homes; associated infrastructure; and landscaping is proposed on land to the north of Aylestone Haulfryn, Llanarth. Vehicular access to the site is to be secured from the east via a new access. The development will sensitively back onto existing boundaries, retain existing hedgerow habitats, and support biodiversity. The site will incorporate two areas of opens space, a central area of open space and a larger area multifunctional open space that will sustainably manage surface water.

*Illustrative view of new homes overlooking central area of open space*





SITE PLANNING LAYOUT



QUANTUM & HOUSING MIX

Accommodation Schedule					
House Name	Code	Beds	(NIA) m <sup>2</sup>	No of Units	Total Area
Affordable Units					
1 Bed Bungalow	2P1B	1	48.85	4	195.4
2 Bed WDQR House	4P2B	2	83.1	10	831
3 Bed WDQR House	5P3B	3	95.23	3	285.69
Total				17	1312.09



# 3. BRIEF & VISION

Wales & West Housing (WWH) aim to bring forward an 100% affordable scheme. The main aim for their new development is to provide new homes that are designed and built to the highest standards and provide quality homes that integrate considerably with the existing community.

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

## General Principles & Specification

- WWH want to develop an attractive scheme which will appeal to all potential residents, across a number of tenure options. They anticipate their target customers will be Social Rented: People in need of affordable housing.
- Unit house types will range from 1 bed bungalows to 2 and 3 bed homes.
- Social Rented Units will be based upon our range of Pattern Book Designs of property types.
- Final approval of Secure by Design (SBD) compliance should be obtained prior to dwellings being occupied.
- fabric first approach (please see u-value or better requirements within specification document).
- All dwellings shall achieve airborne and impact sound insulation targets 8db better than building regulations.
- All homes to be timber frame construction. Where possible local materials and manufactures should be utilised for new developments unless otherwise stated in the specification document.
- Lifetime Homes level threshold requirements and Building Regulations Part M standards to be followed for both front and rear doors.
- Houses, and all homes should maximise the use of PV panels on roofs, this should be directed to the most cost effective way to aid the resident with heating and hot water usage.
- Air Source Heat Pump to provide heating and hot water in all houses and bungalows with radiators and correctly sized storage tank.

## Social Rented Units

- All the social rent units will be designed to meet Welsh Government (WG) Welsh Development Quality Requirements (WDQR) requirements and Wales & West Housing standards. This includes the meeting the following:
  - Lifetime Homes design
  - Secure by Design
  - RNIB standards
  - Welsh Government circular – Ground floor level access shower requirements.
  - Designed to achieve SAP 92- EPC A or AECB, WG Home Energy Model
- The Architect will be required to prepare supporting information to the Association in its preparation of these Concept and Pre-Planning submissions to WG.
- Homes are to be designed and built using a

## Site Landscape Vision

- The landscape proposal will be designed and proposed in relation to the existing character of the area.
- The existing trees and vegetation retained will preserve and enhance nature where possible.
- The existing and introduced vegetation will provide seasonal interest as well provide a green framework to the new built environment.
- The proposed design will seek to introduce a high-quality landscape which can be used and enjoyed by residents and visitors alike.
- The new planting scheme will provide character to improve amenity and increase biodiversity by providing habitat and food for fauna.



## INDICATIVE OVERLAY OF PROPOSED MASTERPLAN ON AERIAL IMAGERY



## CHARACTERFUL DEVELOPMENT RESPONDING TO SITE TOPOGRAPHY AND LANDSCAPE





## 4. PLANNING CONTEXT

The site is located on the outer edge of the adopted settlement boundary of Ceredigion Local Development Plan (LDP1) - 2007 - 2022 (Adopted 2013). The following planning history, policies and guidance are considered relevant to the proposals.

### Relevant Planning policies:

- Future Wales: The National Plan 2040
- Planning Policy Wales (Edition 12, February 2024)
- Technical Advice Note TAN2: Planning & Affordable Housing; TAN5 Nature Conservation and Planning 2009; TAN12 Design (2016); TAN18 Transport (2007); TAN23 Economic Development; TAN24 The Historic Environment
- Active Travel (Wales) Act 2013.
- Well-Being of Future Generations (Wales) Act 2015.
- Manual for Streets (MfS1 and 2) (2007 & 2010).
- Welsh Government Circular 016/2014: The Environment (Wales) Act 2016
- All Wales Estate Highway Design Guide
- Policy DM06: High Quality Design and Placemaking
- Policy DM09: Design and Movement
- Policy DM10: Design and Landscaping
- Policy DM12: Utility Infrastructure
- Policy DM13: Sustainable Drainage Systems
- Policy DM14: Nature Conservation and Ecological Connectivity
- Policy DM15: Local Biodiversity Conservation
- Policy DM17: General Landscape
- DM19: Historic and Cultural Environment
- Policy DM20: Protection of Trees, Hedgerows and Woodland

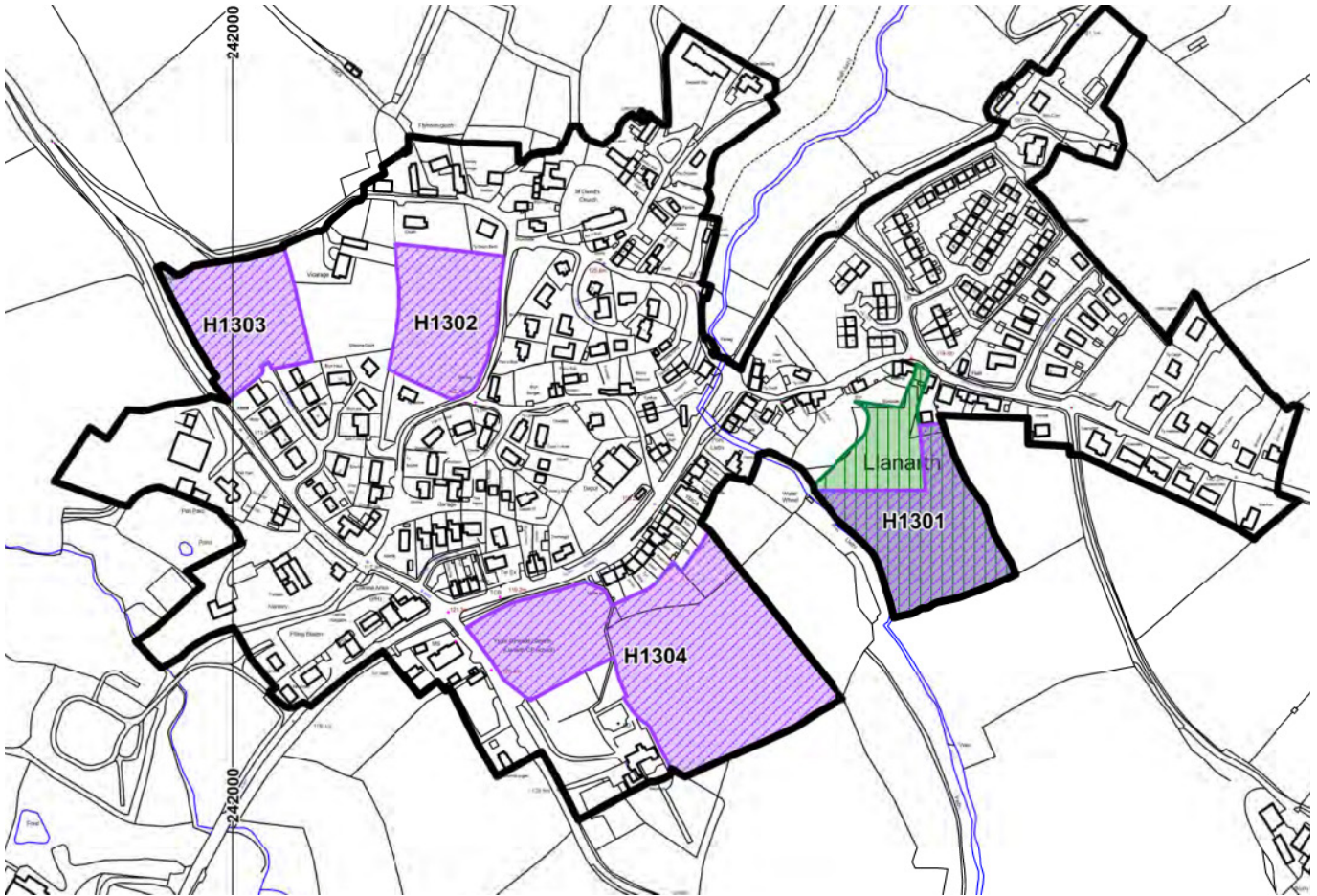
### Other key policy considerations:

