

# DESIGN & ACCESS STATEMENT

## LAND NORTH OF TENBY ROAD ST CLEARS, PEMBROKESHIRE



# Preface



## OVERVIEW

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 Design & Access Statement has been prepared by Hammond Architectural Ltd (HAL) on behalf of Draycott Group.

Draycott Group wish to develop a residential development at land off Tenby Road, St Clears.

The purpose of this Statement is to provide an overview of the development process and design proposal. It outlines Draycott Group's vision and design strategy and provides examples of the proposed range of house types and material palette to help explain the design concept and envision how the development will look.

## DEVELOPMENT TEAM

Draycott Group, in association with Wales & West Housing Association wish to develop 115 mixed tenure homes (affordable and market sales).

## PROJECT TEAM

From the project outset, a range of specialist consultants has been assembled by Draycott Group to analyse the site context and inform the design rationale behind the development. The current core project team is summarised as follows:

- Hammond Architectural: Design
- Gwilym Powys Jones: Planning Consultant
- Acstro: Transport
- Cambria: Engineering
- Haire Landscape Consultants: Landscape
- Acer Ecology: Ecology

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# Contents

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

The structure of this booklet initially focuses on the key aspects within the 'four categories' of site analysis. A 'SWOT Analysis' is presented.

The 'Proposals' are then illustrated, with further details on Layout, Use & Amount, Scale & Density, Character, Movement & Access, Landscaping, Environmental Sustainability and Community Safety.

The four categories of Site Analysis



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# 1. Brief & Vision

## Project Brief

Draycott Group set out the following requirements for the scheme:

- Continue to provide private residential on the southern site, however, with a revised property mix altered to reflect the current open market sales demand in this location.
- Deliver a variety of housing types, comprising 2, 3 and 4 bedroom houses and bungalows.
- Utilise the access road off Old Tenby Road, which was constructed in 2022 and was fully designed to accommodate this residential scheme.
- Design the social housing scheme on the northern site with specific collaboration with WWHA and Carmarthenshire County Council Housing Department to identify the specific need within the local community. The houses will be built to WDQR standards and achieve an EPC A rating upon completion.
- Provide amenity areas, including open space, landscaping, play areas, and SuDs features.
- Integrate open space with retained landscape and ecological features.

## Vision & Objectives

Draycott Group's vision for this scheme is to create a well-balanced, inclusive community that offers high-quality, sustainable housing tailored to various family sizes, individual needs, and ownership structures. By fostering diversity in housing options, this approach aims to enhance the quality of life for both current and future residents while contributing positively to the growth and development of the local community.

The key design objectives for this site (see right) have been developed around the six principles set out within the Design Commission for Wales Placemaking Charter.

### DESIGN OBJECTIVES



#### LOCATION

Efficiently use the land available whilst respecting the strong green assets of the site. Maximise opportunities to connect to St Clears.



#### MIX OF USES

Introduce a mix of tenures to help support a diverse community. Maximise the opportunities for convenient, safe and active travel from home to local community destinations and the services.



#### PEOPLE & COMMUNITY

Create an attractive, welcoming place that is accessible to all and fosters a sense of belonging leading to community stewardship.



#### MOVEMENT

Maximising the opportunities for convenient, safe and active travel from home to St Clears local community destinations, services and transport network.



#### PUBLIC REALM & LANDSCAPE

Create a layout that is attractive, safe and inclusive. Connect to and enhance the GI network and provide space for people to come together and socially interact.



#### IDENTITY

Celebrate the unique green features of the site and reflect the local building styles and material palette, ensuring a sense of neighbourhood and belonging.

# 2. Culture & Community

## Site Location

The site is greenfield land and is located in St Clears, off Tenby Road and to the north of the A40/A477 roundabout. Tenby Road provides local access to St Clears. The A40 runs in an east/west direction linking to Carmarthen, Llandeilo and Haverfordwest.

The site currently comprises agricultural land split into two semi-improved grassland fields cut for hay.

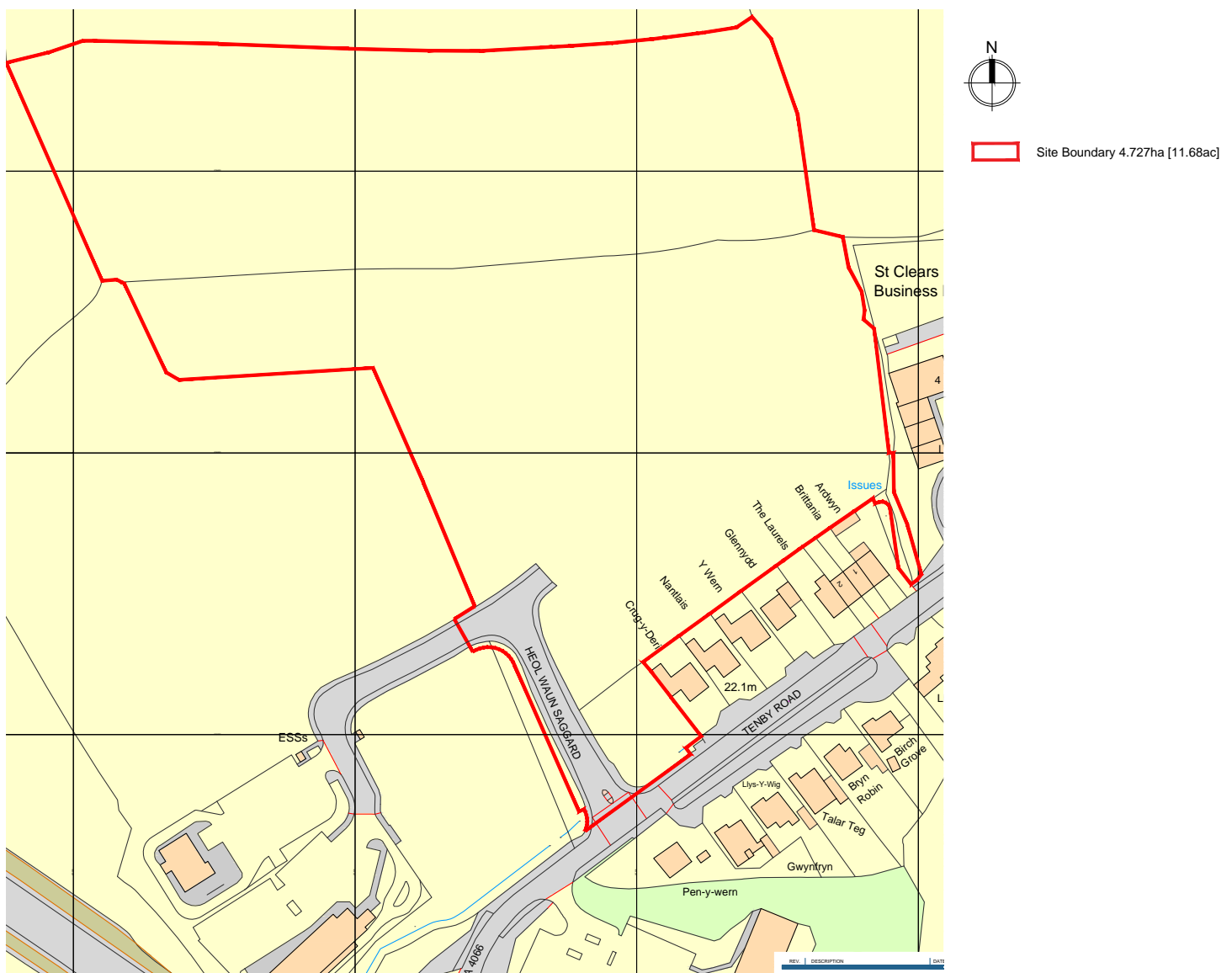
A grassland field is situated directly to the north of the site, while a group of residential dwellings lies approximately 0.6km to the north-east. A line of residential houses is present on the southern

boundary of the site and a combination of fields, shrubbery and several sizable buildings are situated along Tenby Road to the east.

Directly to the west of the site, there are fast-food outlets Greggs and McDonalds, with associated parking and an area currently being developed. All of these outlets are accessed from Britannia Terrace.

The site location is shown below.

## Site Location Plan



# The Proposal

Full Planning Permission is sought for residential development. The proposed development comprises 115, one, two, three and four bedroomed homes (see Site Planning Layout drawing below).

Access to the site is provided from Heol Waun Saggard, connecting to Tenby Road.

The scheme will support a diverse community, with over 50% of the site comprising affordable homes, both social rented and low cost, and the remaining open market.

The design led approach will create a high-quality place, that sensitively sits within the site retained wildlife corridors and positively connects to the wider community.

## Site Planning Layout (PL-01)



# Accommodation Schedule

Accommodation Schedule					
House Name	Code	Beds	(NIA) ft <sup>2</sup>	No of Units	Total Area
<b>Open Market Units</b>					
2 Bed Detached Bungalow	2B-3P	2	724	9	6516
3 Bed Detached Bungalow	3B-5PV2	3	928	4	3712
3 Bed Semi-Detached House	3B-4P	3	861	20	17220
3 Bed Detached House	3B-5P	3	968	8	7744
3 Bed Detached House	3B-5P	3	1008	3	3024
4 Bed Detached House	4B-6P	4	1371	6	8226
<b>Sub Total</b>				<b>50</b>	<b>46442</b>
<b>Affordable Units</b>					
House/Flat Name	Code	Beds	(NIA) ft <sup>2</sup>	No of Units	Total Area
<b>Discounted Sale Units +</b>					
3 Bed Semi-Detached House	3B-5P	3	1030	5	5150
<b>Sub Total</b>				<b>5</b>	<b>5150</b>
<b>Social Rented Units +</b>					
<b>Flats</b>					
1 Bed Ground Floor Flat	1B-2P	1	549	5	2745
1 Bed First Floor Flat	1B-2P	1	594	5	2970
<b>Houses</b>					
2 Bed Semi-Detached House	2B-3P	2	898	38	34124
3 Bed Semi-Detached House	3B-5P	3	1030	12	12360
<b>Sub Total</b>				<b>60</b>	<b>52199</b>
<b>Total</b>				<b>115</b>	<b>103791</b>

# Planning Policy Context

## LDP Proposal Plan Extract

### PLANNING OVERVIEW

The majority of the site has been historically allocated for residential development in the Carmarthenshire Local Development Plan (2006-2021). In the plan, the lower field is allocated under Policy T2/5/h4 (Adjacent to Britannia Terrace) for 50 homes and the authority expect that 30% of these will be affordable.

In the Second Deposit Revised Local Development Plan (2018 - 2033), the lower field is re-allocated under Policy SeC18/h1 for 60 Homes and the authority expect that 12 homes (20%) of these will be affordable.

The northern section of the site has no planning history. This part of the site lies beyond the settlement boundary of St Clears.

The key policies considered relevant to the development of this site are summarised below.

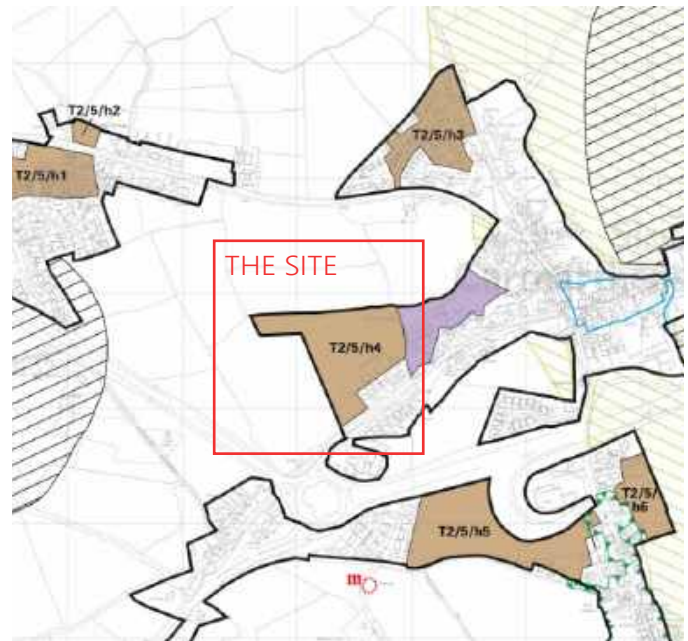
### RELEVANT PLANNING POLICIES:

- Future Wales: The National Plan 2040
- Policy 9 Resilient Ecological Networks and Green Infrastructure
- Policy 12 Regional Connectivity
- Policy 13 Supporting Digital Communications
- Planning Policy Wales (Edition 12, February 2024)
- 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).
- Welsh Government Circular 016/2014
- The Environment (Wales) Act 2016
- Consider the key relevant TANs: TAN 2 (Planning and Affordable Housing), TAN 5 (Nature Conservation and Planning), TAN 11 (Noise), TAN 12 (Design), TAN 18 (Transport) and TAN 20 (Planning and the Welsh Language).

