ASH LANE, TAVERNSPITE

Design & Access Statement

ISSUE 02: 24 SEPTEMBER 2026



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Architectural Ltd

CONTENTS

1.	INTRODUCTION	03
2.	SITE CONTEXT & ANALYSIS	04
3.	VISION & PLACEMAKING	10
4.	DESIGN DEVELOPMENT	14
5.	PROPOSED DEVELOPMENT	18
6.	CONCLUSION	35

DEVELOPER:

ATEB GROUP

ateb

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LANDSCAPE: DP LANDSCAPE ARCHITECTURE
ECOLOGY: KITE ECOLOGY
ARBORICULTURE: TREE SCENE

1 INTRODUCTION

This Design and Access Statement sets out the design process that has informed the proposed development, demonstrating how the layout, landscape strategy and built form have been shaped by the site's characteristics, technical constraints, local context and the relevant planning policy framework.

1.1 OVERVIEW

This Design and Access Statement (DAS) has been prepared in support of a full planning application for residential development at land to the west of Ash Lane, Tavernspite, Pembrokeshire.

The statement explains the design rationale underpinning the proposed development and demonstrates how the scheme has evolved in response to the site's context, opportunities, technical constraints and the relevant planning policy framework.

The proposals have been informed by site analysis, technical assessments and an understanding of the surrounding settlement character to create a well-structured residential development.

1.2 APPLICATION PROPOSAL

The proposals comprise a residential development of 30 affordable homes that forms a logical extension to the western edge of Tavernspite.

The layout has been designed to respond to the site's landscape structure, existing settlement pattern and technical constraints while delivering a high-quality, sustainable neighbourhood.

Existing hedgerows are retained and reinforced to create a strong green framework, with public open space, SuDS and play provision integrated throughout the development.

The application seeks full planning permission for a residential development comprising:

- 30 dwellings across a mix of house types
- Mix of 1-4 bedroom affordable homes
- Public open space and a Local Area of Play
- Integrated SuDS and green infrastructure
- New access and internal street network
- Associated landscaping and infrastructure

2 SITE & CONTEXT ANALYSIS

2.1 SITE LOCATION

The site is located on the western edge of Tavernspite, immediately west of Ash Lane and south of the B4314.

The site occupies a transitional position between the existing built form of Tavernspite and the surrounding agricultural landscape, presenting an opportunity to create a well-defined and landscaped settlement edge.

The site comprises an improved grassland field enclosed by established hedgerows along the southern, eastern and western boundaries. Existing residential properties are positioned along Ash Lane and the B4314, with further ribbon development extending through the village.

The site is accessed from the B4314 via an existing field entrance located to the north of the site. The site connects to the existing village and access to public transport services along the B4314.

2.2 SURROUNDING CONTEXT

The surrounding area is characterised by a predominantly rural settlement pattern comprising linear frontage development along the B4314, interspersed with small groups of detached and semi-detached dwellings set within generous plots. The site occupies a transitional position between the established village edge and the surrounding agricultural landscape, with existing hedgerows providing a strong landscape framework that defines field boundaries and supports ecological connectivity.

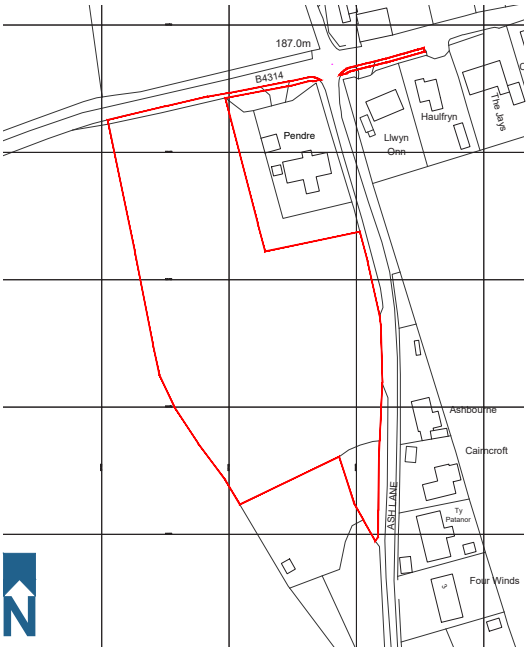
The surrounding context comprises:

- Residential properties fronting Ash Lane and the B4314.
- Agricultural fields to the west and south.
- A holiday park/caravan site to the north-east.
- Established hedgerows defining field boundaries and ecological corridors.
- A low-density village character with buildings generally arranged along existing roads.

2.3 TOPOGRAPHY

The site is generally level with a gradual fall across the site from the south-east toward the north-west. Existing levels range approximately between 191m AOD and 185m AOD. The gentle topography enables development to follow the natural landform, reducing the need for extensive cut and fill while facilitating an accessible street network and surface water management strategy.

SITE LOCATION PLAN



2.4 PLANNING POLICY

DEVELOPMENT PLAN CONTEXT

The proposed development has been informed by the relevant national and local planning policy framework, which promotes the delivery of high-quality, sustainable development that responds positively to its context.

The site forms a logical extension to the existing settlement and has been designed to create a well-connected residential neighbourhood that reflects the character of Tavernspite. The proposals seek to deliver high-quality affordable housing while integrating green infrastructure, sustainable drainage and active travel principles throughout the development.

The accompanying Planning Statement provides a detailed assessment of the proposal against the relevant planning policy framework.

KEY POLICY THEMES

The proposals respond to a number of key planning objectives including:

- Delivery of high-quality affordable homes.
- Creating sustainable places in accordance with placemaking principles.
- Reinforcing the existing settlement structure and village character.
- Retaining and enhancing green infrastructure and biodiversity.
- Integrating sustainable drainage as part of the landscape framework.
- Promoting active travel
- Delivering a high standard of residential design and amenity.

PLANNING HISTORY

The site has previously been the subject of planning interest, including application reference 17/0881/PA relating to tourism-based development.

While the current proposals are materially different, the previous application demonstrates that the site has previously been identified as having development potential. The current scheme has been developed as a residential proposal that responds to the site's context, technical constraints and the relevant planning policy framework.

RELEVANT PLANNING POLICIES

National Planning Policy

- Future Wales: The National Plan 2040 Planning Policy Wales (Edition 12) –
- Placemaking Wales Charter
- Manual for Streets

Pembrokeshire LDP (current adopted plan)

- SP1- Sustainable Development
- GN.1- General Development Policy
- GN.2- Sustainable Design
- GN.29- Exception Sites for Local Needs Affordable Housing
- GN.37- Protection and Enhancement of Biodiversity

Suplpmentary Guidance

- Landscape Character
- Trees and Woodland
- Sustainable Design and Development

CONTEXT PLAN



2.5 MOVEMENT & ACCESSIBILITY

The site is connected to the existing village via the B4314 and Ash Lane, providing access to local facilities and public transport. The proposals seek to reinforce existing walking connections through direct links to the surrounding street network.

PEDESTRIAN & CYCLE CONNECTIVITY

- Direct connectivity to Ash Lane and the B4314.
- Opportunity to reinforce walking connections
- Existing bus stops and local facilities accessible via the surrounding highway network.

PUBLIC TRANSPORT

- Existing bus stops located along the B4314
- Public transport connections to Whitland
- Narberth and surrounding settlements

VEHICULAR ACCESS

- Primary vehicular access taken from the B4314
- Internal street structure creating a clear movement hierarchy
- Shared private drives serving smaller clusters of homes
- Streets designed to support low vehicle speeds and pedestrian priority.