- Adopted Ceredigion Local Development Plan (LDP1) - 2007 - 2022 (Adopted 2013)
- Policy S01: Sustainable Growth
- Policy S03: Development in Rural Service Centres (RSCs)
- Policy S05: Affordable Housing
- Policy LU02: Requirements Regarding All Residential Developments
- Policy LU06: Housing Density
- Policy LU24: Provision of Open Space
- Policy LU25: Renewable Energy Generation
- Policy DM01: Managing the Impacts of Development on Communities and the Welsh Language
- Policy DM03: Sustainable Travel
- Policy DM04: Sustainable Travel Infrastructure as a Material Consideration
- Policy DM05: Sustainable Development and Planning Gain
- Community and the Welsh Language (June 2015)
- Ceredigion CC Parking Standards (Jan 2015)
- Transport Assessment (Jan 2015)
- Built Environment and Design (Jan 2015)
- Nature Conservation (Jan 2015)
- Affordable Housing (Sept 2014)
- Open Space SPG (April 2014)

### Supplementary Planning Guidance



## EXTRACT OF LDP PROPOSAL MAP SHOWING SITE ALLOCATED UNDER POLICY H1302



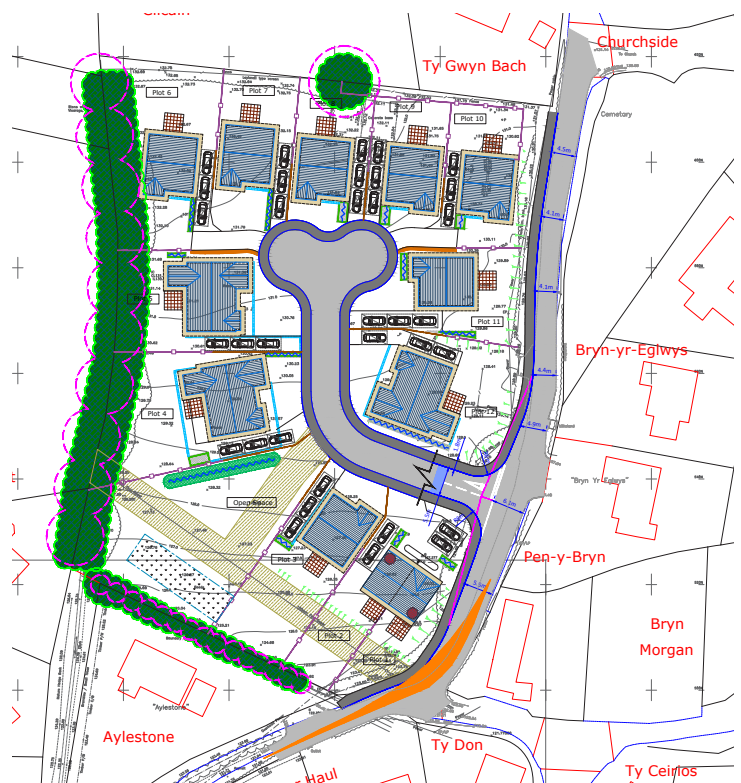
### Housing Allocation

The LDP Proposals Map shows that the site is within the settlement boundary and allocated for housing (H1302), and is therefore considered suitable for development.

### Planning History

The area has been the subject of previous planning applications, with the principle of residential development at the site considered acceptable, including a consented Outline Planning Permission for residential development granted in 2011. The site more recently received approval (application ref. A220368) for residential development comprising 12 homes, with associated access, landscaping, and ancillary works. This was approved in March 2024.

## EXTRACT OF PROPOSED SITE PLAN BY ENZO HOMES



# 5. SITE SURROUNDINGS & ACCESS

The 0.87 hectare site is located within the settlement of Llanarth, within walking distance of local amenities and facilities. The site itself consists of grassland, bordered by mature trees and hedgerows, contributing to its natural character. To the east of the site lies an unnamed lane, which connects to Alma Street (Traws Cymru longer distance bus services) and B4342 (connecting to New Quay). Residential properties are situated to the north, east, and south. A context plan is provided below, illustrating the site's position within the Llanarth village. An aerial view of the site is presented on page 5, offering a broader perspective of its surrounding area.

## Northern Boundary

- Defined by the rear gardens of dwellings fronting the northern road. Enclosed with a combination of fences and vegetation.

## Eastern Boundary

- Runs alongside an unnamed road, which provides informal access to the site. The boundary abuts the rear or side boundaries of residential properties defined by fences, outbuildings, and planting.

## South Boundary

- Bounded by the rear gardens of adjacent homes and vegetation

## West Boundary

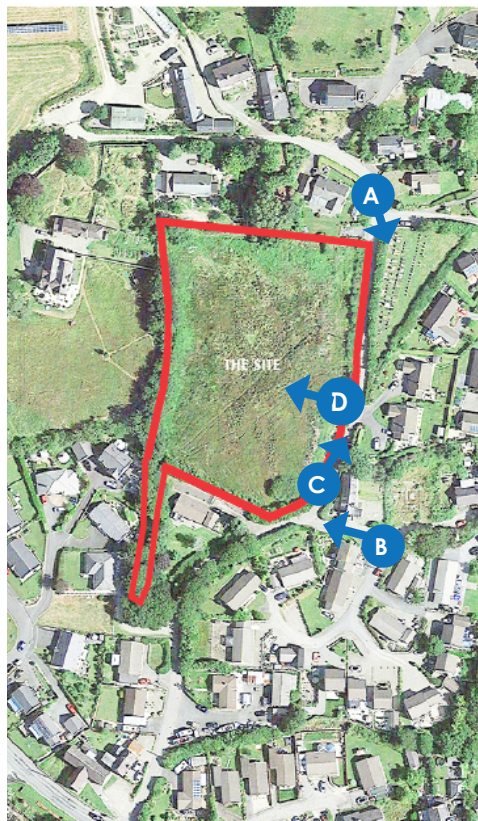
- Bordered by larger plots associated with properties.

## SITE CONTEXT PLAN





Site Photograph Location Plan



View south along unnamed road looking across cemetery



View east towards site along unnamed road



View north along unnamed road



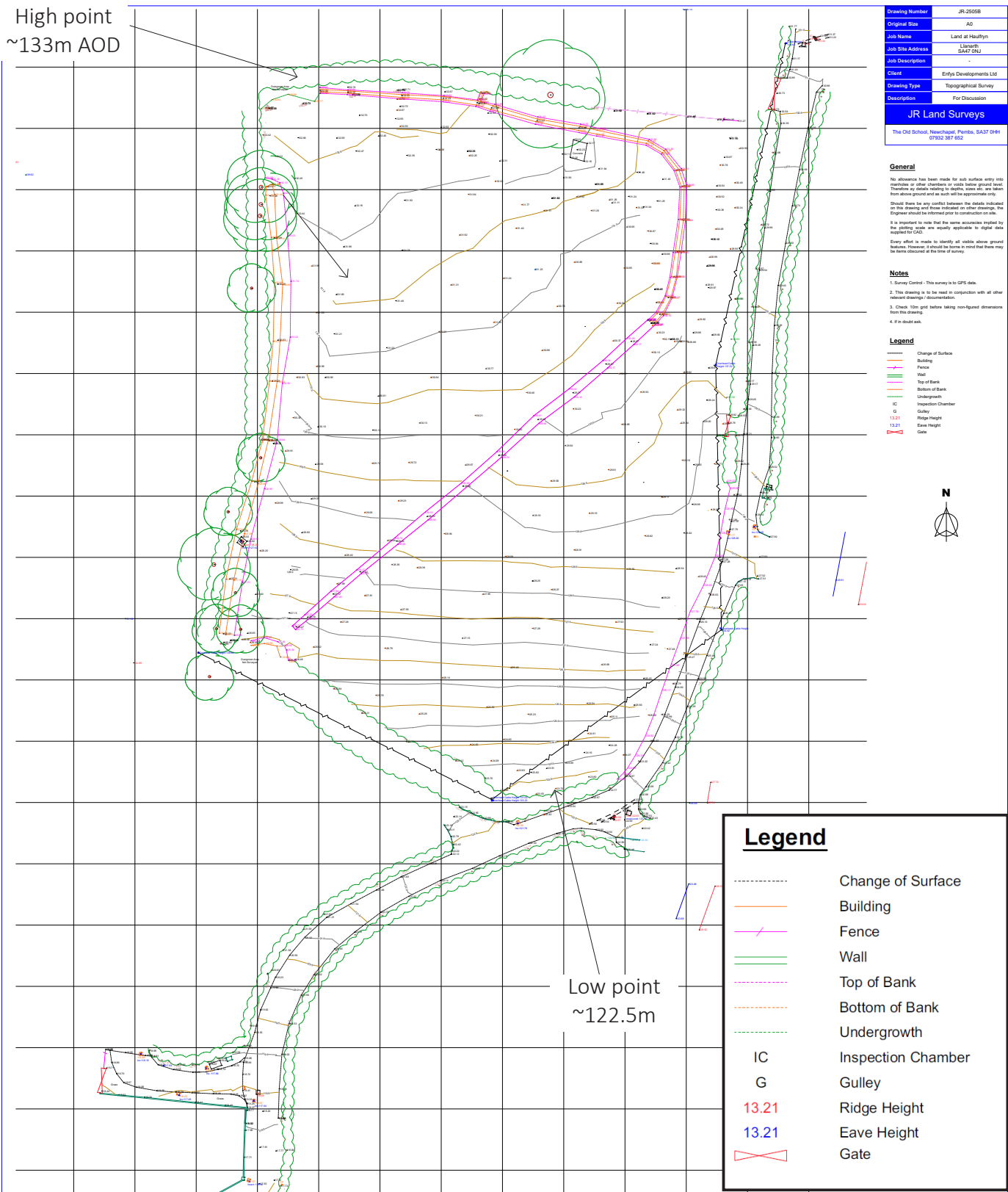
View looking west into site from unnamed road





# 6. TOPOGRAPHY & LEVELS

A Topographical Survey Plan was prepared by JR Land Surveys in March 2025 (see extract below). The topography typically falls from north west to south east, with a low point in the north-eastern corner of the site.