### CARMARTHENSHIRE LOCAL DEVELOPMENT PLAN

All planning applications are considered having regard to the policies of the Carmarthenshire Local Development Plan that was adopted in December 2014. The key relevant LDP policies are:

- SP1 Sustainable Places and Spaces
- SP2 Climate Change
- SP3 Sustainable Distribution- Settlement Framework
- SP4 Strategic Sites
- SP5 Housing



- SP6 Affordable Housing
- SP9 Transportation
- SP14 Protection and Enhancement of the Natural Environment
- SP17 Infrastructure
- SP18 The Welsh Language
- GP1 Sustainability and High Quality Design
- GP2 Development Limits
- GP3 Planning Obligations
- GP4 Infrastructure and New Development
- H1 Housing Allocations
- H2 Housing within Development Limits
- AH1 Affordable Housing
- AH2 Affordable Housing- Exceptions Sites
- TR2 Location of Development- Transport Considerations
- TR3 Highways in Developments- Design Considerations
- TR4 Cycling and Walking
- EQ4 Biodiversity
- EQ5 Corridors, Networks and Features of Distinctiveness
- EP2 Pollution
- EP3 Sustainable Drainage
- REC2 Open Space Provision and New Developments

### SUPPLEMENTARY PLANNING GUIDANCE

- Affordable Housing
- Planning Obligations
- Archaeology and Development
- Leisure and Open Space – Requirement for New developments
- Nature Conservation and Biodiversity
- Placemaking & Design



## PLANNING HISTORY

The southern section of the site has been the subject of previous planning permissions as summarised below:

- W/21675 Residential development including affordable units
- Outline Granted - 15 November 2010
- W/28769 Variation of condition no.3 of planning permission W/21675 (extension of time period)
- Variation of Condition granted – 9 October 2013
- W/31167 Variation of condition 3 on w/21675 (to extend the outline planning permission for a further 9 months)
- Variation of condition Granted – 18 December 2014

No reserved matters applications were made in relation to the above outline permissions and as such the permissions have since lapsed.

Land to the west of the site has been the subject of various developments in recent years, including two fast food outlets and a service station. As part of these developments a new dedicated access from Tenby Road was created. Given that the proposal submitted will take its access from the access road

created, for completeness, the relevant planning permissions for the created access road are as follows:

W/37120 Development of site with the erection of both a freestanding restaurant and a freestanding coffee shop, both with associated drive through facility. Installation of access road, associated car park, patio areas, extraction equipment and wider associated works to the site

Full Planning Permission Refused – 27 September 2019

Appeal Allowed – 18 February 2020

PL/00978 An application for full planning permission for the provision of a new access road from Tenby Road; erection of a new petrol filling station with sales building; forecourt including fuelling provision for domestic and HGVs and underground fuel tanks; three jet washes and car care facilities; electric vehicle charging hub and supporting infrastructure; car parking and cycle parking; landscaping including small outside seating area and other associated works

Full Planning Permission Granted – 19 October 2021

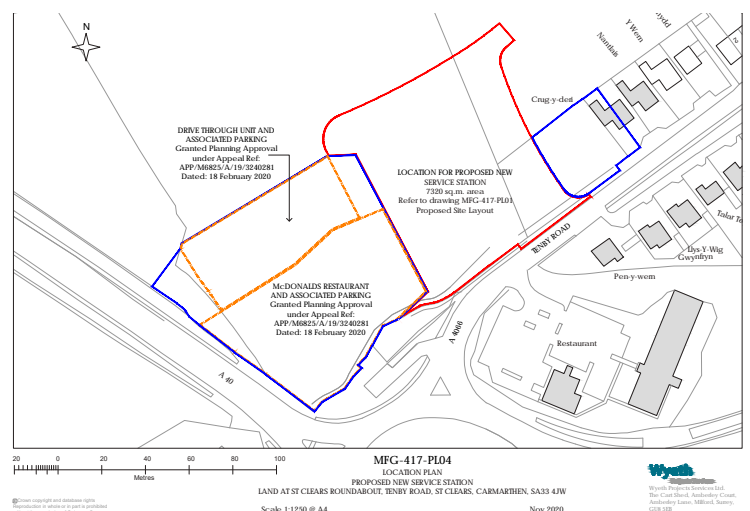
## View west towards Mc Donalds Restaurant & Drive through



New access road into site delivered as part of consented schemes



Extract of Site Location of new Service Station





## Use & Neighbourhood Structure

The earliest historic map, circa 1889, shows the site is made of three separate grassed agricultural fields with trees along the field boundaries. By 1971 the two southern fields have been formed into one and now the site is made up of two agricultural fields.

In 2024 a road in the southwest corner of the site leading to a McDonalds and Greggs has been constructed.

Today the site is currently vacant greenfield land, enclosed by mature hedgerows.

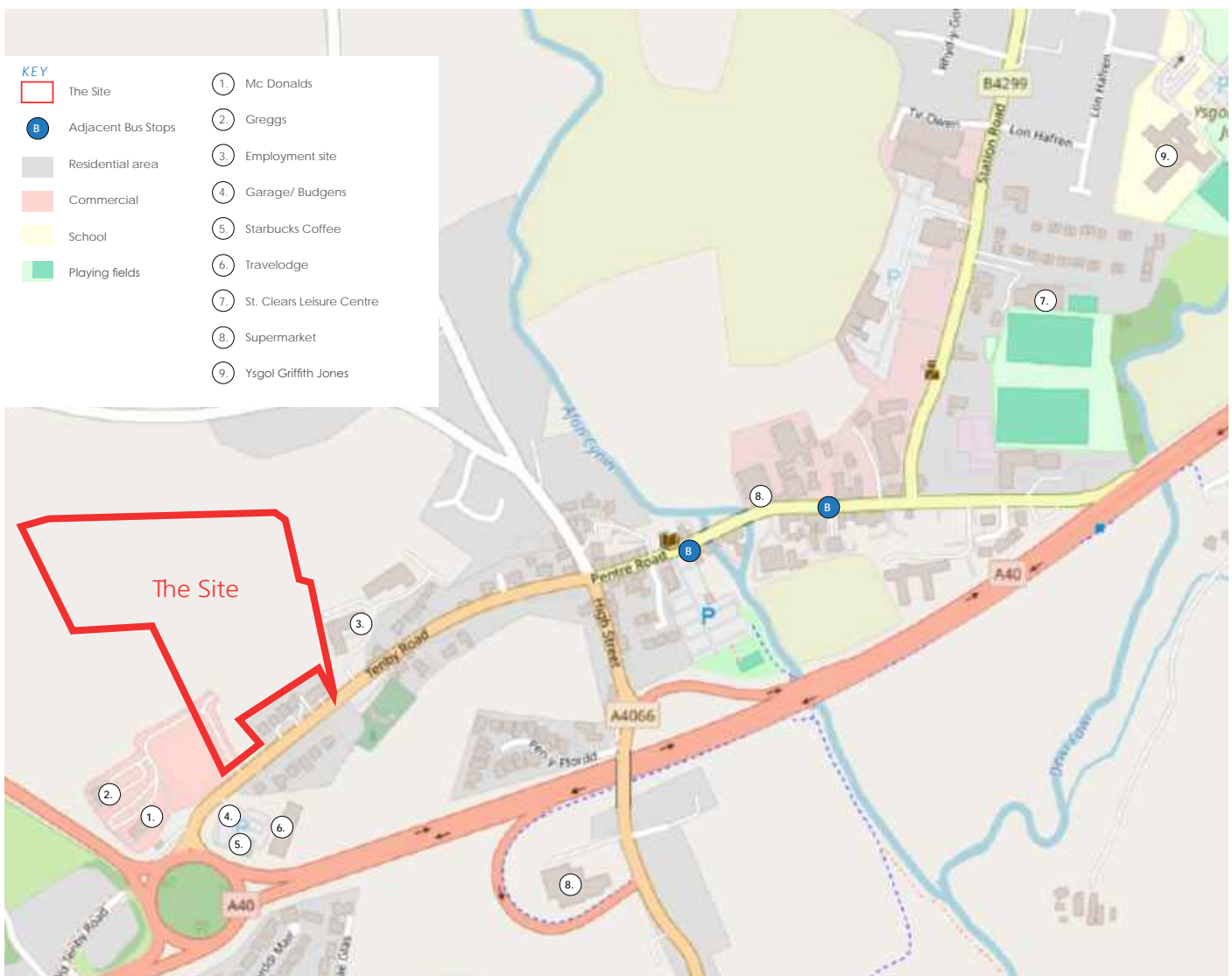
The proposed site is located adjacent to an existing residential area.

The site is located approximately 500m to the west of St Clears' town centre and around 200m north of the A40/A477 roundabout.

There is a good selection of amenities located near to the site and a wider range of services and facilities can be accessed at Carmarthen, some 15km to the east.

The Site Context Plan below spatially locates the sites and its surroundings.

### Site Context (© OpenStreetMap contributors)



# 3. Landscape

## TOPOGRAPHY & LEVELS

Zenith Land Surveys LTD conducted a Topographical survey on 1 August 2023. The site slopes from the Northwest to the Southeast. Hedgerows and trees surround the agricultural farmland. There is an existing hedgerow with trees between the two fields. The highest existing elevation is 46.52m AOD in the Northwest and the lowest existing elevation is 21.16m AOD to the Southeast. Refer to topographical plan for level information (extract below).

## FLOODING & WATERCOURSES

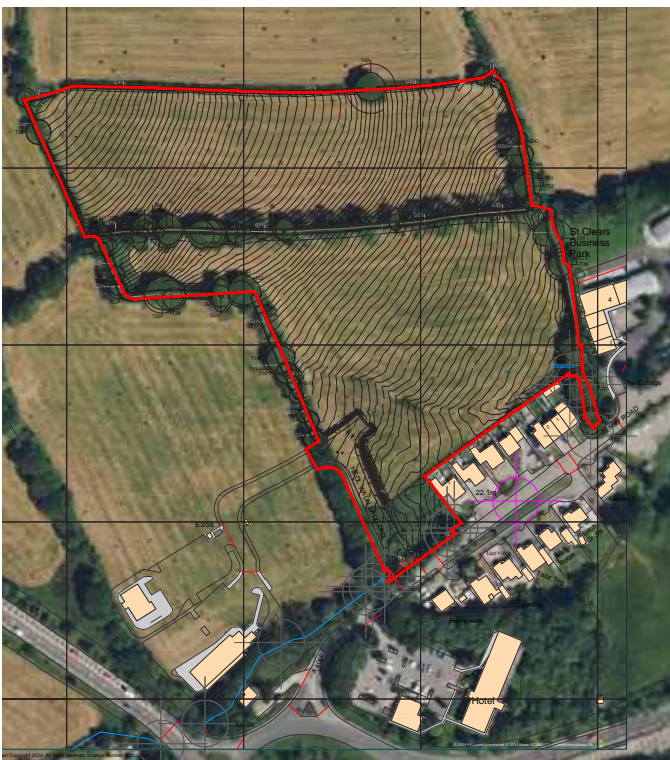
According to NRW Development Advice Map the site is considered to be at little or no risk of fluvial or coastal/tidal flooding.

## LANDSCAPE

The site lies within NRW Landscape Character Area (LCA) 44 'Taf & Cleddau Vales'. Field observations confirm that although the site is characterised by the traditional hedgebanks that support established trees, the context of the site is heavily influenced by the adjacent A40 and its busy junction with the A477.

The site comprises two separate improved pastures

### Survey / Aerial Overlay Plan



that slope gently down towards Tenby Road. Traditional hedgebanks contain the southern field and these include many large trees. The northern field is contained by a less substantial boundary hedge to the north and west. The minor road that links St Clears with the nearby settlement of Pwll-trap is one field away to the north.

The adjacent development of a service station and food outlets is close enough to influence the character of the proposal site, as does the nearby busy road junction and hotel. The landscape associated with the service area also includes retained agricultural hedgebanks with mature trees and this character is perpetuated in the recently established structural landscape

## ECOLOGY

Photographs of the site are presented on page 11. A Phase One Habitat Plan and Tree Survey Plan is presented on page 12.

