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# Design and access statement

For the proposed Residential Development, Land East of Pilgrims Way, Roch, Pembrokeshire SA62 6BQ- Housing allocation number: HSG/114/LDP/01

May 2023 V1

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# PROJECT SUMMARY

- ▶ ***Description of development:***
  - ▶ Proposed residential development of 52 units to include 1- and 2-bedroom apartments and 2-, 3- & 4-bedroom houses
- ▶ **Location:**
  - ▶ Land East of Pilgrims Way, Roch, Pembrokeshire SA62 6BQ
- ▶ **Date:**
  - ▶ May 2023
- ▶ **Client:**
  - ▶ Wakefield Developments Ltd.



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# INTRODUCTION

RLH Ltd has been instructed by Wakefield Developments Ltd, in respect of an application for full planning permission to Pembrokeshire County Council.

The application seeks approval for:

Residential development of 52 units to include 1- and 2- bedroom apartments and 2-, 3- & 4-bedroom houses, including infrastructure, parking, landscaping improvements and associated works to the housing allocation reference number (HSG/114/LDP/01).

The principal concept of the scheme is aimed at providing quality, aesthetically pleasing, well designed sustainable homes. The following Planning Statement has been prepared to support a detailed planning application for the development.

A pre-application response from the Pembrokeshire County Council's Planning Authority in May 2022 provided advice on the principle of development



As the proposal would form a major development and in line with the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 prior to the formal submission of a planning application to the Local Planning Authority ("LPA"), the applicant is required to undertake a pre-application consultation which shall include a design and access statement so that people can provide comments prior to the submission of the formal application.