# 7. INFRASTRUCTURE & DRAINAGE

CB3 Consult have been appointed to offer Structural and Civil Engineering advice on this scheme.

The Desk study suggests that surface water runoff will be collected within a positive system and discharged into an existing cut-off ditch serving the existing field. A summary of the Dwr Cymru response on the local network is provided below.

## Public Sewerage Network

The proposed development site is located in the immediate vicinity of a foul sewerage system, which drains to Llannina Waste water Treatment Works (WwTW). This site is crossed by a public sewer with the approximate position being marked on the attached Statutory Public Sewer Record. The proposed development would be situated outside the protection zone of the public sewer measured 3 metres (subject to verification) either side of the centreline and therefore acceptable in principle.

## Surface Water Drainage

The development therefore requires approval of Sustainable Drainage Systems (SuDS) features, in accordance with the 'Statutory standards for sustainable drainage systems – designing, constructing, operating and maintaining surface water drainage systems'.

## Foul Water Sewerage Network

The impact of foul flows generated by the proposed development have been considered and concluded that flows can be accommodated within the public foul sewerage system. Advice suggest the flows can be connected foul sewerage system that traverses the site.

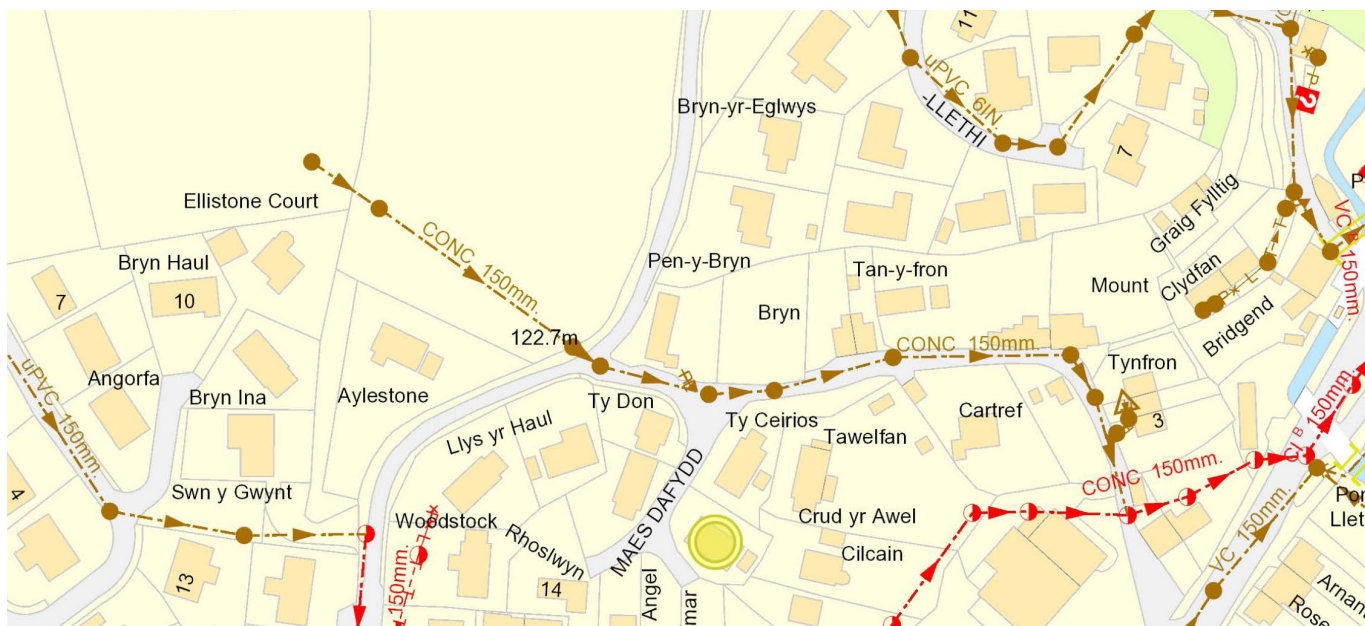
## Sewerage Treatment

No problems are envisaged with the Waste Water Treatment Works for the treatment of domestic discharges from this site.

## Water Supply

Capacity is currently available in the water supply system to accommodate the development.

## DWR CYMRU WELSH WATER FOUL NETWORK PLAN HIGHLIGHTING FOUL SEWER CROSSING SITE

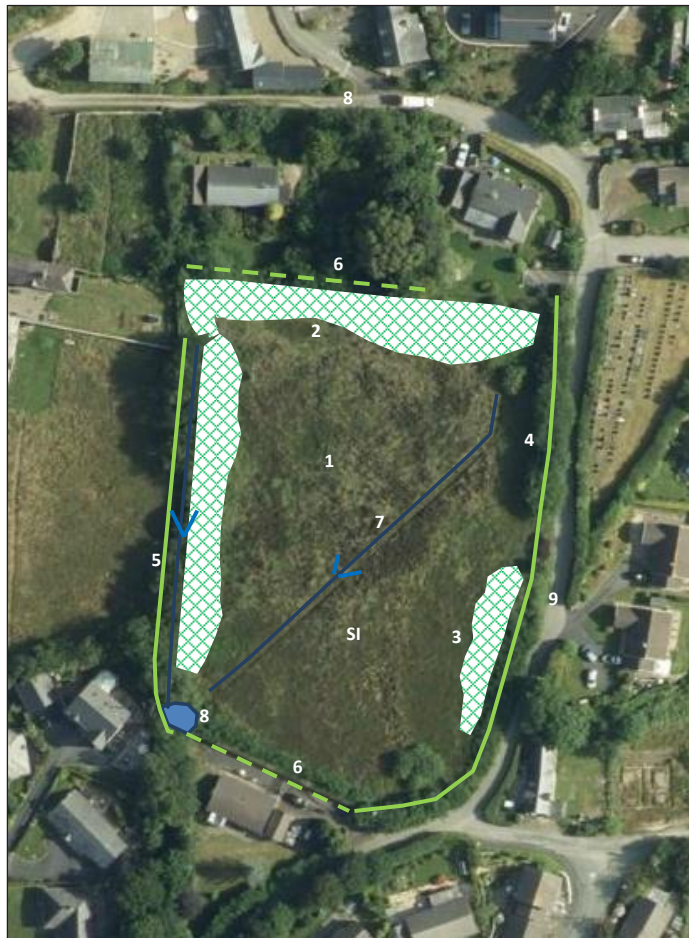




# 8. ECOLOGY

An Ecological Appraisal Report has been prepared by I&G Ecological Consulting. The combination of desk and field surveys undertaken at the proposed development site identified that the land within the site boundary consists predominantly of semi-improved grassland, with scrub, tree lined banks, boundary hedges, drainage ditches and a pond. No signs of European protected species were observed.

## EXTRACT FROM PEA OF PHASE 1 HABITAT PLAN



Colour	Code	Description
SI	B6	Semi-improved neutral grassland
---	J2.3.2	Native Hedges & Trees
XXXX	A2.1	Dense continuous scrub
■	G1	Standing water
—	G2	Running water

Phase 1 Habitat Code Key:

## Birds

- 23 entries of birds which are categorised as priority species within 2km of the site. Local records include starling, house sparrow, song thrush, dunnock, red kite, linnet, and lesser spotted woodpecker.

## Mammals

- 59 records of mammals within 2km of the site centre, most significantly these included 37 entries for bats. No roosts are recorded in the vicinity. 2 entries for otter, the closest 730m away. 7 entries for badger, closest at 116m from site. 10 entries for hedgehog closest at 136m from site.

## Invertebrates

- 46 records for moths, and a record for Brown-banded Carder-bee within 2km of the site.

