

Item 6 - Report on Planning Applications

Application Ref: NP/14/0078

Application Type	Outline
Grid Ref:	SN00641435
Applicant	Mrs H Phippen
Agent	Mr G Scourfield, Pembroke Design Ltd
Proposal	Affordable housing site for 12 residential units (outline)
Site Location	Former Garden Centre, The Rhos, Haverfordwest, Pembrokeshire
Case Officer	Liam Jones

Summary

This application has been reported to the Development Management Committee at the discretion of the Head of Development Management due to it raising matters in relation to the provision of new affordable housing within the National Park.

The application proposes, in outline, the erection of a residential development comprising of 12 affordable housing units on land at The Rhos. Details received indicate that the accommodation would be provided within two blocks, each containing 6 residential units, which would each measure between 24.5m and 27m in length with a depth of between 8.5m and 9.5m.

Whilst the scheme would offer 100% affordable housing the site lies in a remote location in the open countryside without public transport capable of providing the future residents with everyday basic needs. Residents of the 12 residential units would be wholly reliant on private motor vehicle and this would more than double the present accommodation in this small hamlet to the detriment of the character and special qualities of the area within the National Park. As such the scheme is considered to result in an unsustainable form of development in the open countryside and conflicts with policies 1, 7, 8, 15, 30 and 52 of the Pembrokeshire Coast National Park Local Development Plan (Adopted 2010) and as such is recommended for refusal.

Consultee Response

Uzmaston, Boulston & Slebech Community Council: Objection – There are too many dwellings for the size of the plot. There is no shop, no pavements/speed limit, no school, no hall – until it's been refurbished, no bus route, the oak tree menthoed numerous times has I believe a protection order on it, to get anywhere it would involve the use of a motor vehicle and having 12 extra dwellings in the village would be an increase of 100%.

The Rhos & District Community Association: Objection – The proposal would destroy the appearance and ambience of the village and thereby make it far less attractive, as well as to undermine the history and culture of the area. There are no facilities to cater for such a resident profile, no schools, public transport, no play areas and no safe walking or recreational areas.

Item 6 - Report on Planning Applications

Proposal will have a huge and negative impact on current residents and their peaceful enjoyment of the village environment. The increase in both light pollution and noise will be counter to what is currently the situation and will adversely affect sensitive and protected species. The development will therefore not meet the needs of either its proposed residents or existing residents of the local community.

PCC - Transportation & Environment: Conditional Consent

PCC - Planning Ecologist: No objection. Additional information required as part of a Reserved Matters application.

Public Response

The application was advertised by a site notice displayed at the site on 26th February 2014. Letters were also forwarded to the nearest neighbouring properties by post on 12th February 2014.

To date 10 No. letters of objection have been received in connection with this application. The letters are contained within the application file, however, the key points raised are as follows:

- The number of units is too many, this was highlighted in the previous objection by an inspector.
- Serious consideration should be given to ensure any new properties do not detract from the natural beauty of this unspoilt village.
- The addition of 12 small residential units diminishes the character and attractiveness of the village.
- The new properties will undoubtedly not be in keeping with the existing properties within the village, some of which are well over 100 years old.
- Picton Home Farm is in the process of converting the old farm buildings into eight houses sympathetically renovated to ensure they remain in keeping with the area.
- The proposed 12 units, together with the Picton Home Farm development will significantly increase road traffic on roads that are not designed for high usage and are already exposed to increased traffic to Picton Castle and Slebech Park.
- Allowing such high density on the site would spoil the whole character of the village and more than double its residential units in one go.
- We would like to see a development there which would be in keeping with the village's character and architectural styles, in sympathy with the old school and the fine terrace of four houses, which are Grade II listed.
- Proposal would constitute a risk to the character of the village in the National Park
- Proposal significantly impinges on what was the green field 'growing area' of the former garden centre.
- Design of the proposed development is not in keeping with the established properties in the vicinity.

Item 6 - Report on Planning Applications

- Scale of development will undoubtedly cause traffic arrangement issues as access to the site is from a narrow single track road
- Intensity of proposal is not in keeping with the area
- Would question whether the site is conducive to an affordable housing development. The location is very rural with no public transport and amenities and therefore access to essential services would be restricted to those with private transport means.
- This would be detrimental to the area, and spoil the beauty.

Policies considered

Please note that these policies can be viewed on the Policies page Pembrokehire Coast National Park website - <http://www.pembrokeshirecoast.org.uk/default.asp?PID=549>

