



PLANNING, DESIGN AND ACCESS STATEMENT
TOURIST ACCOMMODATION AND ASSOCIATED
INFRASTRUCTURE
AT LAND OFF PARK GARDENS, BEGELLY

On behalf of
Mr D. Thompstone

Our Ref: 1000.f
Date: November 2025
Prepared by: Rhydian Gore

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1.0 INTRODUCTION

- 1.1 Evans Banks Planning has been instructed by Mr D. Thompstone (The Applicant) to prepare this Planning, Design and Access Statement to accompany a full planning application for the “*Tourist Accommodation and Associated Infrastructure*” at land off Park Gardens, Begelly. The application has been prepared following a Pre-Application Enquiry submitted to Pembrokeshire County Council (the LPA) in April 2024 and their Highways Department prior to this, under reference numbers PR/0013/24 and PE-2747 respectively.
- 1.2 The response by the LPA, received in December 2024, judged that based on the information submitted, the principle of self-catering accommodation is supported, but based on and not limited to further considerations.
- 1.3 Taking on board the comments of the Council, as well as the specific needs of the Applicant, the scheme has now been adapted to adhere to the requirements set out by the Council in their Pre-Application response.
- 1.4 This Statement therefore forms part of the submissions of the application to be considered by the Authority, and in compliance with the requirements of TAN12 provides information on the following points:
- A brief description of the site and surrounding area
 - A description of the proposed development
 - Consideration of relevant local and national planning policy
 - Accessibility
 - Character
 - Community Safety
 - Environmental Sustainability
 - Movement to, from and within the development

- 1.1 This Planning, Design and Access Statement has been prepared following the guidance set out in *Planning Policy Wales* (12th Edition) (February 2024) and *Technical Advice Note 12: Design* (2014), particularly the objectives of TAN 12 for facilitating 'good design', summarised in the diagrams below.