## SITE IN LOCAL CONTEXT

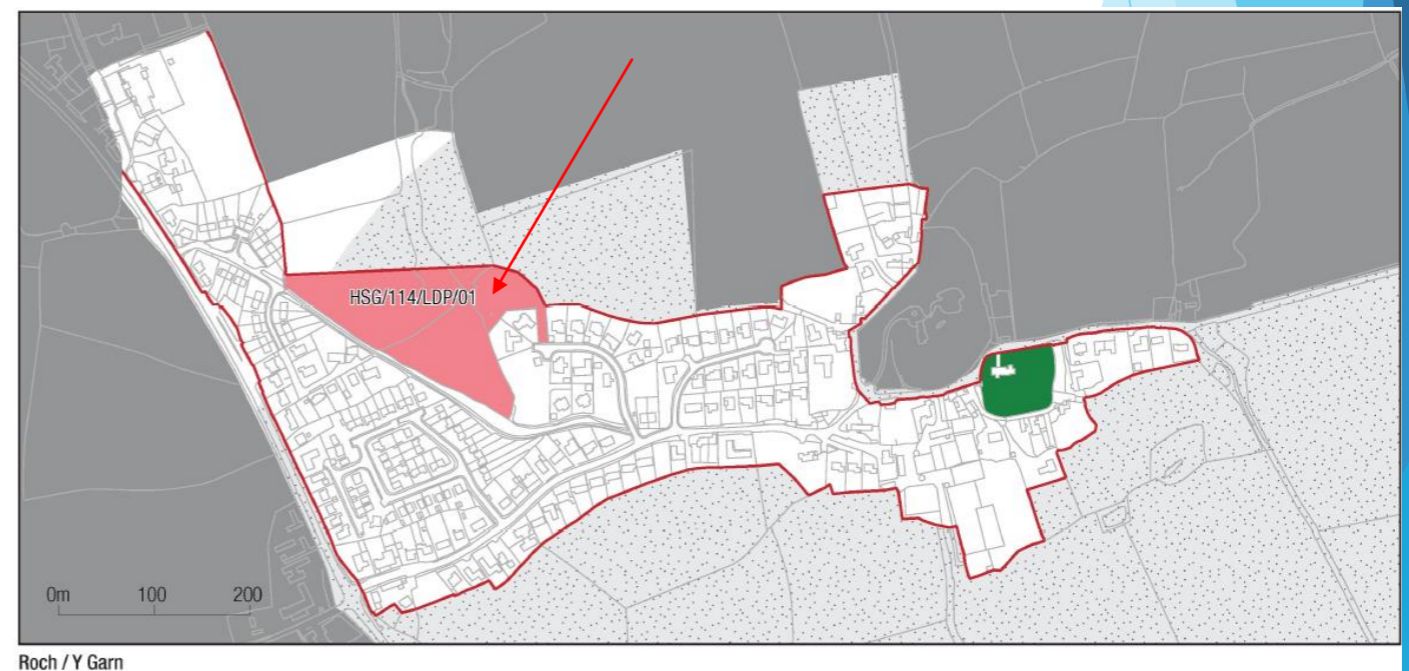
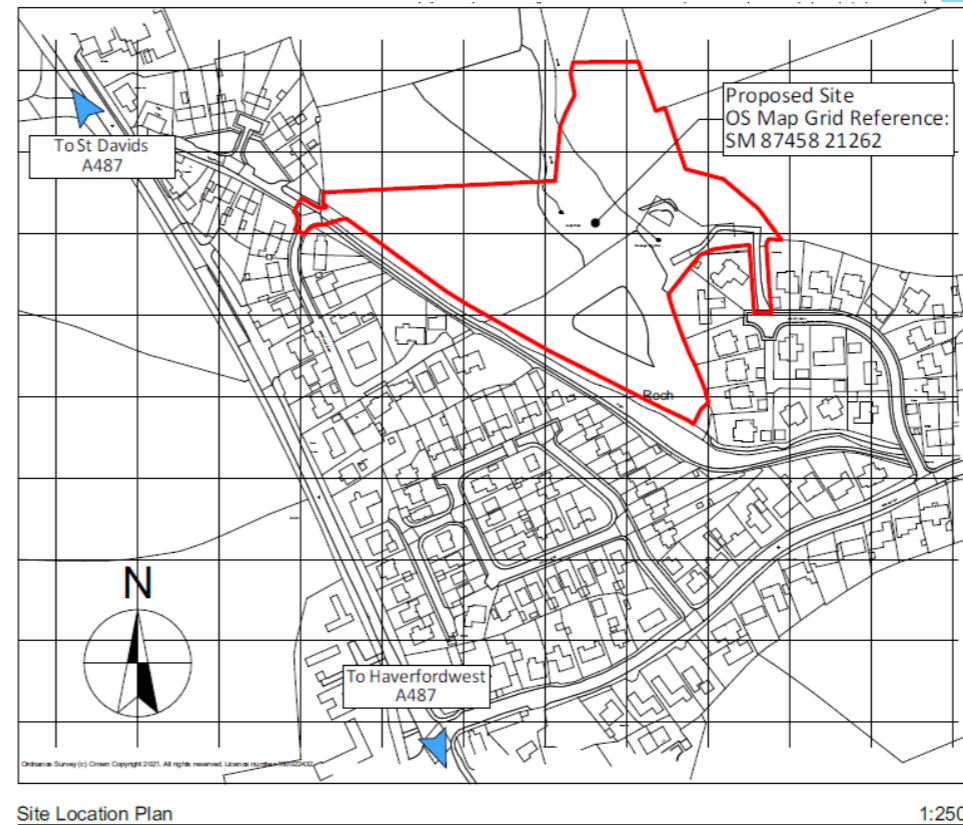
This site comprises of a triangular shaped parcel of land in Roch, Pembrokeshire, extending to approximately 2.6 hectares (Ha). The site is located on the northern edge of the 'Service Village' of Roch, as defined in Pembrokeshire County Council's 'Settlement Hierarchy'.

Residential development to the west, south and east consists of modern single and two storey detached houses whilst to the north is agricultural land. Roch Castle, a grade I listed building and a conspicuous landmark in the vicinity, is visible from the site and is approximately 0.5 kilometres to the east. The Pembrokeshire Coast National Park is located approximately 0.1 kilometres immediately to the north.

The topography comprises of an approximate difference rising of 12 metres from the north to the south east corner of the site, as identified on the topographical information provided to support the application.

There is no relevant planning history for the site itself. However the site is located within settlements limits of Roch and allocated in Pembrokeshire County Council's LDP1 for a minimum of 44 units; Site Reference HSG/114/LDP/01 '*Roch - East of Pilgrims Way*'.

A pre-application response was received from Pembrokeshire County Council's Planning Department in May 2022. The advice received has been considered and has formed the basis of how the scheme has evolved for the formal planning issue.



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# Accessibility & Movement

The principal access to Roch is via the A487 between Haverfordwest and St Davids. There is a secondary access which comes in from Hayscastle and this links with Church road.

