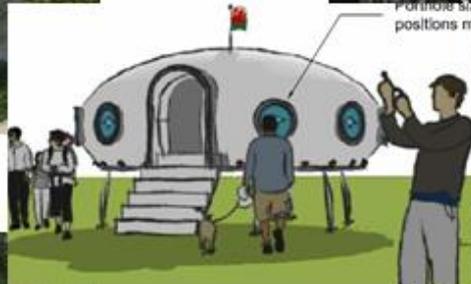


APPENDIX A: DESIGN AND ACCESS STATEMENT

THE RETENTION OF 6 YURTS AND THE REPLACEMENT OF 14 YURTS WITH 9 ALTERNATIVE HOLIDAY UNITS, TOGETHER WITH THE REPLACEMENT OF TWO STATIC CARAVANS AND A STORAGE BUILDING WITH ONE OFFICE / RECEPTION & STORAGE BUILDING (Partly Retrospective)

APPLE CAMPING, NORCHARD FARM, REDBERTH, TENBY, PEMBROKESHIRE, SA70 8RX

DATE: 09TH January 2017



HAYSTON DEVELOPMENTS & PLANNING LTD is making an application on behalf of Mr T Rhys-Davies, trading as Apple Camping for the following planning permission:

1. Proposed amendments to planning approval 12/0848/PA for the retention of 6 yurts and the replacement of 14 yurts with 9 alternative holiday units, together with the replacement of two static caravans and a storage building with one office / reception & storage building (partly retrospective).
2. Site location: Land at Apple Camping, Norchard House, Redberth, Tenby, Pembrokeshire SA70 8RX
3. Type of Planning Permission : Full
4. Relevant LDP Policies: Policy SP 1, SP 5, SP16, GN 1, GN 16, GN 18, PPW Edition 8, Tan 13 and TAN 23.

1.0 Introduction

1.1 This Design and Access Statement (DAS) explains the design principles and concepts that have been applied to this development and how issues relating to access to this development have been dealt with. This approach is in accordance with *The Town and Country Planning (General Development Procedure) (Amendment) (Wales) Order 2009, Section 4D, Statutory Instrument 1024* and *WAG Technical Advice Note 12*.

1.2 The DAS which supported the planning application of the siting of twenty yurts on this proposed site was approved on 08th January 2013 by Pembrokeshire County Council's Planning and Rights of Way Committee (Ref: 12/0648/PA).

1.3 On 16th March 2016 national changes to the development management system were implemented and are set out within The Town & Country Planning Development Management Procedure (Wales) Order 2016 ("the Order"). As such this current amended application is now classed as 'Major Development' and must undergo 'Pre-Application Consultation' and a DAS must be re-submitted with this current amended planning application

2.0 Explaining the Design Principles and Concepts that have been applied to the development

2.1 As this current application is only to amend the type / style of 9 holiday units and provide an office / reception building (replacing two caravans) the technical detail of the previous DAS remains applicable, was approved and is therefore being / will be implemented as the site develops. For transparency repeated below is the detail of the previous submitted DAS (with slight amendments to reflect the approval, development of the site since and this current amended planning application).

The use of land at Norchard Farmhouse as a camping site is / will:

- Provide attractive and unique short break / holiday accommodation
- Provide safe access for all to the site and meet Highways Standards

- Provide off road parking
- Provide open space facility
- Promote a sense of enclosure, amenity and well-being for occupants
- Deal with surface water & sewerage effectively
- Ensure community safety through natural surveillance.
- Clearly bring economic/tourism benefits

3.0 Demonstrate the steps that have been taken to appraise the context of the development in terms of; Environmental Sustainability; Movement to, from and within the development; Character; Community Safety and Access

Understanding the site in its immediate and wider context has been the basis for the design response at Norchard:-

3.1 ENVIRONMENTAL SUSTAINABILITY

The criteria outlined below has been applied towards achieving efficient use and protection of natural resources including a carbon reduction strategy.

- The holiday units have been designed to offer good protection against the weather and include insulation to their floors.
- The holiday units (apart from the yurts) and the facilities building incorporate natural, draught free ventilation and minimal air leakage.
- The yurts will be placed to look inwards to increase the sense of community and face a central and communal fire pit.
- The facilities building will face south to maximise day lighting and sun's azimuth and include high levels of insulation and double glazing to all windows and external doors and solar panels on the roof.
- Separate provision will be provided for bicycle storage.
- Low energy lighting to be used including PIR wall-mounted lights.
- AAA-rated white goods to be installed in the facilities building.

Water Conservation

- Low water use appliances to be used for sanitary and kitchen appliances
- Showers to be installed in the facilities building to ensure water conservation.
- AAA-rated showerheads to be fitted.

Building Materials

- Joinery using softwood obtained from local and sustainable forests wherever possible
- Use of local materials to reduce haulage distances
- Use of local building techniques, expertise and skills, and recycled materials (such as secondary aggregates for site roads and re-usable roof slates)

Drainage

- Provision of on-site soakaways to deal with rainwater run-off.
- Porous surfacing for car hard standing/turning areas.

3.2 MOVEMENT TO, FROM & WITHIN THE DEVELOPMENT

Promoting sustainable means of travel (how will issues of reliance on the car be addressed)

- The proposed site adjoins Norchard Farmhouse in close proximity to the village of Redberth. It lies within 5.5 km of Kilgetty which has a wide range of services including a major food store and within 4 km of St Florence which has a range of services including a village store and post office and with 'C' class road links suitable for cycling to Tenby and Manorbier.
- The whole ethos behind the proposal supports the use of cycles as a means of transport and enjoyment by those staying at the campsite.
- There is sufficient on-site parking for cycles and alternative forms of private transport other than petrol/diesel powered vehicles. Specific provision has been made for secure bike storage.

