

Application Ref: NP/17/0048/FUL

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| Case Officer | Andrew Richards | | |
| Applicant | Mr N Garrod, Millbay Homes Ltd | | |
| Agent | Mr P Collins, Hammond Architectural Services | | |
| Proposal | Development of 41 residential dwellings & associated works | | |
| Site Location | Land to the rear of Cross Park, New Hedges, Tenby, SA69 9DW | | |
| Grid Ref | SN12980311 | | |
| Date Valid | 23-Jan-2017 | Target Date | 16-Aug-2017 |

This application has been reported to the Development Management Committee as the application is classed as major development and also in view of the objection received from the Community Council.

Consultee Response

St Mary Out of Liberty Community Council: Objecting due to the impact on existing neighbouring properties

PCNPA Tree and Landscape Officer: Conditional consent

PCNPA Park Direction: Support

PCNPA Planning Ecologist: Conditional consent

PCC Waste and Recycling: No planning obligation contribution required

PCC Transportation and Environment: Conditional consent

PCC Public Protection: Conditional consent and informative

PCC Education: Planning obligation contribution required

PCC Drainage Engineers: Conditional consent

PCC Community Regeneration: Planning obligation contribution required

PCC Public Art: No planning obligation contribution required

Natural Resources Wales: Conditional consent

Mid and West Wales Fire Brigade: No response received

Dyfed Powys Police: Request secure by design principles to be adopted

Dwr Cymru Welsh Water: Conditional consent and informative

Coal Authority: No objection and add informative

Public Response

A site notice and neighbour notification letters were posted in accordance with requirements of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012.

Ten letters have been received and these range from neighbours at Hunters Park, 12 Hunters Park, 17 Hunters Park x 4, 18 Hunters Park, Lilac Grove, Simon Thomas (AM) and Angela Burns (AM). The following matters have been raised:

- Impact on amenity and light to rear garden at 17 Hunters Park
- Scale of properties proposed to rear of Hunters Park

- Proposed landscaping, location and impact to rear garden wall at 17 Hunters Park
- Loss of light
- Rain water discharge from the site
- Increase in numbers from previous outline consent
- Impact on access from proposed sewer connection adjacent to Lilac Grove
- Surface water and sewer capacity in village not adequate for this development
- Loss of Privacy
- Poor visibility at new road access point
- Adverse impact on the landscape character and appearance of the area
- Proposed layout not in-keeping with existing layout of New Hedges and will have a detrimental impact on the village character
- No new housing required in this area
- No work or suitable transport links to places of work
- Lack of local facilities to support the additional people as a result of this proposed development
- Traffic concerns and pollution from the traffic on the village
- Loss of view
- Loss of value to existing properties
- Flooding of properties along Hunter Park
- Lack of affordable housing
- Proximity of housing to existing dwellings
- Social Nuisance
- Over development of the site
- Skyline development
- Cutting of existing hedgebanks within fields

The above matters have been considered in the main report below except the non-material matters.

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 10 - Local Sites of Nature Conservation or Geological Interest

LDP Policy 11 - Protection of Biodiversity

LDP Policy 15 - Conservation of the Pembrokeshire Coast National Park

LDP Policy 16 - Open Space and Green Wedge

LDP Policy 29 - Sustainable Design

LDP Policy 30 - Amenity

LDP Policy 31 - Minimising Waste
LDP Policy 32 - Surface Water Drainage
LDP Policy 34 - Flooding and Coastal Inundation
LDP Policy 44 - Housing
LDP Policy 45 – Affordable housing
LDP Policy 48 - Community Facilities and Infrastructure Requirements
LDP Policy 52 - Sustainable Transport
LDP Policy 53 - Impacts on traffic
PPW9 Chapter 03 - Making and Enforcing Planning Decisions
PPW9 Chapter 04 - Planning for Sustainability
PPW9 Chapter 05 - Conserving and Improving Natural Heritage and the Coast
PPW9 Chapter 08 - Transport
PPW9 Chapter 09 - Housing
PPW9 Chapter 12 - Infrastructure and Services
PPW9 Chapter 13 - Minimising and Managing Environmental Risks and Pollution
SPG04 - Planning Obligations
SPG05 - Sustainable Design
SPG06 - Landscape
SPG08 - Affordable Housing
SPG11 - Coal Works - Instability
SPG12 - Parking
SPG20 - Accessibility
SPG21 - Recreational and Leisure Activities
SPG22 - Seascape Character
SPG23 - Enabling Sustainable Development in Welsh NPAs
TAN 02 - Planning and Affordable Housing
TAN 05 - Nature Conservation and Planning
TAN 06 - Planning for Sustainable Rural Communities
TAN 11 - Noise
TAN 12 - Design
TAN 14 - Coastal Planning
TAN 15 - Development and Flood Risk
TAN 18 - Transport
TAN 23 - Economic Development