## Plants

- 3 records for bluebell, the closest being over 1km from the site.

## Reptiles

- 4 records of reptiles, all for slow worm, the closest within 116m of the site.

## Amphibians

- 9 records for amphibians; smooth newt, common toad and common frog recorded within 116m of the site.

## Non-native Invasive species

- Records for Japanese knotweed, Himalayan balsam, montbretia and cotoneaster within the search buffer.

## Designated Sites

- There are no sites of National or International importance within the search buffer. There are no non-statutory sites within the search buffer.

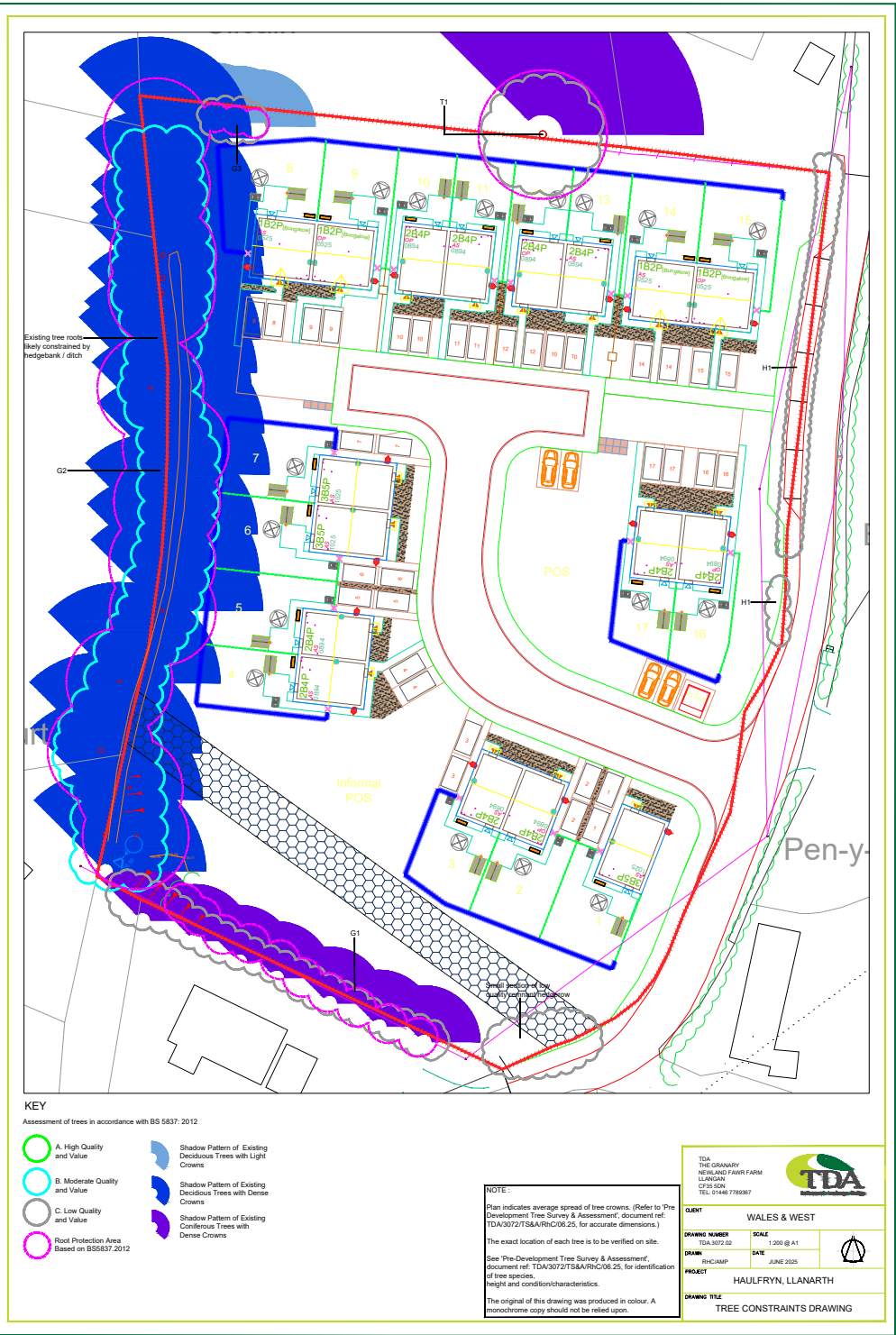
## NRW Priority Areas

- There are number of Priority Areas of habitat within the search buffer.



# 9. TREES

Following the completion of a Pre-Development Tree Survey and Assessment of land at Aylestone, Llanarth, Tirlun Design Associates were instructed by Wales & West to prepare a Tree Constraints Plan for the site (extract provided below). The purpose of this plan is to provide the client with an accurate record of above and below ground constraints presented by the existing retained trees. These constraints are illustrated by drawing no. TDA.3072.02 which shows the locations and assessed category of retained trees together with their crown spread, root protection areas (RPA) and shadow patterns.



TREE CONSTRAINTS PLAN



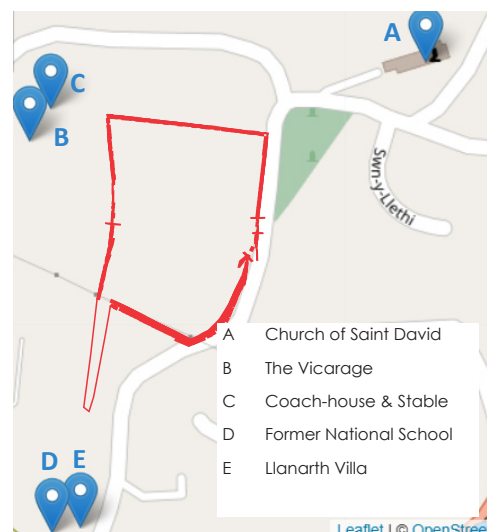
# 10. HERITAGE & BUILT FORM

The site lies in proximity to three listed buildings -- two being to the west (The Vicarage and Coach House & Stable Range: Grade II) and St David's Church to the east (Grade II\*). The listed buildings to the west sit in closer proximity to the site itself, and share a boundary with the development site. Whilst the LPA note a full Heritage Impact Assessment is not considered necessary, this section more thoroughly considers the Heritage Impact and how this could influence built form and character.


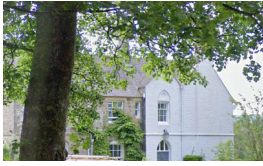



## Listed Buildings

The following table summarises five listed buildings in proximity to the site at Llanarth. Each building is described in terms of its listing grade, historical period, key architectural features, and the reason for its listing. A map locating each building is shown right.

## LISTED BUILDING LOCATION PLAN



Source: <https://britishlistedbuildings.co.uk> & Google Earth Street View

	NAME & GRADE	DATE	KEY FEATURES	LISTING JUSTIFICATION
	Church of Saint David (II*)	C14–C15, remodelled 1871–72	Medieval tower, Victorian spire, fine limestone tracery, outstanding C12–13 font, early stone cross	Historic church with medieval features and high-quality 19th-century restoration
	The Vicarage (II)	1862	Asymmetrical High Victorian Gothic, canted bays, detailed sashes, ashlar stacks	Strong architectural character and group value with Coach House
	Coach House and Stable at the Vicarage (II)	1862	Victorian stable/coach house, chamfered stonework, lofted range, linked courtyard wall	Good example of Victorian service building, group value with Vicarage
	Former National School (II)	1859–60, extended 1867	High Victorian school with red brick banding, scissor trusses, 1867 classroom extension	Early Victorian Gothic school with rare design elements
	Llanarth Villa (II)	1859–60	Gothic teacher's house, ashlar chimneys, asymmetrical windows, stone detailing	Well-preserved example of Victorian educational housing

## Local Character & Design Response

Considering developments in the wider area (see images, right), the prevailing character reflects a blend of traditional village forms and post-war or contemporary housing. Traditional buildings typically use painted render (in white or pastel tones) or natural stone (in grey or brown hues), with pitched slate roofs, gable ends, and chimney stacks. These homes often have elongated proportions, simple detailing, and traditional windows and doors—usually painted timber or muted uPVC in white or soft colours.

Post-war and more recent developments tend to omit natural stone, relying instead on white or cream render as the dominant finish. Modern dwellings commonly feature dark-framed windows, with occasional use of brick or artificial stone plinths. Despite the shift in materiality, newer homes often retain similar pitched roof profiles and 1–2 storey forms, helping to maintain a visual link to their historic surroundings, albeit with simpler, more geometric detailing and reduced ornamentation.