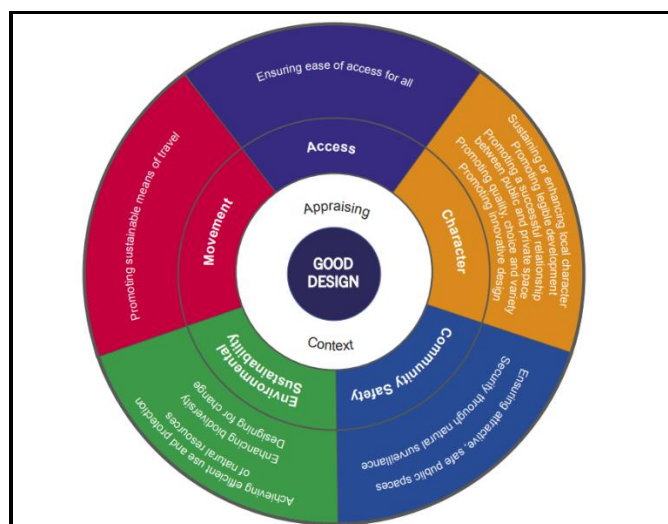


Figure 1 – Objectives of Good Design

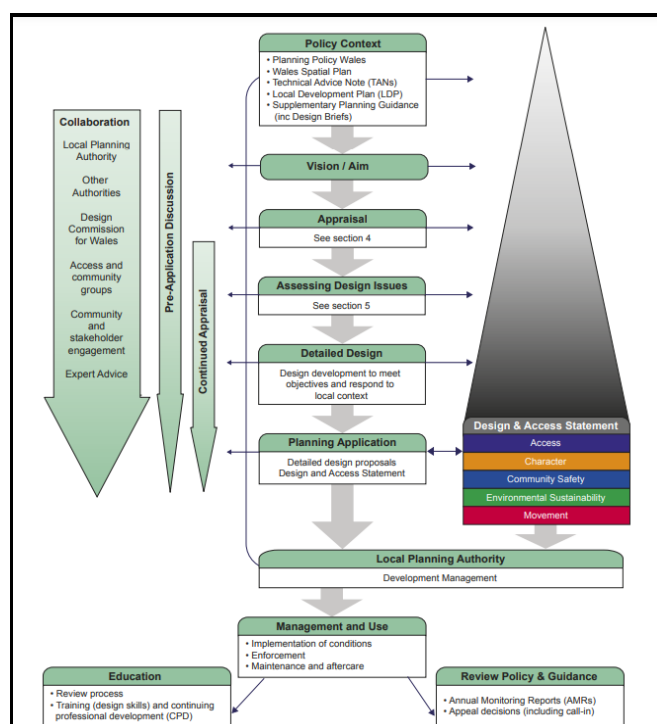


Figure 2 - The Stages Required to Achieve Good Design

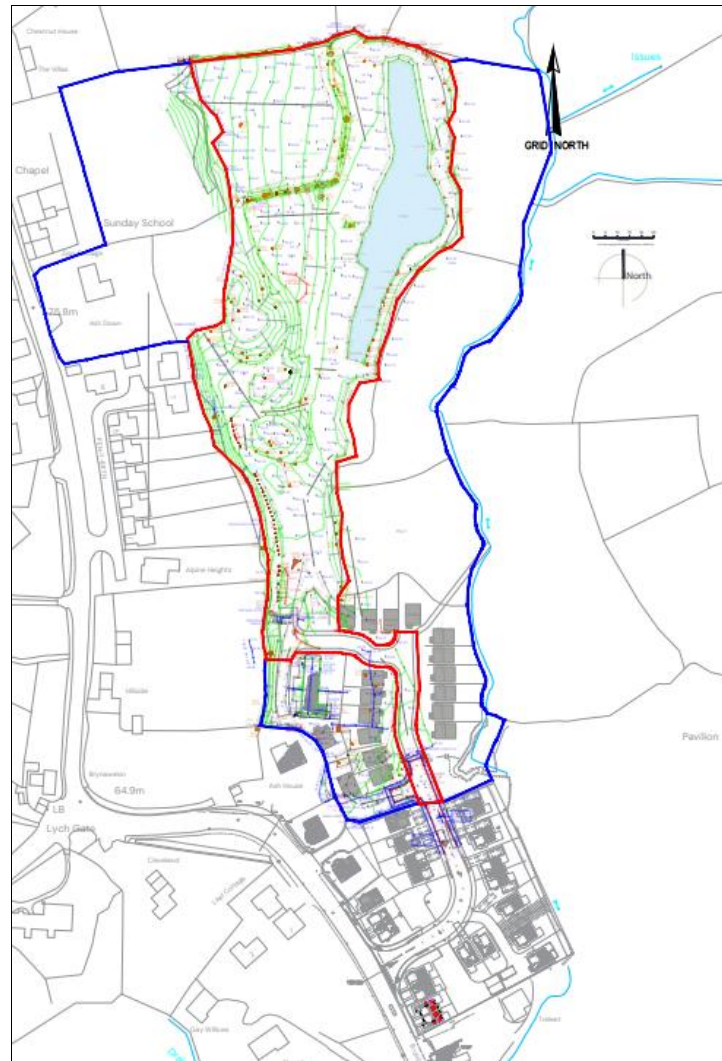
2.0 SITE DESCRIPTION

2.1 THE SITE

- 2.1.1 The core development site relates to an area of scrub land, which also contains trees in areas which are varying maturity and quality. The site is situated to the rear of a modern residential estate, known as Park Gardens, and access is gained through this existing estate road. Photograph 1 provides a “Google Earth” image of the site, showing its immediate location, with the site then edged red in the Site Location Plan illustrated below at Plan A.



Photograph 1



Plan A

- 2.1.2 The site, being approximately 1.5 hectares in size, can be divided into three sections. The initial part of the site is that of the proposed access area from Park Gardens, which then slopes gradually upwards to the north where the site levels off to its widest point. The mid-section of the site is then a narrow strip that begins to slope gradually downwards to the lower section of the site, where the ground levels off and the large pond is located.
- 2.1.3 The site, its topography, and perimeter vegetation are illustrated in Photographs 2 to 9 below.



Photograph 2
(View North from Access)



Photograph 3
(View North from Access)



Photograph 4
(View of the Mid-Section of the Site)



Photograph 5
(Sloping Mid-Section)



Photograph 6
(Lower Area of the Site and Pond)



Photograph 7
(Existing Pond on Site)



Photograph 8
(View North from Southern Area of the Site)



Photograph 9
(View of Enclosed Parcel of Land)

2.1.4 With regards to access, the site is currently accessed via the northern most point of the Park Gardens housing estate, through a gated access to the site (pictured below).



Photograph 10 – Existing Access from Park Gardens

2.2 THE SURROUNDING AREA

- 2.2.1 As mentioned above, the site is accessed through an existing residential estate (as illustrated in Photograph 11) to the south and is on the edge of the settlement of Begelly. Surrounding the site to the north and east is open countryside, consisting of wooded areas and agricultural land. The site's perimeter is then bounded on its western side by a dense, mature tree line, with the dwellings forming the eastern flank of the A478 then located further west.



Photograph 11 – The Park Gardens Estate

2.2.2 Directly to the west of the site are existing residential properties which run along the A478 (Photograph 12).



Photograph 12 – Existing Dwellings West of the Site

2.2.3 The site is located at the edge of the existing village of Begelly and within proximity of the larger settlement of Kilgetty. The village is located at the junction of the A478 and the A477, providing it with good access to the market towns of Tenby, Narbeth and

Pembroke Dock. The villages off Kilgetty and Begelly contain a playing field and play area, village hall, several places of worship and retail shops.

2.2.4 The site is in immediate proximity to a number of bus stops, such as 'Begelly', 'Kingsmoor Roundabout', 'Shipping', and 'Kilgetty Community Centre', which are all situated within 0.3km of the site and serve the **351**, **381** and **X49** services to Tenby, Haverfordwest and Withybush Hospital.

2.2.5 The site is also located just 1 mile from Kilgetty Rail Station, that provides the **Transport for Wales Service**, which runs at approximately 2-hour intervals in both directions. **Great Western Railway** also run a Summer Saturday only service that calls once a day.

2.3 PROJECT DESIGN PARAMETERS AND PRINCIPLE

2.3.1 As a result of the above, the following design principles and parameters have influenced the design subject of this planning application:

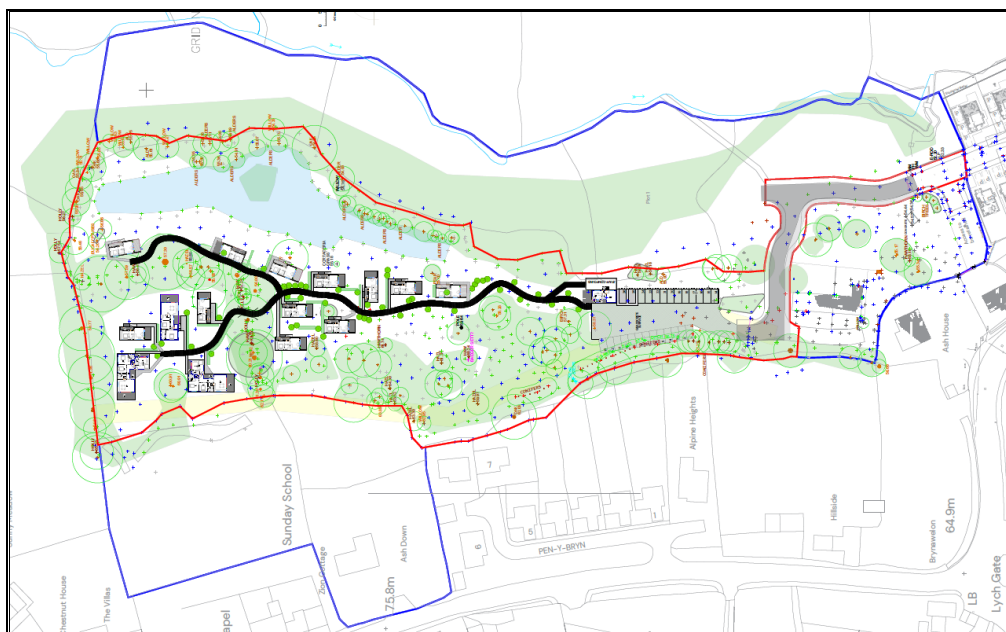
- **Density** – The proposal represents a balance between making efficient use of greenfield land, whilst being respectful and sympathetic to the existing adjoining-built form of the settlement.
- **Layout** – The proposal has been steered by the requirements set out by adopted local planning policy, together then by the site's topography and its means of access.
- **Scale** – The proposal is for an array of 15 tourist accommodation cabins, in a mix of forms.
- **Biodiversity** – The proposal will avoid the majority of ecological assets located on site, including the pond and surrounding trees, and ensure that it mitigates any loss through measures to increase biodiversity levels through bat and bird boxes, extensive reinforced planting, and a comprehensive SuDS scheme.
- **Surface Water Drainage** – All surface water generated by the proposed development shall be managed in a sustainable manner in line with current regulatory requirements.