Constraints

LDP Allocation

LDP Green Wedge

Pembrokeshire Coast National Park Authority

Development Management Committee – 9th August 2017

Biodiversity Issue
Potential for surface water flooding
LDP Centre:60pc aff housing;30 units/ha
Recreation Character Areas
Low Coal Risk
Surface Coal
High Coal Risk
Landscape Character Assessment
Seascape Character Assessment

Officer's Appraisal

Background and History

The site is approximately 1.7 hectares and is located within New Hedges to the rear of Cross Park and set within two sloping fields from the top of Cross Park down to the rear of Hunters Park. There are mature hedgebanks and trees to the boundaries of both fields. Access will be provided via a small enclosure to the side of No 1 Cross Park and a small part of the existing field to the north of this property.

The proposed site is a current housing allocation for New Hedges within the current LDP and has previously been granted outline consent for 31 dwellings under NP/14/0479.

Current Proposal

Planning approval is sought for the development of 41 residential properties and associated external works within the application site.

Key Issues

The application raises the following planning matters:-

- Policy and Principle of Development
- Visual Amenity and Special Qualities of the National Park
- Affordable Housing and Planning Obligations
- Siting and Sustainable Design
- Amenity and Privacy
- Highway Safety and Access
- Landscaping
- Biodiversity
- Land Stability
- Land Drainage and Flooding
- Other Material Considerations

Policy and Principle of Development:

The site lies within the rural centre of New Hedges as defined by the Pembrokeshire Coast National Park Local Development Plan (LDP). The relevant key policies in

relation to the principle of development include Policy 6 (Rural Centres) and Policy 44 (Housing).

Several letters have been received which raise the following matters: no new housing is required in this area, no work or suitable transport links to places of work are available and a lack of local facilities to support the additional people as a result of this proposed development. In response to these points it is noted that the site is allocated in the Local Development Plan for residential development and has outline planning permission for 31 dwellings. There are two bus stops within 300metres of the entrance to the site with one of these immediately adjacent to the site entrance. It is also noted that New Hedges is well served by public transport given the existing provision of public buses. The principle of the development is therefore established and these matters would have been considered in detail at allocation stage within the LDP.

One letter also refers to the site being over developed. This full application seeks to increase the number of residential units approved under NP/14/0479 by 10 to a total of 41, and is considered to be more in line with the minimum density required by Policy 44 of the LDP. Policy 44 requires a minimum density of 30 dwellings per hectare on housing developments in the Centres where this is compatible with the character of the Centres. The required density of the site, without taking into account the rural centre character, in line with Policy 44 would be 51 dwellings based on a site area of 1.7 hectares. It is noted that Cross Park has a density of 18 dwellings per hectare and Hunters Park has a density of 25 dwellings per hectare. The current proposed density for this site will be 24.1 dwellings per hectare which is comparable with Hunters Park and is considered to be acceptable for the rural centre character at this location.

It is noted that the site layout plan submitted extends southwards beyond the allocation site defined in the Plan. This area of land is within the Centre boundary for New Hedges and extension into this area is not contrary to policy. The proposed development is considered to comply with the aims of the relevant LDP policies and is supported.

Visual Amenity and Special Qualities of the National Park:

In considering the application the impact of the proposal on the National Park landscape is a key consideration and therefore Policies 8 and 15 are particularly relevant. Policy 15 aims to control development causing a significant visual intrusion. In addition to these policies the Authority has adopted a Landscape Character Assessment (LCA) and Seascape (SCA) Supplementary Planning Guidance (SPG) of which the current site straddles the boundary of LCA 1 (Saundersfoot Settled Coast) and SCA 40 (Carmarthen Bay West).

LCA 1 recognises that this is an area of land fronting a broad bay with associated rolling lowland and settlement between Tenby and the eastern boundary of the National Park. The strong link with the coast provides a sense of place in much of the area. Although the area is substantially settled, the area contains some attractive

farmland and woodland patches which intersperse the smaller settlements and farmsteads.