## Built Form & Material Strategy

The design approach is guided by the following principles to ensure the development is sympathetic to its setting and achieves a coherent, high-quality character:

- **Scale:** Maintain a village scale through predominantly 1–2 storey buildings with pitched roof forms, reflecting the scale and roofscape of surrounding village dwellings.
- **Roof Character:** Use consistent pitched roof profiles with slate-effect finishes to reinforce the visual rhythm and vernacular of the area.
- **Limited Palette:** Employ a restrained selection of materials to create a unified streetscape and avoid visual clutter. Smooth or lightly textured render in soft, neutral tones (e.g., off-white, cream) provides the primary wall finish.
- **Contrast:** Add visual interest and articulate building form through selective use of horizontal-



effect cladding in muted grey tones, especially on upper-storey elements ensuring contrast is subtle and integrated.

- **Fenestration:** Incorporate simply detailed, traditionally proportioned windows. Dark-framed windows provide contrast and definition against lighter render.
- **Landscape Integration:** Use planting, front gardens, and hedgerows to soften the transition between built form and open space, contributing to a green and pleasant streetscape.



# 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 21. 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

- Site is located within the defined settlement boundary of Llanarth, a settlement designated as a 'Rural Service Centre'.
- Vacant, available land that could provide much needed housing.
- Allocated for housing development in the LDP (H1302) with outline permission granted confirming the principle of development is acceptable.
- A sustainable location within the settlement of Llanarth, in walking distance to local amenities.
- Site located at the heart of the settlement of Llanarth which is intersected by the A487 Trunk Road and its associated public transport networks .
- Strong existing landscape character.

## Weaknesses

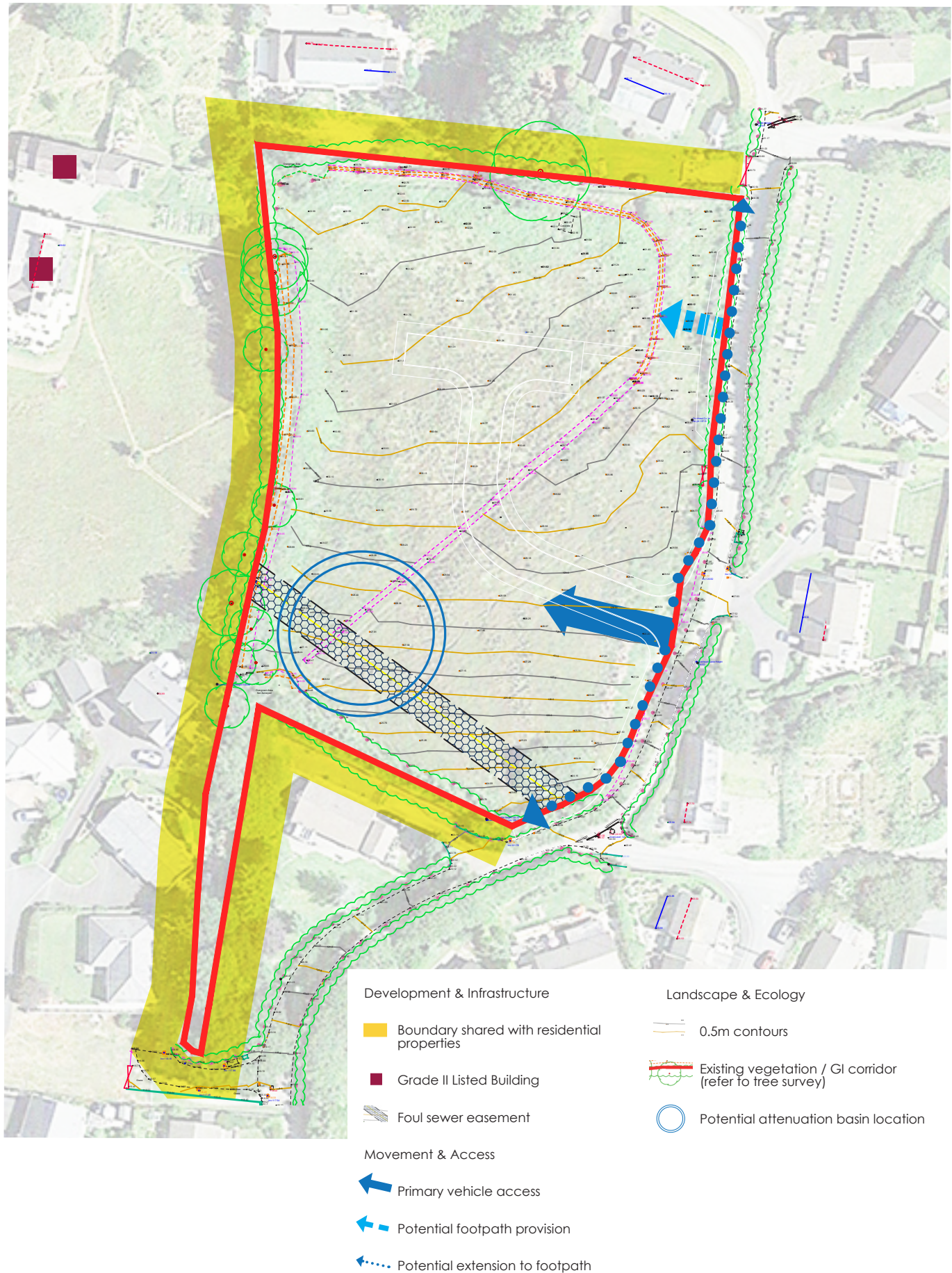
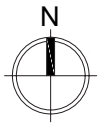
- No footway provision along unnamed road.
- Existing foul sewer crossed site with easement restrictions.

## Opportunities

- Create a logical infill development to the existing settlement.
- Create an area of open space incorporating for use by residents and the existing community.
- Capitalise on the sites lower contours for suds.
- Incorporate ecological mitigation and biodiversity enhancement measures to enhance existing hedgerows and increase connectivity.
- Create a strong green infrastructure network for people, wildlife and sustainable urban drainage.
- Improve footpath provision along unnamed road benefiting existing and future residents.
- 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 vegetation to sensitively screen the development.
- Potential surface water connection to south.

## Threats

- Exceeding the consented development of 12 homes - offset by opportunity to provide 100% affordable, higher density development in a location that can accommodate such growth.
- Potential threat to existing trees & ecology habitats. during site clearance and construction works- manage through planning process.
- Light spill- develop a lighting strategy to minimise light spill on nocturnal species, especially near boundary hedgerows and trees.





# 12. CONCEPT DEVELOPMENT

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.

Hammond Architectural Ltd are fully conversant with TAN 12 and are signatories of the Placemaking Charter. In accordance with the above, a set of site-specific principles and objectives have been developed for the site that support and promote placemaking.

## 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 affordable homes, attractive street design, 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.
- Improve 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.



### Location

- Efficiently use the land available whilst respecting the strong green assets of the site.
- Maximise opportunities to connect to the Community of Llanarth.
- 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

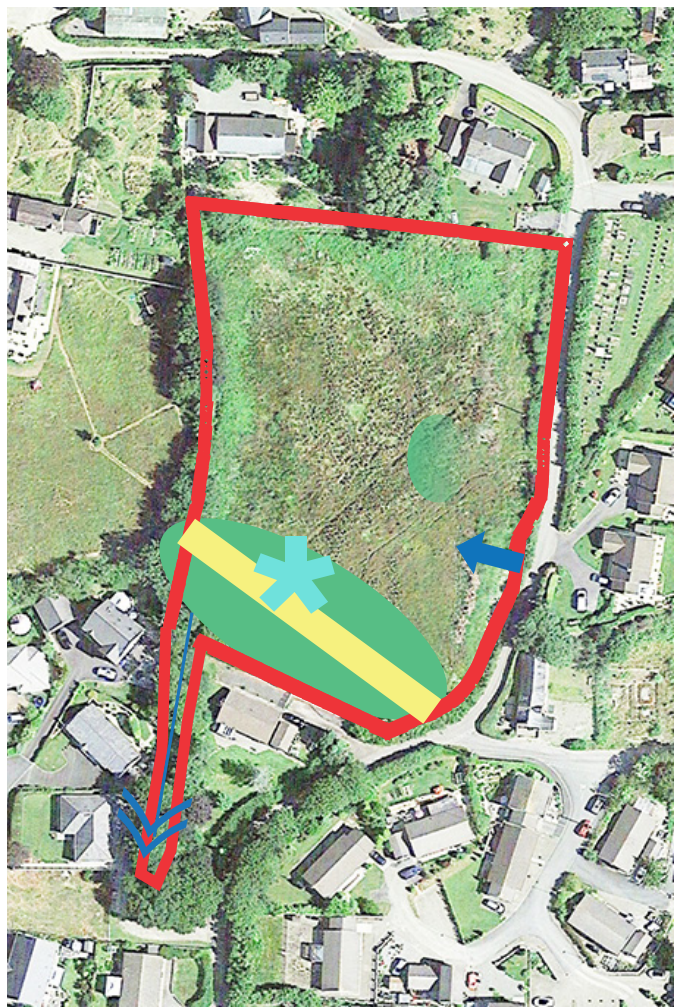
- Maximising the opportunities for convenient, safe, and active travel from home to Llanarth's local community destinations, services and transport network.