3.0 THE PROPOSED DEVELOPMENT

- 3.1.1 The proposals seek full planning permission for the development of a total of 15 new cabins as well as communal parking facilities and reception building. The following information therefore provides an overview of the scheme and should be read in conjunction with the accompanying supporting documentation and drawings.

General Siting and Design

- 3.1.2 Accompanying this submission is a scaled site layout plan for the Authority's consideration, reproduced below.



Plan B

- 3.1.3 The proposed Site Layout Plan illustrates the sites accessibility via an access road that will enter the site at its southern end from the cul-de-sac of Park Gardens. The access road will lead from this point through the first section of the site, and on to the mid-section, where a communal parking area of 26 spaces, staff compound and reception will be located. From here, tracks will lead down to each of the 15 cabins that are located to the west of the pond, accessible either via a golf cart or by foot.

- 3.1.4 The plans have given full consideration to the site's existing topography, the principle point of vehicular access, as well as the creation of SuDS drainage areas.
- 3.1.5 The layout also gives full consideration to the site's existing location and relationship with both the built form of the village of Begelly and the agricultural land to the north and east. This is secured through the retention and creation of areas of green space, as well as retaining all key existing boundary features. The final design solution for the site will also incorporate new SuDs features, which will form part of the proposed developments green infrastructure, as well as ensuring that the proposal adheres to the SAB legislation.

3.2 DESIGN RATIONALE

- 3.2.1 The design of the proposed tourist accommodation has been strongly informed by the ecological sensitivities present on site. Surveys undertaken, including an Otter Survey, Water Vole Survey, Grassland Survey, and Tree Survey, have identified key habitats and species that require careful consideration in the layout. The pond and adjacent wet woodland provide suitable foraging, resting, and commuting habitat for otters. While no evidence of breeding was recorded, the combination of wetland, amphibian habitat, and connectivity to the wider catchment means that these areas are of high ecological value. To ensure minimal disturbance, the eastern bank of the pond and surrounding wet woodland have been retained as a protected corridor. Construction access and operational activity will be carefully managed, with fencing and a lighting strategy designed to maintain a dark corridor along the eastern shore, thereby safeguarding movement pathways for otters. Mitigation measures such as silt fencing, spill containment, and operatives' toolbox talks will further reduce any indirect impacts during construction, including sediment runoff and pollution.
- 3.2.2 Water voles were not observed on site, and habitat along the stream and lake is considered unsuitable for supporting a resident population. Given the absence of known water vole populations in the surrounding area, this species is not a material consideration for the layout of the development.

- 3.2.3 Grassland surveys identified areas of neutral semi-improved poor grassland and wetter-influenced habitats around the pond, with some flowering species supporting invertebrate forage. The layout has been deliberately configured to avoid the most species-rich areas, thereby reducing habitat loss and facilitating ecological mitigation. Similarly, tree retention has been a key consideration, with Category B trees providing screening, habitat, and amenity value retained, while Category U trees identified as dead or failing have been removed to facilitate safe development. Root Protection Areas of retained trees have been respected in cabin placement and track routing, and green buffers have been maintained wherever possible to conserve biodiversity and visual amenity.
- 3.2.4 A water main runs along the western boundary of the site, which has directly influenced the design of the development. To comply with utility requirements and ensure the safe operation and maintenance of the water main, no cabins have been positioned over or within the protection zone of the utility. This constraint has dictated the siting of the western-most cabins, ensuring sufficient separation from the water main while optimising the use of developable land elsewhere on the site. The alignment of access routes and communal areas has therefore been carefully adjusted to respect this linear utility feature without compromising the overall functionality or layout of the tourist accommodation.
- 3.2.5 The area of land immediately adjacent to the Park Gardens access point has been intentionally kept free of development in this proposal. The Applicant is promoting this land as a potential housing allocation in the next Local Development Plan. In recognition of this emerging land use, no cabins or permanent infrastructure have been located within this area, allowing it to remain available for any potential future residential development. By leaving this section undeveloped, the proposal ensures that the current tourist accommodation integrates harmoniously with the wider site while safeguarding opportunities for future growth. This approach maintains flexibility in land use and avoids potential conflicts with the emerging policy direction of the Local Development Plan, ensuring the proposal is compliant with strategic planning objectives.

3.3 PROPOSED DEVELOPMENT DENSITY, MASSING AND SCALE

- 3.3.1 The proposal is for 15 tourism cabins, with a density that fully accords with adopted local planning policy.
- 3.3.2 The cabins will be a mixture of one, two and three bed units, and detached in nature.
- 3.3.3 The final design solution for the proposed cabins in terms of external appearance is illustrated in greater detail on the accompanying Proposed Plans and Elevations and are steered by and draw upon examples of existing cabins in the local area.

Cabin Type

- 3.3.4 A mixture of 4 different cabin types are proposed throughout the site, and are named as follows:

Cabin Type A – One storey, one bed cabin

Cabin Type B – One storey, two bed cabin

Cabin Type C – One storey, three bed cabin

Reception Cabin – One storey reception cabin

External Finishes

- 3.3.5 The chosen finishes for the external appearance of the cabins have given due consideration to the existing materials palette defined by the surrounding area. The external finishes will be as follows:

Roof – Natural slate roof covering and polyvinyl roof over entrance canopy

Walls – Vertically laid timber cladding

– Horizontally laid timber cladding

– Privacy screen enclosed by structural uprights and rough render finish

Window Casements – Light grey composite windows in aluminium finish

Doors – Light grey composite doors in aluminium finish

Fascia – Composite fascia board

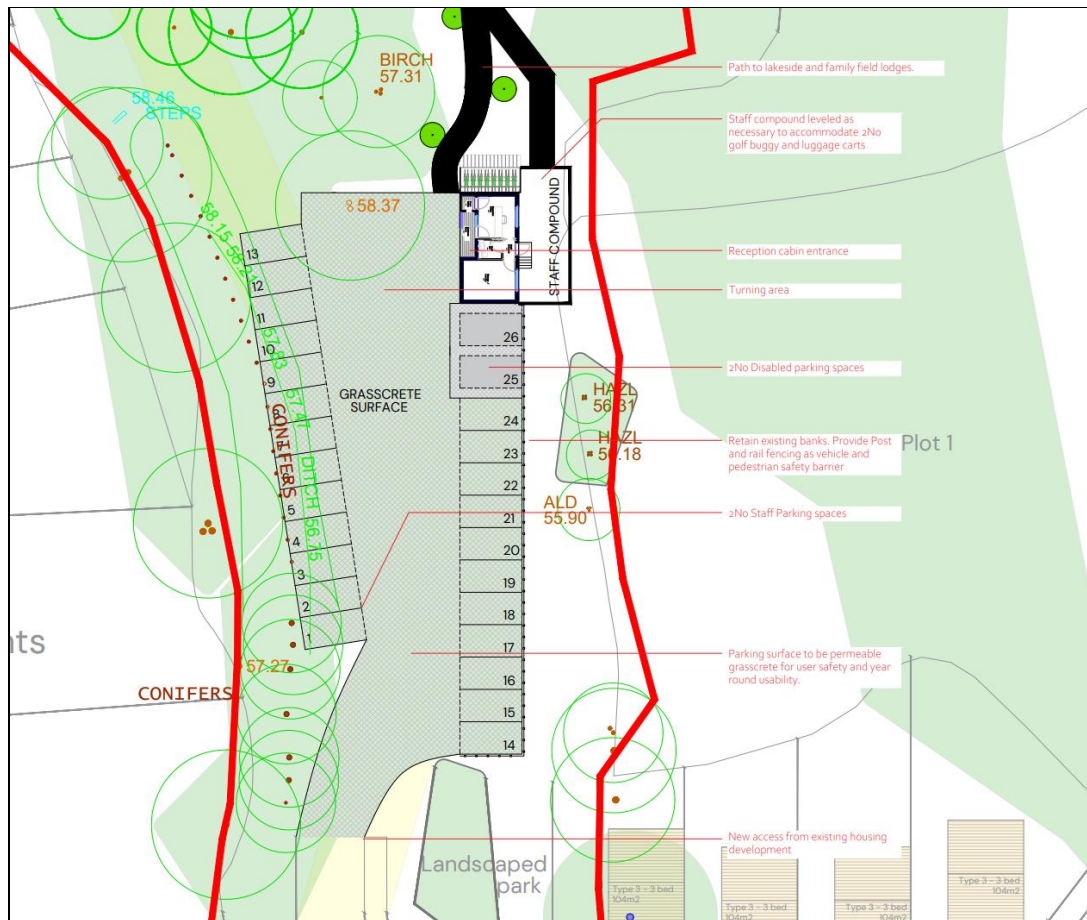
Signage – CNC Backlit Signage to indicate site office and reception

Drainage

- 3.3.6 All foul water will be disposed of via a new connection to the existing public sewer network.
- 3.3.7 All surface water will be captured and dealt with in line with current surface water regulations, which will include a mix of on-site measures. The layout for the site will also incorporate new SuDS features, which will form part of the proposed developments green infrastructure, as well as ensuring that the proposal adheres to the SAB legislation.

Access and Parking

- 3.3.8 The proposed new access road will enter from the south of the south, through an existing access from the cul-de-sac of Park Gardens, adjacent to the site. The access road will lead from this point through the first section of the site, to the mid-section, where a communal parking area, reception and staff compound will be located.
- 3.3.9 In terms of access arrangements for visitors, the scheme will adopt a 'car free' concept whereby parking will be restricted to the communal car park located at the reception point to the site. The parking arrangement will consist of 26 spaces in total, with 2 dedicated disabled spaces, 2 further staff parking bays and a turning area. The parking surface will comprise of permeable GrassCrete, that will ensure user safety and year-round usability. The scheme will include pedestrian footpaths throughout, minimising impact upon the adjacent open countryside through vehicular movements.
- 3.3.10 From the mid-section of the site, dedicated tracks will then lead down to the Lakeside and Family Field Cabins, and the Woodland Lodges. These tracks will be accessible via golf buggy or by foot, with the golf buggies and luggage carts available for use from the staff compound.
- 3.3.11 The above features are illustrated in detail below at Plan C.



4.0 PLANNING POLICY

4.1 NATIONAL PLANNING POLICY

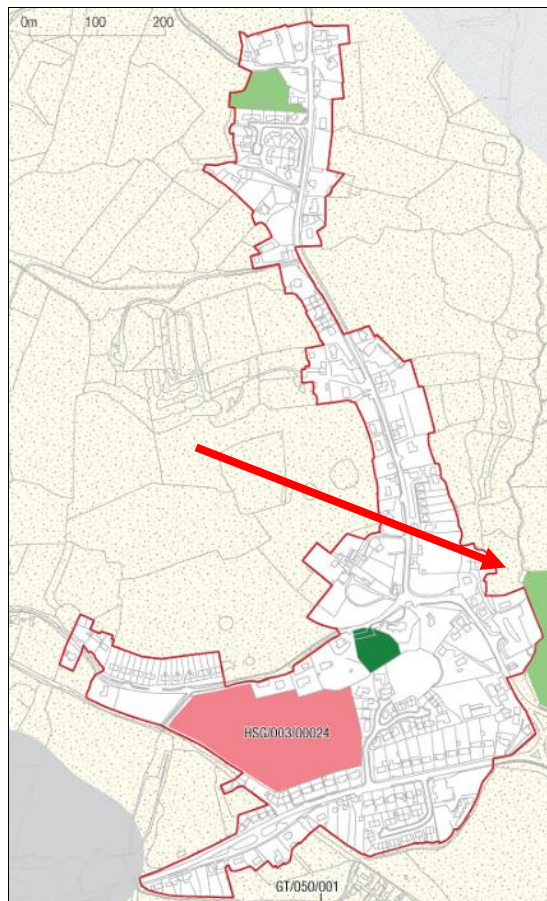
- 4.1.1 At present, national planning policy and guidance is represented by *Planning Policy Wales (Edition 12)* (PPW) with its associated supplemental Technical Advice Notes, in conjunction with *Future Wales: The National Plan 2040* (FW2040) and the provisions of the *Well-being of Future Generations (Wales) Act*.
- 4.1.2 It is considered that the proposed development continues to be consistent with the key principles and requirements for placemaking set out in PPW, including those relating to the principles of sustainable development, tourism and the biodiversity interests set out in Chapter 6. In turn then, the proposal also continues to be consistent with the Act's sustainable development principles through its contribution towards the Welsh Ministers' well-being objectives of driving sustainable development and building healthier communities and better environments.
- 4.1.3 As stated in Paragraph 5.5.1 of PPW, tourism is vital to economic prosperity and job creation in many parts of Wales, and can be a catalyst for regeneration, improvement of the built environment and environmental protection. The location of this proposal lends itself to a form of active and green tourism, which is promoted within the latest edition of PPW.
- 4.1.4 In summary, through a proposal that is well-located, well designed, and with biodiversity at its core, the development continues to adhere to all aspects of national planning policy and guidance and specifically relating to tourism.