The site will be accessed from the existing residential estates known as Pilgrims way to the west and Maes Ffynnon to the east. There will be no vehicle link between these estates through the site due to topography restrictions, but a pedestrian link will be provided to promote active travel.

The site layout has provided turning heads to allow vehicles to access and leave the site in a safe manner. The indicative layout has provided a satisfactory number of parking spaces and provision can be made for cycle stores. As can be seen from the proposed block plan there would be a limited affect on the existing footpath and bridleway to the south and has been supported by the local authorities Public Rights of Way Officer.

In terms of pedestrian movements, a pavement access next to the proposed internal routes would be provided throughout the site. The pavements would provide a safe level access and links between dwelling and the open spaces located centrally and to the east of the site..

In terms of public transport links, the nearest bus stop is known as Pilgrims Way bus stop located approximately 200 metres to the west of the application site, which would be linked by existing level pavements. The Pilgrims way bus stop provides access to the T11 bus route which forms a frequent service between the hub towns of Fishguard and Haverfordwest.

Considering the above, the site would be accessible from private transport methods while also offering regular public transport links to other settlements in the wider area.  
(posite).



Access off Pilgrims Way



Access off Maes Ffynnon



# Environmental sustainability

Based on the site forming a residential development on an allocated residential development site within the Roch settlement boundary, the proposal is considered to form a sustainable development which would satisfy the relevant Local Development Plan policies.

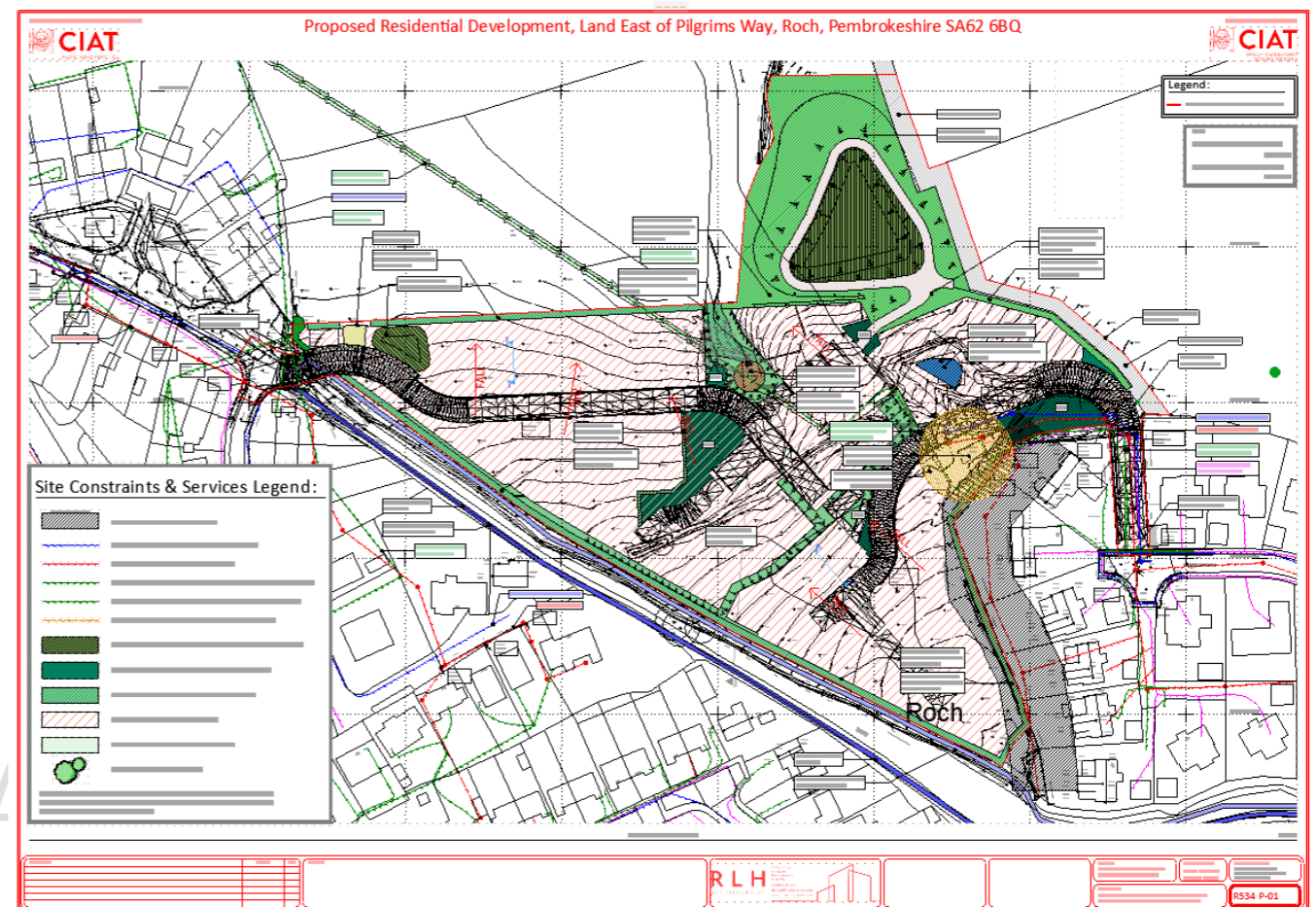
As part of the supporting information drawings which identify a number of constraints has been incorporated into the proposed scheme. These namely are ecological buffer zones along the hedgerows of the site, 21 metre building line to the nearest adjacent property and an area allocated for an infiltration basin.