The development may result in adverse impacts to boundary and linear features and there is potential for impacts to nesting birds, foraging/roosting bats, badgers and small mammals.

Provided appropriate precautionary and mitigation measures are implemented, the development is not anticipated to result in adverse impacts to any protected sites, habitats and species.

The development is not considered to have any adverse impacts to statutory or non-statutory nature conservation sites.

A Site of Special Scientific Interest (SSSI) locates 741m south of the site and is identified as Taf Estuary and is designated based on its biological characteristics. This is also a Special Area of Conservation identified as Carmarthen Bay and Estuaries.

Photo 1: South field from site entrance looking to central hedgerow



Photo 2: North-west section of south field – dogleg between species-rich hedgerows



Photo 3: North field looking east



Photo 4: Dead ash tree in centre of middle hedgerow

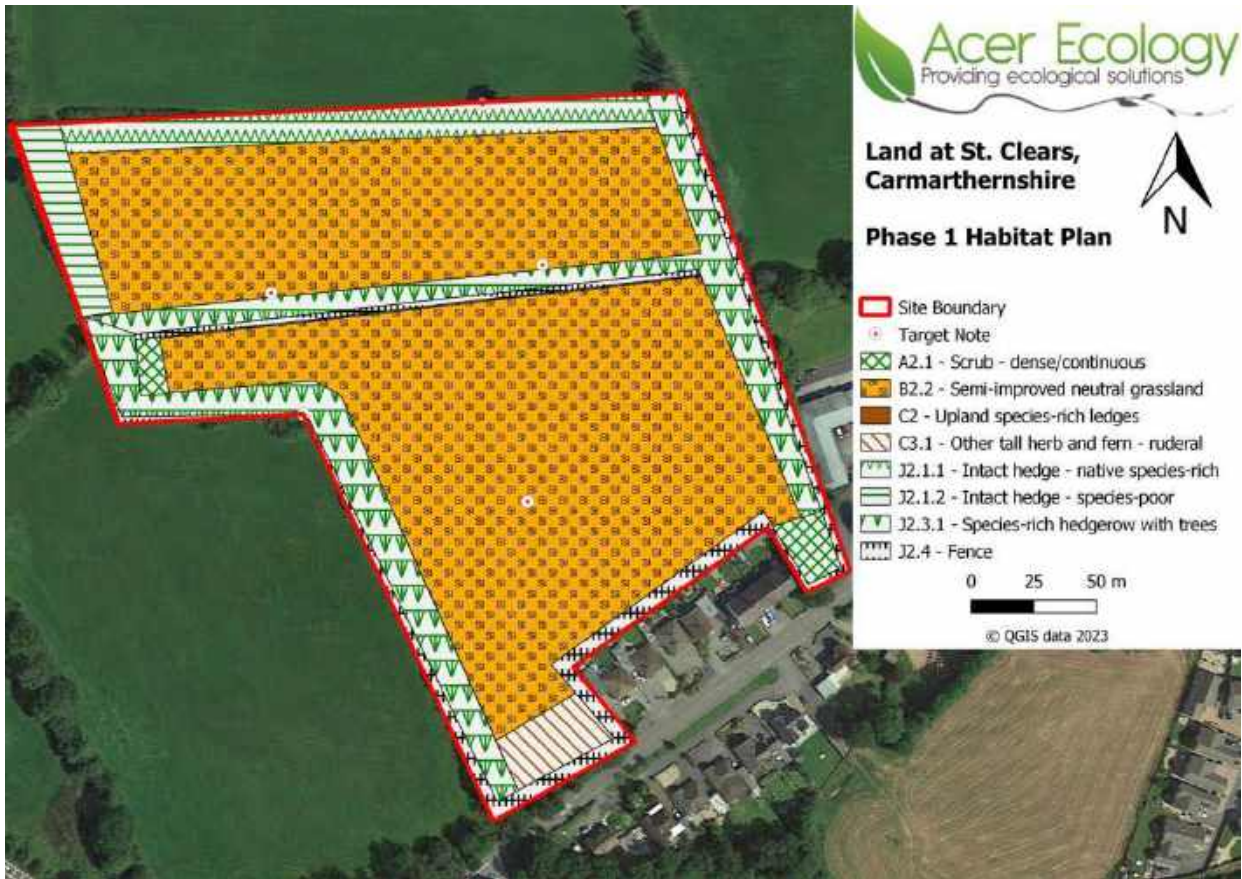


Photo 5: Mature solitary oak on northern boundary hedgerow of north field

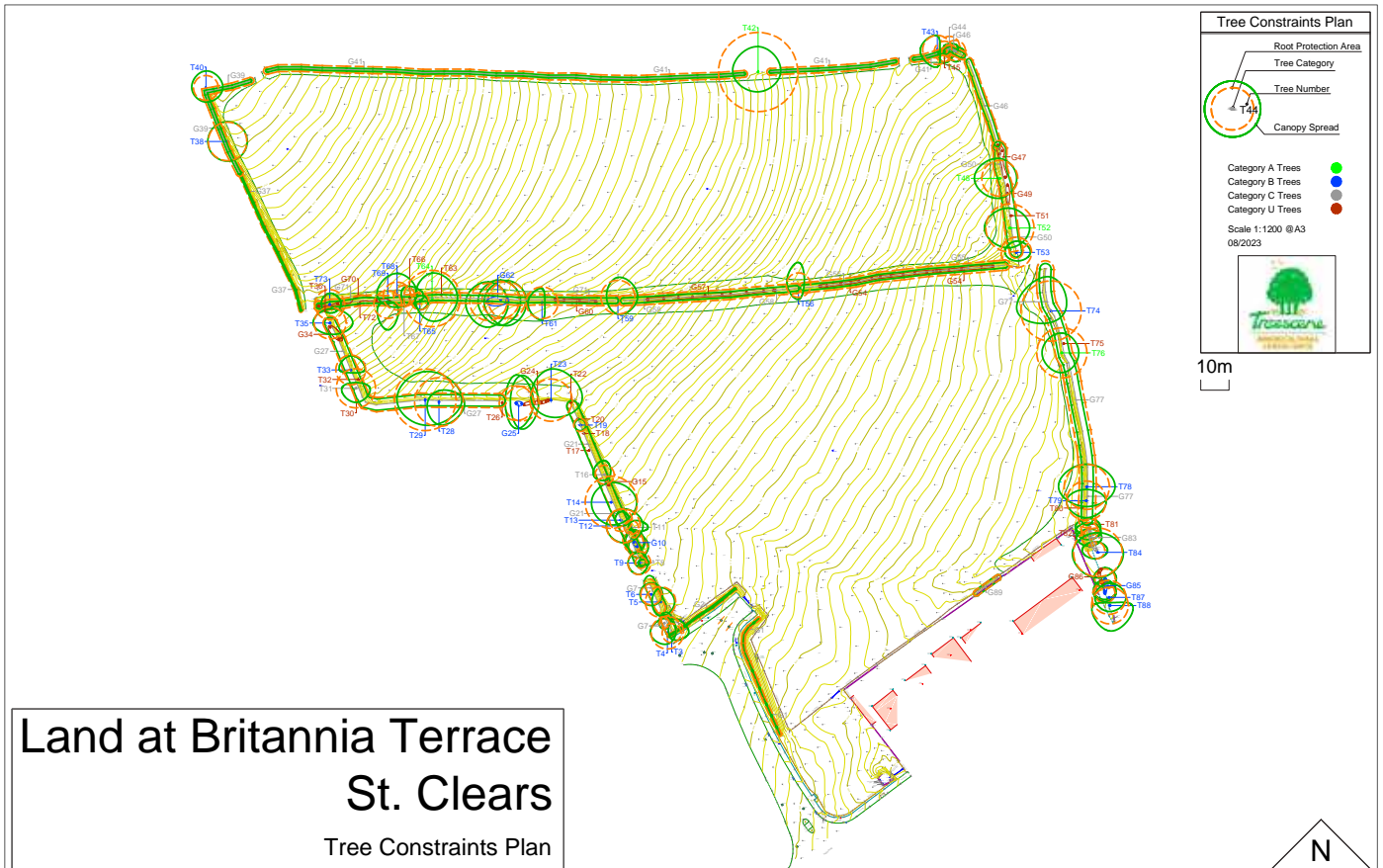


Photo 6: Tall ruderal vegetation to south west of south field





Tree survey plan (Treescene)



Land at Britannia Terrace  
St. Clears  
Tree Constraints Plan

# 4. Movement & Infrastructure

## ACCESS & MOVEMENT

Acstro has been appointed to prepare a Transport Assessment in support of development proposals for land North of Tenby Road St Clears. Refer to report for details. The key movement and access features are summarised as follows:

**Access:** An access points to the site is provided from Heol Waun Saggard, connecting to Tenby Road. The surrounding road network is served by pavements/footways.

**Public Transport:** The nearest bus stop is located on Tenby Road, around 100m east of the development access. It provides access to the eastbound 222 service. Additional bus services can be accessed from bus stops in the town centre, some 600m or 8 minutes' walk from the site.

It is understood there are recent proposals to reopen the station as part of the Welsh Governments Rail infrastructure investment with funding secured to reopen the station by 2024. Some initial activities (groundwork and surveying) were carried out in 2022 and final design work is pending.

**Active Travel Routes (ATR):** An extract from the Active Travel Network Map is provided below and shows a number of existing and future ATRs in and around St Clears. They include a future walking and cycling route (SC10) along Tenby Road. The ATNM identifies this route as being a medium-term priority. The ATR plan for the area demonstrates the site is already well-connected to the current footways, ensuring good accessibility. Future enhancement will further enhance the sustainability benefits for future residents.

ACTIVE TRAVEL NETWORK MAP (ACSTRO) TRANSPORT ASSESSMENTS



— Future Shared Use Route: Scheme SCN2: Walking and Cycling Priority: Long Term

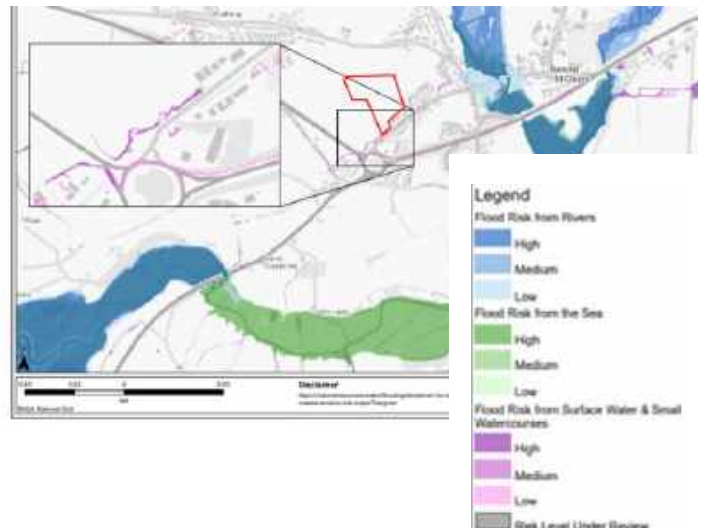
## INFRASTRUCTURE

**Utilities:** There are no known existing utilities underlying the site.

**Drainage:** The site is currently drained by adjacent drainage ditches along the Southwest boundary of the site and another near the South-eastern corner which capture surface runoff from the site. The existing site contours suggest a longitudinal depression along the southern boundary of the northern field and diagonally across the southern half of the Southern field that could constitute a drainage ditch/channel. Refer to drainage strategy for details on existing surface and foul water drainage network. An intrusive ground investigation was undertaken by Terra Firma (s assumed that an infiltration solution is not viable for the site and lower priority levels will need to be explored.

**Flood Risk:** The site lies within Flood Zone A and Flood Zone 1 of the Natural Resources Wales (NRW) Development Advice Map and NRW Flood Map for Planning. The NRW Flood Map for Planning shows a small extent of High flooding risk from surface water and small watercourses just North of Tenby Road and South of plots 1 & 2. It is considered that this area is at the location of the recently culverted open ditch and so it is considered appropriate that flood risk is mapped at this location. It is considered that in extreme rainfall events, overland flows could occur from adjacent fields. These are unmapped events. Site proposals will include land drainage at the perimeter of plots and at the Southern perimeter of the site to mitigate against this scenario.

DRAINAGE STRATEGY REPORT (CAMBRIA) EXTRACT FROM NRW FLOOD MAP



# 5. Built Form

## DISTINCTIVE SITE FEATURES

Characteristically, the site boasts a distinctive setting, comprising two fields, separated, and enclosed by mature hedgerows.