4.2 LOCAL PLANNING POLICY

- 4.2.1 In terms of *Section 38(6)* of the *Planning and Compulsory Purchase Act 2004*, the adopted development plan for the area within which the application site lies is the *Pembrokeshire Local Development Plan*, which was adopted in February 2013. It is therefore the policies of this document that have been referred to in the preparation of the proposal subject of the planning application in question, including the following:

- *SP 1 – Sustainable Development*
- *SP 5 – Visitor Economy*
- *SP 10 – Transport Infrastructure and Accessibility*
- *SP 12 – The Settlement Hierarchy*
- *SP 13 – Settlement Boundaries*
- *GN.1 – General Development Policy*
- *GN.2 – Sustainable Design*
- *GN.4 – Resource Efficiency and Renewable and Low-carbon Energy Proposals*
- *GN.17 – Self-Catering and Serviced Accommodation*
- *GN.37 – Protection and Enhancement of Biodiversity*

4.2.2 The site (marked red) lies on the edge of the Settlement Boundary (SP 13) of the existing Service Village (SP 12) of Begelly, as can be seen in Plan D below.



Plan D

- 4.2.3 The application site is therefore well related to an existing a service village and as a result the principle of self-catering accommodation development at the location is supported by the LDP and not in conflict with the objectives of GN.17 (Self-Catering and Serviced Accommodation).
- 4.2.4 With the principle supported, particular attention has then been given to the more detailed requirements of Policy GN.1 (*General Development Policy*), Policy GN.2 (*Sustainable Design*), Policy GN.17 (*Self-Catering and Serviced Accommodation*) and Policy GN.37 (*Protection and Enhancement of Biodiversity*) of the LDP.

Policy GN.1 (General Development Policy)

- 4.2.5 Policy GN.1 (*General Development Policy*) provides the overarching framework for high quality development proposals within the County. For development proposals to be permitted they must accord, where relevant, to 9 Criteria. Taking into account the nature and form of the application proposal, it is considered that 7 are of relevance to the proposed development and an assessment of the application proposal against each now follows:
- 4.2.6 Criterion 1) requires that *“the nature, location, siting and scale of the proposed development is compatible with the capacity and character of the site and the area within which it is located”*. The proposal, due to its position as an enclosed greenfield site adjoining a built settlement, makes it an ideal development in terms of its compatibility with the area it is located, being that of Begelly. This means that whilst the site is at an incredibly sustainable location, it also benefits from extensive green features, that promotes an exciting blend of ‘green’ and ‘active’ tourism at an appropriate location.
- 4.2.7 Criterion 2) requires that the development *“would not result in a significant detrimental impact on local amenity in terms of visual impact, loss of light or privacy...noise or vibration levels”*. In order to satisfy this Criterion, the proposal has been carefully designed to avoid the loss of any of the existing perimeter vegetation, which then creates a natural privacy and sound buffer to any nearby residential properties. The design of the cabins is also sympathetic with its locality, as confirmed by the LPA in

their Pre-Application Response, stating that *“the self-catering units...appear to be of an acceptable scale and design with the use of composite cladding to the external walls and slate covered roofs”*. The Applicant has also noted the request of the LPA in introducing *“a careful selection of the colouring of the cladding”* that *“could aid the integration of the development into the landscape and minimise visual impact”* and has introduced this in the design of the cabins.

- 4.2.8 Criterion 3) requires that the development *“would not adversely affect landscape character, quality or diversity”*. In order to satisfy this Criterion, the proposal ensures that it utilises an appropriate space within the existing semi-rural landscape, to provide a development of a scale and density that is sympathetic to its surroundings. The site is also enclosed by perimeter vegetation in its entirety, which in combination with the low light and noise levels generated by the development will ensure that there will be no impacts on the wider landscape. The further green assets on site, such as the pond, will be retained and managed appropriately, with Green Buffers and reinforced native planting introduced to protect the wider landscape. As a result, the development will create no wider impacts of the character, quality, or diversity of the surrounding landscape.
- 4.2.9 Criterion 4) then requires that the proposal *“respects and protects the natural environment including protected habitats and species”*. As mentioned previously, the vegetation found on site will be retained and managed in full, aside from the trees marked for removal on the accompanying Tree Survey. A detailed Green Infrastructure Statement accompanies this submission, providing clarity as to how the development will result in a biodiversity net gain, whilst avoiding the loss of any high value assets on site. This is informed by the accompanying Preliminary Ecological Appraisal, which provides recommendations for biodiversity enhancements that will be adhered to in full.
- 4.2.10 The above ensures therefore that the requirements of Criterion 4) will be fully supported and satisfied by the application proposal, as will in turn the requirements of Policy GN.37.

