

Application Ref: NP/15/0031/OUT

Case Officer	Liam Jones		
Applicant	Messrs Warren & David Marshall & Warren Davis		
Agent	Mr R Anderson, Roger Anderson & Associates		
Proposal	Residential development - 27 dwelling units (outline seeking approval of Access & Layout)		
Site Location	Land off Trewarren Road, St Ishmaels, Haverfordwest, Pembrokeshire, SA62 3SZ		
Grid Ref	SM83540714		
Date Valid	30-Jan-2015	Target Date	26-Mar-2015

Summary

This application has been reported to the Development Management Committee due to the application being for a Major Development as stipulated in the Town and Country Planning (Development Management Procedure) (Wales) Order 2012.

The application proposes, in outline, the erection of 27 dwellings at the site, which is land allocated within the Local Development Plan for residential development. Approval in this application is sought for Access and Layout with Appearance, Landscaping and Scale reserved for future consideration.

The principle of development is considered to be acceptable. The proposed access, subject to provision of conditions relating to its formation and the retention of nature areas, will be suitable having regard to surrounding visual amenity and accessibility. The layout provides for an interesting development site not dominated by highway surfacing but to be supplemented by shared surfacing and planting throughout.

The scheme does not put forward affordable housing or planning obligations due to the unviability of the scheme presented factoring in the current low market values attracted with the area. Whilst this has been tested through the Three Dragons Appraisal Officers are concerned that approval of the scheme without future security could result in an alternative position that would be viable for which no affordable housing or obligations would be provided for. In order to avoid this position it is recommended that permission be granted on the basis that viability be re-appraised at Reserved Matters and Construction Phases via a Section 106 agreement.

Subject to this and planning conditions to provide for future details the development is considered to be acceptable in principle and accords with the allocation and policies 1, 6, 8, 9, 11, 15, 29, 30, 31, 32, 44, 52 and 53 of the Local Development Plan.

Consultee Response

St Ishmaels Community Council: Objecting - The community council object to the plan for a single track road in places, within the estate, rather than full width throughout on safety grounds. Ensure the other population is protected when excavating the proposed entrance to the site.

Dwr Cymru Welsh Water: Raised initial objection regarding capacity in the network, however, following a further assessment of the Waste Water Treatment Work's ability to process the flow from a development of 27 dwellings they withdraw the objection subject to conditions.

PCNPA - Park Direction: The viability of the site in terms of affordable Housing requirements has been undertaken, it was concluded that due mainly to the weak property market in St Ishmaels the proposed development and alternatives tested were found to be unviable both with or without the provision of affordable housing. There is a nil requirement for affordable housing on this part of the site.

PCC - Waste & Recycling Manager: Do not seek and contributions towards waste management and recycling services and no concerns with storage of waste for majority of houses.

PCC - Education Dept: A full contribution of £3,064 per dwelling is sought in relation to primary education (21 x £3,064 = £64,344). There is no requirement for a contribution towards secondary education.

PCC - Community Regeneration Manager: Would request that financial contributions be made by the 19 properties with 3+ bedrooms of £948.56 per each property making the contribution request £18,022.64 towards enhancing the existing play area in the centre of the village.

PCNPA - Tree and Landscape Officer: Conditional Consent

PCC - Transportation & Environment: Conditional Consent

PCC - Ecologist: Conditional Consent

Natural Resources Wales: Conditional Consent

Dyfed Powys Police: Conditional Consent

Dyfed Archaeological Trust: Conditional Consent - Archaeological watching brief condition required

PCNPA - Access Manager: No adverse comments

CADW - Protection & Policy: No adverse comments

Public Response

The application was appropriately advertised as a Major Development in the Local Press (Pembrokeshire Herald) and through a site notice displayed at the proposed site access on 13 February 2015. Furthermore letters were sent to neighbouring occupiers.

2 No. letters of representation have been received raising concerns/objections to the application:

- Seamar, Grove Road – Advised that there are very few people in the village who support the scheme. Comments that it will destroy an outstanding gorse covered hillside, be an intrusion on the landscape, visible from a wide area of the locality. Advises that important considerations such as sewerage and drainage have not been sufficient addressed and raises highway safety concerns.
- 22 Grove Road, St Ishmaels – Raises highway safety concerns with access and damage of an ancient wildlife habitat at the access. Suggests that building on the site incompatible with the conservation and enhancement of the natural beauty, wildlife and heritage of St Ishmaels Village and that it is insensitively and unsympathetically sited within the landscape.

Policies considered

Please note that these policies can be viewed on the Policies page
Pembrokeshire Coast National Park website -

<http://www.pembrokeshirecoast.org.uk/default.asp?PID=549>

LDP Policy 01 - National Park Purposes and Duty
LDP Policy 06 - Rural Centres
LDP Policy 08 - Special Qualities
LDP Policy 09 - Light Pollution
LDP Policy 11 - Protection of Biodiversity
LDP Policy 15 - Conservation of the Pembrokeshire 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 44 - Housing
LDP Policy 45 – Affordable housing
LDP Policy 52 - Sustainable Transport
LDP Policy 53 - Impacts on traffic
PPW7 Chapter 03 - Making and Enforcing Planning Decisions
PPW7 Chapter 04 - Planning for Sustainability
PPW7 Chapter 05 - Conserving and Improving Natural Heritage and the Coast
PPW7 Chapter 09 - Housing
SPG05 - Sustainable Design
SPG06 - Landscape
SPG08 - Affordable Housing
SPG12 - Parking

SPG20 - Accessibility

TAN 05 - Nature Conservation and Planning

TAN 12 - Design

Constraints

Special Area of Conservation - within 500m

LDP Allocation

LDP Mineral Safeguard

LDP Open Space

Biodiversity Issue

Historic Landscape

Potential for surface water flooding

LDP Centre:50pc aff housing;30 units/ha

Recreation Character Areas

Officer's Appraisal

Background

The application site forms part of an allocated housing site identified in the Local Development Plan (MA733). The site, along with the adjoining land to the east, is allocated for a total of 40 dwellings.