SCA 40 recognises that the area is located on the north and west coast of Carmarthen Bay and comprises an indented coast with small headlands and accessible beaches seen against a hill and valley rural backcloth. North of Tenby the majority of the coast is rural with a semi-natural mosaic on coastal land. This area is hinterland of mixed farmland and mixed mature woodland with large areas recently felled running to the coast interspersed with coastal settlements and caravan parks which are noticeable and detractive in parts.

The housing allocation within the LDP seeks any proposed development to take full advantage and provide a substantive planted buffer for this allocated site (HA813). As detailed in Appendix 2 of the LDP, well-designed perimeter planting is required along all boundaries. It is noted that a 2m buffer is proposed along the eastern boundary of the site and a minimum 2m buffer provided along the southern boundary with the rear of units 12-17 Hunters Park inside of the new traditional Pembrokeshire hedgebank that will be provided to the southern boundary. A new traditional Pembrokeshire hedgebank will also be provided along the northern boundary with the existing eastern Pembrokeshire hedgebank retained and made good where required. The existing trees worthy of retention will be retained as mature landscaping within and bounding the site together with the central hedgebank which currently provides a separation boundary between both fields. This together with new planting as indicated on the external works layout is considered to provide a robust scheme of landscaping to prevent the development causing any significant visual intrusion.

To allow safe access into the allocated site from the B4316 a very small area of the existing green wedge within the agricultural field will be lost to enable the access road, pedestrian access, re-aligned over-head power lines and appropriate new boundary landscaping to be provided. This small loss is not considered to result in any erosion of the openness or a detrimental effect on the character and special qualities of this rural part of the National Park.

Letters received have raised matters relating to the development causing an adverse impact on the landscape character and appearance of the area and the development resulting in skyline development.

The site layout shows a suitable layout and mix of houses. The proposed increase in numbers does not show an overly-cramped layout. The proposed development when viewed from the surrounding landscape and seascape will be read in context with the existing development within New Hedges. Given the existing topography of the site and the location of the nearby residential developments at Cross Park, Crestville and Charles Norris Gardens the proposed development when viewed from the coast will not appear to be skyline development.

Natural Resources Wales have also commented on the landscape impact from the development and indicate that it would not have a significant landscape or visual

impact on the Pembrokeshire Coast National Park. The site is closely related to the existing settlement and the dwellings would be of limited visibility, with glimpses from the minor road to the north. There is unlikely to be any visibility from the Pembrokeshire Coast Path (Wales Coast Path) to the east.

As such, it is considered that the current proposal is acceptable in terms of visual amenity and retains the special qualities of this area of the National Park and also the character and identity of the rural centre of New Hedges.

Affordable Housing and Planning Obligations:

Policy 6 of the LDP requires consideration of the need for affordable housing where new units of residential accommodation are proposed and Policy 45 of the LDP seeks to deliver affordable housing in the National Park and the policy is subject to viability as outlined in the adopted SPG on Affordable Housing.

The National Park has adopted a Planning Obligations Supplementary Planning Guidance (SPG) in order to ensure that local services and infrastructure have adequate capacity to meet the additional demands arising from new development. The SPG covers the following services, facilities and infrastructure that the Local Planning Authority will seek contributions and obligations on and includes: Affordable Housing, Recreational and Amenity Open Space, Sustainable Transport Facilities, Education, Community Facilities, Public Art and Biodiversity. It is recognised that there is a need for affordable housing within New Hedges, and the threshold for negotiating provision of units is two or more residential units as indicated within the SPG.

A letter has been received which raises a lack of affordable housing being provided from this new development. The updated Supplementary Planning Guidance on affordable housing requires a 15% contribution at this site which would constitute 6 affordable houses (rounded down to the nearest whole) from the total of 41 dwellings proposed. The developer initially proposed this in the form of 4 units of 1 bedroom flats provided within one block and 2 units of 2 bedroom semi-detached houses, to be secured by S106 agreement.

Consultations have been undertaken with the relevant bodies and the following contributions are requested by way of planning obligations:

Education - £37,888

Recreation and Amenity Open Space - £23,714

Community Facilities - £7,667

During the processing of the application a request to consider the viability of the proposed scheme was received, the district valuer was instructed to undertake a full viability assessment on the proposed scheme in terms of affordable housing and planning obligations with affordable housing provision given priority.