- 4.2.11 Criterion 5) requires that the development would take place in an “*accessible location*” and would not result in a “*detrimental impact on highway safety or in traffic exceeding the capacity of the highway network*”. Firstly, the existing estate road at Park Gardens, that the proposed access will continue from, is constructed to an adoptable standard and is considered to be ample to accommodate the additional vehicle movements associated with the development. There is also an existing pavement which serves the existing residents, and in combination with the site’s sustainable location, the proposal will have no detrimental impact on highway safety in the locality.
- 4.2.12 Criterion 6) then states that proposals should ensure that the “*necessary and appropriate service infrastructure, access and parking can be provided*”. It should be noted that all roads and parking spaces within the development site will be in accordance with adopted standards and designed to avoid any impacts on highway safety. In terms of access arrangements for visitors, the scheme will adopt a ‘car free’ concept whereby parking will be restricted to the communal car park located at the reception point to the site. The parking arrangement will consist of 26 spaces in total, with 2 dedicated disabled spaces, 2 further staff parking bays and a turning area. The parking surface will comprise of permeable GrassCrete, that will ensure user safety and year-round usability. The scheme will include pedestrian footpaths throughout, minimising impact upon the adjacent open countryside through vehicular movements.
- 4.2.13 The final criterion for consideration - Criterion 7) – then sets out the need to ensure that the development “*would not cause or result in unacceptable harm to health and safety*”. The proposal subject of this Application has been designed with health and safety at its core. Its ‘car free’ concept makes user safety a priority, and visitors will be free to roam the site without any fear of vehicles in close proximity. It has also been ensured that each cabin will be designed and constructed to the highest possible standards, ensuring that the design is fully compliant with all health and safety regulations.
- 4.2.14 In conclusion it is therefore considered that the proposed development complies with all relevant aspects of Policy GN.1 (*General Development Policy*).

Policy GN.2 (Sustainable Design)

- 4.2.15 Policy GN.2 (*Sustainable Design*) provides the overarching framework for sustainable designs in development proposals within the County. For development proposals to be permitted they must accord, where relevant, to 7 Criteria. Taking into account the nature and form of the application proposal, it is considered that 7 are of relevance to the proposed development and an assessment of the application proposal against each now follows:
- 4.2.16 Criterion 1) requires that development *“is of a good design which pays due regard to local distinctiveness and contributes positively to the local context”*. It has been ensured that each cabin will be designed and constructed to the highest possible standards, both in terms of materials, sustainability, and health and safety. The unique nature of the site, being semi-rural, as well as the retention of existing green assets on site, ensure that the proposal pays due regard to local distinctiveness and contributes positively to the local context.
- 4.2.17 Criterion 2) requires that the development is *“appropriate to the local character and landscape/townscape context in terms of layout, scale, form, siting, massing, height, density, mix, detailing, use of materials, landscaping and access arrangements / layout”*. In order to satisfy this Criterion, the cabins are sited to blend seamlessly with the natural environment, using materials such as locally sourced timber that harmonise with the locality. The massing and height will be kept low to minimise visual impact, thus maintaining the landscape while ensuring that the development does not overpower the existing townscape. The cabins will be spaced sufficiently apart to ensure privacy and preserve views, while landscaping will be carefully designed to complement the natural terrain, incorporating native plants and green spaces to provide a natural buffer. Finally, the access arrangements and layout will prioritise sustainability and ease of movement for visitors, with pathways and roads designed to minimise disruption to the environment while offering an accessible experience.
- 4.2.18 Criterion 3) requires that the development *“incorporates a resource efficient and climate responsive design through location, orientation, density, layout, land use, materials, water conservation and the use of sustainable drainage systems and waste*

management solutions". In order to satisfy this Criterion, the materials used to construct the cabins will be sustainably sourced, with a focus on durability and minimal environmental impact, including locally sourced timber and recycled materials. Sustainable Drainage Systems (SuDS) will then be implemented to manage surface runoff, by utilising permeable surfaces and natural landscaping to enhance water retention and reduce any potential flood risks. This integrated approach ensures that the log cabins will not only be functional and comfortable for visitors but also align with principles of sustainability and climate resilience.

4.2.19 Criterion 4) then requires that the proposal *"achieves a flexible and adaptable design"*.

The cabins will be designed with modular layouts, allowing for reconfiguration based on varying guest requirements, such as accommodating larger groups or offering private spaces for smaller bookings. Additionally, the development will include the option for future upgrades, such as the installation of renewable energy systems or electric vehicle charging stations. This forward-thinking design allows the development to evolve with the needs of both the environment and visitors.

4.2.20 Criterion 5) requires that the proposal *"creates an inclusive and accessible environment for users that addresses community safety"*. The cabins will be equipped with wheelchair-accessible entrances and wide doorways, allowing ease of movement for all guests. Pathways and communal areas will be designed with smooth, even surfaces, minimising obstacles for people with disabilities and ensuring safe movement throughout the site. The layout will ensure that there is adequate lighting to enhance safety during both day and night, while the appropriate signage will help to guide guests to key locations. Additionally, the development will incorporate community safety measures such as secure fencing, surveillance systems, and well-lit public spaces. By fostering an environment that prioritises accessibility and safety, the development ensures that all visitors feel safe, while contributing positively to the local community's overall well-being.

4.2.21 Criterion 6) states that development should provide *"a good quality, vibrant public realm that integrates well with adjoining streets and spaces"*. The layout of the development ensures smooth integration with adjoining streets and open spaces, with pathways and

green corridors that connect seamlessly to nearby areas, promoting easy pedestrian flow. The public realm includes well-maintained communal spaces such as gardens and seating areas, designed to encourage social interaction and provide a welcoming atmosphere for guests and locals alike. The development's connection to public transport and pedestrian networks also ensures accessibility and integration with the broader community. Overall, the design fosters a vibrant, inclusive environment that enhances the area's character while promoting a strong sense of place.

4.2.22 The final criterion for consideration - Criterion 7) - then sets out the need to ensure that the development *“contributes to delivering well designed outdoor space with good linkages to adjoining streets, spaces and other green infrastructure”*. The development contributes to delivering well-designed outdoor spaces by thoughtfully integrating green areas that are both functional and aesthetically pleasing. Pathways and trails are carefully planned to link the development to adjoining streets, public spaces, and other green infrastructure, ensuring easy access for both visitors and the local community. The use of native plants and sustainable landscaping not only enhances the visual appeal but also promotes biodiversity and environmental sustainability. By blending seamlessly with the surrounding green infrastructure, the development enhances the overall outdoor experience and supports the local ecological framework.

4.2.23 In conclusion it is therefore considered that the proposed development complies with all relevant aspects of Policy GN.2 (*Sustainable Design*).

ER 9 (Ecological Networks and Features of Importance for Biodiversity)

4.2.24 Policy GN.37 (*Protection and Enhancement of Biodiversity*) provides the overarching framework for the protection and enhancement of biodiversity within the County. For development proposals to be permitted they accord with the following statement:

“All development should demonstrate a positive approach to maintaining and, wherever possible, enhancing biodiversity. Development that would disturb or otherwise harm protected species or their habitats, or the integrity of other habitats, sites or features of importance to wildlife and individual species, will only be permitted in exceptional circumstances where the effects are minimised

or mitigated through careful design, work scheduling or other appropriate measures.”