The applicant has been involved in pre-application discussions with officers of the Authority prior to submission of the application.

History

No planning history

Current Proposal

The application proposes, in outline, the erection of 27 dwellings at the site with approval sought for 'access' and 'layout' within this application.

The layout provided indicates that the site is proposed to be accessed from the north west of the site with a new tarmac surfaced road and adjoining protected natural areas either side. The road is proposed to be 5.5m double width on entry and reducing to a single-width lane with passing places. The access road extends through the site with a potential link to the adjoining development site created at its most easterly point. Furthermore pedestrian access through a walkers route from the coast path is proposed to be provided through the site.

The position of the buildings within the site follows the contours of the land with the principal aspects being over the valley to the west and access open land towards the coast to the south. Trees and vegetation are proposed

through the site and courtyard areas created in a village green style or grasscrete surfacing.

In terms of mix of housing the scheme proposes the following:

- 6 No. 1 bed bungalows
- 2 No. 2 bed bungalows
- 10 No. 3 bed houses
- 9 No. 4 bed houses
- 4 No. double garage outbuildings

The application has been supported with the following information:

- Design & Access Statement
- Topographical Survey
- Copies of correspondence with National Park officers, Highway Officer and Welsh Water
- Ecological Assessment Report (dated 20 October 2014 by Pryce Consultant Ecologists)
- Transport Statement

Key Issues

The application raises the following planning matters:

- Policy and Principle of Development
- Visual Amenity and Special Qualities of the National Park
- Highway Safety, Access and Parking
- Neighbouring Amenity
- Biodiversity
- Archaeology
- Water Drainage and Flooding
- Affordable Housing & Planning Obligations

Policy and Principle of Development

The application site is located to the south of St Ishmaels which is identified as a 'Rural Centre' within the Local Development Plan (Policy 6 refers). The site forms part of a housing allocation, identified in the as reference MA733.

The supporting policy (policy 44) identifies the proposed distribution of dwellings during the Local Development Plan Period. Rural Centres and countryside dwellings are proposed to be distributed at approximately 331 dwellings as well as a windfall contribution of 250 dwellings. The policy identifies that the Authority will require a minimum density of 30 dwellings per hectare on housing development in the Centres where this is compatible with the character of the Centres.

The allocation refers to the provision of 40 dwellings in total although this relates to a site area larger than the allocation site, with a parcel of land in separate ownership to the east of the application site and Coastlands School. It can be accepted that the principle of 27 dwellings on this parcel of land is in accordance with the scope of allocation provided in the LDP and as such the principle of development is acceptable.

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').

The application reserves matters of appearance, landscaping and scale of the development for future consideration although seeks approval for the access and layout of the development. As such it is important to consider the impact of the access as well as site layout upon the character and appearance of the surrounding area and special qualities of the National Park.

In terms of existing character it can be noted that the village of St Ishmaels comprises a mixed range of housing blocks and types. There is no set theme throughout the village although the 'Brook Inn' provides a useful punctuation point for visitors to the area and is of a generally traditional two storey form. The applicant's Design and Access Statement comments that their *'illustrative layout attempts to improve upon mediocrity'* and that the aim is to create attractive streetscapes. They further advise that the design philosophy is to achieve an organic village feel where harmonious built relationships define architectural spaces.

The proposed access will involve the removal of part of the hedgerow which adjoins the highway in order to create the access and visibility splays, however, the areas of land adjoining the access road are to be retained as a protected natural area within the site. These areas comprise existing trees, proposed trees as well as retention of the stream, pond and provision of a low stone bridge over the existing stream.

The removal of hedgerow is regrettable; however, this will result in the benefit of the adjoining natural areas being visible from both outside and within the

development site thus creating a semi-rural access into the housing site. Furthermore the site is proposed to provide a walker's route through the access extending southwards towards the coast path. It is not considered that this alteration would be harmful to the character of surrounding environment and as such, subject to suitable conditions, would comply with the aims and requirements of policies 8, 15, 29 and 30 within the LDP.

In respect of layout, the second matter for consideration in this application, it can be noted that the application layout seeks to follow the contours of the site in terms of its development. The dwellings, when viewed from the land at its lowest incline near the centre of the village, would be viewed against the backdrop of Coastlands School. Although the Authority is not in receipt of details of the full design of the dwellings at this stage the built form is proposed to vary across the site with a mix of single storey, one and a half storey and two storey dwellings. The applicant has provided a series of illustrative cross sections to highlight the potential relationship of this site to its surroundings.

It can be noted that the scheme breaks away from a standard housing layout by focusing on providing shared surfaces throughout particularly with the provision of alternative surfaces and car parking being pepper potted around the site as opposed to regimented in layout. The layout proposed will not harm the character or appearance of the surrounding area or the special qualities of the National Park and subject to further detailing of the form and nature of the dwellings at reserved matters stage complies with the requirements of policies 8, 15, 29 and 30 of the LDP.

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 Highway Authority has been consulted and advise that the principle of an access onto Trewarren Road is acceptable subject to a number of works, including some opening up of the visibility splay at the access point and ground improvements to the line of the estate road. They confirm that the provision of a path linking the site to the coastal path is welcome. With regard to layout they comment that this appears satisfactory, including a good level of design speed reduction through an informal layout and that adequate parking is provided. They advise that further consideration will need to be given to the detailed design of the layout particularly where there is potential conflict such as the parking bays adjacent to 17, which may interfere with the swept path of larger vehicles, such as refuge vehicles. Conditions have been suggested including the provision of the further details of the junction, full details of the estate road, provision and completion of the parking areas and details of the access arrangements as part of the construction phase. Such conditions are reasonable in the interests of the development with particular regard to highway safety.

Neighbouring Amenity

The application site is positioned to the south of No.s 5 and 7 Trewarren Road, to the east of properties along Grove Road. The land lies adjoining the grounds of Coastlands School to the east.