2.6 UTILITIES & INFRASTRUCTURE

Existing utility infrastructure is present within the surrounding highway network, including Ash Lane and the B4314. An existing water main easement crosses the site and forms an important physical constraint within the site context.

The site also benefits from existing drainage outfall opportunities associated with the natural fall in levels toward the north-west. Existing infrastructure considerations have informed the overall understanding of site constraints and development potential.

Key infrastructure considerations include:

- Existing water main easement crossing the site;
- Existing utility connections within the surrounding highway network;
- Existing site levels and drainage patterns;
- Surface water attenuation requirements; and
- Relationship between infrastructure corridors and existing landscape features.

2.7 GREEN INFRASTRUCTURE

Existing hedgerows and boundary vegetation establish a strong landscape framework that has informed the layout and green infrastructure strategy. The proposals seek to retain and reinforce these features where possible, integrating new planting and sustainable drainage to create a connected network of multifunctional green spaces. The proposals seek to retain and reinforce these features wherever possible while integrating new planting and sustainable drainage features throughout the development. Key green infrastructure elements include:

- Retention and reinforcement of existing boundary hedgerows.
- New structural planting and street trees to strengthen the landscape framework.
- Public open space integrated with sustainable drainage features.
- Green corridors supporting biodiversity and ecological connectivity.
- Informal recreation and play incorporated within the landscape strategy.

2.8 ECOLOGY & TREES

The site comprises improved grassland enclosed by established hedgerows, which represent the site's principal ecological resource. These boundary features provide habitat connectivity and have informed the layout and landscape strategy.

Ecological surveys have identified no designated ecological sites within close proximity of the site, and no evidence of protected species that would significantly influence the proposed development. The proposals provide opportunities for biodiversity enhancement through:

- Reinforcement of existing hedgerows.
- Native tree, shrub and wildflower planting.
- Habitat creation associated with the SuDS network.
- Integrated bird and bat features (if included within the scheme).
- Improved habitat connectivity throughout the site.

SITE VIEWPOINTS & HABITAT PLAN

Western aspect of eastern hedgerow (H1)



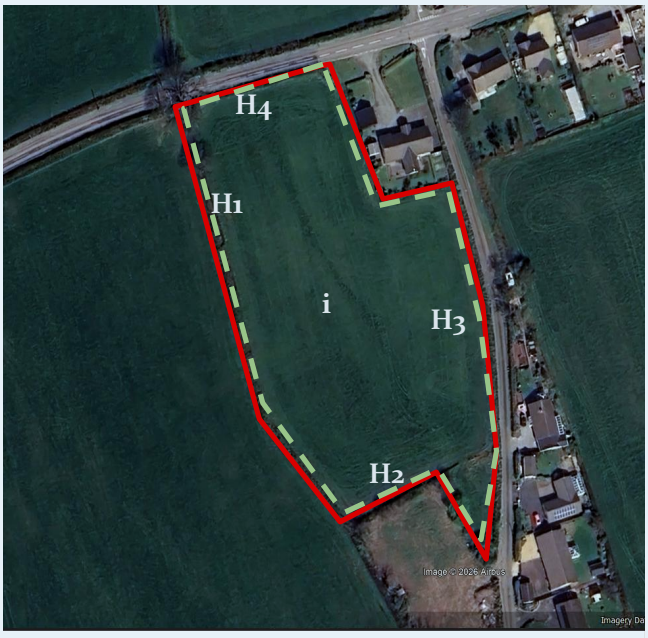
Northern aspect of southern hedgerow (H2)



Eastern aspect of western hedgerow (H3)



Habitat Plan



Key

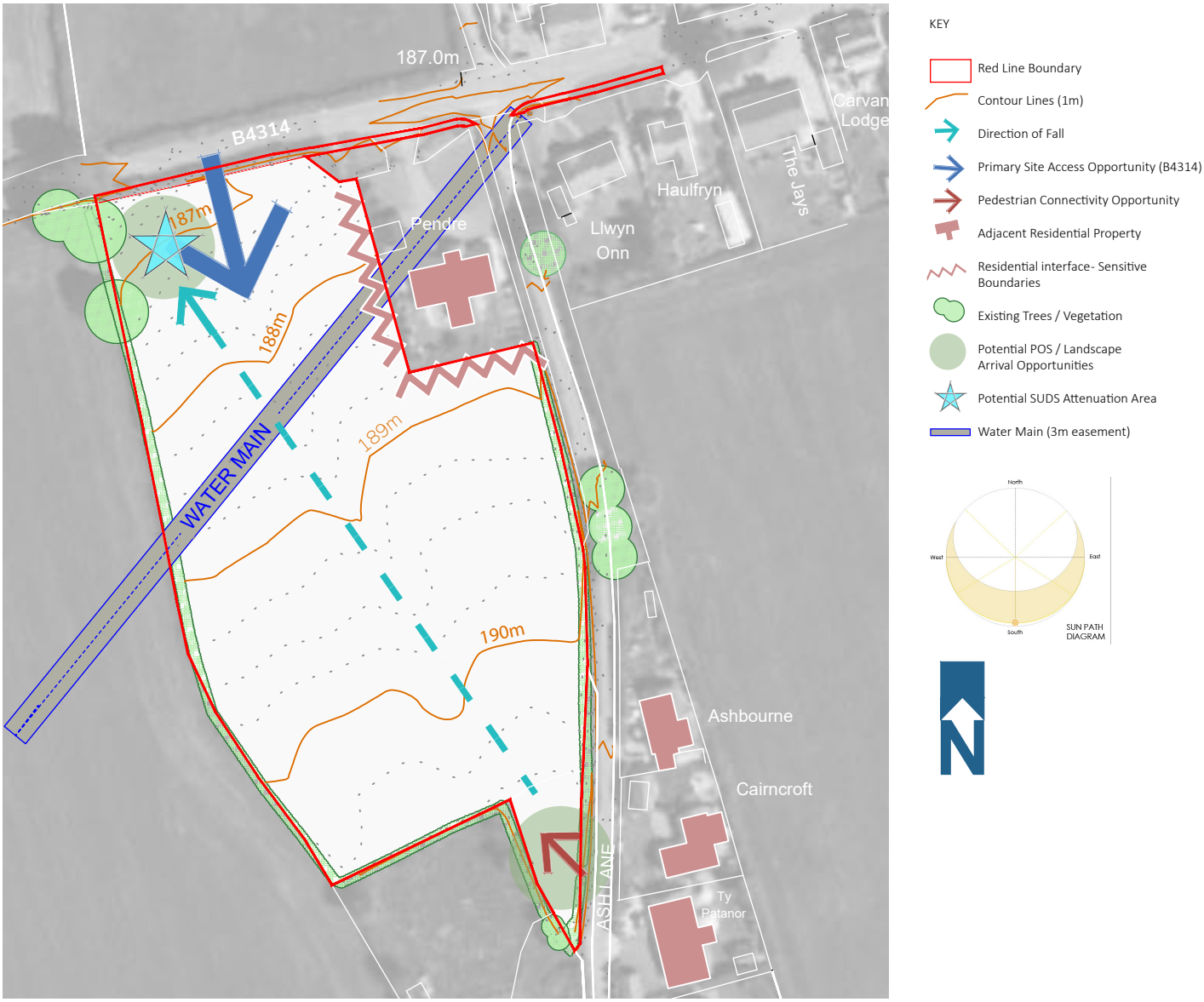
Site boundary
Species poor hedgerow
i Improved grassland
Hedgerow numbers

2.9 DESIGN RESPONSE

The proposed layout has evolved in response to the site's physical characteristics, surrounding context and technical constraints. The masterplan has been shaped by the following design responses:

- Retain and reinforce the existing hedgerow network.
- Position public open space and SuDS within the site's natural low point.
- Create a clear street hierarchy with access from the B4314.
- Respect neighbouring properties and the surrounding countryside through appropriate layout and landscape buffers
- Reinforce the existing village edge with landscape.
- Integrate affordable housing within a connected and overlooked neighbourhood.