LDP Policy 01 - National Park Purposes and Duty

LDP Policy 07 - Countryside

LDP Policy 08 - Special Qualities

LDP Policy 09 - Light Pollution

LDP Policy 11 - Protection of Biodiversity

LDP Policy 15 - Conservation of the Pembrokehire Coast National Park

LDP Policy 29 - Sustainable Design

LDP Policy 30 - Amenity

LDP Policy 31 - Minimising Waste

LDP Policy 32 - Surface Water Drainage

LDP Policy 33 - Renewable Energy

LDP Policy 44 - Housing

LDP Policy 45 – Affordable housing

LDP Policy 52 - Sustainable Transport

LDP Policy 53 - Impacts on traffic

PPW5 Chapter 04 - Planning for Sustainability

PPW5 Chapter 08 - Transport

PPW5 Chapter 09 - Housing

SPG04 - Planning Obligations

SPG05 - Sustainable Design

SPG06 - Landscape

SPG08 - Affordable Housing

SPG12 - Parking

SPG21 – Accessibility

Item 6 - Report on Planning Applications

TAN 02 - Planning and Affordable Housing

TAN 06 - Planning for Sustainable Rural Communities

TAN 12 - Design

TAN 22 - Planning for Sustainable Buildings

Officer's Appraisal

Background

The application site has been subject to a history of planning applications proposing residential development. The site was formerly occupied by a garden centre which comprised of buildings and a growing area. The most recent decision by the Authority for this site was made in 2008 on the grant of outline planning permission for redevelopment of the site (including affordable housing). All matters were reserved for a subsequent application with no indication given of scale or number of dwellings. This permission has since lapsed in 2011.

Prior to this decision an application was refused by the Authority for outline permission for 'change of use to residential (including affordable housing)' (NP/07/411). This decision was later appealed and the appeal was dismissed. The illustrative details provided as part of the application and appeal indicated a layout for 6 dwellings, including 2 affordable houses. The inspector determined that the appeal site was not sustainable for 6 new houses where occupants would be dependent on the use of private car to access jobs and services in Haverfordwest and further afield. The inspector considered that it would be more suitable to redevelop part of the site with fewer dwellings set along the road frontage, each with a larger plot, so that the residents might have productive kitchen gardens in a location that lacks easy access to shops and markets. He advised that such a layout would be more appropriate to the character of the area, rather than the suburban cul-de-sac layout that had been suggested in the illustrative plans. With regard to affordable housing the inspector commented that there was no evidence to show that there was an identified need in the community for affordable housing in such a remote rural location. In conclusion the inspector determined that the proposed development would be too large and out of scale with the small settlement of The Rhos, would not constitute an acceptable infill or rounding-off development, and it would be likely to detract from the natural beauty of the surroundings and the character of the village.

History

- NP/08/477 – St Ishmael's Nurseries, The Rhos – Redevelopment of site (including affordable housing) (Outline) – Approved – 23rd December 2008
- NP/07/411 – St Ishmael's Nurseries, The Rhos – Change of Use to Residential (including affordable housing) (Outline) – Refused – 3rd August 2007 (Appeal Dismissed 15th May 2008)

Item 6 - Report on Planning Applications

- NP/04/166 – The Rhos Garden Centre, The Rhos – Dwelling (tied to Garden Centre) – Approved – 21st July 2005 (Subject to Section 106 Agreement)
- NP/465/97 – The Rhos Garden Centre, The Rhos – Dwelling (Outline) – Approved – 28th September 1998 (Subject to Section 106 Agreement)
- NP/408/96 – Rhos Garden Centre, The Rhos – Six Dwellings – Refused – 25th November 1996

Constraints

- Biodiversity Issue
- Historic Landscape
- Safeguarding Zone
- Rights of Way Inland – within 50m
- Recreation Character Areas
- Tree Preservation Orders – within 10m

Current Proposal

The application proposes, in outline, the erection of a residential development comprising of 12 units of accommodation. Details received indicate that the accommodation would be provided within two blocks, each containing 6 residential units, which would each measure between 24.5m and 27m in length with a depth of between 8.5m and 9.5m.

Each of the blocks of accommodation would include two houses (4 bedroomed) and four flats (1 bedroomed). A private parking court is proposed to the front of the buildings from the existing access point and a landscaped open meadow/common amenity area to the west portion of the site. Individual garden areas to serve the accommodation would be provided to the rear of the buildings.

These details are, however, illustrative only with all matters reserved for a future application.

The application submitted indicates that all units would be affordable housing although no information has been provided on the type of tenure to be provided. The application was supported with the following information;

- Design & Access Statement
- Code for Sustainable Homes Pre-Assessment Report
- Ecological Survey
- Arboricultural Survey

The provision of 10 or more dwelling houses is considered to be a 'Major Development' as defined in The Town and Country Planning (Development

Item 6 - Report on Planning Applications

Management Procedure) (Wales) Order 2012. Whilst the application is not a Major Development due to flat units not being considered a 'dwelling house' it nonetheless, due to it being a proposal for four dwellings and eight flats, shares characteristics with that of a Major Development.

Key Issues

The application raises the following planning matters:-

- Policy and Principle of Development
- Visual Amenity, Special Qualities of the National Park
- Neighbouring Amenity and Privacy
- Highway Safety, Access and Parking
- Water and Drainage
- Ecology
- Trees and Landscaping
- Planning Obligation Requirements

Policy and Principle of Development

In terms of principle the previous decisions at this application site were made in light of the development plan in force for the area at the time² whereas the scheme must now be considered in relation to the current adopted Local Development Plan ('LDP'). The policies within the current LDP, which was adopted in September 2010, are consistent with that of Planning Policy Wales in so far as development should be directed to suitable centres in sustainable locations. Release of land within the countryside for residential development is not encouraged unless in the interests of meeting a particular need (i.e. agriculture) or it would constitute a sensitive filling in of small gaps or rounding off opportunities.