4.2.25 The tourism development demonstrates a positive approach to maintaining and enhancing biodiversity by integrating environmentally sensitive design principles throughout the project. The site layout carefully considers the local ecosystems, avoiding areas with high biodiversity value and ensuring that protected species and habitats are not disturbed. Native plants will be prioritised in the landscaping scheme, supporting local wildlife and creating natural corridors for species movement. In addition, the planting scheme will include native hedgerow trees to gap up suitable areas of the existing hedgerows, together with the use of native bulbs and organic species to enhance the site’s ecological value. Grassland areas will be managed to allow plants to flower and set seed, with some sections left to overwinter to benefit invertebrates, and all arisings subsequently removed.

4.2.26 The development will also include a range of specific habitat enhancement features to support biodiversity within the site. These include the provision of one integrated or wall-mounted bat box per cabin, suitable for crevice-dwelling species, and three tree-mounted bat boxes positioned within the site boundary for tree-dwelling species. Cabins located near woodland or scrub margins will each host a small-hole fronted bird box, while those sited in more open grassland areas will accommodate a Swift box or House Martin cup, as appropriate. In addition, one House Sparrow Terrace will be installed on the reception building, ideally on a northerly elevation near shrub or hedge cover, and three open-fronted bird boxes will be fixed to healthy mature trees within the curtilage. To further support wildlife, a reptile and amphibian hibernaculum will be created in a quiet, undisturbed area of the site.

4.2.27 Therefore, in view of the above, it can be considered that the requirements of Policy GN.37 are satisfied.

Policy GN.17 (Self-Catering and Serviced Accommodation)

4.2.28 Policy GN.17 (*Self-Catering and Serviced Accommodation*) provides the overarching framework for self-catering, serviced or hotel accommodation within the county. For

development proposals to be permitted they must accord, where relevant, to 3 Criteria. Taking into account the nature and form of the application proposal, it is considered that 1 is of relevance to the proposed development and an assessment of the application proposal against each now follows:

4.2.29 Criterion 1) requires that development is located “*within or is well-related to a Town, Service Centre or Service Village*”. As detailed previously, the development adjoins and is well-related to the Service Village of Begelly. This ensures the easy access to essential services and amenities for both visitors and the local community. The site is strategically located near existing infrastructure, which allows guests to enjoy both the natural environment and the benefits of the nearby urban areas. The development is designed to complement the town or village’s character, maintaining a balance between seclusion and accessibility, and contributing to the local economy by attracting tourism while also supporting local businesses. Therefore, this proximity to a service centre or village enhances the sustainability and vitality of the development, fostering a strong relationship with the local community.

4.2.30 In conclusion it is therefore considered that the proposed development complies with all relevant aspects of Policy GN.17 (*Self-Catering and Serviced Accommodation*).

4.2.31 In summary, the proposed development presented by this application fully complies with the guidance and requirements of relevant adopted local planning policy.

5.0 ACCESSIBILITY

5.1 ACCESSIBILITY

- 5.1.1 All of the inclusive design issues identified have been addressed wholly in compliance with the requirements of the Disability Rights Commission Code of Practice “Rights of Access: Services and Premises” and Part M of the Building Regulations, where applicable. Thereafter full compliance will be maintained in perpetuity.
- 5.1.2 The proposed development is sited over slightly sloping ground, but with no major differences in ground level from the proposed cabins to the proposed public highway. The vehicular access road, parking bays and footways will be significantly wide and reasonably level to allow use by all users regardless of mobility.
- 5.1.3 The development proposal will ensure, wherever possible, that the maximum gradient of driveways and footways to cabin entrances will be as level as possible, but certainly no more than 1:20, and compliant with Part M of the Building Regulations. The development will be provided with non-slip pathways on each cabin and laid to a minimum width of 1000mm.
- 5.1.4 The dwellings will be mixed in nature and the following where relevant will apply to all types:
- (a) If individually required, access to an external doorway will be made available via a short, shallow ramp. It is unlikely due to the site topography that handrails will be required as accompanying features on the above ramps. Ramps will be flush with door openings and surrounding ground level wherever possible.
 - (b) All external doorways will be in compliance with Part M of the Buildings Regulations. The entrances shall be clearly identifiable to all users.
 - (c) All internal doors will be a minimum of 800mm to comply with Part M of the Building Regulations.
 - (d) Entrance doors will avoid the use of large glass facades, and doors thresholds will be flush. Door handles will be easy to grip in accordance with Part M of the Building Regulations, and similarly door closures will require a minimum use of force.

5.1.5 The proposals therefore ensure ease of access for all.

5.2 MOVEMENT TO, FROM AND WITHIN THE DEVELOPMENT

5.2.1 The application site is located immediately adjoining the defined Settlement Limits (SP 13) of the Service Village (SP 12) of Begelly, with its associated community facilities and local services, many of which are located within walking distance of the site. The remainder then are easily accessible via one of the many regular bus services running in close proximity to the site, as well then as the wider range of community facilities and local services offered by the nearby primary service centres.

6.0 CHARACTER

Landscape Design

- 6.1.1 It is considered that the site is currently largely inconspicuous in the landscape, because of the existing tree line that dominates the entire perimeter of the site, that encloses it from the existing residential properties to the west of the site along the A478 road.
- 6.1.2 The selection of photographs contained in this Statement are evidence that the precise location of the application site is one which does lend itself to a form of tourism accommodation. The application site is situated immediately adjoining the built settlement of Begelly, whilst also benefitting from significant green assets, and thus the site is deemed appropriate for a tourism development of this scale, which naturally extends from the existing residential cul-de-sac at Park Gardens.
- 6.1.3 The development of the site would complement the existing spatial pattern of the settlement, preserving the residential character and setting of the locality through retention of wider perimeter vegetation and landscape features. Therefore, this natural landscape is able to provide wholesale landscaping about the site. For these reasons, the proposals will not pose any detrimental effect upon the landscape quality of the locality at Begelly.

Scale

- 6.1.4 The proposal will deliver an array of 15 tourist accommodation cabins, in a mix of forms.