The layout of the scheme will cause no adverse impact upon the amenities of neighbouring occupiers in the area. A natural area which accommodates the stream will be retained between the dwellings along Trewarren Road and the housing development whilst a wooded buffer would be retained along the west boundary of the site causing separation.

As a result the development proposed complies with the requirements of policies 29 and 30 of the LDP.

Biodiversity

The application was accompanied by an Ecological Assessment carried out in October 2014. The assessment is based upon a Phase 1 habitat survey undertaken on 7th July 2014.

The Phase 1 Habitat Survey aims and objectives were to identify and record the habitat types occurring within the survey site, to assess the potential impact of the site on these habitats, to identify constraints which might be imposed on the development proposals and to identify opportunities for habitat conservation, enhancement or creation which might be presented as a result of the site development.

The vegetation types were mapped and these include woodland and scrub, grassland, marsh and marshy grassland, tall-herb ruderal and weed vegetation, open water and plant species. Protected Species and other significant fauna was also assessed.

With regard to European protected species the survey identifies that no bats were reported although buildings of most types and old and mature trees, particularly those with dense ivy growth, provide bat roosting opportunities. All these features are present in and around the site and although the database search did not reveal any bats recorded within a 1km radius of the survey site since 1990 there are records within the wider areas. No signs of otter were observed during the survey but this species is known to frequent coastal and riparian habitats in the area and the stream. The dense vegetation within the western part of the site offers potential habitat suitable to support Dormice, however, there are no records of past reports of Dormice in this part of Pembrokeshire. In addition there are no records of Great Crested Newts or no habitat suitable for supporting Marsh Fritillary butterflies within the survey site or within the area.

The survey considers Nationally Protected Species specifically badgers, water voles, reptiles, amphibians and birds and raises no reports of these during the

survey although indicates potential of the site to support some of these species.

With regard to the proposals the survey indicates a suggested wildlife area which includes the areas identified on the application layout drawings as being the 'protected natural area within the site' as well as land which lies immediately outside the application site on the western boundary. The report identifies that the Wildlife Conservation Area and Compensatory Wetland are proposed by the applicant to compensate for any adverse effects on the ecological interests of the site caused by the development and an Ecological Management Plan will also be drafted. The submission indicates that although no signs of otter were observed along the streams during the surveys undertaken in 2010 and 2014, this species is known to frequent coastal and riparian habitats in the area and the stream and at the time of the LDP inquiry into this site an anecdotal account from a local resident of Otters sporadically using this part of the survey site was submitted by the authorities ecologist. In order to minimise any concerns regarding otters the applicant has, in the report, proposed conditions to prevent encroachment of the development into the designated wildlife areas and the provision of a dry underpass to permit offers safe passage between the two parts of the wildlife area together with appropriate fencing.

The Authority's Planning Ecologist has considered the application and notes that an Ecological Management Plan will be required for the whole site and that this shall be provided at reserved matters stage. In addition a Construction Environmental Management Plan will be required along with a full lighting scheme, compensation for the loss of bird nesting opportunities within the site and enhancement of bat roosting opportunities. Appropriate conditions can be required to deal with the submission of this information.

On the basis of the information provided and the retention of wildlife areas in addition to further conditions to control the nature of the development it can be concluded that the scheme would not disturb or harm protected species or their habitats in accordance with the requirements of Policy 11.

Archaeology

On receipt of the application the Authority consulted Dyfed Archaeological Trust. Comments received advised that it could not be guaranteed that buried archaeology does not extend into the development area and as such recommended that an historic environment appraisal be commissioned by the applicant. The applicant commissioned such a study which concluded that there were no issues identified that would be prohibitive to the development. As a result a revised consultation response was received from Dyfed Archaeological Trust raising no objection subject to the provision of a condition to require a qualified archaeologist be present during any ground works in order that an archaeological watching brief can be conducted. Such a condition is reasonable in the interests of the potential for archaeology at the development site.

Water Drainage and Flooding

The scheme proposes connection to the existing drainage system and that foul sewerage be disposed of through the mains sewer. With regard to flood risk the application form submitted identifies that surface water will be disposed of through a sustainable drainage system.

In respect of sewerage initial comments received from Welsh Water early in the application process advised that the proposed development would overload the Waste Water Treatment Works. They advised that no improvements were planned within their Capital Investment Programme and considered that any development prior to improvements being made would be premature. As a result Welsh Water raised objection to the application on these grounds.

As a result of this the applicant undertook a feasibility study through Welsh Water relating to the proposed development and capacity. In recent communication Welsh Water has confirmed that they have carried out the further assessment of the Waste Water Treatment Work's ability to process the flow from a development of 27 dwellings. As a result of this work Welsh Water has confirmed that the flows can be accommodated and has withdrawn its objection subject to conditions to require a drainage scheme be provided and no operational development within 3m either side of the centreline of public sewers.

Natural Resources Wales has offered no objection to the application on water drainage or flooding grounds although provide general advice on pollution prevention.

As a result it is considered that the development proposed can be adequately accommodated within the site and this complies with the aims and requirements of policies 32 and 34.

Affordable Housing & Planning Obligations

The LDP sets out within policies 44 and 45 that schemes of housing development shall deliver affordable housing. The LDP identified, in relation to the allocation of 40 dwellings, that the site should accommodate 50% affordable housing. The revised SPG (November 2014) confirms a new percentage of 30%.

The SPG explains *"The National Park Authority recognises that economic viability is a key factor in delivering affordable housing. The National Park Authority will adopt a positive approach to negotiation to consider viability issues and will expect a robust and comprehensive viability submission to accompany all planning applications"*. It goes on to say *"the National Park Authority will be flexible when considering viability as outlined in Policy 45 of the LDP"*.

An original viability appraisal for the proposed scheme was conducted in September 2014, supported by market evidence, and through the Three Dragons viability exercise, this proved that the proposed scheme was unviable on the basis of the scheme proposed at that time for 27 dwellings. The scheme was tested both with and without affordable housing and both with and without the application of £7,000 planning obligations per unit. Furthermore viability of providing serviced plots over built units was also tested. The results confirmed that due to the weak property market in St Ishmael's the scheme and other alternatives tested were found to be unviable both with and without the provision of affordable housing.