In the planning history the site has been described as 'brownfield land' in that it was previously occupied by a garden centre and its ancillary structures. Planning Policy Wales (Edition 6, March 2014) identifies that 'brownfield land' or 'previously developed land' includes land which is or was occupied by a permanent structure (excluding agricultural or forestry buildings) and associated fixed surface infrastructure. It identifies that this includes the curtilage of the site although it excludes land and buildings currently in use for agriculture or forestry, land in built up areas which has not been developed previously, land where the remains of any structure or activity have blended into the landscape over time so that they can reasonably be considered part of the natural surroundings, previously developed land the nature conservation value of which could outweigh the re-use of the site and previously developed land subsequently put to an amenity use. The notes to the Policy identify that all of the land within the curtilage will be described as 'previously-developed' although this does not mean that the whole area of the curtilage should therefore be redeveloped. An example provided states;

² Joint Unitary Development Plan for Pembrokeshire 2000-2016

Item 6 - Report on Planning Applications

“Where the footprint of a building only occupies a proportion of a site which the remainder is open land the whole site should not normally be developed to the boundary of the curtilage. The local planning authority should make a judgement about site layout in this context, bearing in mind other planning considerations such as policies for the protection of open space, playing fields or development in the countryside. They should consider such factors as how the site relates to the surrounding area and requirements for on-site open space, buffer strips and landscaped areas.” (Figure 4.3., Planning Policy Wales (Edition 6, March 2014).

In view of the policy approach presented in Planning Policy Wales and the history of the site used as a garden centre the site can be described as ‘previously developed land’ for the purpose of National Policy.

The site lies in an area of open countryside and is not within a defined Centre as set out in the Local Development Plan (‘LDP’). As such Policy 7 is the relevant starting point for assessment of the application. This Policy allows for the rounding off and infill to isolated groups of dwellings, with priority given to meeting affordable housing needs. Infill is defined in the Plan as development for one or two units of a size compatible with its setting in small gap in an otherwise continuous built-up frontage. Rounding off which would complete or consolidate the built up perimeter will entail the development of no more than one or two dwellings. Release of land will need to be considered in the context of the character of the surroundings, pattern of development and accessibility to Centres.

There are no bus services in the vicinity of The Rhos and therefore the site is accessible only by private motor vehicle. Technical Advice Note 6 – Planning for Sustainable Communities accepts that there may be occasions where development of affordable housing to meet local needs in the countryside is acceptable. It states *“where development proposals are intended to meet local needs, planning authorities should recognise that a site may be acceptable even though it may not be accessible other than by the private car”*. It will need to be demonstrated, therefore, that the affordable housing proposed is meeting an identified local need.

Information taken from the Housing Need Register and as advised by Pembrokeshire County Council Housing Team confirms there is a need within the Uzmaston Boulston and Slebech Community Council and the two adjoining Community Councils of Hook and Martletwy for 10 social rented 1 bed units, 1 social rented 2 bed unit and 1 social rented 3 bed unit. Of the total amount, 4 social rented 1 bed units are required within the Uzmaston Boulston and Slebech Community Council area.

Notwithstanding any identified need for affordable housing in the area this proposal is for the addition of 12 new residential units in a hamlet which currently comprises 11 dwellings. The site is a brownfield site with a planning history which has established that the site is remotely located away from main residential and urban areas with access via narrow lanes. Furthermore it has

Item 6 - Report on Planning Applications

been noted that whilst the land may constitute brownfield land this does not necessary render the whole of the site suitable for redevelopment.

The history is material to consideration of the application in that an appeal decision in 2008³ set out that the development of the site for 6 dwellings would not be an infill nor a rounding off opportunity commensurate with the size of the settlement. The inspector was concerned about the proposal at the time (for 6 dwellings) being too large and out of scale with the small settlement of The Rhos and that it would likely detract from the natural beauty of the surroundings and the character of the village.

Whilst this appeal decision confirmed that the layout and number of dwellings would be key a follow up planning application made, also in outline, in 2009 (NP/08/477) gave no indication of the number of dwellings and layout of the site. The Authority approved the application, as the principle of residential development had been accepted in the appeal decision, although a condition attached to that consent (condition 6) dictated that the land to the west of the existing access gate shall not contain any buildings/permanent structures, but shall be included in any subsequent scheme as part of a suitable and comprehensive landscaping scheme for the whole area. The previous appeal decision showed support for some residential development but that this should be limited to the area accommodated by the former garden centre only. Through this outline permission the Authority therefore sought to limit the extent of residential development to the land to the east of the site entrance and therefore guide any subsequent Reserved Matters application.

Whilst the proposed scheme would provide for 100% affordable housing, and this would meet the needs of the area, a key question to ask, in line with thrust of National and Local planning policy is – *would the proposed development enhance or decrease the sustainability of the community?* The 12 units proposed would indeed help meet affordable demand, however, the occupants of these units would be wholly reliant on private cars given that the settlement has no facilities or services available on a daily basis. The site is also remote from any public transport routes and the number of residential units in the small surrounding area would be more than doubled. This would be a significant imposition on the village, particularly socially and potentially on the amenity of existing residents due to increased traffic movements to and from the site.