3.3 CHARACTER - *Sustaining and enhancing local character.*

The design of the facilities building incorporates the use of sustainable materials / reuse of materials including

- Timber frame construction and A rated insulation products, the use of blue/black composite roof slates and vertical emphasis windows.
- Vehicular, cycle and pedestrian access to/from the campsite from the unclassified county road will be via the existing access which will be improved to meet the necessary visibility requirements constructed to Highways Department standards.
- Provision for amenity space around the holiday units has been incorporated into the proposed site layout.
- The proposed camp site (including the facilities building) because of its location, the land form and the nature of the proposed business does not threaten any local archaeological features, watercourses, areas of special landscape character, distinctive views, skyline or other natural or cultural resources.

3.4 COMMUNITY SAFETY

- Particular regard has been had to recognised standards provided by *The Safer Places* and *Secured by Design Initiative* in considering the overall site layout.
- In the approved plans (Ref: 12/0648/PA), and this amended submission, attention has been given to a layout which incorporates clear, direct flows to and around the holiday units, the facilities building and the internal mounding / Pembrokeshire hedge banks whilst maintaining the existing planting along its current boundaries. Thereby retaining a degree of privacy for both existing residents of the nearby properties and occupiers of the holiday units.
- Openings of the holiday units will be orientated to the central areas to improve security.
- Retention of boundary hedge banking and provision of new screening will also deter potential intruders.
- Car parking areas and bike store are off the site road to avoid criminal damage.

3.5 ACCESSIBILITY

How policies within the local development plan have been taken into account regarding access matters

The reduction in the number of accommodation units in this amended application (from 20 to 15) will lead to a further reduction in overall traffic generation. The existing access into the northern paddock will be adapted and improved to ensure safe ingress and egress. The footways linking both sites will also be improved and ample on site car parking will be available on both sites. The surrounding area is criss-crossed by a number of public footpaths which will encourage guests to use.

Below are amended details outlined / proposed within the previous DAS that remain applicable.

- A previous refusal of consent (11/0344/PA) did not include specific highway reasons; a Memorandum from the Highways Development dated 22nd July 2011 recommended six conditions which, if applied, would overcome the perceived weaknesses. The application approved on 08th January 2013 confirmed all these conditions could be implemented and as such are already agreed requirements and have been implemented.
- The previous approved application (Ref: 12/0648/PA) reduced the scale of the proposed change of use from fifty pitches (tents and touring caravans) to twenty yurts in the northern field with no accommodation proposed in the southern field. This current amendment application reduces the number of pitches further to fifteen. The provision of the holiday units by the applicant for use principally by cyclists touring Pembrokeshire will also mean that the anticipated presence of cars will be much reduced and no cars will be towing caravans.
- The applicant has closed the previous vehicular access to the southern field, which was situated on a blind corner, and has relocated it to a point on the northern boundary opposite to existing entrance to the 'camping' field thereby resulting in an improvement to highway safety.
- To improve the safety of and any pedestrians seeking access to and from the site or walking the local footpath network, with forming a path within the southern field's western and northern perimeters so that pedestrians move from the highway.
- Space is provided within the campsite for each vehicle attracted to the site including provision for disabled spaces and a picking up / setting down space for a mini-bus.
- The applicants are committed to a policy of equality and accessibility in respect of this proposal, including access to the facilities building.
- Pathways and the entrance will be illuminated by PIR sensors using solar powered lighting with the intention of minimising impact of the site whilst providing guidance for occupiers of the holiday units.

Ease of Access within the proposed properties

The philosophy is to ensure access for all. The applicants are committed to a policy of equality and accessibility to visitors and occupiers of all of the twenty yurts. The applicants recognise the need to ensure that any potential source of discrimination is

addressed in both physical attributes of the campsite or the facilities building. The DDA Act 1995 makes it unlawful to discriminate against disabled people when living their lives. Therefore, safe access to all persons will be ensured.

- Clear opening widths of doorways will be in compliance with Part M of the Building Regulations.
- The site offers safe access and clear ingress/egress sight lines from all properties for vehicles, cycles and pedestrians.
- As the site is virtually flat, level access to each property will be achieved.
- A new footpath is to be placed within the boundary of the southern field.

4.0 Future Maintenance of Features

- The features described will be maintained by the applicant and any subsequent owners of the land. Hardwearing materials including tarmac (for the vehicular access onto the highway) will be designed for longevity.
- The whole site will be looked after and maintained by the owners/occupiers with a level of maintenance and on-going grass, plant maintenance, repair, painting and cleaning commensurate with use of the land and buildings as an attractive and welcoming site.
- Site accesses and junctions with the County road will be maintained and kept free of encroaching vegetation/growth from the adjoining hedge banks.

5.0 Promoting a legible development

- The approved planning application Ref: 12/0648/PA accepted that no local views or vistas would be jeopardised by this development. In accordance The Town & Country Planning Development Management Procedure (Wales) Order 2016 (“the Order”), however, although this is only an amended application (to the types of holiday units) as this development is now classed as ‘Major Development’ local views will be sought further through a Pre-Application Consultation exercise.
- The setting, design, orientation of the holiday units and facilities building and existing/proposed hedge screening and tree planting will all serve to mitigate the potential visual impact of development.
- The proposed layout will achieve a balance between the feeling of a small community and ensuring the privacy of occupiers of the individual holiday units.

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RTPI

mediation of space · making of place