The irregular field parcels, and established wildlife corridors and mature trees present an opportunity to create a distinctive sense of place and identity for this development.

## ST CLEARS

The site relates well to the existing settlement of St Clears, a village celebrated for its rich history, and culture. St Clears is a town on the River Taf and a community in Carmarthenshire, Wales. The St Clears local heritage trail links the new and older communities tracing back to routes of the Old market square where The Rebecca Rioters activities in the nineteenth century are marked, marking town world wars, the wildlife on the riverside walk and the history of St Clears in Medieval times.

Location of St Clears (Site highlighted by red square)



## BUILT FORM

The housing stock in the intermediate area is diverse, with architectural styles ranging from mid-20th-century traditional suburban homes to more modern detached dwellings.

The photographs on page 15 illustrate the varied architectural forms, reflecting a blend of suburban and modern residential development styles with traditional elements.

Immediately adjacent to the site, the housing layout is structured, typically featuring lower density, detached properties. The homes are typically one or two storey, with wide front façades, pitched roofs, and chimney stacks.

Newer detached homes to the south-east showcase more modern design elements such as gable roofs and minimal decorative detailing. Like their older counterparts, these homes focus on simplicity, functionality, and simple architectural lines.

Many homes feature concrete or rendered facade, while newer developments often incorporate rendered exteriors in white or cream, combined with brick accents, offering a clean, more contemporary aesthetic.

Roofs are predominantly pitched and tiled, often with clay or concrete tiles in darker tones like brown, grey, or red. Windows are generally double-glazed and framed in white or coloured PVCu.

Extract of St Clears Heritage Trail



One and two storey, lower density detached homes located to the south of the site and a row of terraced homes, varied in appearance, set back from the street.



Newer detached homes. The homes feature repeated house types, clean lines, brick, and render finishes, along with gable roofs and minimal decorative elements.

Semi detached homes with wide, grey roof tile and white frontage, brick chimney stack



# 6. SWOT Analysis

The early identification of the sites features, 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.

The key constraints and opportunities are summarised below and visually presented in the form of a Constraints & Opportunities Plan on page 17.

## Strengths

- **Policy and Planning Compliance:** The site has historical allocation for residential development in the Carmarthenshire Local Development Plan (2006-2021), indicating strong alignment with local planning policy. The location meets planning policy standards, being accessible by various transport forms, making it a suitable site from a regulatory perspective.
- **Accessible and Connected Site:** The site benefits from an existing public highway access point with adequate visibility, ensuring connectivity and supporting safe access. The nearby highway network functions safely, and the development is unlikely to increase traffic significantly, maintaining local traffic flow and safety.
- **Low Flood Risk:** There is no major risk of flooding from rivers or the sea, ensuring resilience against certain environmental challenges and reducing insurance or mitigation costs.
- **Proximity to Amenities:** The site is near essential services, including employment, retail, and education, providing future residents with convenient access to amenities and reducing dependence on cars.
- **Non-Sensitive Land Use Area:** The site does not fall within a sensitive area, reducing complications associated with environmental protection regulations.

## Weaknesses

- **Localised Flood Risk:** Small areas are at risk of flooding from surface water and small watercourses, particularly north of Tenby Road and around plots 1 & 2. Mitigation measures, including perimeter drainage, will be necessary to manage this risk.
- **Potential for Overland Water Flow:** Overland water flow during extreme rainfall from adjacent

fields could pose a risk, necessitating unmapped events to be considered in site planning

- **Noise:** Due to nearby roads, a noise impact assessment is recommended to mitigate transport-related noise for future residents.

## Opportunities

- **Active Transportation Accessibility:** The site's location supports sustainable, active travel options like walking and cycling, thanks to local amenities being within easy reach. This may reduce car dependence and promote healthier lifestyle choices for residents.
- **Future Active Travel Infrastructure:** Planned additions to the Integrated Active Travel Route Network suggest enhanced connectivity for pedestrians and cyclists, which could improve the site's appeal and align with sustainability objectives.
- **Sustainable Drainage Strategy:** The drainage strategy, designed to discharge to nearby watercourses, aims to mimic predevelopment hydrological conditions. This approach supports site sustainability while helping mitigate surface water risks..

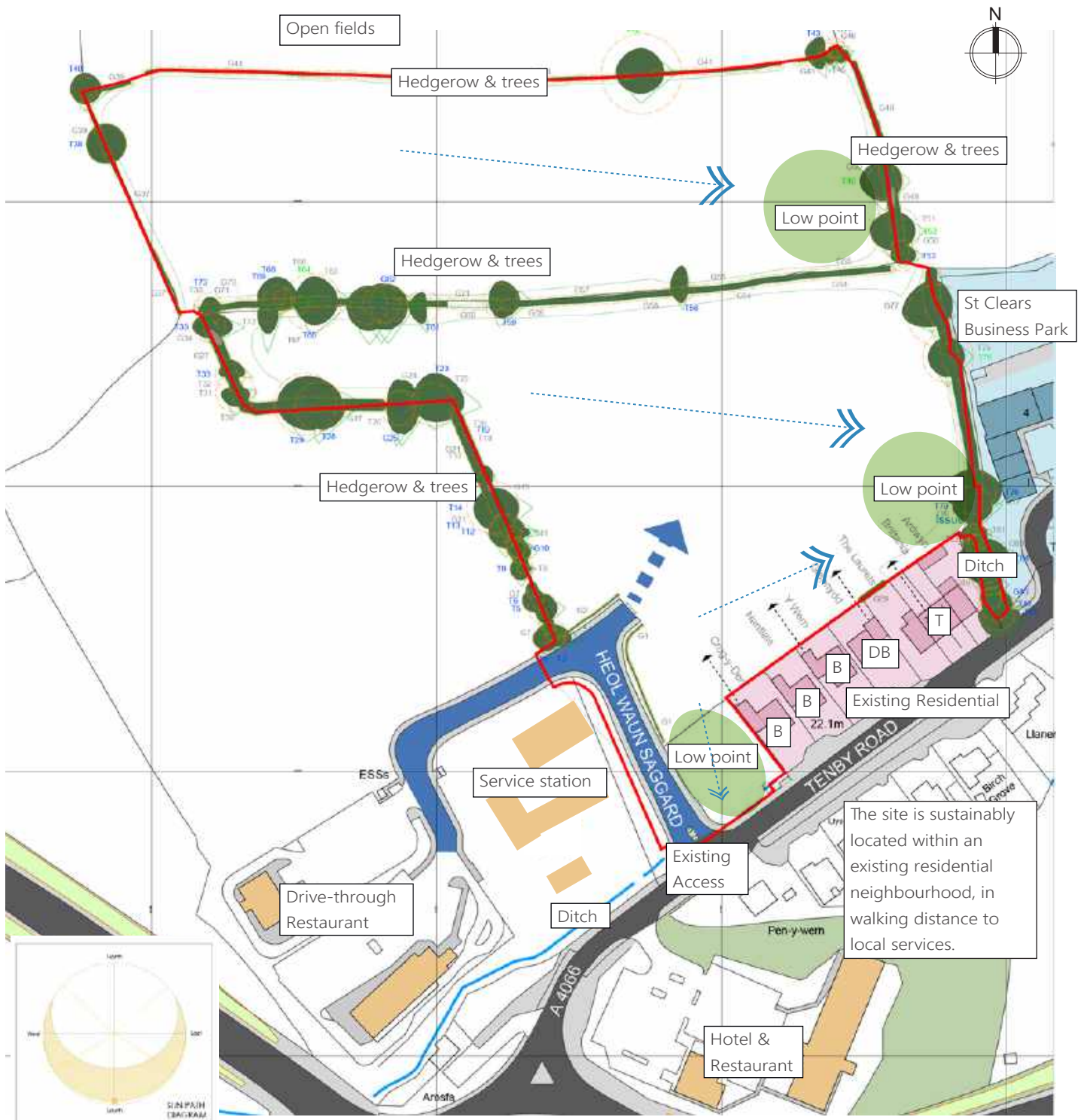
## Issues (Threats)

- **Planning:** The northern portion of the site lies outside the Town's settlement boundary. However, it lies adjacent to it and the informal indication from the Council are that it could be acceptably treated as an 'exception site' under the terms of LDP policy AH2.
- **Ecology & Biodiversity:** The greenfield nature of the site suggests potential displacement of local biodiversity. However, an acceptable level of mitigation is possible, consonant with the site's designation for housing.
- **Drainage:** The drainage strategy is produced for the application. SAB approval will be needed and submission for approval will be made when planning permission is granted.
- **Contamination Risks:** Potential and relatively minor contamination issues are identified in the site investigation but are capable of being effectively dealt with

Refer to detailed technical reports for further detail on existing site conditions, constraints and opportunities.


















The site is sustainably located within an existing residential neighbourhood, in walking distance to local services.

KEY

-  Site Boundary
-  Existing trees / vegetation. Refer to tree survey for details.
-  Potential areas for attenuation / POS
-  Levels falling / SUDS implications
-  Existing ditch
-  Existing / Proposed site access
-  Extension of access into site (all modes)
-  Existing residential homes: Bungalow (B), Dormer Bungalow (DB), Terrace (T)
-  21m back to back distance
-  Mixed use building (Restaurant, Service Station, Hotel)
-  Employment

# 7. Design Concept Evolution

## Key Structuring Elements

Based on the context and site analysis, combined with the project's vision, the following structuring elements were identified to guide the future development of the site:

- Access: The site will be accessed via Heol Waun Saggard, connecting to Tenby Road, enabling easy pedestrian access to local shops, bus stops, recreational areas, and services within St Clears village.
- Green Infrastructure: Existing hedgerows and trees will be retained where possible and ecological buffers of varying widths respected to minimise the impact on wildlife, creating a well-enclosed, natural development.
- Development Efficiency: The spaces between these green features will be efficiently and sensitively developed for residential use.
- Active Frontages: New homes will front onto Tenby Road and the site access to create active an attractive, inviting and safe place.
- Privacy and Security: Homes will be carefully designed to back onto existing properties, securing private back areas where feasible.
- Surface Water Management: The south-eastern edges and corners will be used for surface water management solutions.
- Green Corridor: The Green Infrastructure (GI) will cross through the site and wrap around the eastern boundary, connecting attenuation features, hedges, and SuDS (Sustainable Drainage Systems), creating a linear open space experience that integrates into a network of green streets.
- Affordable Housing: The northern field will serve as an "exception site," dedicated entirely to affordable housing. Affordable units will also be dispersed across the lower areas of the site.

## Concept Framework



Incorporating the findings from the context and site analysis, a Concept Masterplan Framework has been developed to guide the future growth of the site.



## DESIGN DEVELOPMENT

The sketches below illustrate the design development process. Early sketch capacity layouts were developed and key adjustments made based on detailed site analysis. The main areas of change related to the location of public open space (POS) and drainage attenuation strategy. Further refinements were also made to the layout, tenure and housing mix.

### Early Sketch Layout



### Evolving Sketch Layout (Pre-App)



## SUMMARY OF PRE-APPLICATION ENGAGEMENT

### PRINCIPLE OF DEVELOPMENT

- The southern section of the site falls within the St Clears settlement boundary and is allocated for residential use under the Local Development Plan (LDP), supporting development in this area. The northern section lies outside the boundary and is subject to countryside policies, which restrict development unless a specific exception (e.g., 100% affordable housing) applies.
- Policy AH2 of the LDP may allow affordable housing on the northern section if specific criteria are met.

### DESIGN CONSIDERATIONS

- The general site layout is supported, especially where dwellings front onto internal access roads and parking is well integrated.
- Public open space should be centrally located for accessibility and natural surveillance, with play integrated.
- Retaining trees and vegetation is encouraged but should not reinforce separation between open market and affordable units.

### HIGHWAYS & TRANSPORTATION

- The site's access arrangements must be appropriate and accessible by various travel modes. A swept path analysis should be provided.
- The current accessibility of the site by sustainable transport modes should be assessed, along with any proposed improvements to enhance sustainable access, supporting Active Travel policies and reducing reliance on private vehicles.
- Proposed parking levels should align with CSS Wales standards for vehicles and bicycles. EV charging infrastructure should also be provided to support the increasing demand for electric vehicles.
- The site's design must ensure clear access for emergency vehicles. Considerations should address the need for a separate emergency access if warranted by the layout and use intensity.
- An impact analysis is required, focusing on trip generation during peak periods and examining the effects on key junctions in the surrounding road network to determine if traffic mitigation is necessary.