A consideration in this application is whether there are more suitable locations for this form of development in the locality. It can be noted that there are a number of settlements in this Community Council area which would have the potential to provide for additional housing. With regard to allocations in the National Park the Local Development Plan identifies land at Lawrenny for the provision of 30 residential units with a requirement for 50% affordable housing. Outside of the National Park, within the County Council area, land is allocated at Hook for 15 units with a 10% requirement for affordable housing.⁴

³PCNPA Reference; NP/07/411 PINS Reference: APP/L9503/A/08/2067194

⁴ Pembrokeshire County Council Local Development Plan: Planning Pembrokeshire's Future (Adopted 28th February 2013)

Item 6 - Report on Planning Applications

Whilst there are no other identified allocations in the area it can be noted that any applications for residential accommodation at Freystrop are to be subject to 50% affordable housing provision and at Maddox Moor and Martletwy only applications for 100% affordable housing are permitted.

In summary, therefore, whilst the principle of some residential development is acceptable, having regard to the brownfield status of some of the site, its former use as a garden centre, the planning history which includes an appeal decision, this must be taken in conjunction with its context within a remote location and with a lack of services and facilities without public transport available. As such, in line with adopted LDP and particularly policies 7 and 45 it is considered that any housing development should be 100% affordable housing but also of an appropriate scale and number of units such as not to overwhelm the existing character of the area. A proposal for 12 residential units would represent an unsustainable development in the countryside that would not be of an appropriate scale to that of the existing character of the area thereby harming its special qualities and character. As such the scheme fails to comply with policies 1, 7, 8, 15, 30 and 52 of the Pembrokeshire Coast National Park Local Development Plan (Adopted 2010).

Visual Amenity and Special Qualities of the National Park

Policy 8 of the Pembrokeshire Coast National Park Local Development Plan (LDP) is a strategic policy which refers to the special qualities of the National Park and lists priorities to ensure that these special qualities will be protected and enhanced. Policy 15 of the LDP seeks the conservation of the Pembrokeshire Coast National Park with criteria 'a' and 'b' resisting development that would cause significant visual intrusion and/or, that would be insensitively and unsympathetically sited within the landscape. Criteria 'd' and 'e' resists development that would fail to harmonise with, or enhance the landform and landscape character of the National Park, and/or fail to incorporate important traditional features.

Policy 29 of the LDP requires all development proposals to be well designed in terms of place and local distinctiveness (criterion 'a'). Policy 30 of the LDP seeks to avoid development that is of an incompatible scale with its surroundings (criterion 'b') or is visually intrusive (criterion 'd').

Although matters of detail are reserved for future approval all applications for outline planning permission are required (as set out in the Town and Country Planning (Development Management Procedure) (Wales) Order 2012) to include information on the approximate location of buildings, routes and open spaces, upper and lower limit of the height, width and length of each building and must state the area or areas where access points will be situated. Such information enables the local planning authority to consider the key aspects of a development proposal as to whether residential development is acceptable. The applicant has submitted a layout plan which indicates that the scheme proposes 12 residential units to be provided within 2 built blocks. Each block would comprise of 6 units of residential accommodation. A private parking court is proposed to the front of the buildings from the existing access point and a landscaped open meadow/common amenity area along with garden

Item 6 - Report on Planning Applications

areas would be provided to the rear of the buildings to serve each residential unit. A submitted cross section of the site indicates the scale of the proposed terraced blocks with a total height up to 8m whilst the layout plan indicates that each block would measure between 24.5m and 27m in length with a depth of between 8.5m and 9.5m.

The land which surrounds the application site offers a particular charm by virtue of the small number of dwelling houses, narrow lanes and entrance through an attractive wooded countryside. The history of the site and particularly the appeal decision in 2008 (APP/L9503/A/08/2067194/WF) set out the importance of any proposed development to respect the character of the village and not appear as an alien form of development that ignores the existing road layout. The inspector advised that good design relies on a careful analysis of the site and the context of the rural settlement.

Having regard to the appeal decision and the adopted LDP, and as explained in earlier paragraphs, it is clear that assessment of the acceptability of this proposal relies on appreciating the existing character of the area and ensuring the proposed development integrates successfully. Policy 15 refers to the requirement of all developments to be sensitively and sympathetically sited within the landscape and harmonise with, or enhance the landform and landscape character of the National Park.

Whilst it can be noted from the layout plan provided that an area of the site to the west would be dedicated to being a landscaped area development would take place in the form of two large blocks. These blocks would be set back from the road by a considerable distance behind a new parking court. With regard to existing character the inspector advised that the existing built form of the village has a direct relationship with both lanes which form the public areas linking the community together and commented that any new dwellings should also relate to the existing lane frontage of the site in the same manner. In this instance the blocks of residential units would be divorced from the lane and would not respect the existing built character of the surrounding area. Furthermore the outline planning permission granted in 2009 specified that any subsequent reserved matters application shall not contain any buildings/permanent structures on the land to the west of the access into the site. The scheme before the Authority dedicates some of this land to no development but a large portion of the housing block would be spread across the site. Whilst this application is made in outline only at this stage, it would appear from the submitted plans that the development proposed would fail to respect the character of the existing surroundings and harm the special qualities of the National Park contrary to policies 15, 29 and 30 of the Local Development Plan.