The district valuer responded with a full report which outlined that the current proposed scheme was not viable. Several adaptations to the scheme were also considered and a scheme based on no planning obligations and a reduction in the

provision of onsite affordable housing units down to 3 was found to be viable. Consequently, given the assessment by the district valuer, the affordable housing requirement for this scheme is reduced to 3 units and no other planning obligations are requested. The affordable units would need to be provided in the form of either 2 x 1 bedroom flats and 1 x 2 bedroom semi-detached house or 3 x 1 bedroom flats.

The applicant has indicated that the provision of 3 x 1 bedroom flats within the 4 unit flat block would be acceptable, and this is now considered by officers to be sufficient to meet the affordable housing needs given the viability review by the district valuer. The delivery of affordable units on site will be secured via a S106 legal agreement.

Siting and Sustainable Design:

Policy 8 of the Pembrokeshire Coast National Park Local Development Plan (LDP) is a strategy 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', 'b' and 'd' resisting development that would cause significant visual intrusion, be insensitively and unsympathetically sited within the landscape, and/or fail to harmonise with, or enhance the landform and landscape character of the National Park. Policy 29 of the LDP requires all development proposals to be well designed in terms of place and local distinctiveness (criterion 'a').

Letters of concern have been received which relate to the proximity of the new development from existing adjacent dwellings and also of the proposed 2 storey scale of plots 20-24 which have an elevated position over the rear of the existing units 12-17 Hunters Park. The letters also seek for plots 20-24 to be amended to single storey bungalows to reduce the visual impact on the existing dwellings.

The new dwellings at plots 20-24 have been carefully sited along the southern boundary and appropriate distances of separation are achieved given their orientation towards the properties at Hunters Park, with the separation distances ranging from 23 to 27 metres between habitable rooms. With regard to the request for these proposed dwellings to be amended into single storey bungalows, the above distances stated together with the proposed boundary planting and fence will ensure that the scale of these dwellings are well screened from the existing properties within Hunters Park, and therefore do not require a reduction in scale to single storey properties.

The submitted details indicate a residential layout for the redevelopment of the existing agricultural fields with 41 new dwellings proposed off a central sweeping access road. The proposed layout becomes more interspersed as you travel further into the site with the initial 16 dwellings having an orientation fronting the access road. The layout also ensures that all the new dwellings are located at appropriate distances away from adjacent existing dwellings and this together with orientation and landscaping features will ensure that the visual impact from the development, its siting and proposed layout is considered to have an acceptable design.

The proposed dwellings are simply designed to reflect the rural location and existing character of New Hedges with key features of the design being neutral rendered external finishes and simple pitched roofs detailed with chimney stacks. Windows will be provided in UPVC with brick details for quoins and plinths, natural stone cladding will also be used on several properties as features with the roof covered in slate grey concrete tiles and red ridge tiles to match other dwellings within the area.

The proposed method of construction will be sustainable in nature and include high energy performing fabric to ensure buildings are well insulated and energy efficient. As such, the proposal is considered to be acceptable in sustainable design terms.

Amenity and Privacy:

Policy 30 of the LDP states that development will not be permitted where it has an unacceptable impact on amenity. The Community Council has raised concerns on the proposed scale of the properties on plots 20-24 and their elevated position impacting on the amenity and privacy of No's 13-17 Hunters Park and request single storey dwellings at this location.

The owners of several of these properties have also raised a similar concern and officers have addressed some of this concern above under '*Siting and Sustainable Design*'. With regard to the elevated position of the new dwellings in relation to the existing dwellings to the north of Hunters Park, the difference in levels will be approximately 3 metres between finished floor levels. Given the distance of separation (23- 27m), the proposed boundary landscaping and the location of the proposed boundary fence it is considered that any impact on amenity or privacy will be mainly mitigated through the above features.

Therefore, it is considered that whilst there may be a small impact on the amenity of the existing dwellings adjacent to the proposed development site, this would not be at a level which would be considered to have a significant detrimental impact on the amenity of these neighbours. As such, the proposal can be supported in terms of Policy 30 of the LDP.

Highway Safety and Access:

Letters have been received which raise concerns with poor visibility at the new road access point, and pollution from the additional traffic in the village.