Number

- 6.1.5 The design objective is to provide a density and form that is representative of the site's position adjoining the Service Village of Begelly, as well as respecting its topographical form and biodiversity features. As a result, the proposal will ensure that it reflects this in terms of its density.

Layout of Development

- 6.1.6 The layout of the proposed development has been steered by a number of factors including the site's topography, its physical attributes, its means of access and its relationship with adjoining land uses. As a result, the proposal represents a logical layout that is sympathetic to both its immediate and wider setting, whilst also securing a high level of legibility for the visitors of the site.

Appearance

- 6.1.7 It is envisaged that the 15 cabins will be one storey and detached in nature.
- 6.1.8 The final design solution for the proposed units in terms of external appearance is illustrated in greater detail on the accompanying Proposed Plans and Elevations Drawings and will be steered by and draw upon existing cabins in the local area.

House Type

- 6.1.9 A mixture of 4 different cabin types are proposed throughout the site, and are named as follows:

Cabin Type A – One storey, one bed cabin

Cabin Type B – One storey, two bed cabin

Cabin Type C – One storey, three bed cabin

Reception Cabin – One storey reception cabin

External Finishes

- 6.1.10 The chosen finishes for the external appearance of the cabins have given due consideration to the existing materials palette defined by the surrounding area. The external finishes will be as follows:

Roof – Natural slate roof covering and polyvinyl roof over entrance canopy

Walls – Vertically laid timber cladding

– Horizontally laid timber cladding

– Privacy screen enclosed by structural uprights and rough render finish

Window Casements – Light grey composite windows in aluminium finish

Doors – Light grey composite doors in aluminium finish

Fascia – Composite fascia board

Signage – CNC Backlit Signage to indicate site office and reception

7.1 COMMUNITY SAFETY

- 7.1 All proposed cabins will face the access tracks, maximising levels of natural surveillance. In addition, all units will be provided with sufficient off-street parking provision in the form of the communal parking area, reducing the conflict with other road users and maximising the level of highway safety for pedestrians to and from the cabins.

8.0 ENVIRONMENTAL SUSTAINABILITY

Landscaping/Townscape Setting

- 8.1 As detailed above, the sensitive design of each of the elements of the application proposal has ensured that the immediate and wider setting of the surrounding land uses are not harmed in any way.

Biodiversity and Local Environment

- 8.2 As detailed on the accompanying drawings and reports, the proposal ensures that the mature trees, pond and other key ecological assets will be retained and managed, forming a core element of the post development Green Infrastructure. The proposed layout has taken this into account and avoids affecting such features, which are recognised as 'Green Buffers' in response to the findings of the PEA. All additional planting used in the landscaping of the proposed development will draw from the indigenous species of the area.
- 8.3 Other biodiversity enhancements include bird and bat boxes, hibernacula/refugia and the introduction of indigenous trees and hedgerows where possible. This will increase the availability of habitat for bats and nesting birds. Grassed areas throughout the site will incorporate flowering shrubs and berry-bearing trees, with the food source and structure provided by these features will also support birdlife.
- 8.4 Attenuation basins at the site (as a consequence of the SAB regulations) will also generate a new range of habitats and thus increase biodiversity levels.

Energy Efficiency/Carbon Reduction

- 8.5 The following measures will be undertaken where possible to maximise energy efficiency and carbon reduction of the cabins themselves and during their construction:
- Maximise use of daylight in key rooms through fenestration
 - Use of local suppliers and labour wherever possible
 - Use local recycled products wherever possible

- The cabins will be insulated to current targets
- All fenestrations will be insulated to current targets.
- Energy efficient internal and external lighting units will be installed.

8.6 The development will adhere to the energy hierarchy in TAN 12, as shown in Figure 3 below, through the use of renewable energy alternatives where appropriate, thus improving the cabins' carbon footprint.

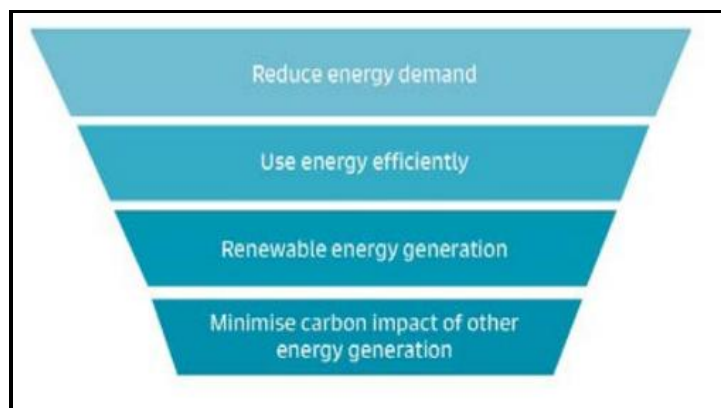


Figure 3 – Energy Hierarchy in TAN 12

Sustainable Materials

8.7 It is understood that recycled or reclaimed products will be used in the construction of the proposed cabins wherever possible

Water

8.8 It is understood that a mains supply will be utilised. In line with this, we would propose that the domestic water and heating system of the cabins be designed to reduce domestic water wastage, through a range of measures including low water consuming fittings in the cabins.

Waste Management

8.9 It is understood that a connection will be made to the public sewer for the disposal of foul waste.

9.0 CONCLUSION

- 9.1 The proposal is for the construction of tourist accommodation and associated infrastructure at land off Park Gardens, Begelly.
- 9.2 The site is well related to the settlement of Begelly and benefits from good access to local services and community facilities. The development will therefore encourage the use of sustainable modes of transport where possible. However, acknowledging the rural nature of the area, the scheme also provides appropriate on-site provision for private vehicle use in accordance with adopted parking standards.
- 9.3 The proposal seeks to provide high-quality visitor accommodation within a sustainable settlement location, supporting the local economy through the provision of employment opportunities and contributing to the vitality of the area. The scale, layout, and design of the development have been carefully considered to ensure that it integrates sensitively with its surroundings and reflects local character.
- 9.4 The accompanying submissions demonstrate that the final design solution for the site can be delivered in a balanced and sustainable manner that respects and enhances the site's ecological value. Provision has also been made for the effective and sustainable management of surface water through appropriate drainage measures in accordance with current regulations.
- 9.5 In conclusion therefore, the proposal represents an appropriate and sustainable form of development that accords with the relevant policies of the Local Development Plan and national planning policy.