Neighbouring Amenity and Privacy

Policies 29 and 30 of the Local Development Plan seek to protect community cohesion and health and to avoid incompatible development that would lead to a significant adverse impact upon amenity. The supporting text at paragraph 4.136 explains that the policy aims *"to protect the amenity enjoyed in people in their residences, workspaces and recreational areas. Amenity is*

Item 6 - Report on Planning Applications

defined as those elements in the appearance and layout of town and countryside which makes for pleasant life rather than mere existence. Anything ugly, dirty, noisy, crowded, intrusive or uncomfortable is likely to adversely affect amenity”.

As explained in earlier paragraphs the proposal will have a large impact upon the immediate surroundings of The Rhos. The provision of 12 residential units, albeit contained within 2 large blocks, would more than double the housing provision in the area. This would have a negative impact upon the amenity presently enjoyed by surrounding residents particular due to access and travel needs of 12 new families to the area. The occupants would be reliant on private motor vehicle which would undoubtedly place more emphasis on use of the existing narrow lanes by cars and spoiling the tranquil and undeveloped character of the surrounding area.

Whilst this impact would have a negative impact upon the existing residents based on the current use of the land as an undeveloped parcel of land consideration must also be given to the fact that any new use would replace that of a rural garden centre which had the potential to generate journeys to and from the site in excess of those from residential units. As such, this concern along, would not be reason to refuse the application.

Notwithstanding this the development is clearly at odds with the scale of the surrounding area and it would therefore have an unacceptable impact upon amenity by virtue of it failing to accord with criterion b) of Policy 30 in that the development is of a scale which is incompatible with its surroundings.

Highway Safety, Access and Parking

Policies 52 and 53 of the Local Development Plan refer to sustainable transport and the traffic impacts of proposed development. The scheme provides use of an existing access into the site and the Highway Authority of Pembrokeshire County Council raise no objection to this arrangement. The parking provision would be one space for each 1 bedroom unit and two spaces for each 2-bedroom unit, and three extra visitor spaces. Due to the layout of the parking court proposed there would be additional space if required without causing congestion. The Highway Authority advise that it is not possible to object to the level of traffic that would be a result of the development when comparing the current permitted use of the site.

Subject to conditions controlling the access, visibility splays, parking, surface water and materials the Highway Authority raise no objection to the scheme. As such it can be concluded that subject to suitable conditions the scheme would comply with the aims of policies 52 and 53 notwithstanding the development being unacceptable on other grounds.

Water and Drainage

Policy 32 of the Local Development Plan requires development to incorporate sustainable drainage systems for the disposal of water on site. As this development is made in outline the details are limited at this stage. However the development proposes use of a sustainable drainage system. No

Item 6 - Report on Planning Applications

responses have been received from Natural Resources Wales or Welsh Water at the time of this report, however, such matters would be considered at a future Reserved Matters submission.

Ecology

Policy 11 of the Local Development Plan sets out the protection of biodiversity in that development that would disturb or otherwise harm protected species or their habitats will only be permitted where the effects will be acceptably minimised or mitigated. The application was supported with an Extended Phase 1 Habitat Survey and Ecological Appraisal produced in December 2013. The report classed the site as being low ecological value apart from the surrounding hedgerows and oak tree in the north east corner of the site, which may be used by bats. The site is assessed as being suitable for reptiles and so will require a further survey or method statement for clearance. Japanese knotweed has also been recorded on site and will need to be eradicated.

The site lies within 1300m of the Pembrokeshire Marine SAC so although it is unlikely to have a significant direct impact there is potential for pollution to affect the site via the drainage ditch.

The development itself is unlikely to impact on the Favourable Conservation Status (FCS) of local bat species, or have an adverse impact on other protected species or the surrounding habitats as long as reports recommendations are followed and additional information be produced at the time of a Reserved Matters application. Such information would need to include a reptile survey or method statement, an external lighting plan, details of ecological enhancement, details of Japanese knotweed management plan and details of pollution prevention and management specifically relating to drainage to the SAC.

In summary of the issues therefore it is considered that the development would comply with the aims of Policy 11 subject to the production of additional studies appertaining to the development in a future submission.

Trees and Landscaping

The application has been supported with a Tree Constraints Plan which indicates a variety of broadleaved trees around the boundaries of the site. The report identifies that the majority of trees surrounding the site are in a suitable condition for retention although identifies two trees (category U) that would be unsuitable for retention. These trees are positioned to the south west of the application site boundary and include a Common Ash and Sessile Oak. The report identifies a tree at the site which is an important landscape tree (T1) which is located to the north east corner of the site and that it would require protection from any development. This tree is protected by a TPO and any works to it would require the written consent of the Authority.