During the course of the application officers requested a new viability appraisal as a period of 6 months had elapsed since the initial appraisal. Furthermore the initial appraisal was not subject of any detailed drawings/plans of the site layout.

A revised Viability Appraisal Report was received by the Authority on 17 August 2015. The report puts forward the market values for the proposed dwellings having regard to the area particularly with valuations in St Ishmaels and Herbrandston. In addition to the market values a number of development costs were identified including 'exceptional development costs/abnormals'. These abnormals include matters such as a grasscrete village green area, estimated costs of extended loop road, limewashed boundary walls, hedgebanks/gabions, excavations, compacting, off site disposal, drainage pond, culvert/bridge and planner's fees.

Taking into account the costs of the scheme when set against the total revenue, the scheme results in a negative residual land value. The figures presented in the report are as follows:

Exceptional Development Costs:	£699,702
Total Scheme Revenue:	£3,540,000 (based upon anticipated sale prices)
Total Scheme Costs:	£5,436,000
Residual Land Value:	-£1,896,000 (negative value)

Officers have considered the information and utilised the Three Dragons Appraisal and this identifies that the scheme, as presented, is not viable. Whilst officers have been provided with no justification for the exceptional development costs put forward due to there being no supporting evidence, even with the exclusion of these exceptional costs, the scheme would remain unviable (in the order of -£1.3 million). This would appear to be driven by the low market values attached to the properties.

Whilst the scheme presented is unviable at this time, a change to the market values of the dwellings and market itself in the future or changes to the overall nature of the scheme could result in different conclusions. As such officers consider that it would be reasonable in this instance to require that the applicant shall enter into a Section 106 agreement to allow re-assessment of the scheme viability during the reserved matters and construction phases of the development. The Authority reached a similar conclusion on a scheme at

Tenby (NP/15/0145/FUL) which members resolved to approve at the 27th May 2015 committee meeting.

In respect of Planning Obligations the Authority has consulted with Pembrokeshire County Council and responses received request contributions towards education, highways and a play area. Due to the scheme not being viable the Authority is unable to request payment of obligations towards such matters.

Conclusion

It is considered that the principle of developing the site for residential accommodation is consistent with the aims of the Local Development Plan which identifies that the site forms part of a housing allocation. The proposed access, subject to provision of conditions relating to its formation and the retention of nature areas, will be suitable having regard to surrounding visual amenity and accessibility. The layout provides for an interesting development site not dominated by highway surfacing but to be supplemented by shared surfacing and planting throughout.

Clearly the lack of affordable housing and any planning obligations proposed is due to the unviability of the scheme presented factoring in the current low market values attracted with the area. Officers are concerned that approval of the scheme without future security could result in an alternative position that would be viable for which no affordable housing or obligations would be provided for. In order to avoid this position it is recommended that permission be granted on the basis that viability be re-appraised at Reserved Matters and Construction Phases via a Section 106 agreement.

Subject to this and planning conditions to provide for future details the development is considered to be acceptable in principle and accords with the allocation and policies 1, 6, 8, 9, 11, 15, 29, 30, 31, 32, 44, 52 and 53 of the Local Development Plan.

Recommendation

That the application be delegated to the Chief Executive (National Park Officer)/Director of Park Direction and Planning/ Head of Development Management to grant planning permission subject to the interested person(s) first entering into a satisfactory Section 106 Legal Agreement regarding the reassessment of viability during the reserved matters and construction phases of the development.

And subject to the following conditions:

1. Details of the appearance, landscaping, and scale, (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the local planning authority before any development begins and the development shall be carried out as approved.

Reason: The application, in outline form, does not give sufficient detail

for consideration of these matters at this time.

2. Any application for approval of the reserved matters shall be made to the local planning authority not later than three years from the date of this permission.

Reason: Required to be imposed pursuant to Section 92 (2) of the Town and Country Planning Act 1990.

3. The development shall begin either before the expiration of five years from the date of this permission or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason: Required to be imposed pursuant to Section 92 (2) of the Town and Country Planning Act 1990.

4. The development, in so far that it relates to the 'access' and 'layout', shall be carried out in accordance with the following approved plans and documents:

Drawing No. 01, Location Plan (Received 30 January 2015)

Drawing No. 02A Illustrative Layout (Received 20 April 2015)

Drawing No. 03 Detail of Access (Received 30 January 2015)

Drawing No. 04 Site Sections (Received 20 April 2015)

Design and Access Statement (Received 19 January 2015)

Reason: In order to be clear on the approved scheme in that access and layout is approved as part of this outline planning permission and all other matters are for future consideration at reserved matters.

Policy: Local Development Plan - Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 15 (Conservation of the Pembrokeshire Coast National Park), 29 (Sustainable Design) 53 (Impacts of Traffic).

5. Notwithstanding the details provided on the approved drawings no development shall take place until full details of the junction between the proposed access road and the highway has been submitted to and approved in writing by the local planning authority. The dwellings shall not be occupied nor the use commenced until the junction has been constructed in accordance with the approved details and is available for use. There shall be no obstructions to visibility exceeding 0.6 metres in height within the splayed areas to be set out on the approved drawings.

Reason: In the interests of highway safety. **Policy:** Local Development Plan – Policy 53 (Impacts of Traffic).

6. No development shall take place until details of the estate road, including construction details and means of surface water disposal, in accordance with the currently Pembrokeshire County Councils Highway Requirements for Development and guidance contained within Manual for Streets, have been submitted to and approved in writing by the local planning authority. Prior to first occupation the road shall be brought up to base course level and prior to final occupation

the road shall be surfaced to wearing course level.

Reason: to ensure an adequate access in the interests of highway safety. Policy: Local Development Plan – Policy 53 (Impacts of Traffic).

7. No part of the completed development shall be used or occupied until the associated car parking areas and turning areas have been completed and marked out up to the property in accordance with the approved plan. The car parking areas, access and turning areas shall thereafter be retained in accordance with the approved plans and available for use as car parking and turning thereafter.