A significant proportion of the access arrangements in the current application reflect details which has been approved in the previous outline consent. The bus bay and bus shelter has been slightly amended and the access into Cross Park is also amended. Pembrokeshire County Council has been consulted and does not object, subject to appropriate conditions.

With regard to the possible pollution from the additional traffic in the village, no concerns have been raised via Pembrokeshire County Council Environment section on this aspect.

Within the proposed residential estate there are three forward visibility splays on the bends within the estate road where the footway will be widened on the relevant bends.

Overall the access roads, the proposal for dealing with road surface water and the parking and turning are all satisfactory and accord with current standards. Given the above standards proposed it is anticipated that the current detail will form part of a Section 38/278 agreement for a future road adoption with the highway authority.

Based on the current information submitted planning conditions will be required to be imposed on any consent granted to cover the alterations to the bus stop lay-by and associated works, access and estate roads including footways, turning areas, parking, loading, unloading and storage areas are provided to a level, before housing works commence and once complete the parking areas are retained for no other use other than parking.

Landscaping:

The existing site has a mixture of mature trees and traditional Pembrokeshire hedgebanks which will be mainly retained as part of the current proposed scheme.

Several letters have been received which raise concerns with the proposed landscaping and its impact on the amenity of existing properties to Hunters Park and to the rear wall at 17 Hunters Park. The letters also raise the issue of the proposed planting having an overshadowing impact on these properties and the need for all existing hedgebanks to be cut to an appropriate height.

The new dwellings and proposed landscaping will be located to the north of the properties 12-17 Hunters Park and therefore the potential for this landscaping to have an overshadowing impact is considered to be negligible.

A landscape survey and planting scheme has been submitted in support of the application and it is considered to be robust and appropriate in relation to the proposed location and will be unlikely to impact on the stability of the existing rear boundary wall of 17 Hunters Park. This proposed landscaping and buffer zone will assist in preserving the amenity of these properties from the new development, and is considered a key feature to separate the new development from Hunters Park. This feature is referred to within the supporting text within the LDP for the Housing Allocation (HA813) which clearly states 'A substantive planter buffer is required to the south of the site'.

With regard to the concern on existing heights of hedgebanks and planting, this aspect is not considered to be a relevant issue which requires consideration on the current application, given the need for the existing boundary features to scrub over and provide part of an ecological buffer zone.

Therefore, subject to a condition to ensure that the proposed landscaping is implemented within the first planting season following completion of the development and the scheme managed and/or maintained in accordance with the approved

scheme of management and/or maintenance, the application is considered acceptable.

Land Stability:

The site is located within an area defined by The Coal Authority as containing potential high risk hazards arising from coal mining and falls within the defined Coal Mining Development Referral Area. A Geo-technical and Geo-environmental report has been submitted to support the current application and the Coal Authority has been consulted as part of the application process. It considers that the content and conclusions of the report are sufficient for the purposes of the planning system and meet the requirements of Planning Policy Wales – Edition 9 (PPW) in demonstrating that the application site is, or can be made safe and stable for the proposed development.

The Coal Authority therefore has no objection to the current planning application. However, further more detailed considerations of ground conditions and/or foundation design may be required as part of any subsequent building regulations application. In this respect, an informative will be added to any consent issued to inform the applicant of this.

Biodiversity:

PPW, TAN5 and LDP policy 11 requires biodiversity and landscape considerations to be taken into account in determining individual applications. The presence of a species protected under UK or European legislation is a material consideration when dealing with applications that are likely to result in disturbance or harm to the species or its habitat.

The planning ecologist has commented on the application stating that overall the site is of fairly low ecological value. However, the eastern hedgerow is of high value for commuting and foraging bats. This hedge also provides important connectivity to the wider landscape and must be retained as part of the development. The submitted drawings clearly indicate the retention of this hedgerow and the provision of a buffer zone as required by the ecologist.

The current scheme includes biodiversity enhancement through the inclusion of bat and bird boxes on a range of dwellings and both the planning ecologist and Natural Resources Wales support this aspect. This will be secured through a planning condition.

Due care should also be taken during site clearance to ensure no disturbance to reptiles or nesting birds. During construction open trenches should be covered overnight or a ramp put in place to ensure no badgers become trapped overnight. These aspects will be covered by way of an informative on any consent granted.

An external lighting scheme has been submitted in light of comments received from the planning ecologist and this is considered to be acceptable in principle, and will be secured through a planning condition.