Given that the application is made in outline form any trees and landscaping would be considered at a reserved matters or full application stage. The illustrative site plan labels existing hedgebank to be retained and reshaped as necessary and supplemented with additional native planting and indicates

Item 6 - Report on Planning Applications

retention of existing mature wooded areas and boundary trees and a suggested landscaped buffer and comprehensive landscaping to the west of the site.

Planning Obligation Requirements

In order to ensure that new developments are positive and that any negative impacts are minimised the Authority requires new developments proposing three or more dwellings to contribute to local services and facilities. Policy 48 of the LDP sets out the policy approach and the Adopted Supplementary Planning Guidance – Planning Obligations sets out the basis and way of seeking such contributions which is primarily through a Section 106 Agreement. Contributions can be sought in connection with Transportation, Education, Libraries/Community facilities, Recreation Open Space, and Recycling/Waste Facilities.

The Authority has consulted with the relevant departments within Pembrokeshire County Council. The Highway Authority suggests that in order to support the local highway network a Section 106 Transportation Contribution of £500 per unit (a reduced contribution) totalling to £6000 would be sought as part of the development. The Community Regeneration section has advised that due to there being provision of open space within the site there would be no request for additional contributions. The Education Section advise that there is forecast to be a shortage of secondary places before any housing commitments are taken into account and the full contribution for secondary education is therefore sought at £3,324 per dwelling. The Libraries/Community facilities Section similarly advise that a contribution for additional library stock to take account of the demand is sought in line with the Adopted SPG. Any response received from the Recycling/Waste Facilities will be reported verbally.

Due to the unacceptable nature of the scheme on grounds of the principle of development officers have not sought commitment to a Section 106 Agreement for payment of financial contributions. Contribution towards the local area, in conjunction with the requirement for affordable housing, would be required as part of the development should the application be capable of approval.

Conclusion

Following consideration of the policies contained within the Local Development Plan and National Planning Policy in the form of Planning Policy Wales (Edition 6, March 2014) and having regard to all material considerations it is considered that whilst the scheme would offer 100% affordable housing the site lies in a remote location in the open countryside without public transport capable of providing the future residents with everyday basic needs. Residents of the 12 residential units would be wholly reliant on private motor vehicle and this would more than double the present accommodation in this small hamlet to the detriment of the character and special qualities of the area within the National Park. As such the scheme is

Item 6 - Report on Planning Applications

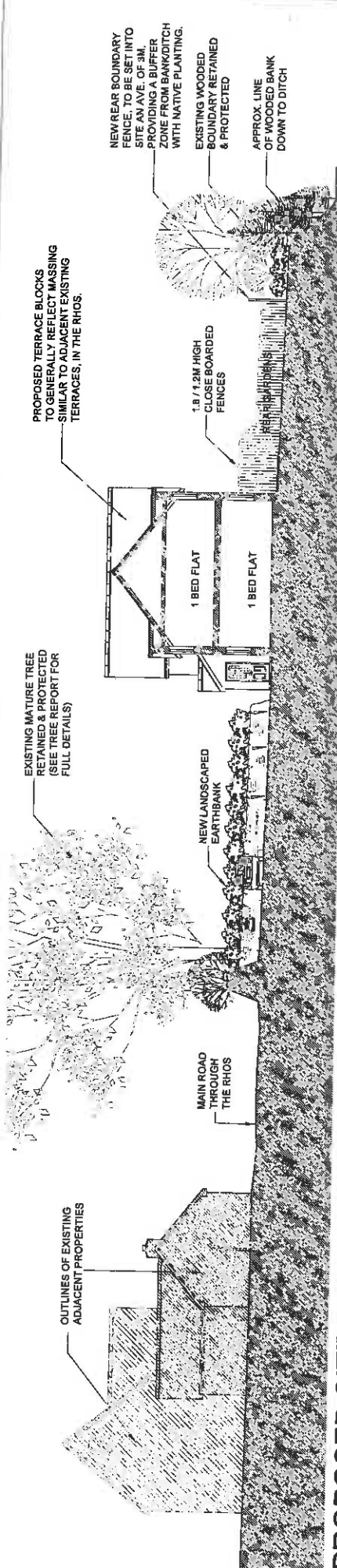
considered to result in an unsustainable form of development in the open countryside and conflicts with policies 1, 7, 8, 15, 30 and 52 of the Pembrokeshire Coast National Park Local Development Plan (Adopted 2010).