OPPORTUNITIES & CONSTRAINTS PLAN



2.10 DESIGN PRINCIPLES

The proposed development is guided by a series of design principles established through the site analysis and design process. Together, these principles have informed the layout, landscape strategy and movement network, creating a well-connected extension to Tavernspite.

DESIGN PRINCIPLES



SETTLEMENT EDGE RESPONSE

Create a sensitive extension to Tavernspite which reinforces the existing village structure while responding appropriately to surrounding countryside.



GREEN INFRASTRUCTURE

Retain and strengthen existing hedgerows and integrate new landscape features throughout the development.



CONNECTIVITY

Create a connected network of active travel and vehicular routes that integrate with the existing village.



DRAINAGE

Integrate attenuation and bio-retention features within public open space and landscape corridors.



COMMUNITY

Provide a balanced residential environment including affordable housing, informal open space and a LAP.



DISTINCT IDENTITY

Establish a cohesive village-edge character using simple building forms, varied streetscenes and strong landscape integration.

3 VISION & PLACEMAKING

"A natural extension to Tavernspite that reinforces the existing village structure through well-connected streets, green infrastructure and high-quality affordable homes."

The proposed development has been designed as a natural extension to the western edge of Tavernspite, reinforcing the existing settlement pattern whilst delivering 30 high-quality affordable homes. Existing hedgerows are retained and strengthened to establish a strong green framework that integrates the development with its rural setting and supports biodiversity.

A connected network of streets, public open space and sustainable drainage features creates a well-overlooked neighbourhood with a clear identity and a strong relationship to the surrounding countryside.

ARRIVAL SPACE

A welcoming entrance creating a strong sense of place, with integrated SuDS forming an attractive landscape feature overlooked by new homes

HEDGEROWS RETAINED

Existing hedgerows retained and reinforced to strengthen the site's green framework and soften the transition to the surrounding countryside.

POCKET PARK

A central area of public open space creating a focal point for the new neighbourhood.

INTEGRATED SUDS

Surface water managed through attractive landscape features that enhance biodiversity

NEW HOMES

Affordable homes overlook streets and public spaces, creating active frontages and natural surveillance.

ASH LANE CONNECTION

Strengthening pedestrian connectivity with the existing village


B4314
ASH LANE

PLACEMAKING PRINCIPLES

The design has been shaped by the six DCFW Placemaking Charter Principles, ensuring that movement, landscape, community and local character are embedded throughout the design rather than considered in isolation.

PRINCIPLES MATRIX

PLACEMAKING PRINCIPLE	DEVELOPMENT RESPONSE
PEOPLE & COMMUNITY Places should support community well-being, inclusion and social interaction from the outset. Development should create safe, accessible and connected environments which foster a sense of belonging, support everyday activity and promote equality.	• A mix of affordable homes designed to meet a range of household needs. • Public open space and centrally located LAP creating opportunities for community interaction • Overlooked streets and amenity spaces supporting natural surveillance • Walkable and accessible layout connected to the existing village structure • Housing mix designed to support a balanced and inclusive community • Proposals informed through the planning process and technical stakeholder engagement
LOCATION Places grow and develop in a way which uses land efficiently, supports and enhances existing places, and are well connected. The location of housing, employment, leisure and other facilities helps reduce the need to travel.	• Logical extension to the western edge of Tavernspite • Direct relationship with existing residential development along Ash Lane and the B4314 • Accessible location connected to existing village movement routes and facilities • Walkable access to nearby bus stops and public transport connections • Development reinforces the established settlement structure and village edge
MOVEMENT Walking, cycling and public transport are prioritised to provide a choice of transport modes and reduce reliance on private vehicles. Well designed and safe active travel routes connect to wider travel networks and public transport stops.	• Primary vehicular access taken from the B4314 via the existing access point • Clear internal street hierarchy with looped streets, shared surfaces and private drives • Pedestrian routes integrated throughout the layout and connected to surrounding streets • Streets designed to support low vehicle speeds and pedestrian priority • Strong emphasis on walkability, legibility and active travel connectivity

Creu Lleoedd Cymru
Placemaking Wales

PLACEMAKING PRINCIPLE	DEVELOPMENT RESPONSE
MIX OF USES  Places have a range of purposes which provide opportunities for community development, local business growth and access to jobs, services and facilities via walking, cycling and public transport. Development density and a mix of uses support a diverse community and vibrant public realm.	• Mix of 1–4 bedroom homes supporting a range of household needs • Affordable housing integrated throughout the layout • Provision of bungalows and walk-up units supporting accessibility and housing choice • Balanced residential offer creating a mixed and sustainable community • Development combines housing, open space, play provision and green infrastructure
PUBLIC REALM  Public spaces should be welcoming, safe and inclusive, supporting everyday activity, social interaction and movement. Streets and open spaces should be well overlooked, attractive and designed as integral parts of the development.	• Public open space and LAP integrated within the development structure • Attenuation basin and SuDS features incorporated within landscaped areas • Existing hedgerows retained and reinforced where possible • Street trees and structural planting integrated throughout the site • Strong relationship between built form, landscape corridors and open space
IDENTITY  The positive, distinctive qualities of existing places are valued and respected. The unique features of a location including heritage, culture, language, built and natural physical attributes are identified and responded to.	• Development informed by the character of Tavernspite's village-edge setting • Simple building forms and pitched roofs reflecting local settlement character • Varied streetscenes and corner-turning units reinforcing visual interest and legibility • Strong landscape framework helping soften the settlement edge • Cohesive architectural approach creating a distinctive but complementary identity

4 DESIGN DEVELOPMENT

4.1 DESIGN APPROACH

The evolution of the proposals has been shaped by site analysis work, technical constraints and placemaking objectives.

Key design influences include:

- Existing boundary hedgerows and vegetation
- Relationship with surrounding residential properties
- Water main easement constraints
- Green infrastructure opportunities
- Movement and accessibility requirements
- Delivery of a balanced housing mix
- Integration of drainage infrastructure

4.2 ENGAGEMENT

The proposals have evolved through ongoing engagement with the consultant team and planning process.

Key design considerations have included:

- Highway and access requirements
- Drainage and SAB considerations
- Ecology and biodiversity enhancement
- Housing mix and tenure integration
- Landscape and settlement edge treatment
- Placemaking and design quality objectives

4.3 DESIGN EVOLUTION

The proposed masterplan has evolved through a series of design iterations, testing alternative approaches to access, movement, landscape structure and built form before arriving at the preferred layout.

Each revision responded to technical constraints, stakeholder feedback and the objective of creating a well-connected and attractive neighbourhood.