Prior to the commencement of any works on site fences along the southern, eastern boundary and the central hedge must be in place to ensure protection of the existing hedges and allows the buffer zones to scrub over. All the works must be carried out in accordance with the recommendations of the Kite Ecology report dated July 2016. The above conditions will be imposed on any permission granted.

Land Drainage and Flooding:

Policy 29 of the LDP requires all development proposals to be well designed in terms of water and drainage (criterion 'h'), policy 32 requires development proposals to incorporate sustainable drainage systems for the disposal of surface water on site.

Several letters from neighbours have raised concerns with the possibility of the new development resulting in flooding of properties along Hunters Park, suggesting that the proposed details of rain water discharge from the site, surface water and sewer capacity in the village are not adequate and that there will be an impact on access to existing dwellings during construction of the proposed sewer connection adjacent to Lilac Grove.

Pembrokeshire County Council (PCC) Drainage Engineers and Dwr Cymru Welsh Water have been consulted on the proposed foul and surface water details. PCC drainage engineers have no adverse comments to make regarding the proposed drainage strategy for this development, subject to the imposition of conditions. The strategy consists of discharging surface water from all impermeable areas created by the development to watercourse by means of an attenuation system. Discharge rates will be limited to 5 litres per second with storage provided to cater for rainfall events up to the 1 in 100 year plus 30% allowance for climate change. It is noted that infiltration type methods are not feasible due to ground conditions.

However, the engineers have indicated that due to the limited detailed design information provided with regard to the surface water disposal, it would be necessary to include a planning condition requiring detailed surface water drainage proposals to be submitted and approved in writing by the local planning authority before any works commence on-site.

Dwr Cymru Welsh Water have also been consulted and indicated that conditions to control the discharge of surface water and land drainage to prevent any discharge via the public sewerage system are required. The existing public sewer crosses the site and will need to be accurately located and marked out on site before works commence. 3 metres exclusion zones will be retained either side of the centre line of the public sewer. These aspects will be covered by way of planning conditions attached to any permission granted.

Dwr Cymru Welsh Water has not raised any objection in respect of a lack of capacity for the existing mains sewerage system. The consultee also requests that Informatives be added to inform the applicant of the need to apply for a connection to the public sewer system and also a water supply.

In respect of the concern raised on the existing access and the disruption from the proposed new sewer connection, whilst this may cause some disruption this will be a relatively short period of time only and is not considered of sufficient weight to prevent this Authority from approving the current application.

Other Material Considerations:

Pembrokeshire County Council (PCC) Waste section has been consulted on the proposal and whilst they do not request any provision of planning obligations they do indicate details of the frequency of waste collections for the area and the required containers for storage. They also indicate the needs of the refuse vehicles collecting in relation to the vehicle movement restrictions and turning requirements. This will be added as an informative to any permission granted.

Dyfed Powys Police have requested that the proposed scheme adopt secure by design principles, and has been forwarded to the agent for information. No amended details have been submitted. Therefore, officers have considered the proposal subject to the current submitted scheme.

PCC Contaminated Land section has responded on the application stating that the site appears to have been retained as an agricultural field throughout its history as confirmed by the Geo-technical and Geo-environmental report submitted and therefore there is low overall risk posed to human health by the site. There is potential, as with any investigation, that there may be localised areas of contamination that have not been identified within the site. As such, it is recommended that a condition be added to any permission granted to ensure safe development and secure occupation and an informative to cover any imported soils.

Conclusion

Following consideration of the policies contained within the Local Development Plan and National Planning Policy in the form of Planning Policy Wales (Edition 9, November 2016) and having regard to all material considerations it is considered that the development will be in keeping with the aims of the LDP in that the development is considered to provide new residential properties whilst sustaining the local character and not impacting on privacy or amenity of neighbours. As such, and subject to S106 Agreements and a schedule of suitable conditions, the development is considered to be acceptable and complies with the requirements of policies 1, 6, 8, 10, 11, 15, 16, 29, 30, 31, 32, 34, 44, 45, 48, 52 and 53 of the adopted Local Development Plan.

Recommendation

That the application be delegated to the Chief Executive/Director of Planning / Team Leader to grant planning permission subject to the conditions as outlined within the report and completion of S106 Agreements in respect of the provision of affordable housing within 3 months of this meeting. The Section 106 legal agreements will be required within three months of the date of the meeting, and if not received within this time, officers will be able to refuse the application on lack of affordable housing.