Recommendation

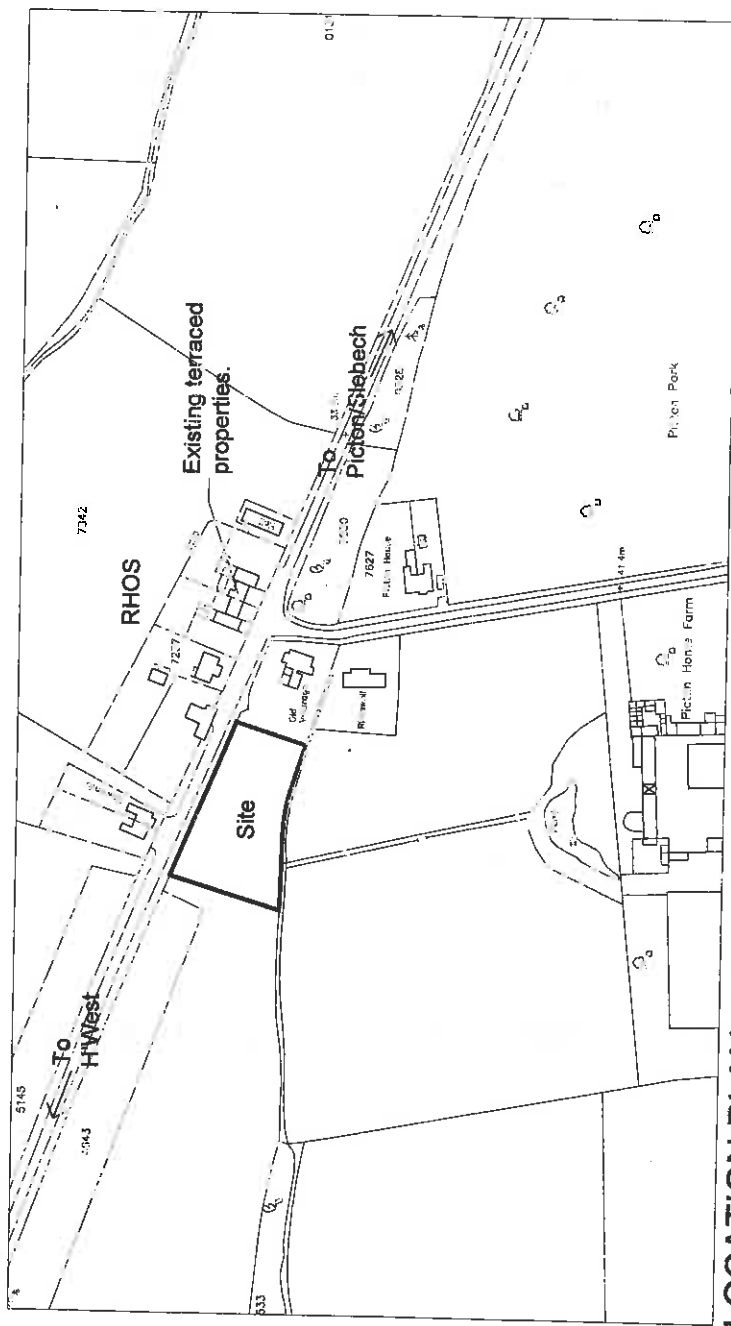
The application be refused for the following reason(s):

Reason

1. The development of 12 units of affordable residential accommodation by virtue of the remote location of the site and lack of public transport and services would result in all future residents being highly reliant on private motor vehicle to meet their everyday needs. This will result in an unsuitable form of development in the open countryside. The development, as a result, would fail to comply with the requirements of Policy 7 (Countryside) and Policy 52 (Sustainable Transport) of the Pembrokeshire Coast National Park Local Development Plan (Adopted 2010) and the aims of National Policy in the form of Planning Policy Wales (Edition 6, March 2014) at providing for sustainable housing developments.
2. The development by virtue of its intensive nature and form would be insensitively and unsympathetically sited within the landscape, result in a development of 12 residential units incompatible with the location and would fail to harmonise with the special qualities and character of The Rhos contrary to the requirements of Policy 8 (Special Qualities) criterion b) Policy 15 (Conservation of the Pembrokeshire Coast National Park) criteria a), b), c) and d) and Policy 30 (Amenity) criterion b) of the Pembrokeshire Coast National Park Local Development Plan (Adopted 2010).



PROPOSED SITE SECTION IN CONTEXT - 1:200



LOCATION PLAN - 1:2500

PROPOSED SITE PLAN

These drawings and the copyright thereof are the sole property of the consultants and must not be reproduced without their written consent.

This contractor is to check all levels and dimensions before work commences, and any discrepancies to be reported immediately to the consultants.

The contractor is to provide to supply and do everything necessary for the completion of the works that may be reasonably inferred from the drawings and specification, whether referred to in detail or not, without extra payment in respect thereof.

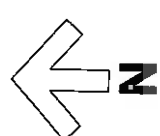
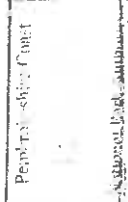
The finished building will require regular maintenance in accordance with custom and practice and the manufacturers recommendations.