Key design refinements include:

- Refinement of the northern access arrangement.
- Relocation and enlargement of the primary SuDS basin.
- Better integration of retained landscape features.
- Improved relationship between homes and public open space.
- Clearer street hierarchy and vehicle movement.
- Enhanced pedestrian connections across the site.
- Improved surveillance of streets and green spaces.
- Redistribution of affordable homes throughout the development.
- Stronger landscape buffers along site boundaries.
- More efficient development parcels whilst respecting existing constraints.

EARLY CONCEPTUAL GREEN INFRASTRUCTURE PRINCIPLES



EARLY SKETCH LAYOUTS







Successive concept layouts demonstrating the evolution of the northern access, SuDS strategy, movement network and built form in response to technical assessment, stakeholder feedback and placemaking objectives

4.4 CONCEPT STAGE FEEDBACK

A Pre-Planning Concept Stage Submission for Tavernspite was issued to Welsh Government (WG). The Concept Stage review process provides an opportunity for WG to understand and give feedback on the schemes that may receive capital grant for social housing before it has progressed through planning.

The information submitted to WG for this scheme included a preliminary sketch site layout plan (see p17) illustrating the proposed arrangement of external spaces, including access, parking, and landscaped areas.

SCRUTINY RESPONSE

The Scrutiny Response fully supported the submission, noting the concept submission meets WG quality requirements to approve as a Pre-Planning response. Specifically the feedback noted:

- The project introduction is well described and understood.
- The submission form contained a good account of the background and history, substantiated by a comprehensive brief and mission statement that set out the association's quality driven agenda.
- The vision and design quality requirements for the project are well described in the Client's Brief.
- The context was well explained, and the vision well illustrated demonstrating how the quality agenda had been addressed and translated into the design solution presented.
- There is good evidence of a correct approach to the "design concept" and "context analysis".
- The proposals reflect the requirements set out in the introduction and provides a well thought out and pleasing solution.
- Placemaking has been satisfactorily accommodated in the design.
- No non-compliances have been identified by the RSL in the Concept submission.
- The proposals appear to fully comply with WDQR 2021 compliance.
- The Engineers information presented in the form of site layout plans was sufficient to demonstrate at Concept stage how levels impacted on Lifetime Homes Standards compliance for external access and movement.

4.5 DESIGN REFINEMENT

Following the WG Concept Stage Submission, the red line/development boundary was further refined to address Land Registry discrepancies.

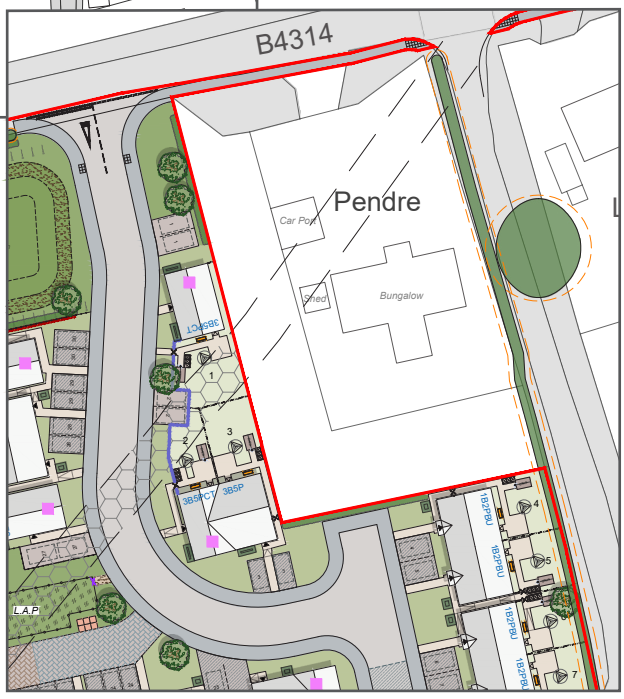
This resulted in minor adjustments to the layout and housing mix; however, the overall housing numbers, design concept, structure and placemaking principles remained unchanged.

The final Planning Layout presented in Section 5 reflects this iterative design process, balancing technical requirements with placemaking objectives to create a well-connected neighbourhood that responds to the site's opportunities and constraints.

CONCEPT STAGE PRE-PLANING LAYOUT



PROPOSED CHANGES TO NORTHERN APPROACH REFLECTING TITLE BOUNDARY CHANGES AT THE SITE ENTRANCE (SEE SECTION 5)



5 PROPOSED DEVELOPMENT

5.1 LAYOUT STRATEGY

The proposed layout has evolved through an iterative design process, translating the project's vision into a deliverable masterplan that responds to the site's opportunities and constraints.

The development is structured around a central street that provides a clear and legible movement spine through the site. Residential development is arranged in connected clusters around integrated landscape, public open space and sustainable drainage features.

Green infrastructure and SuDS are concentrated within the north-west of the site, creating a strong landscape setting whilst reinforcing the site's relationship with Ash Lane, the B4314 and the surrounding countryside.

SETTLEMENT EDGE RESPONSE

The layout has been arranged to reinforce the existing settlement pattern and create a sensitive transition to the surrounding countryside.

- Development reinforces the existing settlement pattern through active frontages addressing the principal street.
- A strong and coherent settlement edge defines the village boundary.
- Landscape buffers soften the transition into the surrounding rural landscape.

GREEN INFRASTRUCTURE

Existing hedgerows and landscape features have informed the structure of the masterplan and establish a strong green framework throughout the development.

- Existing hedgerows are retained and strengthened.
- Public open space is focused within the north-west landscape corridor.
- Structural planting links retained vegetation and enhances biodiversity throughout the site.

CONNECTIVITY

Movement has been designed to prioritise legibility, accessibility and active travel.

- A central street forms the primary movement spine.
- Shared surface lanes provide access to residential clusters.
- Pedestrian routes connect the development with Ash Lane and the existing village.



SITE KEY

Boundary Treatments
- Site Boundary
- 1.8m High Hit & Miss Fence
- 1.8m High Close Board Fence
- 1m High Hoop Top Railings
- 0.45m High Timber Knee Rail
- Proposed retaining wall location *(refer to Engineering drawing for further details)*

Access Points
- Primary door to dwelling *(Part M)*
- Secondary door(s) to dwelling
- 1.8m High close board personnel gate
- 1.2m High metal gate
- Parking Space

Hard Surfacing
- Highway - *Tarmacadam Finish*
- Highway - *Permeable Tarmacadam Finish*
- Highway Footpath - *Tarmacadam Finish*
- Shared Private Driveway - *Tarmacadam Finish*
- Shared Private Driveway - *Permeable Tarmacadam Finish*
- Shared Private Driveway - *Block paving*
- Shared Private Driveway - *Permeable Block paving*
- Bin Collection Point - *PCC Slab Finish* *(For Plots accessed off of a shared private drive)*
- Private Footpath - *PCC slabs*
- POS Footpath - *Dust / Self-binding Gravel*

Soft Surfacing
- Front Garden
- Rear Garden
- Amenity Space / Green Infrastructure / POS
- Bio-retention System Feature / Attenuation System
- Private Rain Garden
- Local Area of Play
- Maintenance Footpath
- Proposed Hedgerow
- Proposed Tree / Landscaping
- Existing Tree / Vegetation *(Taken from Treescene drawing)*

Site Features
- Dual Aspect Units
- Shed Storage - *1.35m x 2.1m*
- Bin Store Slab - *1.8x0.9m PCC Slab Finish*
- Rotary Line
- Air Source Heat Pump *(Locations to be confirmed by site contractor)*
- Additional Side Window Symbol
- Water Main Easement

Scale 1:500

0 10 20 50

Rev.	Note.	Date.
3	Latest Engineering drainage strategy and landscpaing information added to layout.	29.06.26
4	Layout replanned following a red line boundary title dispute issue with the neighbouring Pendre bungalow.	06.08.26
5	Latest Engineering information added to layout. Extended length of parking bays for Plots 1,11 & 12.	02.09.26
6	Latest Landscaping information added to layout.	17.09.26

CLIENT: ATEB	SCALE @ A2: 1:500	DATE: May '26	DRAWN BY: KE
JOB TITLE: Tavernspite, Whitland.	JOB NO.: 2551	DRAWING NO.: PL-01	REVISION: 6
DRAWING TITLE: Planning Layout			

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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 site before commencing any work or making any workshop drawings.