An archaeological feature known as 'Lady Well' is located in the northern area of the site and a 5.0 metre radius buffer zone identified for its protection.

The proposal is considered to represent a sustainable form of development and incorporated sustainable design with the use of renewable technology to include Solar panels to the dwellings roof, air source heat pumps and rain gardens as indicated on the accompanying block plan layout. Such features support improved resource efficiency and minimizes the development carbon footprint, while also having an inclusive design that is compliant with the latest building regulation requirements.

To provide enhancement landscaping features would comprise of native shrubs, which would provide screening and improve hedgerow densities. Other features included on the block plan include the use of bird and bat boxes with bee bricks being strategically placed within the site.

Based on the above, the indicative proposal has had regard to environmental sustainability and considered the site constraints while illustrating enhancements and encouraging resource efficiencies.



ENVIRONMENTAL SUSTAINABILITY

# Character

The proposal will seek to gain full planning permission to develop the site for residential purposes, with 52 No. residential dwellings with an element of affordable dwellings, including infrastructure to adoptable standards, landscaping improvements, biodiversity mitigation & enhancements.

The scheme proposes developing the site which would represent an economic and beneficial use of a undeveloped allocated site, that has clear potential to make a contribution to the council's 5-year housing land supply.

As mentioned earlier in the preceding paragraphs of this statement, the site will be accessed from the existing residential estates known as Pilgrims way to the west and Maes Ffynnon to the east. There will be no vehicle link between these estates due to topography restrictions, but a pedestrian link will be provided to promote active travel.

Each dwelling will have the benefit of private amenity areas with one parking space per one bedroom unit, two parking spaces for 2&3 bedroom units and three parking spaces for each four bedroom unit. A central area of public open space exceeding 400m<sup>2</sup> has been located along with a number of additional areas of public open space pepper potted around the site.

The site layout plan identifies a scheme of 52 dwellings comprising of a mix of 1&2 bedroom apartments and 2, 3 & 4 bedroom, detached and semi-detached properties. Based on the developable site area of 1.95 hectares, this would equate to approximately 26 dwellings per hectare.