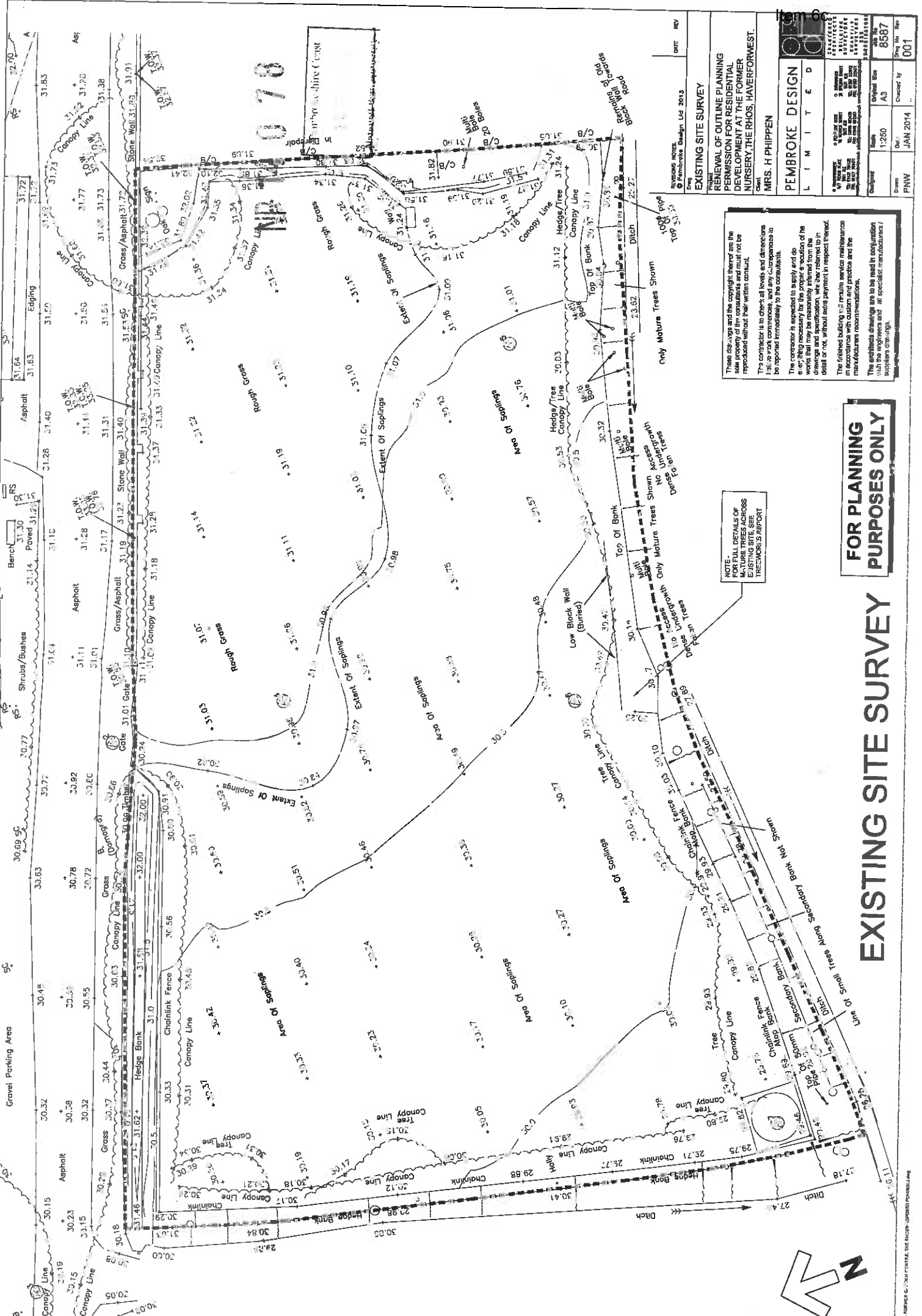
The architect drawings are to be read in conjunction with the specifications and all specialist manufacturers / suppliers drawings.

FOR PLANNING PURPOSES ONLY

2014/0001/RES	DATE REF
Pembroke Design Ltd 2013	
PROP. SITE SECTION / LOCATION PLAN	
RENEWAL OF OUTLINE PLANNING PERMISSION FOR RESIDENTIAL DEVELOPMENT AT THE FORMER NURSERY, THE RHOS, HAVERFORTH.	
Client: MRS. H PHIPPEN	
L I M I T E D	
PEMBROKE DESIGN 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000	
Drawn: PNW	Checked: PNW
Scale: 1:2500/200	Project No: 8567
Date: JAN 2014	Sheet No: 003

NP 14 078





EXISTING SITE SURVEY	
PROJECT	RENEWAL OF OUTLINE PLANNING PERMISSION FOR RESIDENTIAL DEVELOPMENT AT THE FORMER NURSERY, THE RHOS, HAVERFORTH.
CLIENT	MRS. H PHIPPEN
PEMBROKE DESIGN	
L I M I T E D	
Scale	1:250
Sheet No.	A3
Drawn by	PJW
Checked by	JAN 2014
Draw No.	8587
Rev.	001

These drawings and the copyright therein are the sole property of the consultants and must not be reproduced without their written consent.
The contractor is to check all levels and dimensions in situ, no work commences, and any discrepancies to be reported immediately to the consultants.
The contractor is expected to supply and do the work in the proper location of the works that may be necessary to complete the drawings and specifications, we are referred to in detail or not, without extra payment in respect thereof.
The finished building will require service maintenance in accordance with the manufacturer's instructions and the manufacturer's recommendations.
The architects drawings are to be used in conjunction with the engineers and all specialist manufacturers / suppliers drawings.

NOTE:
FOR FULL DETAILS OF EXISTING SITE SEE TREEWORX REPORT

FOR PLANNING PURPOSES ONLY

EXISTING SITE SURVEY