Conditions/Reasons

1. The development shall begin not later than five years from the date of this decision.
Reason: Required to be imposed pursuant to Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

2. The development shall be carried out in accordance with the submitted plans and documents:
 LP-01, HT-A-01, HT-A-02, HT-B-01, HT-C-01, HT-C-02, HT-E-01, HT-E-02, HT-E-03, HT-E-04, HT-F-01, HT-F-02, D01, D02, D03, D04, Design and Access Statement, Ecological Report, Landscape Plan – TW3684, Landscape Plan Amended, Report on Trees, Tree Protection Plan, Drainage Strategy Report, 19331/01/A, 19331/05 - received 23.01.2017. Geo-Technical and Geo-Environmental Report - received 26.01.2017, Pre-Application Consultation Report - received 27.01.2017; HT-D-01/A, HT-D-02/A, SS-01/A - received 13.02.2017, MP-01 – received 17.02.2017, 19331/BS1 - received 01.03.2017, TP-01/C, EW-01/C, EF-10/C, 19331/BS1 - received 01.03.2017.
Reason: In order to be clear on the approved scheme of development in the interests of protecting visual amenity and the special qualities of the National Park. Policy: Local Development Plan – Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 15 (Conservation of the Pembrokeshire Coast National Park) and 29 (Sustainable Design).

3. Prior to the commencement of any works on site a 1.8m high close boarded fence must be in place along the southern and eastern boundary in a position as indicated on drawing reference: EF-01/C (Received 18.07.2017), to protect the existing hedgebanks and allow the buffer zone to scrub over. The fence shall be retained as such in perpetuity.
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).

4. All works must be carried out in accordance with the recommendations of the Kite Ecology report (Received 23.01.2017).
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).

5. If evidence of contamination is found in or around the development area, development must not proceed until a report on potential contamination of the site has been prepared by an appropriately qualified person and submitted to and approved by the Local Planning Authority. This report shall include a phased investigation approach, incorporating risk assessment, to identify the extent of contamination and any measures required to remediate the site, including post-development monitoring. Where remediation works are required, the development shall not be occupied/used until a Validation Report, to show that the works have been satisfactorily carried out, has been submitted and approved in writing by the Local Planning Authority.

Reason: In the interests of protecting human health. Policy: Local Development Plan – Policy 30 (Amenity).

6. No development shall take place until details of the implementation; maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:

- i) a timetable for its implementation, and
- ii) a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage system throughout its lifetime.

Reason: To ensure that effective drainage facilities are provided for the proposed development and that no adverse impact occurs to the environment or the existing public sewerage system. Policy: Local Development Plan – Policy 29 (Sustainable Design).

7. No building shall be occupied until the drainage system for the site has been completed in accordance with the approved details. Thereafter no further surface water and/or 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 pollution of or detriment to the environment. Policy: Local Development Plan – Policy 32 (Surface Water Drainage).

8. The new access together with moving the bus lay-by, bus shelter, street-nameplate and the bench, shall be fully completed, before any other work commences on site.

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

9. Before any housing construction work is commenced the access, estate road and turning area must be constructed up to and including road base level and be suitably drained for the use of construction traffic and approved visibility splays constructed.

Reason: In the interests of road safety and to ensure no deleterious material is carried onto the road. Policy: Local Development Plan – Policy 53 (Impacts of Traffic).

10. Before any housing construction work is commenced adequate and suitable areas shall be provided within the site for the parking and turning, loading and unloading of all vehicles attracted to the site and for the storage of building materials clear of the public highway. The parking spaces shown on drawing reference: EW-01/C (received 18.07.2017) shall be constructed before the development is brought into use and thereafter shall be used for no purpose other than parking.

Reason: To reduce the likelihood of obstruction of the highway or danger to road users. Policy: Local Development Plan – Policy 53 (Impacts of Traffic).

11. Before any dwelling is occupied the access roads and footways from the existing public highway shall be laid out and constructed to at least surface base course levels up to that dwelling.

Reason: In the interests of public amenity and convenience. Policy: Local Development Plan – Policy 53 (Impacts of Traffic).

12. The landscaping works shall be carried out in accordance with drawing reference: TW3684 (received 23.02.2017) during the first planting season immediately following completion of the development. The completed scheme shall be managed and/or maintained in accordance with the approved scheme of management and/or maintenance.