Reason: To ensure adequate car parking and turning within the curtilage of the site, in the interests of highway safety. Policy: Local Development Plan – Policy 53 (Impacts of Traffic).

8. Notwithstanding the approved layout drawings full details of any potential carriageway conflicts shall be submitted to the Authority for consideration and approval at reserved matters stage. Such details shall include a Swept Path Analysis for vehicles to ensure that the site can be accessed by refuse vehicles appropriately. Where conflict exists the layout drawings shall be amended accordingly and development shall thereafter take place in accordance with the amended layout drawings.

Reason: In order to ensure appropriate access within the site for all vehicles associated with its use and in the interests of highway safety. Local Development Plan – Policy 53 (Impacts of Traffic).

9. No development shall commence, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved statement shall be adhered to throughout the construction period. The statement shall provide for:

- i) the parking of vehicles of site operatives and visitors;
- ii) loading and unloading of plant and materials;
- iii) storage of plant and materials used in constructing the development;
- iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- v) wheel washing facilities;
- vi) measures to control the emission of dust and dirt during demolition and construction; and
- vii) a scheme for recycling/disposing of waste resulting from demolition and construction works.

Reason: To reduce the likelihood of obstruction of the highway, danger to road users, to conserve public health and local amenity, to ensure satisfactory standard of sustainable development and in order to ensure a proper standard of development and appearance in the interests of conserving the amenities and special qualities of the area. Policy: Local Development Plan – Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 15 (Conservation of the Pembrokeshire Coast National Park), 25 (Recycled, Secondary and

Waste Materials), 29 (Sustainable Design), 30 (Amenity), 31 (Minimising Waste) and 53 (Impacts of Traffic).

10. The reserved matters submission(s) shall include a comprehensive Tree and Landscaping Scheme which shall provide full details of all existing trees and hedges to be retained as part of the development including the planting of additional native species throughout the development site. The development shall thereafter only be carried out in accordance with the approved details.

Reason: In the interests of providing for a suitable scheme of landscaping to protect the visual amenity of the area. Policy: Local Development Plan - Policies 8 (Special Qualities), 15 (Conservation of the Pembrokeshire Coast National Park) and 30 (Amenity).

11. A landscape management plan, including management responsibilities and maintenance schedules for all landscaped areas, other than privately owned domestic gardens, shall be submitted to and approved in writing by the local planning authority prior to the occupation of any of the dwellings on the site. The landscape management plan shall be carried out as approved.

Reason: In the interest of protecting visual amenity and the special qualities of the area. Policy: Local Development Plan - Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 11 (Protection of Biodiversity), 15 (Conservation of the Pembrokeshire Coast National Park) and 30 (Amenity).

12. The reserved matters submission(s) shall include an Ecological Management Plan for the application site. No development shall take place until the Plan has been approved by the local planning authority. The wildlife / habitat protection plan shall include:

- i) A plan showing wildlife / habitat protection zones'
- ii) Details of development and construction methods within the wildlife / habitat protection zones and measures to be taken to minimise the impact of any works;
- iii) Details of phasing of construction.
- iv) A reptile method statement for vegetation clearance on site
- v) Full details of the otter underpass
- vi) Full details of all fencing between residential dwellinghouses and wildlife / habitat protection zones.
- vii) Full details of the method and location of plant relocation.

The protection plan shall then be implemented in accordance with the timings approved by the local planning authority.

Reason: To ensure that animal and plant species and habitats listed under the Conservation of Habitats and Species Regulations 2010 are adequately protected, and to protect and enhance the character and appearance of the site and its setting within the Pembrokeshire Coast National Park. Policy: Local Development Plan – Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 11 (Protection of Biodiversity) and 15 (Conservation of the Pembrokeshire Coast

National Park).

13. No development shall take place until details and location of biodiversity enhancement measures have been submitted to and approved in writing by the local planning authority as part of a reserved matters submission. The measures shall provide for compensation of loss of bird nesting opportunities and enhance roosting opportunities for bats in the form of bird and bat boxes on proposed dwellinghouses. The measures shall be installed prior to first beneficial use of the development and retained thereafter.

Reason: In the interests of providing ecological enhancements to the site as a result of the loss of open space and to ensure that animal and plant species and habitats listed under the Conservation of Habitats and Species Regulations 2010 are adequately protected, and to protect and enhance the character and appearance of the site and its setting within the Pembrokeshire Coast National Park. Policy: Local Development Plan – Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 11 (Protection of Biodiversity) and 15 (Conservation of the Pembrokeshire Coast National Park).

14. No development shall take place until a Construction Environmental Management Plan has been submitted to and approved in writing by the local planning authority as part of a reserved matters submission. Development shall thereafter take place in accordance with the approved Plan.

Reason: In the interests of protection of the Pembrokeshire Marine SAC through construction run off. Policy: Local Development Plan – Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 11 (Protection of Biodiversity) and 15 (Conservation of the Pembrokeshire Coast National Park).

15. No development shall take place until the developer has prepared and submitted, as part of a reserved matters submission, an external lighting scheme for all external lighting proposed as part of the development. Development shall thereafter take place in accordance with the approved details.

Reason: In the interests of visual amenity and the special qualities of the National Park and in the interests of protection of protected species. Policy: Local Development Plan – Policies 1 (National Park Purposes and Duty), 9 (Light Pollution), 8 (Special Qualities), 11 (Protection of Biodiversity) and 15 (Conservation of the Pembrokeshire Coast National Park).

16. Notwithstanding the approved layout drawings a revised layout drawing shall be provided as part of a future reserved matters submission to include the setting back of property No.s 24 and 25 from the East boundary of the site in order to allow the retention of the existing hedgerow. Development shall thereafter take place in accordance with the approved details.

Reason: In the interests of retention of an existing hedgerow on site on

the grounds of visual amenity and ecology. Local Development Plan - Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 11 (Protection of Biodiversity), 15 (Conservation of the Pembrokeshire Coast National Park) and 30 (Amenity).