- A Travel Plan should outline measures to promote sustainable travel among future residents, potentially including incentives for reduced car use and increased public transit options.
- An evaluation of road safety implications for all road users is necessary to ensure that development won't compromise the safety of pedestrians, cyclists, and drivers.
- For any highway improvements requiring third-party land, the developer must secure the necessary land use agreements, potentially through a Section 106 arrangement.
- A Transport Assessment (TA) is required to examine the site's access needs, analyse traffic generation, and assess both peak-hour and seasonal impacts on nearby junctions.

### DRAINAGE AND FLOODING

- Sustainable drainage arrangements are encouraged; a drainage strategy and SAB consent are needed. Coordination with Welsh Water is recommended.

### ECOLOGY

- A tree survey and biodiversity assessment are required to ensure tree protection and biodiversity enhancement.
- A biodiversity statement should be submitted, detailing habitat preservation and long-term ecological management.

### CONTAMINATED LAND

- A contaminated land risk assessment is advised due to proximity to a potentially contaminated site.

### NOISE ASSESSMENT

- Due to nearby roads, a noise impact assessment is recommended to mitigate transport-related noise for future residents.

### SECTION 106 CONTRIBUTIONS

- Contributions will be needed for affordable housing, education, public open space, and potentially highway improvements.



## KEY MATTERS ARISING FROM PRE-APPLICATION RESPONSE

A pre-application enquiry was made to the Council and a comprehensive response received in October 2023. Since then the detailed design has been developed and other issues addressed.

Generally, the Council's response to the draft proposals were positive. This was largely because the main part of the site is designated for residential development.

The Council considered that the northern part of the site met most of the criteria relating to LDP policy AH2, and that it could be considered as an exception site. However, concerns were expressed firstly, that its release should not prejudice the delivery of affordable housing on other allocated sites in St Clears; secondly, to be fully policy compliant the affordable requirement for the allocated site should be met on the allocated site and not on the exception site.

The Council called for a justification for the exception site and for providing all affordable housing on the 'exception site'.

The justification is as follows:

- There is no evidence that the delivery of affordable housing on any of the LDP's allocated sites would be prejudiced by the release of the exception site;
- The allocated sites have not generated the level of affordable housing originally anticipated in the LDP, largely due to viability issues;
- The Council's housing department recently issued data relating to anticipated local affordable housing need to Wales & The West Housing Association. This showed that within the St Clears & Llansteffan ward there were currently 195 registered applications by persons requiring affordable homes, with 49 being in Categories A & B, the highest incidence of need.
- The Local Housing Market Assessment results indicate that there will be an annual requirement of 138 affordable homes over the next 5 years, with a 85 dwelling need for intermediate rented.
- Thus the Council's own data shows a significant element of need over a period of 5 years for the type of housing provided in this scheme. There is clearly a current unmet demand.

Some of the affordable housing is to be sited on the allocated site, but the majority would be sited on the exception site. The main reasons for this are:

- The affordable housing element of the scheme would be built over a period of 2 years or so in a single contract. It is currently anticipated, subject to planning, that work could begin in the next financial year 2025/26. Its delivery is therefore guaranteed in the early stages of the development's implementation, thereby contributing significantly towards the Council's recognised local need in the short term.
- Pepper-potting the provision of affordable housing within the allocated site would not guarantee a quick delivery, since it would be built at a similar rate to the market housing. In this regard, market housing would be delivered at a rate dependent on market conditions, and there is no guarantee therefore that affordable housing would be delivered as effectively in the short term as it would be on the exception site;
- The long term management and maintenance of the affordable housing and its communal areas will be more efficient where it is concentrated on the exception site than if dwellings were to be scattered throughout the site;
- The Welsh Government's detailed design standards and requirements especially on external areas are more effectively and reasonably met within a composite site as opposed to being spread throughout the site.
- The number of affordable homes provided and the relative speed at which they could be provided is a material consideration indicating that a slavish adherence to the precise wording of a single criterion in the relevant policy of the development plan is not considered warranted.

# 8. The Proposal

## Section Overview

This section presents the emerging proposal for the site and describes the key parameters and principles that will deliver the vision. The Proposed Site Layout and Accommodation Schedule is presented on page 23. The remainder of this section summarises the key design parameters and principles for:

- Layout, Use & Amount
- Character & Place
- Density
- Scale, Height and Massing
- Access & Movement
- Landscape
- Environmental Sustainability
- Community Safety

## Layout, Use & Amount

The development comprises:

- 115 new homes, comprising a mix of house types and tenure that will support the creation of a mixed community. See tenure plan below.
- There will be a mix of 1 bed apartments, designed to look like the other houses on the site, and 2, 3 and 4 bed houses and bungalows.
- The affordable housing requirement for this site allocation is 30%, however over 50% affordable homes are proposed.
- A primary vehicular access into the site gained directly from the south with a permeable movement network proposed connecting to the existing footpath network.
- Ecological buffer areas ensuring the development integrates with wider open space, ecological and landscape features.
- A network of open space is proposed, incorporating space for play and Sustainable Urban Drainage (SUDS) measures.

House Type Tenure Plan (TENP-01)



# Proposed Site Layout



## SITE KEY

### Boundary Treatments

- Site Boundary
- 1.8m High timber hit & miss fence
- 1.8m High Screen wall
- 1.8m High Close Board Fence
- 1m High hoop top metal railings
- 1.1m High ball top metal railings
- 0.45m High Timber Knee Rail

### Access Points

- Primary door to dwelling (Part M)
- Secondary door(s) to dwelling
- Garage door
- 1.8m high gate  
(Approximate gate location - gates to be located behind meter box locations)
- Parking Space

### Hard Surfacing

- Highway - Tarmacadam Finish
- Highway Footpath - Tarmacadam Finish
- Permeable Block Paving Type A
- Local Area of Play
- Bin Collection Point - PCC Slab Finish  
(For Plots accessed off of a shared private drive)
- Private Footpath - PCC slabs

### Soft Surfacing

- Front Garden
- Rear Garden
- Amenity Space / Green Infrastructure / POS
- Bio-retention System Feature / Attenuation Sys
- Ecology Buffer
- Attenuation Basins
- Existing Tree / Vegetation  
(Indicatively drawn canopies)

### Site Features

- Affordable Unit - Social Rented Units
- Affordable Unit - Discounted Sale Units
- Shed Storage
- Bin Store Slab - PCC Slab Finish
- Rotary Line
- Air Source Heat Pump  
(Locations to be confirmed by site contractor)
- 1-2m Maintenance Corridor to Existing Hedger

## Accommodation Schedule

House Name	Code	Beds	(NIA) ft <sup>2</sup>	No of Units	Total Area
<b>Open Market Units</b>					
2 Bed Detached Bungalow	2B-3P	2	724	9	6516
3 Bed Detached Bungalow	3B-5PV2	3	928	4	3712
3 Bed Semi-Detached House	3B-4P	3	861	20	17220
3 Bed Detached House	3B-5P	3	968	8	7744
3 Bed Detached House	3B-5P	3	1008	3	3024
4 Bed Detached House	4B-6P	4	1371	6	8226
<b>Sub Total</b>				<b>50</b>	<b>46442</b>
<b>Affordable Units</b>					
House/Flat Name	Code	Beds	(NIA) ft <sup>2</sup>	No of Units	Total Area
<b>Discounted Sale Units</b> +					
3 Bed Semi-Detached House	3B-5P	3	1030	5	5150
<b>Sub Total</b>				<b>5</b>	<b>5150</b>
<b>Social Rented Units</b> +					
<b>Flats</b>					
1 Bed Ground Floor Flat	1B-2P	1	549	5	2745
1 Bed First Floor Flat	1B-2P	1	594	5	2970
<b>Houses</b>					
2 Bed Semi-Detached House	2B-3P	2	898	38	34124
3 Bed Semi-Detached House	3B-5P	3	1030	12	12360
<b>Sub Total</b>				<b>60</b>	<b>52199</b>
<b>Total</b>				<b>115</b>	<b>103791</b>



## Character & Placemaking

Draycott Group wish to sensitively respond to the site's green assets and deliver a new neighbourhood with a strong sense of place.

The layout has been developed to work with site constraints and opportunities and respond to community and stakeholder feedback. This has in turn enable the character and feel of the site to evolve.

### NEIGHBOURHOOD & PLACE

The following principles aim to create a cohesive, welcoming, and community-oriented development that respects the natural environment and promotes a sense of place:

- 1 Access and Entry Point:** The development will be accessed via the existing entrance to the site, with homes fronting Heol Waun Saggard and Tenby Road. An attractively landscaped entryway will enhance wayfinding and provide a clear sense of arrival.
- 2 Primary Street and Layout:** A new street will extend east and north through the site, lined with two-story houses fronting the street. This route culminates in a landscaped focal space featuring a Local Area of Play (LAP) and an attenuation basin, with a network of footpaths connecting to neighbouring streets.
- 3 Open Space & Water Management:** The existing drainage network will be integrated, managing surface water and blending seamlessly with the landscape.
- 4 Northern Main Street Design:** The main street will extend northward with homes stepping up along the slope to maintain strong frontage, while landscaping enhances views, gardens and frontages. Parking spaces will be sensitively placed between units.
- 5 Eastward Central Street and Views:** A central street running eastward offers south-facing views. Parking is sensitively located to the side and front of properties, integrated with landscaping to ensure level access.

- 6 Natural Boundaries and Vegetative Buffers:** Homes will back onto the existing green infrastructure, preserving trees and vegetation wherever possible to blend the development with the landscape.
- 7 Central Play Area:** Near the site's centre, a Local Area of Play (LAP) provides doorstep play for families. Homes front the street with landscaped areas and off-street parking to ensure level access and attractive streetscapes.
- 8 North-eastern Open Space:** The north-eastern area will include an amenity space with an attenuation basin linked to the existing green infrastructure, offering an informal recreational space.
- 9 Quiet Spaces:** Smaller cul-de-sacs will offer quieter, more intimate areas for residents to meet and enjoy views of nature.

### ARCHITECTURE

Architecturally, the buildings in the area are varied. Going forward, the approach for this site is one of respect - to be respectful of the quiet rural edge feel of the area, and unity – to develop a built form style and material palette that unifies the development and complements the wider area. The approach to appearance and dealing is further explored in Section 9.

## Scale, Height & Massing

The scale, height and massing of the development has been designed to integrate with the locality.

Homes will be typically one and two storeys. The length, width and height of buildings is highly varied across the development (refer to submitted house type drawings).

A collection of bungalows are now located along the southern boundary, more sensitively responding to the adjacent, existing bungalows.





# Access & Movement

The proposed movement and access strategy is summarised and illustrated on the following pages:

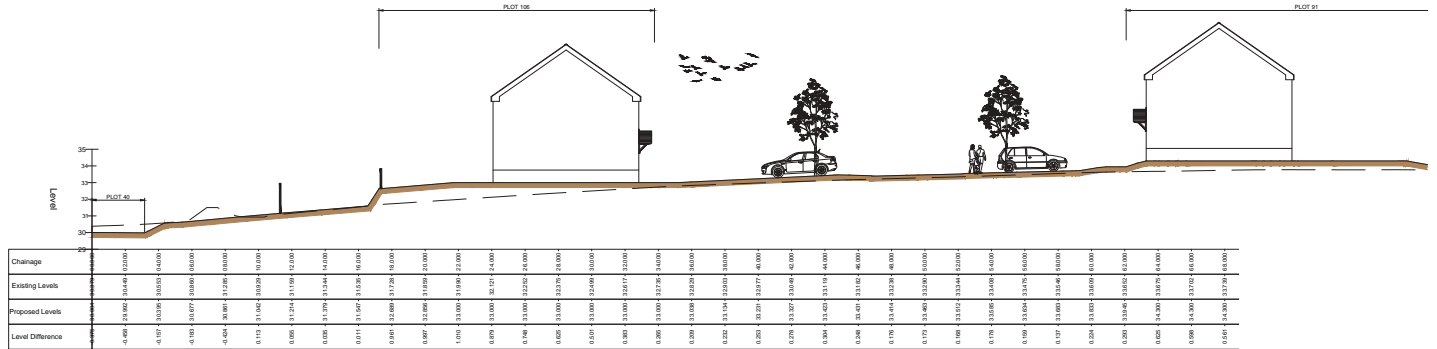
- Vehicular access to the site will be from the south. The proposed access point has been designed to accommodate the range of vehicles that are likely to service the site, including refuse vehicles operated.
- The proposed scheme is designed to be inclusive and to comply current building regulation access requirements.
- Parking is provide on and off plot and is designed in accordance with Lifetime homes standards.
- The site will be designed to be a 20mph environment, design to encourage pedestrian and cycle activity.
- Parking and secure cycle storage spaces are allocated to each plot.
- Views and vistas have been considered to encourage active travel and aid wayfinding.
- Inclusive, safe, legible walk/cycle friendly connections will connect through the site.