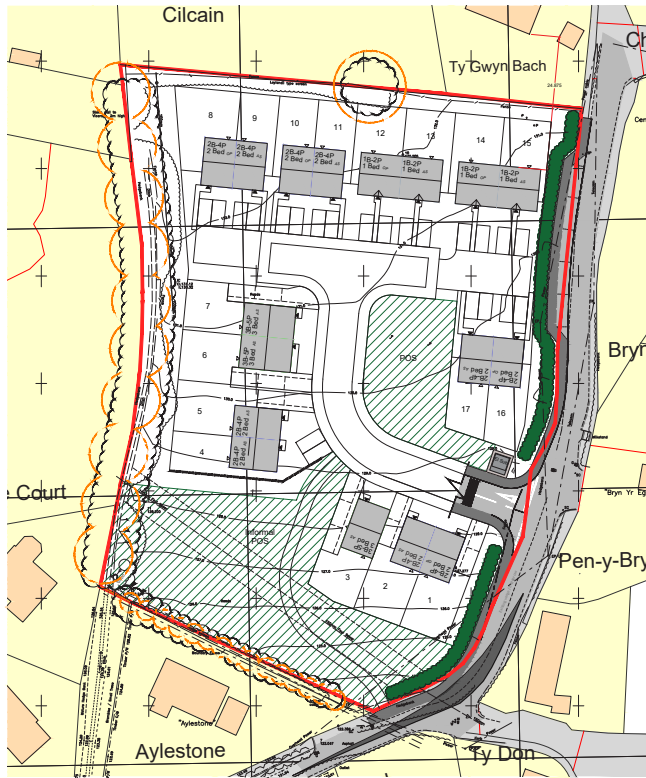
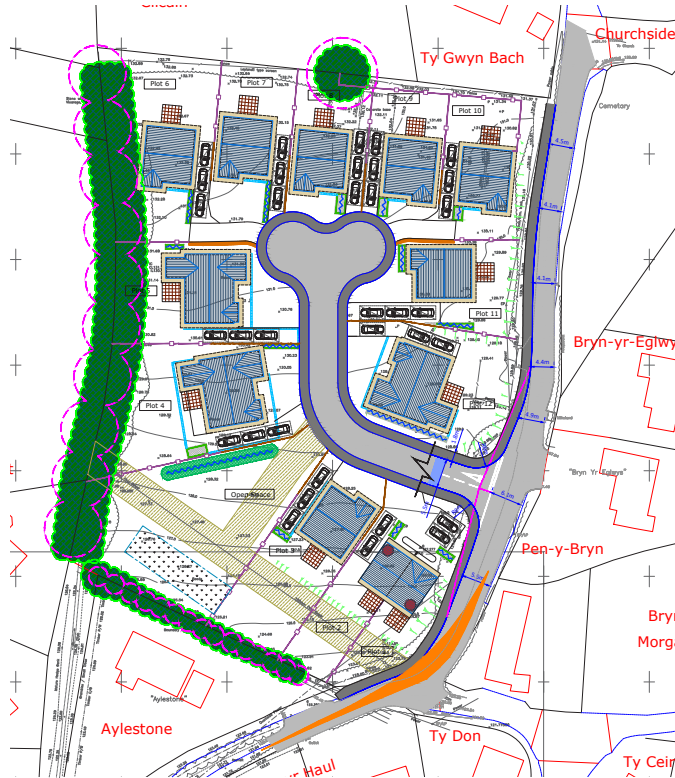
### Identity

- 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.
- The site lies in proximity to three listed buildings –Reflect 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.

CONCEPT PRINCIPLES



CONSENTED OUTLINE PLAN (ENZO HOMES)





# 13. DESIGN DEVELOPMENT

A Concept Sketch Layout was issued to the LPA. The proposals demonstrates how the site could accommodate circa 17 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:

## CONCEPT SKETCH LAYOUT



### Proposed changes to layout:

- 1 Inclusion of a pedestrian access point at the north-east corner of the site.
- 2 Switching Plots 8-9 with Plots 10-11 in the interest of reducing heritage impact.
- 3 Development Open Space design to ensure provision meets Policy LU24 and SPG.
- 4 Incorporate a mix of materials is provided to provide visual interest.

## PRE-APPLICATION FEEDBACK

In May 2025, pre-application advice was received from Ceredigion County Council on the emerging concept proposals. A summary of the key points and design considerations is outlined below:

- **Principle of Development & Density:** The proposed density of approx. 20.5 dwellings per hectare, although exceeding the allocation's guide, is acceptable in principle.
- **Housing Mix:** The LHMA highlights a general need across all housing types. The Council's Housing Services will be consulted at application stage to ensure the proposed mix and tenure meet local and regional needs.
- **Housing Standards:** New homes should meet Lifetime Homes principles where feasible. All RSLs must comply with WDQR 2021: Creating Beautiful Homes and Places.
- **Learning Services:** Contact the Council's Learning Services for information on pre-school and schooling capacities in the area prior to submission.
- **Public Open Space (POS):** Based on 17 dwellings and 33 bedrooms, the POS requirement is 924 sq.m. The draft site plan provides ~440 sq.m centrally, with additional informal POS to the southwest. Combined, these may meet LU24 requirements, subject to confirmation on the functionality and safety of the informal area.

House Type Schedule						
Type	HT Code	HT Name	Number of Bedrooms	HT Area (ft <sup>2</sup> )	Number of Units	Total Area of Each Unit (ft <sup>2</sup> )
Affordable	1B-2P	1 Bed Bung	1	538	4	2152
	2B-4P	2 Bed House	2	893	10	8930
	3B-5P	3 Bed House	3	1022	3	3066
Total Number of Units and Coverage (ft <sup>2</sup> )					17	14148

- **Layout, Scale & Design:** The minor cul-de-sac layout reflects nearby developments (e.g., Maes Dafydd estate) and is acceptable in principle.
- **Access and Highways:** Correspondence with the Local Highways Authority (via Apex and Robert Long) addresses key access issues. Refer to the email trail ending 15 April and submitted meeting minutes. Highway widening and new footway along the site's eastern boundary is strongly supported as a safety improvement. A pedestrian access point between Plots 15 and 16 (northeast corner) is recommended to improve connectivity and align with SPG guidance.
- **Housing Design & Appearance:** Standard pitched-roof bungalows and semi-detached units are appropriate and consistent with the local character. A mix of external finishes is encouraged to enhance streetscape interest.
- **Heritage Impact:** The site lies near three listed buildings, with those to the west sharing a boundary and being most sensitive to development. The inclusion of bungalows in the north-east is noted as a positive measure to reduce impact on St David's Church. Suggestion: Make Plots 8–9 and 14–15 bungalows to further reduce visual impact near listed buildings, with Plots 10–13 as semi-detached units. A full Heritage Impact Assessment is not required, but a detailed heritage section should be included in the DAS or Planning Statement.
- **Residential Amenity:** The layout and design provide adequate private and public amenity space, ensuring good living conditions for future occupants.
- **Trees:** The Tree and Hedgerow Officer recommends submission of a Tree Protection Plan (TPP), Arboricultural Method Statement (AMS), and details of any Access Facilitation Pruning.
- **Ecology:** A Preliminary Ecological Appraisal has been completed. Its recommendations should inform the design. A Reptile and Amphibian Method Statement and Mitigation Plan must accompany the planning application to prevent harm during site clearance and works.
- **Green Infrastructure:** A Green Infrastructure Statement is required, proportionate to the development, explaining how green infrastructure is integrated into the scheme.
- **Biodiversity enhancements:** Prepare a Biodiversity Enhancements Plan showing types, locations, and quantities of refugia for reptiles and amphibians, bee bricks, swift bricks/swallow cups, and bat boxes integrated into buildings.
- **Landscape and Biodiversity:** A detailed Landscaping Plan should support the application. Due to the proposed highway widening, a Hedgerow Translocation Scheme will be required before construction begins. This may be conditioned if not submitted initially.
- **Lighting:** A lighting plan must be submitted to minimise light spill on nocturnal species, especially near boundary hedgerows and trees.
- **Surface Water Drainage:** A sustainable drainage system (SuDS) is required in accordance with LDP Policy DM13 and national guidance.
- **Foul Drainage:** public sewer crosses the southern site area—connection will be subject to Dŵr Cymru Welsh Water approval. Foul drainage strategy must be included in the planning application.

#### SUMMARY:

- It is considered that the proposed development is likely to be viewed upon favourably by the LPA subject to the comments raised above to facilitate the development of an allocated site to provide much-needed affordable housing to the settlement and wider region.