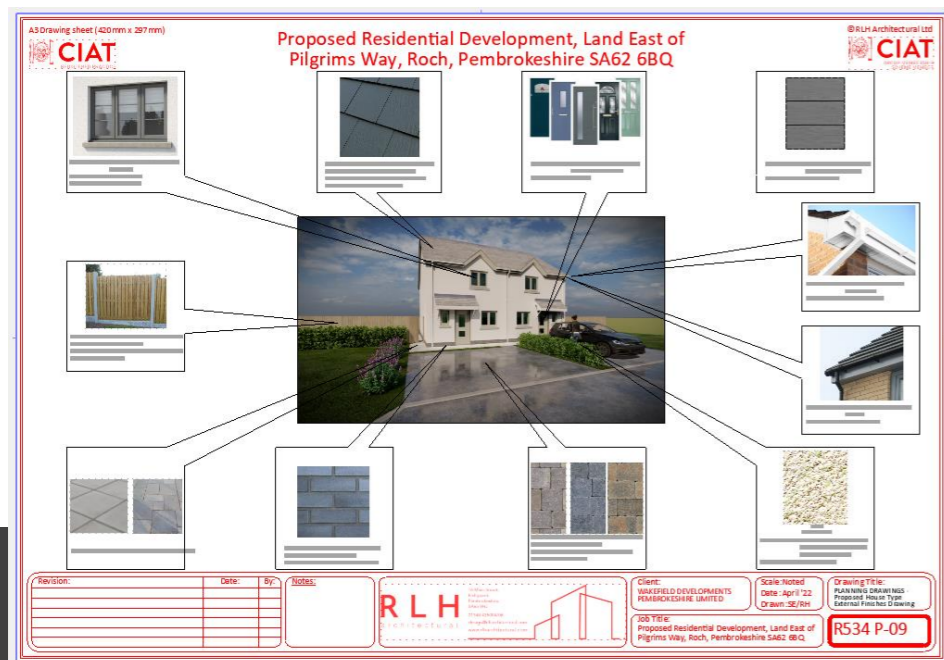


Residential development to the west, south and east of the site consists of modern single and 2/2½ storey detached houses.

In terms of design, the proposed dwellings have been considered to follow similar development patterns within the vernacular. These are a mix of and 2 and 2½ story dwellings, some split-level to work with the topography.

Typically, the external materials have been chosen to match in where possible, whilst offering a low-maintenance solution. The choice of roofing slate provides a long-term and sustainable option for the roofs, painted/coloured render/clad walls; pvc fascia's and barge boards and rainwater goods, will result in hardwearing, low-maintenance properties.

A proposed 'external house type finishes' drawing is being submitted for consideration as identified below



## House Type Mix

- 4 x 1-bed Semi Detached Apartments  
Average Area = 53.7m<sup>2</sup>
- 8 x 2 Bedroom Apartments,  
Areas = LGF = 65.5m<sup>2</sup> - GFL & FFL = 94.95m<sup>2</sup>
- 8 x 2 Bedroom Semi Detached Houses  
Area = 76.0m<sup>2</sup>
- 2 x 3 Bedroom Semi Detached Houses  
Area = 90.7m<sup>2</sup>
- 2 x 3 Bedroom Split-level Semi Detached Houses  
Area = 90.7m<sup>2</sup>
- 13 x 3 Bedroom Detached Houses  
Area = 99.0m<sup>2</sup>
- 13 x 4 Bedroom Detached 2-storey House  
Area = 116.4m<sup>2</sup>
- 1 x 4 Bedroom Detached 2-storey split-level House, Area = 123.2m<sup>2</sup>
- 1 x 4 Bedroom Detached 2.5-storey House  
Area = 145.9m<sup>2</sup>

**Total No Units = 52 Units**

A schedule of enclosed rear garden accommodation identifies the generous private amenity areas associated with each unit type.

Benchmarking against WG standards for social housing at a minimum garden area of 30sq.m for bungalows and 40 sq.m for houses, the proposals are plentiful.

The housing mix is aimed at providing a mix of house types to cater for changing patterns in household size.

The housing market requirements in the local area suggest there is a demand for 1, 2 & 3 bedroom properties.

In assessing this the development offers a smaller proportion of 4-bedroom at 29%, with the majority of 71% of properties to be 1, 2 and 3 bedroom units in the form of apartments, semi-detached houses and detached houses.

Unit areas ranging from 54m<sup>2</sup> being the smallest to 146m<sup>2</sup> being the largest are reasonable in size to meet space standards and are not excessive to impact on the provision of unit density across the scope of the development.

The nature of the residential development in terms of its siting, scale and character would be compatible with the surrounding area with mixed forms of residential development immediately to the east and west aspects of the site comprising of detached and semi-detached dwellings.

The proposed layout would feature as a cul-de-sac of residential dwellings spurring to other cul-de-sac properties. This arrangement would be compatible and in keeping with the existing residential development in the Roch settlement.

## OTHER PLANNING MATTERS -

### LANDSCAPING &

### BIODIVERSITY

A landscaping plan & planting schedule accompanies the application. A site sensitive scheme, will help soften the development and overtime, imbed it well within its surroundings. The SUDS design, including individual 'private, front gardens', will offer improved, site wide biodiversity and enhanced 'green' infrastructure. The streetscapes and home occupiers will benefit from the natural world being brought close to their front doors.

Based on the absence of trees across the site, the intention is to ensure a native scheme of tree planting has been considered in the landscape proposals.

Kite Ecology have undertaken an extended Phase 1 ecological appraisal and species surveys, inclusive of bat transect surveys and dormice nest tube survey. The report identifies the potential impacts the proposed development has on the local biodiversity, with mitigation & enhancements implemented and considered.