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B4314
Pendre
Car Park
Shed
Bungalow
Haulfryn
Llwyn
Onn
Attenuation Basin
L.A.P
P.O.S
ASH LANE

DRAINAGE

Sustainable drainage is integrated as a positive placemaking feature.

- The attenuation basin occupies the site's natural low point.
- SuDS features are incorporated within public open space.
- Blue infrastructure contributes to biodiversity, visual amenity and climate resilience.

COMMUNITY

Public spaces have been positioned to create an attractive and inclusive residential environment.

- Public open space forms the heart of the neighbourhood.
- Homes overlook streets and green spaces to promote activity and natural surveillance.
- Affordable housing is integrated throughout the development to support a balanced community.

DISTINCT IDENTITY

The layout establishes a recognisable village-edge character through built form and landscape.

- Active frontages define key streets and spaces.
- Corner-turning dwellings reinforce important junctions.
- Consistent streetscape and planting create a cohesive identity across the development.

The resulting masterplan provides a natural extension to Tavernspite, creating a connected neighbourhood that responds to its setting through a clear movement network, integrated green infrastructure and well-defined public spaces.

EARLY CONCEPT VISUALISATION SHOWING HOMES OVERLOOKING POS (INDICATIVE)



5.2 AMOUNT, TENURE & MIX

The proposals comprise 30 affordable homes across a range of dwelling types designed to meet a variety of household needs. The mix of one to four-bedroom homes, including bungalows and walk-up units, supports an inclusive and balanced community. The accommodation schedule is summarised opposite.

ACCOMMODATION SCHEDULE

Accomodation Schedule					
House Name	*Code*	*Beds*	*(NIA) ft²*	*No of Units*	*Total Area*
Affordable Units					
WDQR Social Rented Units					
1 Bed Bungalow	1B2PBU	1	526	4	2104
1 Bed Walk-Up Flat [GF]	1B2PWU	1	552	3	1656
1 Bed Walk-Up Flat [FF]	1B2PWU	1	607	3	1821
2 Bed Bungalow	2B3PBU	2	649	3	1947
2 Bed House	2B4P	2	894	4	3576
3 Bed House	3B5P	3	1025	2	2050
3 Bed Corner House	3B5PCT	3	1025	5	5125
3 Bed House	3B6P	3	1220	4	4880
4 Bed House	4B7P	4	1268	2	2536
Total				**30**	**25695**

ILLUSTRATIVE LAYOUT DETAIL



5.3 SCALE & MASSING

The development comprises predominantly two-storey dwellings, complemented by single-storey bungalows that provide variety in the streetscene and respond to local housing needs.

The scale and massing reflect the surrounding village character, creating a varied roofscape while maintaining an appropriate domestic scale.

Building heights are used to reinforce key corners and focal points, improving legibility and contributing to a well-defined streetscape.

STOREY HEIGHT PLAN



5.4 CHARACTER & APPEARANCE

The proposed development draws on the character of Tavernspite's village edge, creating a cohesive residential environment that reflects the surrounding settlement while establishing its own identity.

The proposals establish a contemporary residential character through simple building forms, a restrained materials palette and a strong landscape framework, whilst responding appropriately to the surrounding village character. Details of the proposed built form are illustrated on the Planning Layout, House Finishes Plan and Street Scenes

CHARACTER & LAYOUT

The development is arranged around a simple hierarchy of streets and spaces that create a clear and legible layout whilst responding sensitively to the site's shape and topography.

Homes front the principal streets and public open space, providing natural surveillance and helping to create attractive, well-defined streets.

Existing and proposed landscaping softens the development edge and integrates the scheme into its wider landscape setting.

BUILT FORM & ARCHITECTURAL CHARACTER

The proposals adopt a simple contemporary architectural approach comprising bungalows, detached and semi-detached homes. Traditional pitched roofs, well-proportioned elevations and clearly defined entrances create a coherent architectural language, while subtle variation in dwelling types, building orientation, roof form and porch detailing introduces visual interest across the development without compromising its overall identity.

STREETSCAPE

The streets have been designed to create an attractive and varied residential environment, with buildings positioned to provide active frontages and overlook streets, public open space and the Local Area for Play. Variation in building orientation, landscaping and tree planting creates attractive views through the development and reinforces its village-edge character.

MATERIALS PALETTE

A restrained palette of white render, smooth grey roof tiles and complementary light grey and green cladding creates a simple contemporary architectural language across the development.

The limited use of contrasting cladding colours introduces subtle variation between dwelling groups, while consistent detailing, including white fenestration and black rainwater goods, provides a unified identity appropriate to the village setting.

PUBLIC REALM

Public open space, the Local Area for Play and surrounding streets are integrated to create attractive, overlooked and accessible spaces that encourage recreation and everyday activity. Buildings front these spaces to provide natural surveillance, while tree planting, soft landscaping and varied surface materials create a comfortable pedestrian environment.

EARLY INDICATIVE VISUALISATIONS SHOWING VARIATION IN FORM AND FINISH







HOUSE FINISHES INSET PLAN



MATERIALS KEY

ROOF FINISH

Marley Modern Smooth Grey

Angled Concrete Ridge Tiles

RENDER FINISHES

Render - Sand/Cement with painted finish.
Paint colours referenced based on Sandtex

White

CLADDING

Hardie Plank Cedar - Light Mist

Hardie Plank Cedar - Soft Green

FACING BRICK

Brick below dpc to be Staffordshire smooth blue.