# 14. THE PROPOSAL

The Proposed Site Layout and Accommodation Schedule can be found on page 27 (also referred to as drawing ref. PL-01). The layout has been carefully developed to harmonise with the site's constraints and capitalise on its potential, thereby allowing the site's character and sense of place to naturally unfold. 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). Further detail on the character and appearance of the scheme is provided in Section 15.

## LAYOUT

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

- Creating a new sustainable, and diverse residential community that actively promotes social well-being and encourages healthy lifestyle choices
- Delivering a coherent layout that fosters connectivity, making the most of opportunities to seamlessly integrate with the surrounding movement network.
- Establishing a green infrastructure network that seamlessly connects with the existing hedgerow network and semi-natural habitat, facilitating the movement of species throughout the landscape.
- Employing sustainable practices to effectively manage surface water flow across the site, channelling it toward the southern corner.
- Orienting homes strategically to accommodate the installation of solar panels, thereby empowering the development to generate renewable electricity.
- Integrating and adhering to established easements crossing the site and ecological offsets.
- Ensuring appropriate separation distances between houses, with special emphasis on maintaining appropriate distances between habitable rooms.
- Creating an inviting character-rich development that complements and enhances the village.

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

## USE & AMOUNT

- Provision of 17 affordable new homes.
- A range of house types and tenures that will support the creation of a mixed community.
- A network of supporting infrastructure, incorporating public 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.

## CHARACTER

- Characterful neighbourhood design, with a strong sense of place.
- Architectural style that complements and enhance the setting, helping to unify the development.
- Permeable layout with direct, attractive, safe, well connected routes linking to the unnamed road
- Attractive landscaped street and POS adding visual interest.
- Further details and the character, place and appearance is provided in Section 15.

## SITE PLANNING LAYOUT



## QUANTUM & HOUSING MIX

Accommodation Schedule					
House Name	Code	Beds	(NIA) m <sup>2</sup>	No of Units	Total Area
<b>Affordable Units</b>					
1 Bed Bungalow	2P1B	1	48.85	4	195.4
2 Bed WDQR House	4P2B	2	83.1	10	831
3 Bed WDQR House	5P3B	3	95.23	3	285.69
<b>Total</b>				<b>17</b>	<b>1312.09</b>



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



### MOVEMENT & ACCESS

- Access to the site is via a new site access, connecting to the unnamed road.
- Pedestrian access within the site will be provided in the form of 1.8m footways on both sides of the carriageway. 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 the unnamed road.
- Cyclists access to the site will be provided on carriageway.
- The internal access road networks have been designed to a 5.5m width.
- 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.
- Inclusive access is proposed, with access to properties provided in accordance with building regulations.
- Parking is typically provided on plot.
- 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.

## DRAINAGE STRATEGY

### SURFACE WATER

- Surface water runoff will be collected within a positive system and discharged into an existing cutoff ditch serving the existing field at a discharge rate of 8.5lit/sec/ha. Multiple SuDS features are proposed across the site, including a soft landscape conveyance system to collect highway runoff, rainwater butts at each plot, permeable driveways and a final detention basin/attenuation tank.

#### STANDARD 1

- Reuse – Surface water run-off to be collected within soft landscaped areas, reused by the hydration of planting. Water butts are proposed at each individual property.
- Infiltration – Infiltration testing was carried out in May 2025. Negligible drop in water level observed as such infiltration is not viable for the development site.
- Water body – A cut-off ditch is noted to the north development parcel alone in the south west boundary of the development site conveying the field runoff offsite. A connection is proposed into the existing drainage ditch.
- Surface water sewer – Not required for this development
- Combined sewer – Not required for this development

#### STANDARD 2

- First 5mm of rainfall from the impermeable areas will be intercepted and stored within a variety of SuDS features, including raingardens, detention basins and porous subbase.
- Surface water system to be designed for a return period of 100yrs + 30% climate change + 10% urban creep.
- Given the topography, any exceeding flow from plot will discharge onto the highway. Should the flow control chamber block and the overflow fail, runoff will be directed toward the discharge ditch.

#### STANDARD 3

- Water quality will be achieved via various SuDS techniques, including conveyance soft landscape, permeable hard surfaces & detention basins.

#### STANDARD 4

- Detention basins and soft landscape areas are an important part of the landscape design. These features will be planted as per the landscape architect's specification and will provide amenity contribution.

#### STANDARD 5

- Raingardens, detention basins and soft landscape areas will be planted with native plant species to provide dense and durable cover of vegetation that creates appropriate habitat for indigenous species.

#### STANDARD 6











- The SuDS features serving the proposed adoptable access road, and shared driveways will be proposed for adoption by the local authority including the 2 detention basins.

### FOUL WATER

- A gravity foul system is proposed for the development site discharging into the existing line bisecting the southern section of the site.
- The foul drainage arrangement is subject to a S104 and 106 adoption requirement with DCWW.



**KEY**

-  EXISTING DOWD PUBLIC SEWER
-  LOCATION TBC
-  DOWD ADAPTABLE FOUL DRAINAGE SYSTEM
-  STORM DRAINAGE SYSTEM  
225mm<sup>2</sup>mm UNLESS STATED
-  PERFORATED STORM DRAINAGE  
225mm<sup>2</sup>mm UNLESS STATED
-  SURFACE WATER GULLIES AND CONNECTING PIPEWORK  
150mm<sup>2</sup>mm UNLESS STATED  
ON PLOT STORM DRAINAGE  
100mm<sup>2</sup>mm UNLESS STATED
-  ON PLOT PERFORATED STORM DRAINAGE  
100mm<sup>2</sup>mm UNLESS STATED
-  ON PLOT POROUS ASPHALT DRIVEWAY SURFACE WITH TYPE 3 SUBBASE
-  ON PLOT RAINGARDEN TAKING OVERLAND FLOW FROM RWP
-  DETENTION BASINS

[illegible]

A	UPDATED TO SUIT ARCHITECT LAYOUT	CH	01.07.
Rev.	Detail	By	Con

Reinforcement schedules nos



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## Project

# RESIDENTIAL DEVELOPMENT AT HAULFRYN LLANARTH

Drawing Title

DRAINAGE  
STRATEGY PLAN

PRELIMINARY

Project No. <b>C2290</b>		Drawing No. <b>C-SK02</b>	
Scale <b>1:200</b>		Date <b>16.06.25</b>	Revision
Drawn <b>DH</b>	Checked <b>TE</b>	Sheet Size <b>A1</b>	<b>A</b>

[illegible]

## 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 Welsh Development Quality Requirements (WDQR), which include new energy efficiency ratings, new regulations for on-site electricity generation and overheating mitigation.

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 new site access development will help integrate the site with the adjacent area, increasing the opportunity to access local service and 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 & APPEARANCE

Wales & West Housing 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 the character, appearance and general feel of the site to evolve.

*Proposed layout within existing landscape*



## 1 SITE ENTRANCE & ACTIVE TRAVEL

The site is accessed via a new entrance point, with enhancements to the existing lane that prioritise pedestrian safety and comfort. Upgraded surfacing and soft landscaping along the lane will support active travel for both residents and visitors. Vehicular access is managed to ensure safe, low-speed movement, with clear pedestrian priority where appropriate.

## 2 GREEN EDGES

Mature hedgerows are retained along key boundaries, forming an integral part of the site's green infrastructure network. These features provide natural screening, enhance local biodiversity, and help to define soft, characterful edges to the development.

*This illustrative view offers a glimpse of the homes as you move into the site, with different forms and the interplay of topography and landscape, complemented by a shared material palette.*



### 3 EASTERN BOUNDARY FOOTPATH AND PLANTING

Along the eastern boundary, the translocated and hedgerow planting is sensitively realigned and enhanced with new native planting to accommodate a new footpath connection. This approach facilitates active travel while maintaining the rural character of the adjoining lane.

### 4 CENTRAL PUBLIC OPEN SPACE (POS)

A centrally located area of public open space provides an accessible green heart to the scheme. This space supports community interaction, informal play, and amenity use.

### 5 SOUTHERN MULTI-FUNCTIONAL SPACE

A larger, multi-functional area of open space is provided in the southern part of the site, incorporating sustainable drainage (attenuation), easements, and naturalistic landscaping. This space also acts as a valuable visual and recreational asset for the wider community.

### 6 STREET NETWORK

A new primary street runs through the site, fronted by homes that overlook key spaces and routes to ensure passive surveillance and promote street-based community interaction.

### 7 BUILT FORM

The development comprises a mix of 1 and 2 storey homes, arranged to respond to both the site's topography and its wider context. A linear row of homes is positioned along the northern edge, oriented to take advantage of views south across the POS and valley. Single-storey bungalows are located nearest to the adjacent listed buildings, providing a sensitive transition in scale and respecting the historic setting through reduced height and massing.