17. No development shall commence until a drainage scheme for the site has been submitted to and approved in writing by the local planning authority. The scheme shall provide for the disposal of foul, surface water and land water, and include an assessment of the potential to dispose of surface and land water by sustainable means. Thereafter the scheme shall be implemented in accordance with the approved details prior to the occupation of the development and no further foul water, surface water and land drainage shall be allowed to connect directly or indirectly with the public sewerage system.

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no detriment to the environment. **Policy:** Local Development Plan – Policy 29 (Sustainable Design) and 32 (Surface Water Drainage).

18. The proposed development site is crossed by public sewers with their approximate position being marked on the attached Statutory Public Sewer Record. Their position shall be accurately located marked out on site before works commence and no operational development shall be carried out within 3 metres either side of the centreline of the public sewers.

Reason: To protect the integrity of the public sewers and avoid damage thereto and to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment. **Policy:** Local Development Plan – Policy 29 (Sustainable Design) and 32 (Surface Water Drainage).

19. A development free buffer strip of a minimum of 3 metres shall be maintained in perpetuity between the development and the top of the bank of any watercourse/surface water feature, or culver identified within, or along the boundary of the application site. This buffer strip must be protected from all development including gardens, decking, footpaths, benches etc.

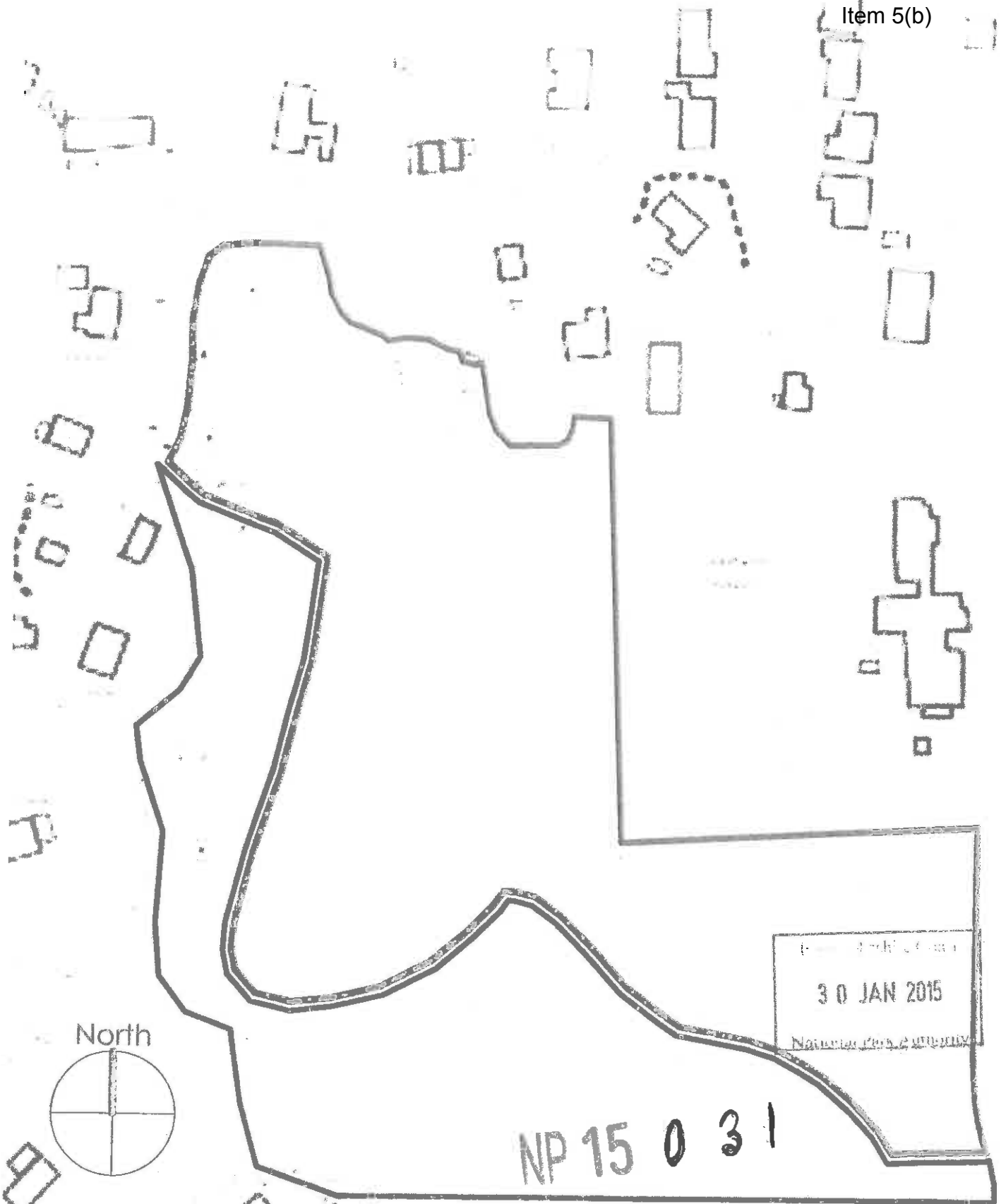
Reason: To protect the integrity of the riparian corridor and its associated wildlife and to provide sufficient access for future maintenance requirements. **Policy:** Local Development Plan – Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 11 (Protection of Biodiversity) and 15 (Conservation of the Pembrokeshire Coast National Park).

20. No development or site clearance shall commence until the local planning authority have been informed in writing of the name of a professionally qualified archaeologist who is to be present during the undertaking of any excavations in the development area so that a watching brief can be conducted. No work shall commence until the

local planning authority has confirmed in writing that the proposed archaeologist is suitable. A copy of the watching brief report shall be submitted to the local planning authority within two months of the archaeological fieldwork being completed.

Reason: To assess the archaeological value of the site. **Policy:** Local Development Plan – Policy 8 (Special Qualities) and Planning Policy Wales (Edition 7, July 2014) – Chapter 6 (Conserving the Historic Environment).