STREET SCENES & MATERIAL STRATEGY



Street Scene A-A



Street Scene B-B



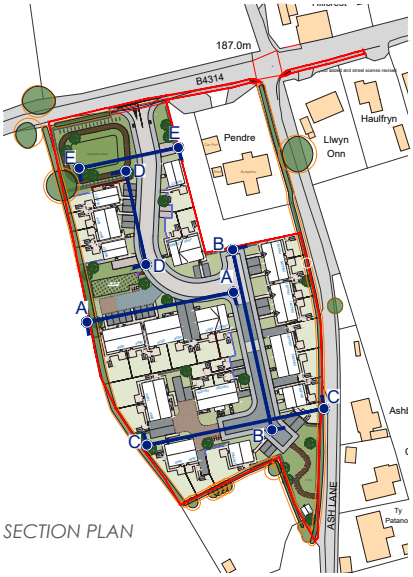
Street Scene C-C



Street Scene D-D



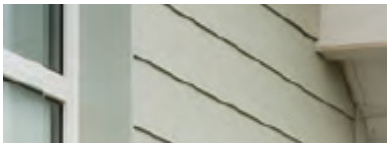
Street Scene E-E



SECTION PLAN

WHITE RENDER

SOFT GREEN CLAD FINISH



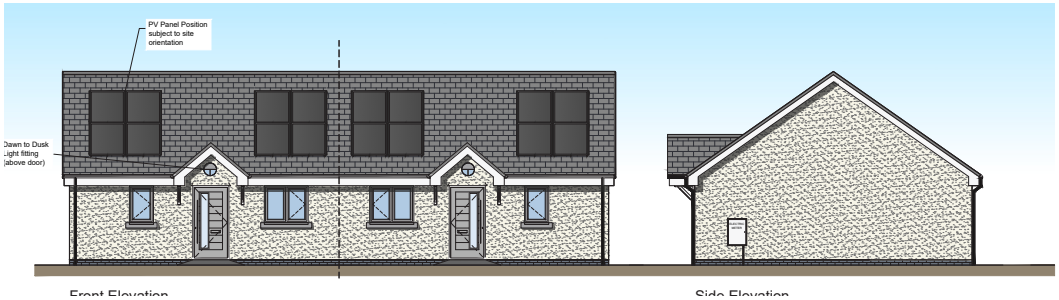
SMOOTH GREY ROOF TILE



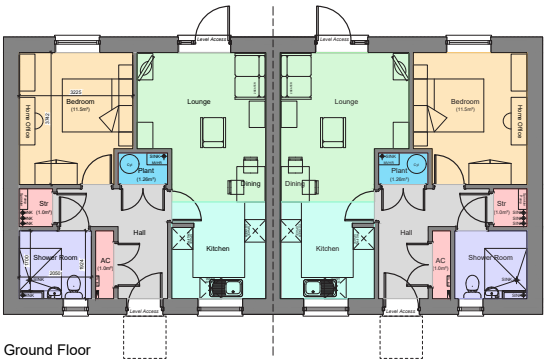
LIGHT MIST CLAD FINISH



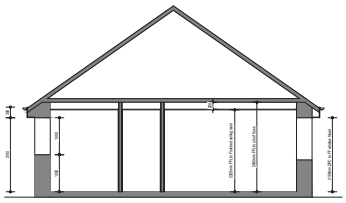
EXAMPLE HOUSE TYPES



1BED 2PERSON BUNGALOW PLAN & ELEVATION



Ground Floor



Section

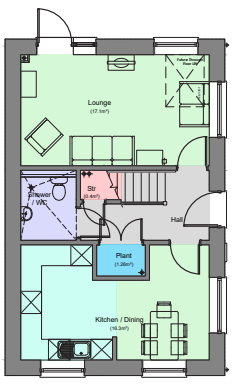


Front Elevation

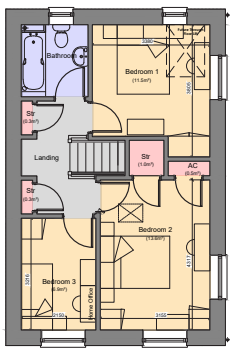
Side Elevation

Rear Elevation

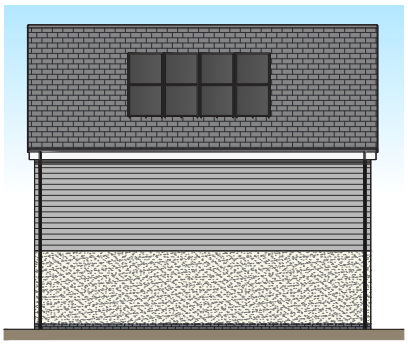
3BED 5PERSON CORNER TURNER HOUSE



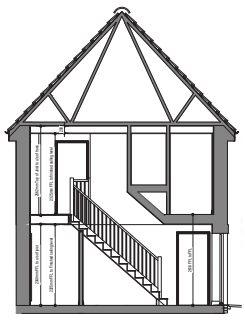
Ground Floor



First Floor



Side Elevation



5.5 GREEN INFRASTRUCTURE

Green infrastructure is a fundamental component of the proposals, establishing a strong landscape framework that defines the character of the development. Existing hedgerows and trees are retained and reinforced where possible, complemented by new planting, multifunctional green spaces and sustainable drainage features that support biodiversity, manage surface water and create attractive spaces for residents.

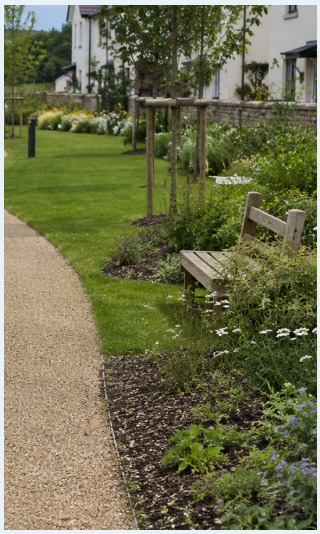
A comprehensive Green Infrastructure Statement and Soft Landscape Masterplan, prepared by DP Landscape Architecture, accompany this application and set out the detailed landscape proposals.

The strategy includes:

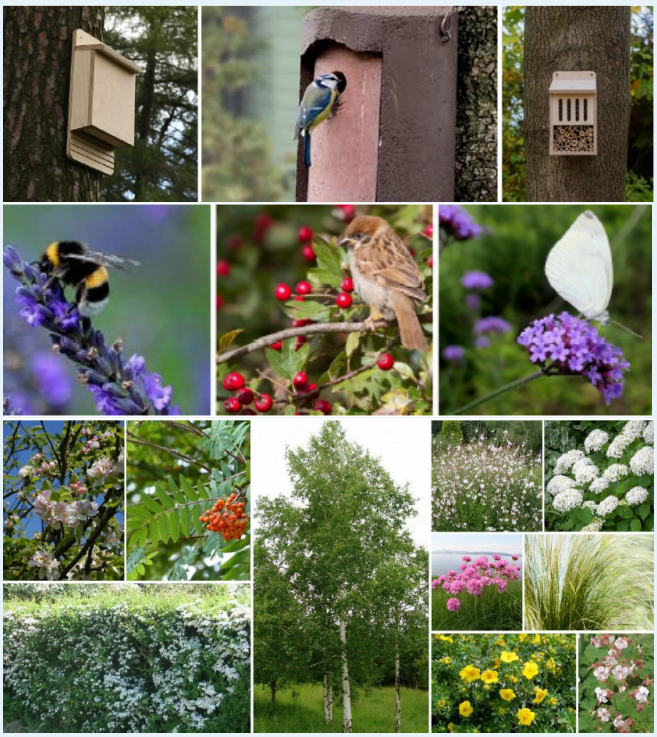
- Retention and reinforcement of existing hedgerows and trees where practicable
- Native tree, hedgerow and structural landscape planting
- Public open space and a centrally located Local Area for Play (LAP) overlooked by surrounding homes
- Integrated sustainable drainage features, including attenuation and bio-retention planting
- Informal green corridors that strengthen ecological connectivity and create attractive walking routes
- Wildflower grassland and pollinator-friendly planting to enhance biodiversity.

Together, these measures establish a robust green infrastructure network that strengthens ecological connectivity, softens the transition to the surrounding countryside and reinforces the site's village-edge character.

LANDSCAPE PROPOSALS: Below: Self binding gravel landscaped footpath & 'RE3 River Floodplain - Water Meadow'. Right: Bat boxes, bird boxes and invertebrate refugia; landscape features, native trees, hedges and shrubs known to benefit people and wildlife;







SOFT LANDSCAPE PLAN



5.6 ACCESS & MOVEMENT

The movement strategy has been developed to create a safe, legible and well-connected residential environment that accommodates pedestrians, cyclists and vehicles while encouraging walking for everyday journeys.