## Movement & Access (Extract of External Works Plan)

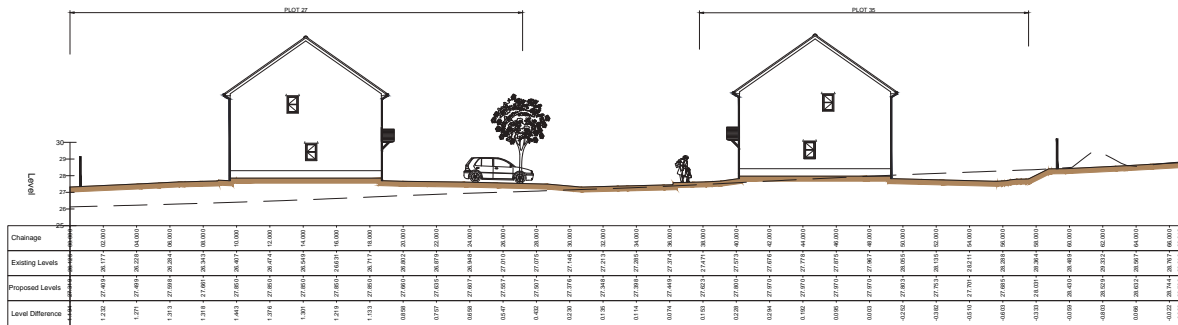


## Street cross sections

The following street cross-sections illustrate how the homes will engage with the street, incorporating the site's natural levels by stepping down to provide level access. For further details, please refer to the engineering level plans, which demonstrate how compliance with Lifetime Homes and level access requirements is achieved.



CROSS SECTION A-A



## Green Infrastructure (GI) & Landscape Strategy

A landscape strategy for the site has been developed by Haire Landscape Consultants.

The GI strategy for the site follows the Stepwise Approach in accordance with PPW6. The value of the established landscape structure is acknowledged and respected. The hedgebanks and trees will be retained and reinforced as appropriate.

The SAB regulations require the establishment of a new 'water influenced' landscape within the established agricultural structure. This includes rain gardens close to the houses and larger swales in the wider area, along the eastern edge of the site. This arrangement is as a result of topography, yet within the site layout, it provides coherent amenity areas of a reasonable scale within the enclosure provided by the retained hedgerow structure. The management proposals will combine the existing and proposed landscapes to achieve a valuable mosaic of complementary habitats that is sustainable.

### Landscape Strategy Plan



## Open Space & Landscape

The below Open Space and Management Plan outlines the locations of both informal and formal open spaces, play areas, rain gardens, and attenuation basins.

A landscape strategy identifies landscape management proposals for the site that include the establishment and development through management of more biodiverse landscapes than can be found in the existing improved pasture.

The appropriate management of the new drainage and amenity areas together with care of the existing retained features will ensure that this increased biodiversity is linked to the wider landscape.

Close mown amenity grass areas are generally limited to path and road edges and to the amenity area in the east of the site, with paths mown around the attenuation basins for informal recreational access. The remaining grassland areas, around the

attenuation basins and against the existing 'internal' hedgerow and those around the site boundary will be managed as a traditional hay meadow.

The existing site perimeter hedges and hedgebanks and the 'internal' hedge that separates the two parts of the site will require considered management. Access is provided within the layout of the scheme, and this will allow annual trimming or periodic coppicing as appropriate.

Consideration must be given to succession planting if the hedgerow features are to maintain their important contribution to amenity and biodiversity and to the setting of the residential development. Some tree planting will be included in the initial scheme and the need for replacement or reinforcement planting should be reviewed regularly.

### Open Space Management Plan



- Play Areas  
Total Area - 209m<sup>2</sup>
- Formal Managed Open Space Area  
Total Area - 5740m<sup>2</sup>
- Informal Managed Open Space Area  
Total Area - 4054m<sup>2</sup>
- Managed Areas - Rain Gardens  
Total Area - 2700m<sup>2</sup>
- Managed Areas - Attenuation Basins  
Total Area - 975m<sup>2</sup>

### Marginal Areas & Biodiversity



- Existing trees/hedges
  - Wildflower meadow
  - Close mown amenity grass
  - Attenuation basin
1. Prune/manage trees in hedge bank.
  2. Existing boundary and central hedges to be trimmed
  3. Areas managed as additional hay meadows.
  4. Close mown grass area
  5. Proposed hedge

# Drainage Strategy

The Drainage Strategy for the Site has been developed by Cambria. The strategy is summarised below and illustrated on page 30. Refer to Drainage Strategy Report and plan for details.

## SURFACE WATER DRAINAGE

The site is undeveloped agricultural farmland. It is therefore proposed to restrict runoff from the proposed development to greenfield runoff rates, to mimic pre-development conditions.

There will be two discharge outfalls from site. One outfall will be located at the South-eastern corner of the Southern field and will serve most of the site. Another outfall will be located further South near the headwall adjacent to Tenby Road and will serve plots 1 & 2.

The attenuation storage will be delivered through a combination of above and below ground features. Attenuation storage will be maximised within shallow rain gardens between the proposed footway and dwellings and permeable paving for the car parking bays and low trafficked roads.

Three detention basins have been proposed at the south-eastern corners of each field.

To the north, two basins will comprise a stepped basin arrangement that will assist in providing attenuation and across a slope. To the South, a larger basin has been proposed prior to outfall of surface runoff from site.

Due to the site topography and development proposals, not all attenuation storage can be stored above ground, storage will be provided within underground cellular storage crates beneath proposed car parking bays, play areas and green space where appropriate.

Interception of the first 5mm of rainfall has been provided by rain gardens, permeable paving and detention basins.

The Proposed Drainage Strategy plan is shown below. This shows the principal SuDS areas and general routing of the drainage networks.

A mix of SuDS features are proposed as part of a SuDS management train, including rain gardens and detention basins. Proprietary treatment chambers could be used for locally constrained catchments.

The drainage design maximises the use of above ground soft SuDS features on site, which allow ample opportunity for planting within street rain gardens and public open spaces, whilst considering the site proposals and levels constraints.

## FOUL WATER DRAINAGE

It is considered that the proposed foul water drainage network will connect, via gravity, into the nearby F101 foul water drainage manhole constructed as part of the adjacent Commercial development.

F101 lies in the existing access road to the Southwest that links Tenby Road with the Existing Commercial development and the Proposed site.

Plots 1-5 will discharge separately to F103 downstream of F101, due to the site levels constraints.

The connection will be subject to confirmation from Welsh Water there is sufficient capacity within their network. The new adopted network would be delivered via a Section 104 agreement. A Section 106 agreement will be required to connect into the sewerage network.

## Examples of attractive, biodiversity rich attenuation features



# Extract of Proposed Drainage Strategy Plan (Cambria)



## KEY:

- KERB DRAINAGE
- SURFACE WATER DRAINAGE
- PERFORATED SURFACE WATER DRAINAGE
- FOUL WATER DRAINAGE
- ROAD GULLY
- LINEAR / CHANNEL DRAIN
- ATTENUATION
- SURFACE WATER CHAMBER
- FOUL WATER CHAMBER
- RE ● RODDING EYE
- RWP RAINWATER PIPE
- HEADWALL
- PERMEABLE BLOCK PAVING TYPE
- RAINGARDEN BASE
- - - SITE BOUNDARY
- DETENTION BASIN
- MAIN SITE CATCHMENT
- PLOTS 1 & 2 CATCHMENT
- RAINGARDEN BATTER
- OF ● OVERFLOW GULLY
- HB ● HYDROBRAKE FLOW CONTROL CHAMBER
- FC ● ORIFICE FLOW CONTROL CHAMBER

P01	ISSUE FOR PAC.	JD	BW	BW
Rev	Description	By	Chk	App
Client: DRAYCOTT GROUP				
Project: LAND OFF TENBY ROAD, ST CLEARS				
Drawing Title: PROPOSED DRAINAGE STRATEGY				
Drawing No. CC2610 CAM XX XX DR C 1105				
Project	Originator	Vol.	Level	Type
SS	PRELIMINARY		1:500	P01
<b>CAMBRIA</b> Constructive Thinking				
Civil & Structural Engineers T 029 2009 3333 Cambria House E admin@cambria.co.uk 16 Plas St. Poi de Leon W www.cambria.co.uk Penarth Marina X @cambriauk Cardiff, CF84 1TR uk.linkedin.com/in/cambriauk				



## Environmental Sustainability

The key environmental sustainability aspects of the proposed development are summarised below:

- The proposed scheme efficiently uses land in a way that sensitivity responds to the site context and is considerate of site constraints.
- The development will deliver a supply of housing that responds to market demand, is well served by local facilities, and supports health and well-being.
- Where possible the existing on-site habitat will be retained to ensure that species are not adversely affected by the development.
- Opportunities to protect and enhance the natural environment, enhance biodiversity and help manage surface water drainage have been identified and incorporated within the proposed design.
- Ecological enhancement measures will be incorporated into the design of the SuDs features, without compromising its core function.
- Hedgerows and trees are retained where possible, with ecological buffers and mitigation introduced to protect the natural environment, enhance landscape and biodiversity.
- High quality landscape design and tree planting will permeate the entire development, connect with the existing development, and enhance existing boundaries.
- Native species of local provenance and grown in the UK will be used for any new planting on the site.
- Streets, spaces, and front gardens will incorporate planting that will soften the area, providing amenity for residents.
- Steps will be taken to lower the carbon emissions associated with the new development in the most efficient and cost-effective way in accordance with building regulations.
- Bird nesting and bat roosting opportunities will be enhanced.
- A sensitive lighting strategy must form part of the development plan during both construction and operational phases.

## Community Safety

Community Safety has been a consideration in the development of the layout. Key elements are summarised below:

- The scheme incorporates clear, direct routes, which are desirable and more likely to be used.
- Properties are accessible from the street and windows are located on public facing elevations to encourage social activity and provide good natural surveillance.
- The public streets, the semi-public front gardens and private rear gardens are clearly defined to avoid conflicts of uses.
- Front doors and access routes are clearly defined.
- 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.
- Formal enclosures will convey a positive image through the choice of quality treatments, with attractive landscaping introduced where appropriate to soften the visual appearance.
- Adequate street lighting will be provided in accordance with the Local Authority Highway standards helping people feel more secure and reducing the fear of crime.
- High quality materials will be used to help create an enduring environment. The maintenance of materials will be considered to encourage people to take pride in their surroundings.
- People will have the opportunity to personalise spaces that they control whilst projecting an image of a well-kept and loved environment.