Ecological buffer zones, sensitive lighting strategies, bat tubes, bird boxes, bee bricks, and hedgehog highways all form part of the mitigation strategy across the development.

The Ecology report concluded *'While there was no evidence of protected species on site, there are records in the area for a number of mobile species which may on occasion utilise the site. It is considered unlikely that the development would impact on the biodiversity of the area, particularly if the recommendations of this report are included in the scheme'*.

## ARCHAEOLOGY AND HISTORIC ENVIRONMENT

The site is located approximately 0.5 kilometres to the west of Roch Castle, a Grade I listed building and a conspicuous landmark in the vicinity. Having regard to the nature of the development, the topography of the area and the distances involved, it is not anticipated that the proposed development would have an impact on the setting of this listed building.

Identified on historic ordinance survey maps and modern mapping is 'Lady Well' located just to the north of Roch near Pilgrims way. This was identified in 2012 as a spring emanating from beneath an exposed rock and a sawn-off tree trunk on the eastern bank of a stream, with no structure evident.

This historical record is identified inside the northern boundary of the site and has been located via a digital survey. Having consulted with Dyfed archaeological Trust we have identified a 5.0 metre exclusion zone/buffer around this area to retain and protect the record. Landscaping and planting around this area has been considered for enhancement.

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# COMMUNITY SAFETY

- ▶ AS ILLUSTRATED ON THE ACCOMPANYING INDICATIVE BLOCK PLAN, THE PROPERTIES WOULD BE PUBLICLY VIEWED FROM THE INTERNAL HIGHWAY ROUTES. THE PLAN HAS ALSO MADE PROVISION FOR PRIVATE AND SECURE AMENITY AREAS WHICH COULD BE DEFINED BY APPROPRIATE BOUNDARY TREATMENTS.
- ▶ THE ORIENTATION AND SEPARATION DISTANCE BETWEEN DWELLINGS WOULD PROVIDE PRIVACY, SUFFICIENT LIGHT WITH ADEQUATE SOCIAL AMENITY AREAS BEING PROVIDED WITHIN THE ALLOCATED PUBLIC OPEN SPACE AREAS THROUGHOUT.
- ▶ THE PROPOSED LAYOUT WOULD ALSO PROVIDE NON HARMFUL SURVEILLANCE BETWEEN DWELLINGS. THIS WOULD PROVIDE A SECURE ENVIRONMENT THROUGH PARKING PROVISIONS AND WALKWAYS/ PAVEMENTS WITHIN THE SITE.





# Future maintenance

In terms of the sites future maintenance the highway would be constructed to a standard which could be adopted and maintained by the local authority.

With regard to the social housing element this would be the responsibility of the registered social housing landlord, while the private housing maintenance would be the responsibility of private owners.

The open space elements of the development is likely to be the responsibility of an appointed estate management company.

Based on the development being constructed from high quality sustainable materials the development should stand the test of time for the medium to long period, therefore forming a sustainable development that can be appropriately maintained.





# MAIN PLANNING CONSIDERATIONS

As mentioned previously, the topography of the site represents one of the most challenging aspect of the site.