The layout integrates movement and placemaking, creating streets and public spaces that are attractive, functional and easy to navigate.

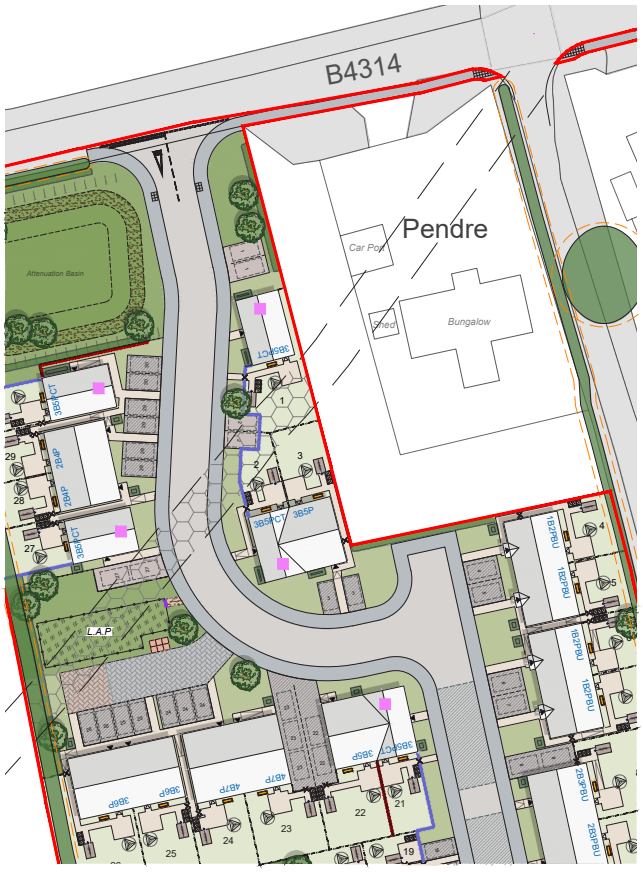
The development connects to the existing movement network through two principal access points. A primary vehicular access is provided from the B4314, while a pedestrian connection to Ash Lane improves links with the existing village.

Key movement principles include:

- Primary vehicular access from the B4314
- Pedestrian connection to Ash Lane
- A clear and legible internal street layout
- Connected footways linking homes with public open space and the site entrances
- Streets designed to encourage low vehicle speeds and provide a safe environment for pedestrians
- Well-overlooked streets and public spaces providing natural surveillance
- Integrated on-plot and visitor parking.

The internal street network has been designed to balance movement with placemaking, creating attractive residential streets where landscaping, parking and pedestrian routes are integrated into a coherent village-edge environment. The layout also accommodates refuse collection, servicing and emergency vehicle access whilst maintaining attractive and functional streets and public spaces.

B4314 ACCESS



ASH LANE ACCESS



EXTERNAL WORKS INSET PLAN



KEY

Hard Surfacing

- Highway - *Tarmacadam Finish*
- Highway - *Permeable Tarmacadam Finish*
- Highway Footpath - *Tarmacadam Finish*
- Shared Private Driveway - *Tarmacadam Finish*
- Shared Private Driveway - *Permeable Tarmacadam Finis*
- Shared Private Driveway - *Block paving*
- Shared Private Driveway - *Permeable Block paving*
- Bin Collection Point - *PCC Slab Finish*
  (For Plots accessed off of a shared private drive)
- Private Footpath - *PCC slabs*
- POS Footpath - *Dust / Self-binding Gravel*

Soft Surfacing

- Bio-retention System Feature / Attenuation System
- Private Rain Garden
- Local Area of Play
- Proposed Tree / Landscaping
- Existing Tree / Vegetation *(Taken from Treescene drawing)*
- Existing Tree / Vegetation to be Removed

Site Features

- Dual Aspect Units
- Shed Storage - *1.35m x 2.1m*
- Bin Store Slab - *1.8x0.9m PCC Slab Finish*
- Rotary Line
- Air Source Heat Pump *(Locations to be confirmed by site contractor)*
- Additional Side Window Symbol
- Water Main Easement

5.7 INCLUSIVE DESIGN

The proposals have been developed to create an inclusive and accessible residential environment that can be used safely and comfortably by people of all ages and abilities. Inclusive design principles have informed the layout from the outset, ensuring that homes, streets and public spaces are connected by accessible routes and are easy to navigate.

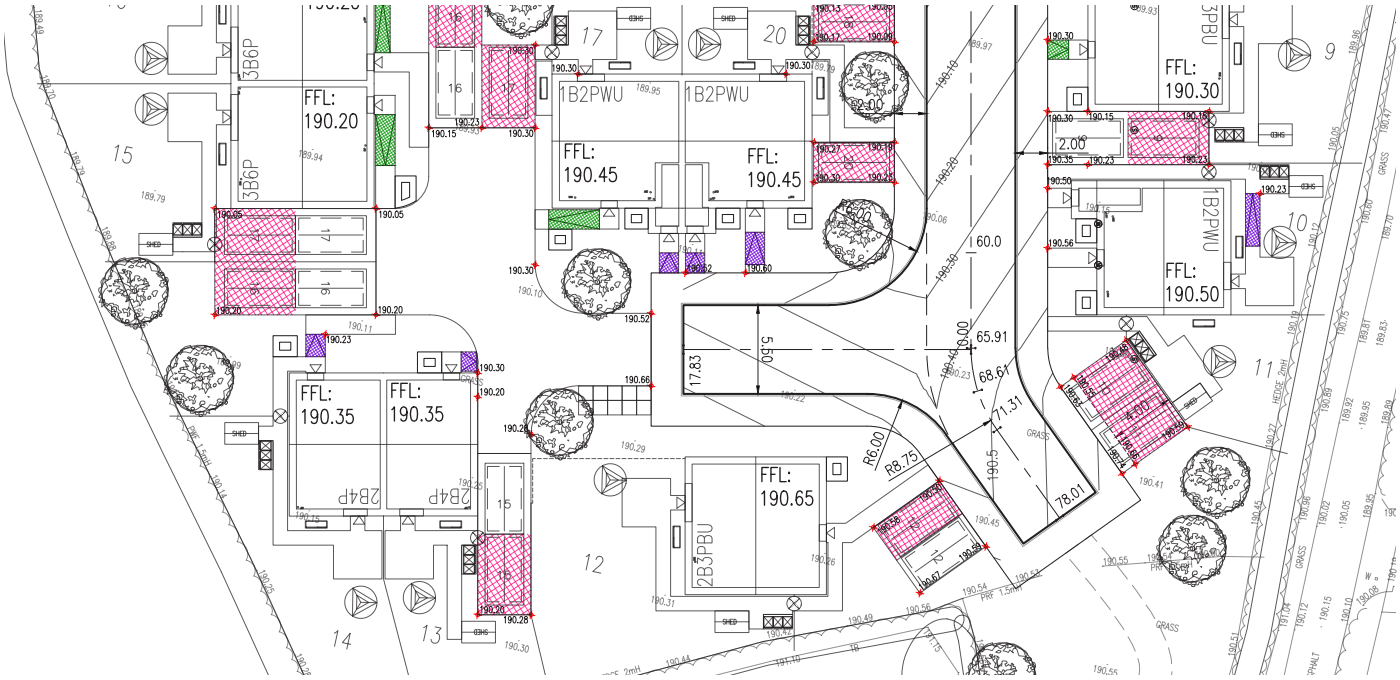
The site's topography has been carefully considered to minimise changes in level wherever practicable, helping to create convenient and accessible pedestrian routes throughout the development.