### SECURE BY DESIGN

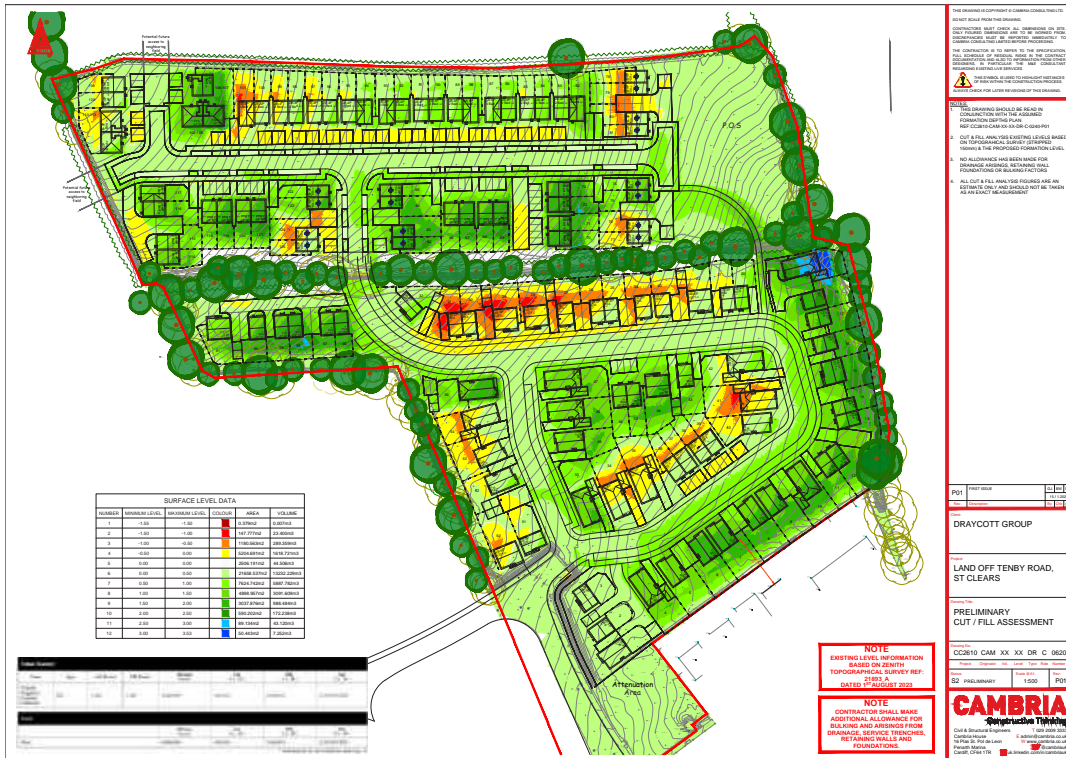
A Secure by Design (SBD) Application was made in August 2024 (Ref: 462679). The layout was well received. In addition to General SBD Requirements, recommendations focused on the following elements which have been addressed:

- Afford better protection to Plots, 2, 3, 5, 9, 18, 23, 30, 43, 50, 58, 59 and 90.
- Consider signage to front door of plot 24.
- Ensure communal gate/gates between Plot 26 and 27 are brought as far forward as possible.



An extract of the Site Engineering Layout is provided below, prepared by Cambria. This illustrates how the proposed site levels comply with Lifetime Homes criteria 1, ensuring that access to parking is convenient as possible for the widest range of people.

Preliminary General Arrangement Plan showing surface level data



General Arrangement Plan showing proposed levels





# 9. Appearance & Detailing

## Overview

Different approaches to the detailing of built form, streets and spaces will occur across the site, which will both unify and differentiate the development.

The varying approaches to the detailing of spaces, the types of buildings proposed are drawn out across the following pages.

Examples of the proposed Street Scenes are presented below.

## House Types & Finishes

The proposed scheme takes inspiration from the surrounding area while introducing a fresh architectural style. Across the site a diverse mix of one and two storey house types are proposed.

Light render tones of white, cream, and off-white will create a contemporary feel, while recon stone with natural sand/cement mortar in a bucket handle finish offers a nod to traditional craftsmanship.

Simplified porch designs and a mix of red and grey concrete roof tiles will balance modernity with local character.

A brick plinth, using blue and red bricks to match the roof, adds a subtle, cohesive element that complements both the traditional and modern aspects of the proposal.

An extract of the proposed House Finishes plan is presented below and examples of the proposed house types and street scene are presented on the following pages.

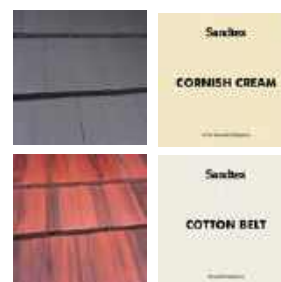
## House Finishes Plan



## Key

MATERIALS	
<b>ROOF FINISH</b>	
	Marley Modern Smooth Grey
	Angled Concrete Ridge Tiles - Grey
	Marley Modern Old English Dark Red
	Angled Concrete Ridge Tiles - Red
<b>RENDER FINISHES</b>	
Render - Sand/Cement with painted finish. Paint colours referenced based on Sandtex	
	Sandtex Colour - Cornish Cream
	Sandtex Colour - Cotton Belt
	Sandtex Colour - White
<b>NATURAL STONE FINISH</b>	
	Refer to house type drawings for location of stone detailing. Recon Stone with natural sand/cement mortar in bucket handle finish. Spec to be agreed
<b>BRICK PLINTH &amp; DETAIL BRICKS</b>	
Brick used for plinth and window heads/sills to be Blue clay brick with sand cement mortar in bucket handle finish. Brick type to be agreed	
<b>GENERAL NOTES</b>	

- Rear/side doors to be composite doors: Anthracite Grey, RAL 7016. Refer to house planning elevation drawings for door styles.
- Garage doors Hormann Style 984 Up and Over - Colour: Anthracite Grey RAL 7016
- Windows to be PVCu: Anthracite Grey, RAL 7016
- Angled brick cills to front elevations to be brick - blue brick.
- All Fascias, Barge And Soffit Boards to PVCu Finish Colour - Anthracite Grey, RAL 7016
- All Rainwater Goods to be PVCu - Colour - Anthracite Grey, RAL 7016
- All Service Meter boxes to match render colour



3 Bed Bungalow

**HOUSE TYPE AREA**  
 M<sup>2</sup> = 86.2    FP = 928  
 Measured structurally between inner faces of blockwork & excludes any integral garage

24 06 24

Scale @ 1:100

**REV. DESCRIPTION DATE**

CLIENT	Draycott Group		
JOB TITLE	Tenby Road, St Clears		
DRAWING TITLE	3B5P [928] Bungalow - Option 1 AS Floor Plans Elevations		
SCALE @ A3	DATE	DRAWN BY	
1:100	February '24	Hal	
JOB NO.	DRAWING NO.	REVISION	
2404	3B5P-B-D-01	-	

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 Figured dimensions must be taken in preference to scaled dimensions and any discrepancies are to be referred to Hammond Architectural Ltd. Contractors, subcontractors and suppliers must verify all dimensions on the date commencing any work or making any workshop drawings.

3 Bed House

**HOUSE TYPE AREA**  
 M<sup>2</sup> = 93.6    FP = 1008  
 Measured structurally between inner faces of blockwork & excludes any integral garage

Plots 11

Scale @ 1:100

**REV. DESCRIPTION DATE**

CLIENT	Draycott Group		
JOB TITLE	Tenby Road, St Clears		
DRAWING TITLE	3B5P [1008] House Floor Plans Elevations		
SCALE @ A3	DATE	DRAWN BY	
1:100	February '24	Hal	
JOB NO.	DRAWING NO.	REVISION	
2404	3B5P-H-D-01	-	

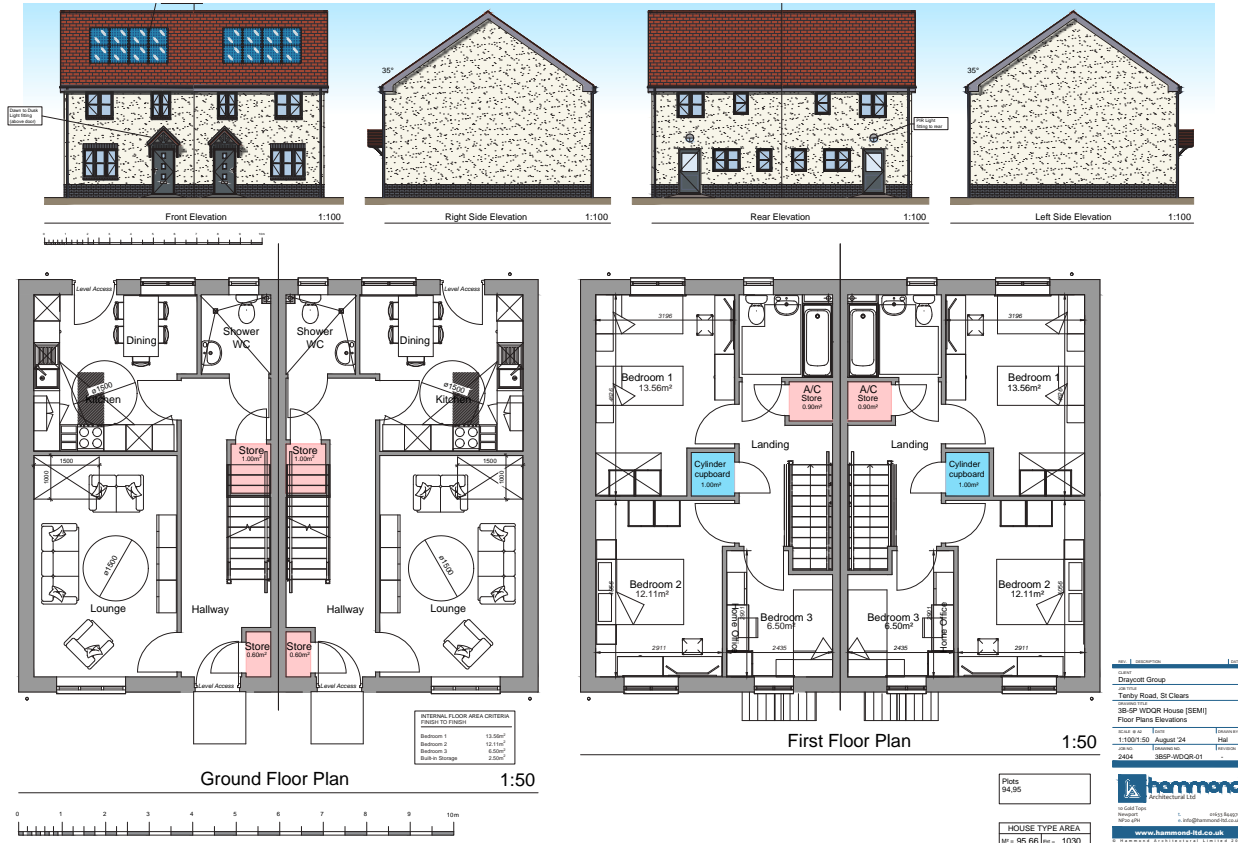
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3Bed Semi-detached