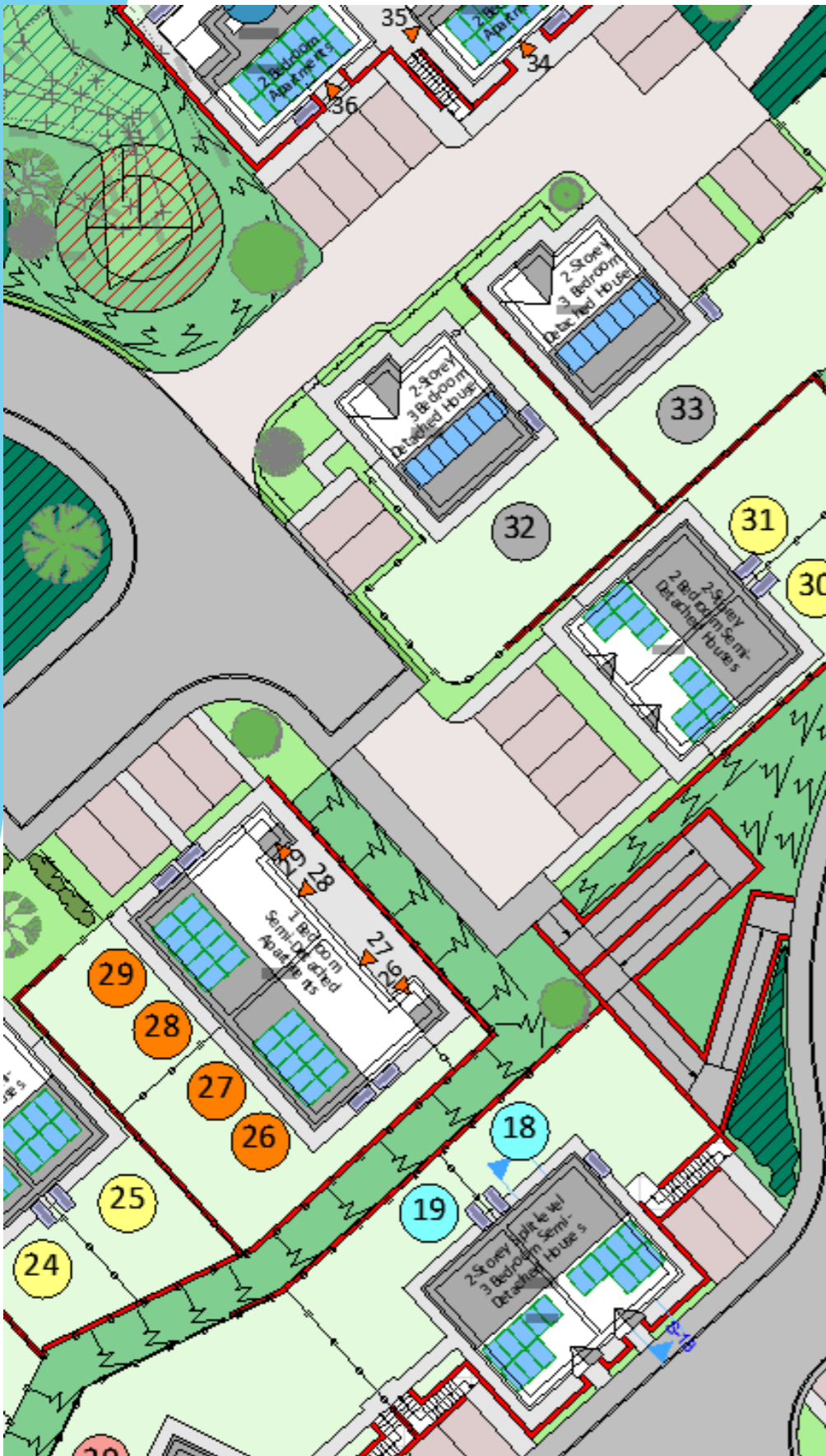
The application is supported by full detailed civil engineering drawing pack which identifies road levels, finished floor levels, locations of retaining works (including heights).

The extent of retaining works reduces the amount of material to be exported from site which would have an environmental benefit to the overall scheme.

The application is also supported by site sections/street elevations which help demonstrate that the dwellings can be appropriately assimilated within the site and the outdoor spaces are suitable for amenity spaces.

There is an existing Public Right of Way and Bridleway that runs parallel with the southern boundary of the site and this will remain largely unaffected. Where the new access off Pilgrims Way is proposed, designated crossing points will be constructed to ensure safe connectivity is maintained to the PROW and Bridleway.

A site meeting & walkover was held between RLH Ltd and the Public Rights of Way (PROW) officers on 15th September 2021. It was reviewed and agreed that the drawing presented at the meeting (MP-06\_Prelim) identifying the proposed access into the LDP allocation HSG/114/LDP/01 will have little or no impact on the public right of way PP80/36 and Bridleway PP80/29 running parallel with the south-west boundary of the site.



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# MAIN PLANNING CONSIDERATIONS

The site is identified as a housing site on the Proposals Map that accompanies the LDP (reference no. HSG/114/LDP/01) and to which Policy GN.27 is relevant. This policy identifies the site as “East of Pilgrim’s Way”, covering 2.19 hectares (5.4 acres) and with a minimum housing requirement of 44 units to be provided, of which an indicative affordable housing requirement would be 20%. The site is also within the defined Settlement Boundary of Roch.