### FOOTPATH CONNECTIONS

8 A new footpath link to the north-east strengthens pedestrian connections into the surrounding community. This route supports permeability and encourages walking.

*This illustrative view shows the row of homes along the northern edge of the site, with the street linking to the western footpath connection.*





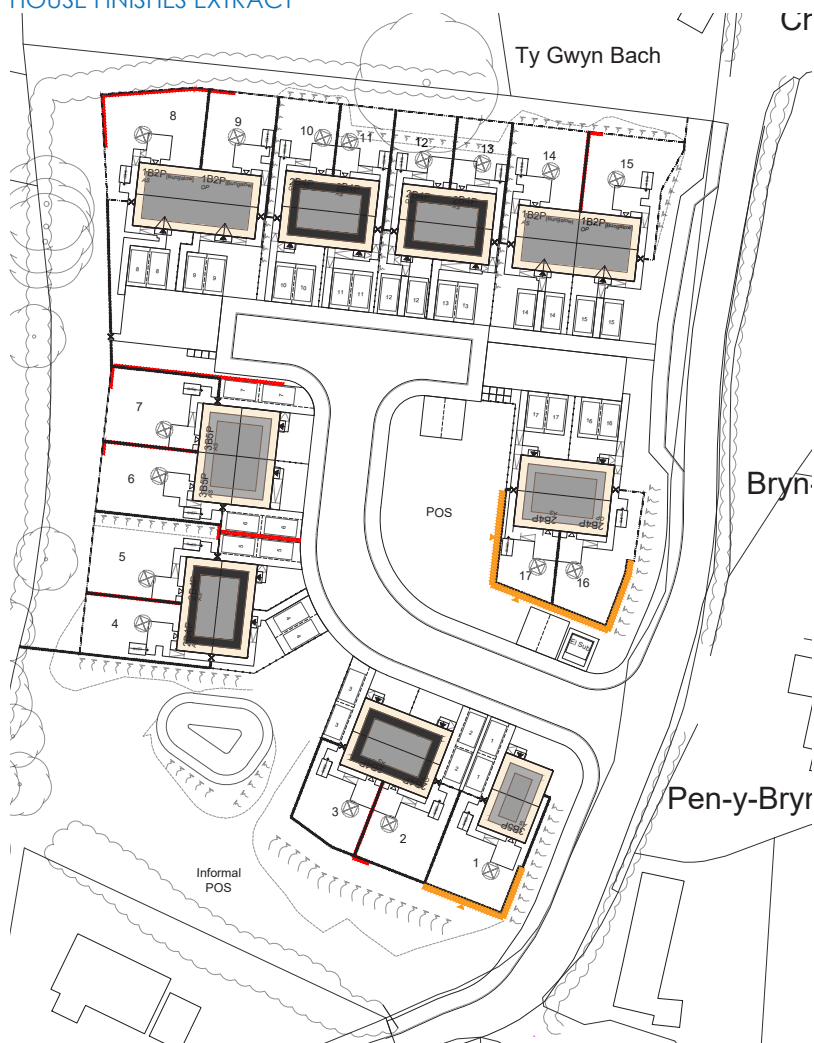
## APPEARANCE

- **Mass & Scale:** Buildings should generally be 1–2 storeys with pitched roof profiles to reflect the scale and form of the surrounding village context.
- **Material Strategy:** To achieve visual cohesion and respond positively to local character, the material palette could prioritise render, with selective use of cladding to add interest and articulation. Brick has been discounted following feedback from the local planning authority. The limited palette will promote cohesion throughout the scheme and achieve a high-quality appearance.
- **Render:** Smooth or lightly textured render can be used as the primary wall finish. Soft, muted tones (e.g., off-white, cream) are preferred to integrate with both traditional and more recent buildings in the area.
- **Cladding:** Horizontal-effect cladding could be

introduced to upper-storey elements to break up massing and provide visual contrast to the render. Tones should complement the proposed slate-effect roofing (e.g., mid to dark greys) and maintain a natural, subdued appearance.

- **Roofing:** Pitched roofs with slate-effect tiles will be used throughout, reflecting the local vernacular and reinforcing consistency with the wider village character
- **Fenestration:** Windows should be simple and traditionally proportioned. Dark coloured frames could contrast with the lighter render and enhance architectural definition.
- **Landscape Integration:** Built form can be softened with appropriate planting, including front gardens and hedgerows where possible, to support a green and well-integrated edge condition.

## HOUSE FINISHES EXTRACT



### MATERIALS

#### ROOF FINISH

Marley Modern Duo interlocking tiles.  
Slate Grey

#### RENDER FINISHES

Sika Parex Monoblanco - BL10 Blanc Du Littoral

#### CEDRAL FINISHES

**HardiePlank** weatherboard timber effect.

Hardie Plank Cedar - Pearl Grey

Hardie Plank Cedar - Slate Grey

#### BRICK FINISH - BELOW DPC

Weinerberger Staffordshire Blue

#### FRONT DOOR COLOURS

Door Colour Finish - Slate Grey

Door Colour Finish - Tideway Blue

IG Clima63 Doors.

Style HUV2S for 2 beds

Style HUV2M for Bungalows and 3 beds

#### RETAINING WALLS

Proposed Retaining wall locations  
Brick construction - Blue brick  
(Refer to Engineers drawing for further details)

Proposed Retaining wall locations  
Tobermore Secura. Slate Colour  
The triangle refers to the external fair face of wall  
(Refer to Engineers drawing for further details)

#### GENERAL NOTES

- Front doors to be IG Clima63 or similar.
- Rear/side doors to be composite doors.  
Refer to house planning elevation drawings for door styles.
- Windows to be PVCu: - White, RAL 9010
- Precast concrete cills where indicated on elevations to be grey colour
- All Fascias, Barge And Soffit Boards to PVCu Finish  
Colour - White
- All Rainwater Goods to be PVCu - Colour - Black
- All Service Meter boxes to be White

INDICATIVE STREET SCENES



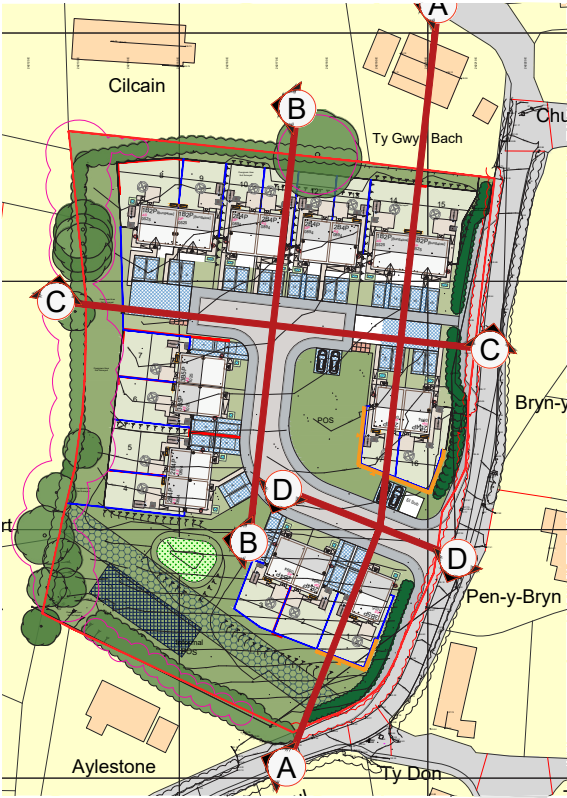
Street Scene B-B



Street Scene C-C



Street Scene D-D







# 19. CONCLUSION

This Design & Access Statement outlines the placemaking led approach undertaken for the planned development of land to the north of Aylestone Haulfryn, Llanarth. The intended project involves the construction of an entirely affordable housing scheme, comprising 19 homes, grounded by a framework of sustainable design principles. The envisioned development aims to materialise as a well planned and aesthetically pleasing residential neighbourhood. By taking into account the sites challenging terrain and surrounding local, natural, and built environment, the proposed development aligns with the objective of fostering sustainability within the community.

- The scheme has undergone substantial refinement through the incorporation of feedback gathered during internal stakeholder consultations within the Housing Association, as well as consultations with the Local Planning Authority (LPA).
- The proposed development aligns with the guidelines of both National and Local Planning Policy and Guidance.
- This development plan actively contributes to the sustainable revitalisation of the area.
- A diverse array of property types will be made available, catering to a broad spectrum of the local population.
- Homes will be harmoniously set within an appealing green environment, complemented by a newly established public amenity spaces, including a designated Local Area of Play (LAP).
- Sustainable urban drainage features will be seamlessly integrated across the site to effectively manage surface water and contribute to the enhancement of biodiversity.
- The layout prioritises the requirements of pedestrians and cyclists, offering an attractive and connected street network