If the Section 106 legal agreement is not completed within 3 months of the foregoing resolution then delegated power be given to the Chief Executive (National Park Officer) / Director of Park Direction and Planning / Head of Development Management to exercise discretion to refuse the application on the grounds of failure to provide sufficient security that the proposed scheme will not be viable for affordable housing at a future date and therefore fail to accord with policies 45 and 48 of the Local Development Plan.

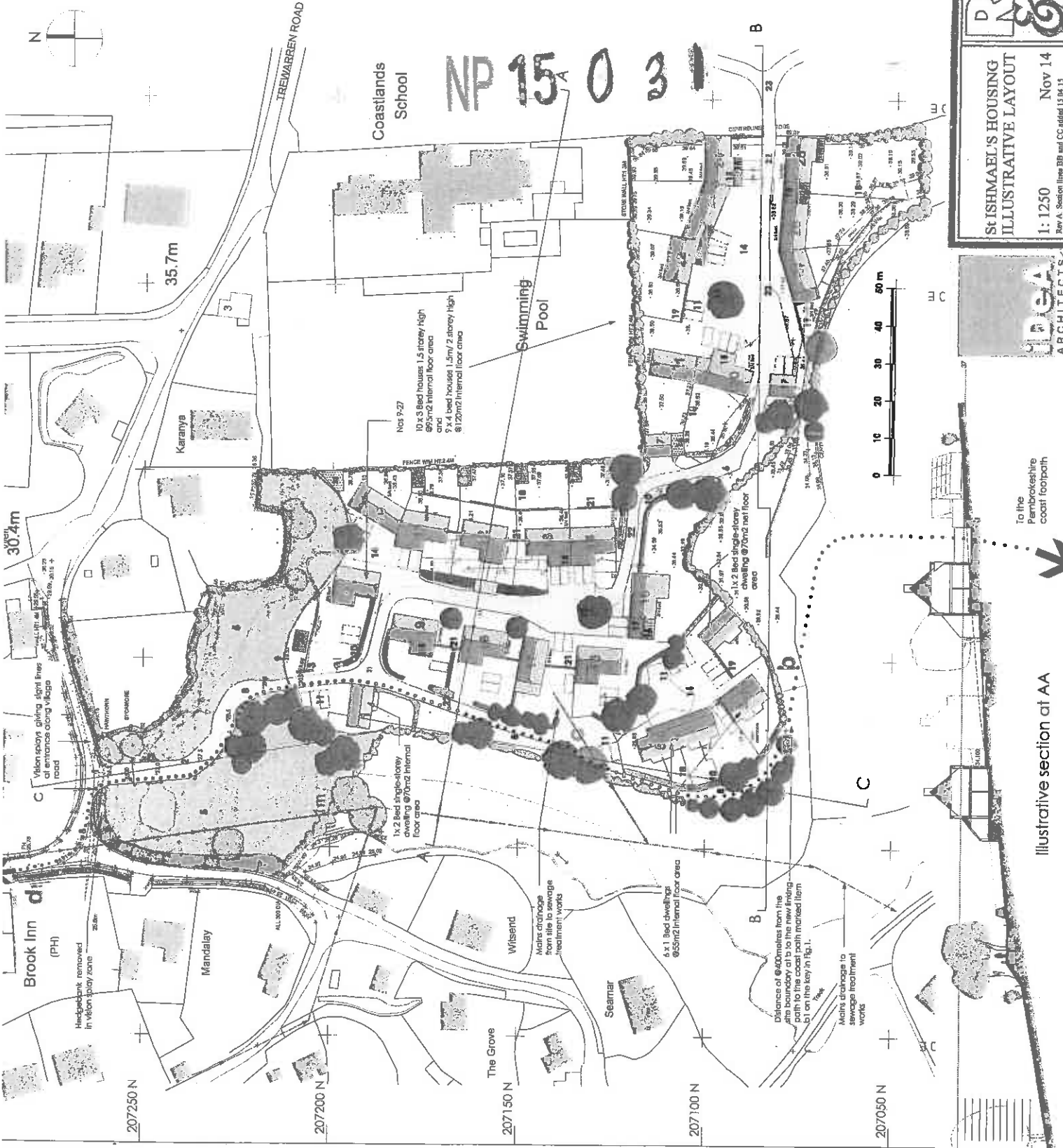


30 JAN 2015
National Park Authority

NP 15 0 31



<p>LOCATION PLAN</p> <p>1: 1250</p>		<p>ROGER ANDERSON & ASSOCIATES PLANNING CONSULTANTS</p> <p>9 Goat Street Haverfordwest Pembrokeshire SA61 1PX 01437 763009</p>	<p>01</p>
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Proposed finding northpath from the coast to St Ishmael's. Key to note

- 1 The Pembrokeshire Coast Footpath
- 2 Proposed new path from Pembrokeshire Coast Footpath to St Ishmael's
- 3 New connecting footpath from the proposed housing area to St Ishmael's village
- 4 Footpath link through proposed housing site to St Ishmael's village
- 5 St Ishmael's facilities
- 6 Muckabrook beach

Note: 400metres from b to new link path b1

20 APR 2015

Key to features



Photo: Muckabrook beach

Key to features and layout:

- 1 New access road entrance to proposed housing development
- 2 Tarmac-surfaced 5.5m road reducing to single-width lane with passing places
- 3 Low stone-parapeted 'bridges' over existing stream
- 4 Baffling wet area with pond
- 5 Protected natural area within the site
- 6 Passing place
- 7 Proposed tree belt /copse in protected natural area
- 8 Walker's route from the coast path to St Ishmael's facilities. (shown as item 'b' in aerial view above)
- 9 Boundary to protected natural area
- 10 Pembrokeshire hedgerbanks
- 11 Residential parking
- 12 Courtyard brook/ pool drained via overflow culvert to stream
- 13 Courtyard trees/seats
- 14 Village green style courtyard- hoggin or grasscrete surfaces
- 15 Integrated garages with parking on drive
- 16 Solar integrated into roof South-facing slopes
- 17 Garage outbuildings
- 18 Planted hedges/ fences
- 19 Unwashed/ rendered stone garden walls
- 20 Garden rooms or storeheds with south facing solar panels
- 21 Garden retaining walls
- 22 Tarmac-surfaced access lane / loop road
- 23 Future loop road via housing in adjoining site