Accessible parking spaces are distributed across the development, with level or gently graded routes connecting parking areas, dwellings and public open space. Where changes in level are unavoidable, gradients have been designed in accordance with relevant accessibility standards.

The plan below demonstrates how these principles have been incorporated across the site.

All homes have been designed in accordance with the Welsh Development Quality Requirements (WDQR), with accessible entrances, well-defined pedestrian routes and natural surveillance contributing to a safe and inclusive neighbourhood.

INCLUSIVE DESIGN PLAN (REFER TO ENGINEERING STRATEGY PLAN FOR DETAILS)



5.8 DRAINAGE & SUDS

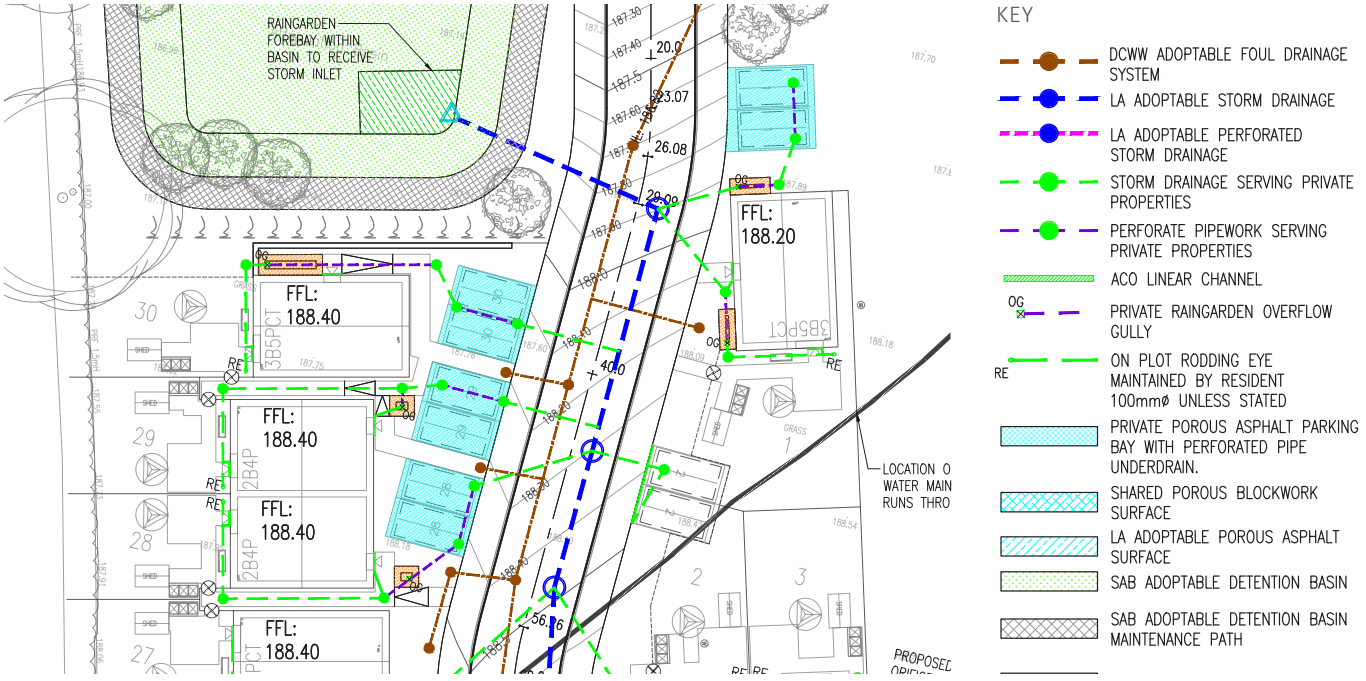
The drainage strategy integrates sustainable drainage throughout the development in accordance with Sustainable Drainage Approval Body (SAB) requirements. A network of SuDS features combines source control, water quality treatment and attenuation within the site's wider green infrastructure, ensuring surface water is managed as an integral part of the layout.

Surface water is managed through a combination of private rain gardens, permeable paving, bio-retention features and piped drainage before discharging to a landscaped attenuation basin located at the north-west of the site.

The attenuation basin has been designed as a multifunctional landscape feature, providing surface water storage while contributing to biodiversity, visual amenity and the site's green infrastructure.

Integrating SuDS within streets, landscaped areas and public open space ensures that drainage infrastructure forms part of the overall development rather than a standalone engineering solution. Together, these measures deliver a robust and policy-compliant drainage strategy that responds to the site's characteristics while providing environmental, ecological and placemaking benefits. Refer to drainage strategy for detials.

DRAINAGE STRATEGY INSET PLAN



5.9 SUSTAINABILITY

The proposed development has been designed to create a sustainable and resilient neighbourhood through a combination of energy-efficient homes, integrated green infrastructure, sustainable drainage and a well-connected layout.

The layout has been carefully developed in response to the site's landscape structure, topography and village-edge setting, ensuring that new homes sit comfortably within their surroundings whilst making efficient use of the site. Streets, public open spaces and landscape features have been designed as an integrated network that promotes natural surveillance, biodiversity and an attractive living environment.

A fabric-first approach underpins the architectural design, with dwellings designed to achieve high levels of thermal efficiency through enhanced insulation, improved airtightness and efficient building forms. In accordance with current Building Regulations and Welsh Development Quality Requirements, homes will incorporate low-carbon technologies including air source heat pumps and photovoltaic panels, reducing operational energy demand and supporting lower-carbon living. Electric vehicle charging infrastructure will also be provided to encourage the transition to sustainable transport.

Sustainability is further reinforced through the wider landscape and public realm strategy, including:

- Integrated sustainable drainage features, including rain gardens, bio-retention areas and an attenuation basin;
- Retention and reinforcement of existing hedgerows and new native tree planting;
- A connected network of pedestrian routes linking homes with public open space and the Local Area for Play;
- Biodiversity enhancements through habitat creation and species-rich planting; and
- High-quality public open space that promotes health, wellbeing and everyday recreation.

Together, these measures create a development that responds positively to its rural setting whilst delivering lasting environmental, social and economic benefits.

HOMES OVERLOOKING ATTRACTIVE SUDS FEATURES (ILLUSTRATIVE ONLY)



6 CONCLUSION

The proposed development represents a well-considered extension to Tavernspite, delivering a high-quality residential environment that responds to the site's landscape setting, village character and identified housing needs.

The proposals have been shaped by a thorough understanding of the site's opportunities and constraints, resulting in a layout that:

- Responds sensitively to the site's physical and environmental characteristics.
- Delivers a high-quality, well-integrated residential neighbourhood.
- Provides much-needed affordable homes alongside a balanced mix of dwelling types.
- Integrates green infrastructure and sustainable drainage as fundamental components of the design.
- Promotes a connected, walkable neighbourhood with strong links to the existing community.

Overall, the proposed development demonstrates a robust design approach that accords with national and local planning policy, placemaking principles and sustainable development objectives, creating a high-quality residential environment that responds positively to its setting.



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