The Development Sites SPG has a brief section about the site (housing allocation HSG/114/LDP/01) and identifies no issues with regard to water provision, flooding, land contamination and electricity provision. The reference to improvement works at the WWTW’s has been discussed with DCWW and we have been advised no problems are envisaged with the Waste Water Treatment Works for the treatment of domestic discharges from this site. In addition to this DCWW has confirmed the proposed development would drain to Newgale WWTW’s which doesn’t fall within the SAC so not affected with phosphate concerns.

The Development Sites SPG has also made reference to the site access being shared between Maes Ffynnon and Pilgrim’s Way with no more than 25% of dwellings being accessed off Maes Fynnon. The current layout submitted shows 18 properties being accessed off Maes Y Fynnon which equates to 35%. Although this is higher than identified in the SPG, it is consistent with the pre-application response received in May 2022.

Drainage improvements incorporated into the development scheme design will allow the estate road to Maes Ffynnon be formally adopted. This will include a Section 228 Notice as advised by Stephen Benger in PCC’s Highway Department to mitigate for two small parcels of unregistered land, one of which has previously prevented adoption taking place. In addition to this Planning Ownership Certificate C notices will be advertised and published in the local newspapers in accordance with the procedure set out in the Town and Country Planning Act.

Additional improvement works to the access off Pilgrims Way have been advised by the Highway Adoptions Officer and these have been identified in the application drawings.



# MAIN PLANNING CONSIDERATIONS

A SAB pre-application (reference number SP/0003/22) was submitted to Pembrokeshire County Council on the 4<sup>th</sup> April 2022, outlining the proposals and methodologies for drainage design in accordance with the national standards for sustainable drainage.

The proposals include to decommission an existing attenuation tank/pond currently serving Maes ffynnon which the SAB Officer has advised *'it would be preferable to decommission / remove the existing tank and connect into the new drainage system'*.

Based on the poor percolation rates and the requirement to streamline the surface water drainage system serving Maes Ffynnon, the onsite drainage strategy consists of an area of storage under the central area of public open space with an attenuation pond located off the eastern entrance from Pilgrims Way. Across the site there will be permeable surfacing to carpark surfaces linked to the drainage network with swale/bioretention strips and rain gardens. Supporting the on-site drainage strategy is an off-site attenuation pond which discharges to a watercourse via a control chamber.

The off-site pond addresses both the impact on densities in accommodating this provision on-site and the change in levels across the site which have forced on-site storage in addition to the requirement to provide an off-site solution.

A Transport Statement has been prepared in support of the application and has addressed the multi-modal access issues, as requested by the LPA. As a settlement Roch is reasonably well served in terms of transport links as it has the benefit of good bus links, a school, and local facilities. By connecting Pilgrims Way and Maes Ffynnon through the site, the proposals promote active travel, having consideration to access facilities and public transport links via the shortest possible route.

Based on guidance set out in Pembrokeshire County Council's Supplementary Planning Guidance on open space requirements and the Fields in Trust standards, a development of this size and scale is expected to provide a minimum of 400 sq.m. of informal play space. The proposals offer a total of 1030 sq.m. pepper potted across the site with a central area of public open space exceeding the required 400 sq.m at the core of the site. The proposals far exceed the standards set out in SPG & FIT guidance and mitigates for any provisions associated with off-site contribution.

# CONCLUSION

The site is located within settlements limits of Roch and allocated in Pembrokeshire County Council's LDP1 for residential development ; Site Reference HSG/114/LDP/01 'Roch – East of Pilgrims Way'. As such, the principle of residential development is acceptable. The Detailed matters of the scheme can be considered acceptable, and it demonstrates that the proposal represents sustainable development which would have an acceptable impact on the urban environment, and which is of appropriate design. The proposal therefore complies with policies SP1, SP12, SP13, SP15, and GN.1, GN.2, GN.3, GN.26, GN.27, GN.37 & GN.38 of the LDP.

In reaching this conclusion, we wish for the Authority to consider that regard has been given to the requirements of sections 3 and 5 of the Well Being of Future Generations (Wales) Act 2015. It is considered that this recommendation is in accordance with the Act's sustainable development principle through its contribution towards the Welsh Ministers' well-being objective of supporting safe, cohesive and resilient communities.

If the Authority require any further information or wish to discuss any matters relating to the submission, then please do not hesitate to contact RLH Architectural Design Ltd.

## APPENDICIES

Appendix 1 - Local Authority Pre-Application Responses (Planning Department)

Appendix 2 - Local Authority Pre-Application Response (Public Rights of Way-PROW).

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