Plan 1:1250 @ A3



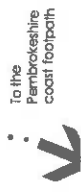
ST ISHMAEL'S HOUSING LAYOUT
ILLUSTRATIVE LAYOUT
1: 1250
Nov 14
Rev A. Section lines BB and CC refer 15.04.15

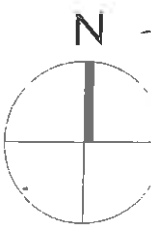


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02A

Illustrative section at AA





Vision plays giving sight lines at entrance along village road

Hedgebank removed in vision splay zone

NP 15 0 31

To St Ishmael's facilities

Pilgrims Well
30.4m

Brook Inn
(PH)

FH 25.78

WALL HT 1.4M
EP
28.35
28.86
29.35
29.59
30.15
30.23

25.6m

5.5m wide road reducing to single lane with passing places

HAWTHORN
SYCAMORE

Mandalay

ALL 300 DIA

Key to trees

- Existing trees
- Proposed trees

1x 2 Bed single-storey dwelling @70m2 internal floor area

30 JAN 2015

St ISHMAEL'S HOUSING

Detail of Access MA733

St Ishmaels

1:500

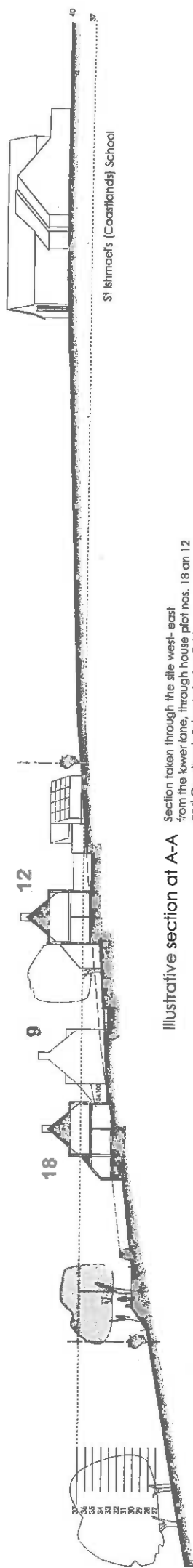
Jan 15



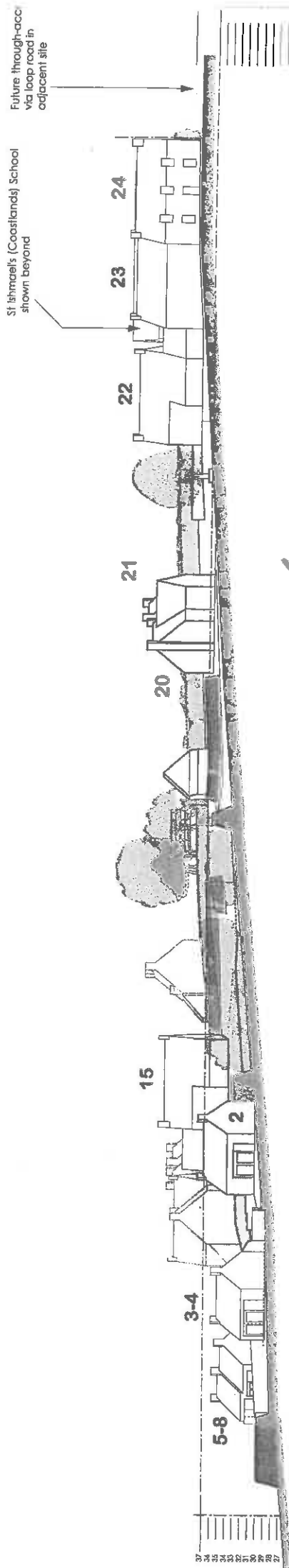
ROGER ANDERSON & ASSOCIATES PLANNING CONSULTANTS

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03



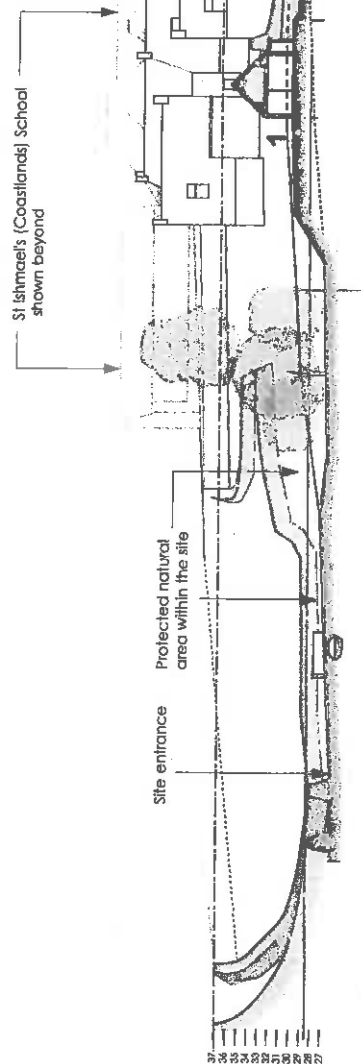
Illustrative section at A-A Section taken through the site west-east from the lower lane, through house plot nos. 18 and 12 and Coastlands School playing field.



Illustrative section at B-B Section taken through the site west-east house plot nos. 2,3,4, to plot 24

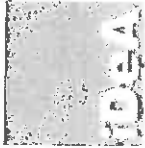
APR 15 2015

24 APR 2015



Illustrative section at C-C Section taken through the site north-south from the access to house plot nos. 2,3,4

Item 5(b)



ST ISHMAEL'S HOUSING
SITE SECTIONS

1: 500

Apr 15



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04