4 Bed house

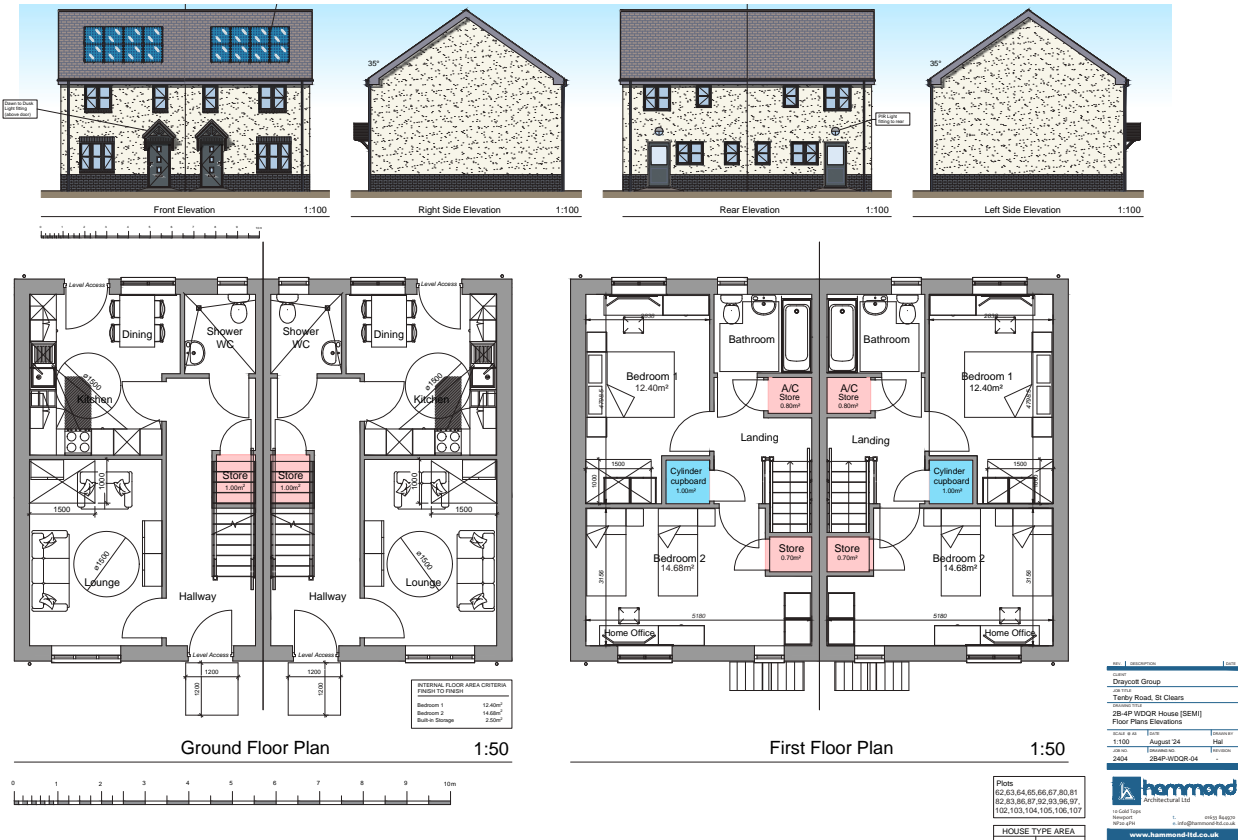


# Typical House Types

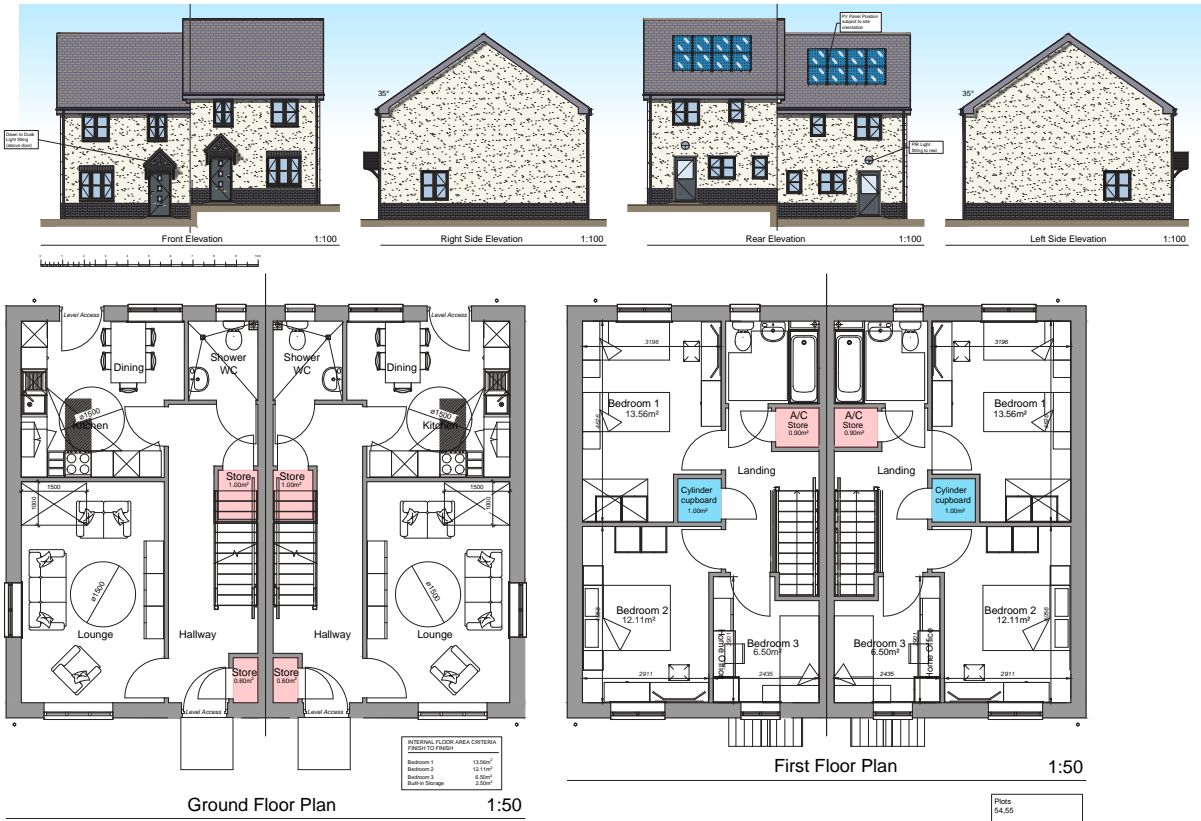
## 1B-2P WDQR Walkup Flat



## 4P-2B WDQR Semi Detached House



Typical House Types: 3B5P WDQR Semi Detached House

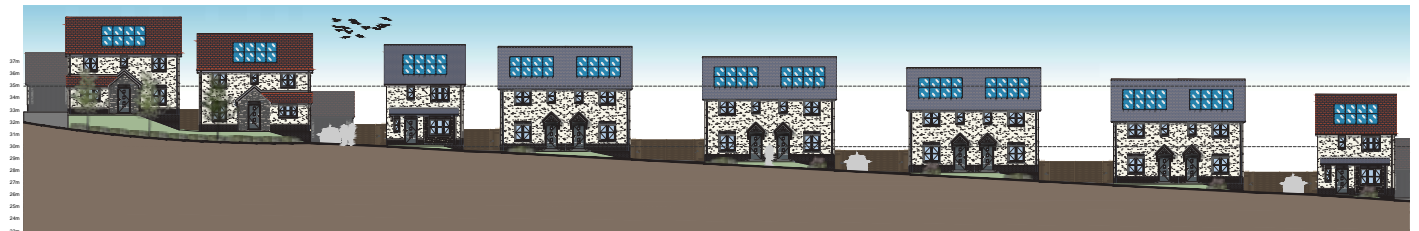


CGI renderings of the planned Wales & West Housing Association scheme, highlighting a thoughtful design approach where carefully selected materials, complementary house types and landscape come together to foster a cohesive neighbourhood feel.

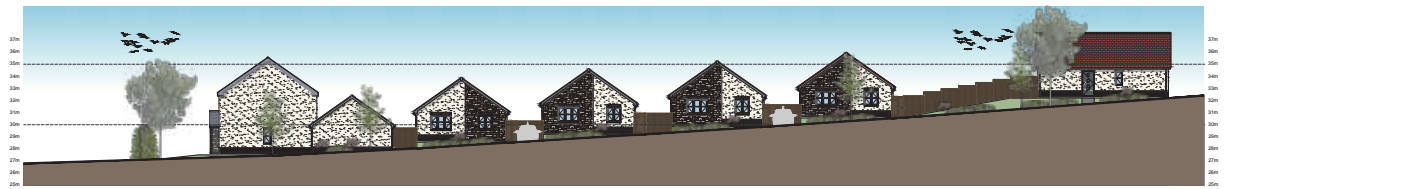




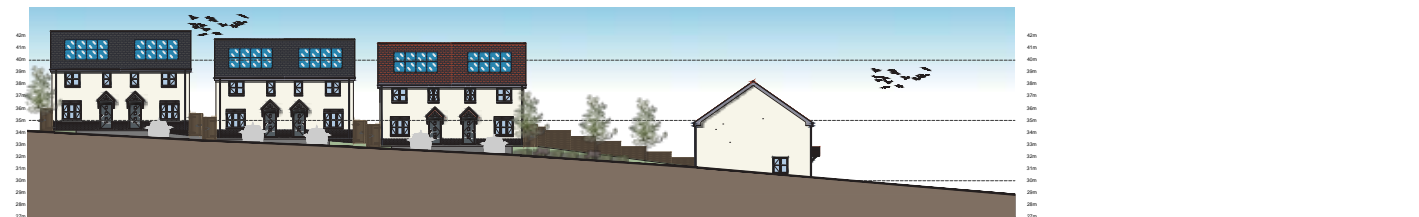
Street Scene A-A



Street Scene B-B



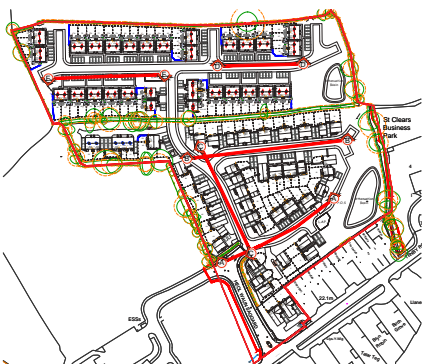
Street Scene C-C



Street Scene D-D



Street Scene E-E



# External Works

The proposed boundary treatments are detailed and located on the External Works Layout (extract) illustrated below. The plans illustrate external works, garden layout, boundary treatments, gradients, refuse storage and external storage provisions. Detailed finishes will be determined at a later stage, ensuring they align with the overall design intent.

## External Works Plan



### Key

- Boundary Treatments**
- 1.8m High timber hit & miss fence
  - 1.8m High Screen wall
  - 1.8m High Close Board Fence
  - 1m High hoop top metal railings
  - 1.1m High ball top metal railings
  - 0.45m High Timber Knee Rail
  - Indicative Brick Retaining Wall Location *(Refer to Engineer drawing for exact location and height of retaining walls)*
  - Indicative Tobermore Retaining Wall Location *(Refer to Engineer drawing for exact location and height of retaining walls)*
  - Triangle refers to the external fair face of the wall *(Refer to Engineer drawing for exact location and height of retaining walls)*
- Access Points**
- Primary door to dwelling *(Part M)*
  - Secondary door(s) to dwelling
  - Garage door
  - 1.8m high gate *(Approximate gate location - gates to be located behind meter box locations)*
  - Parking Space
- Hard Surfacing**
- Highway - Tarmacadam Finish
  - Highway Footpath - Tarmacadam Finish
  - Permeable Block Paving Type A
  - Local Area of Play
  - Bin Collection Point - PCC Slab Finish *(For Plots accessed off of a shared private drive)*
  - Private Footpath - PCC slabs
- Soft Surfacing**
- Existing Tree / Vegetation *(Indicatively drawn canopies)*
  - Existing Tree / Vegetation To Be Removed *(Indicatively drawn canopies)*
  - Bio-retention System Feature / Attenuation System
- Site Features**
- Affordable Unit - Social Rented Units
  - Affordable Unit - Discounted Sale Units
  - Shed Storage
  - Bin Store Slab - PCC Slab Finish
  - Rotary Line
  - Air Source Heat Pump *(Locations to be confirmed by site contractor)*
  - Underground Storm Storage

## Tree Planting

Trees will provide structure within the space, screening and containing built elements and reducing the impression of the extent of the development. All the tree species proposed will provide visual interest, shade and will contribute to biodiversity and Green Infrastructure.

The species proposed can be split into three groups;

- Tree type 1 - Proposed native woodland trees: Native species primarily intended to reinforce and enrich the established landscape structure and provide habitat for wildlife. Proposed trees to be 14-16cm girth.
- Tree type 2 - Proposed street trees: Distinctive specimens, known for their appearance, primarily intended to provide structure, and amenity (decorative trees) to streets. Proposed trees to be 16-18cm girth.
- Tree type 3 - Community orchard trees: Decorative, small-growing fruiting species planted in community orchards. Proposed trees to be 14-16cm girth.

Example species are illustrated below and further detailed in the Landscape Concept Statement prepared by Haire Landscape Consultants Ltd.

### Trees



*Acer platanooides*

*Acer campestre*

*Alnus glutinosa*

*Betula pendula*

### Front gardens



*Euonymus europaeus*

*Ilex aquifolium*

*Quercus robur*

*Viburnum opulus*

## Front Gardens

Front gardens are proposed through much of the site, providing residents with some private space between the streetscape and dwellings. This space will often be a narrow strip of 'private' space between the parking bays and the houses, much of the space being given over to rain gardens, which will be very influential in setting the visual character of the development.

- Hedge planting: Some short lengths of 'native' hedgerow are proposed. These will create
- a separation between some of the properties and define boundaries where appropriate. These hedges will comprise of (non-thorny) native species and will contribute to the Green Infrastructure of the site and wider area by making or repairing connections.
- Areas of lawn: Larger plots with more generous front gardens will have small areas of mown grass.
- Ornamental planting: A modest amount of ornamental planting and ground cover is proposed in small areas at the margins of pavements, houses and parking areas. These areas will require limited maintenance but will provide a range of heights and textures and will include flowering and berry-bearing species. The food source and structure provided by these features will support birdlife.

### Ornamental



*Lavandula angustifolia*

*Cornus 'Midwinter Fire'*



*Dryopteris filix-mas*

*Ceanothus thyrsiflorus repens*



# 10. Summary & Next Steps

This Design & Access Statement outlines the placemaking led approach undertaken for the planned development of land off Tenby Road, St Clears.

The proposed development will deliver a 115 new homes, including 65 affordable homes embracing multiple levels of sustainable design.

The envisioned development aims to materialise as a well planned and aesthetically pleasing residential neighbourhood, prioritising the needs of residents, accessibility, wellness, and social engagement.

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.

Illustrative Plan showing the proposed development set within the landscape (Haire Landscape Consultants)