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), 30 (Amenity).

Informatives

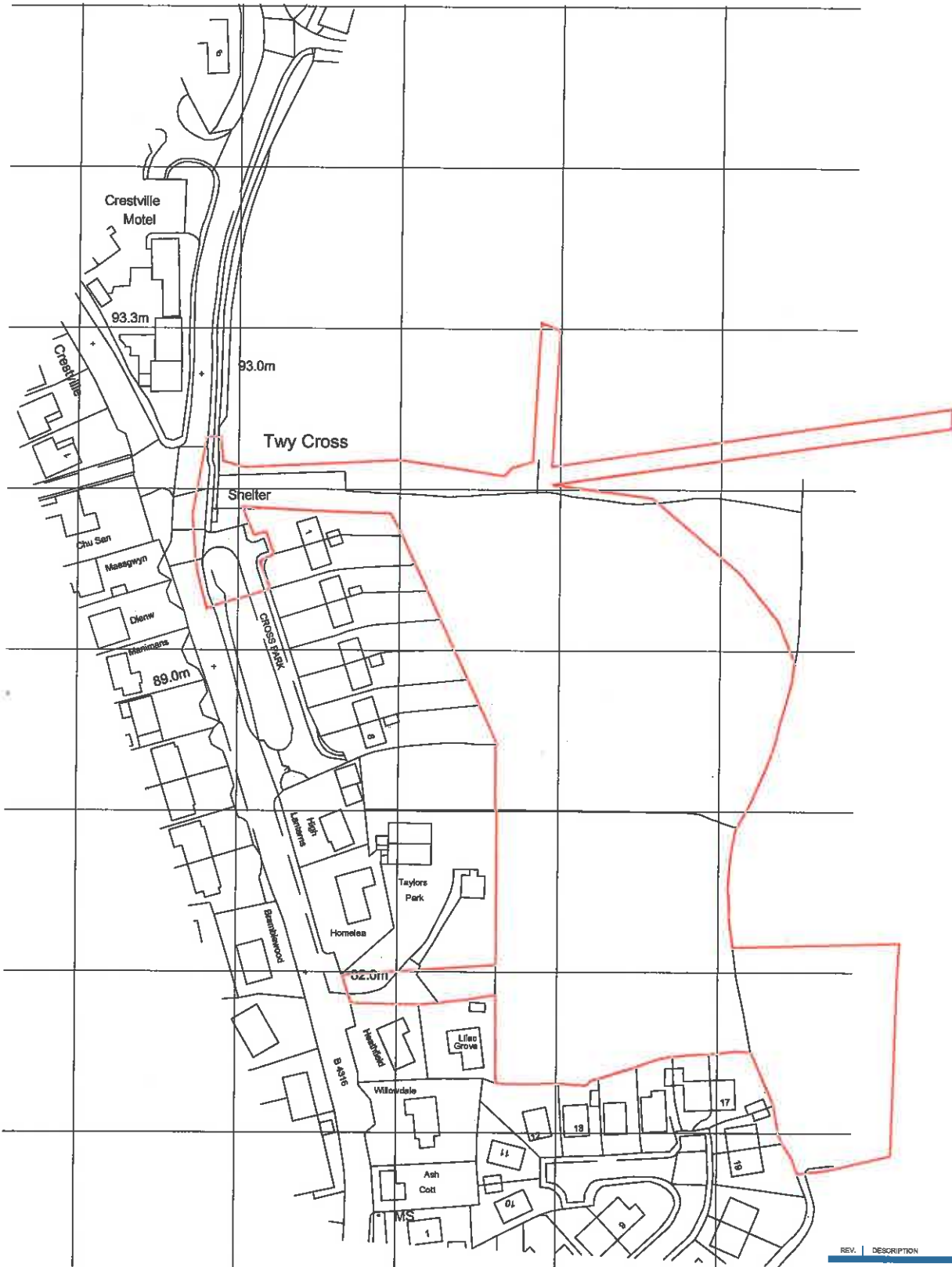
- The applicant's attention is drawn to the attached PCC Waste consultation response.
- The applicant's attention is drawn to the attached PCC Waste consultation response.
- Dwr Cymru Welsh Water consultation response.
- Any topsoil (natural or manufactured), or subsoil, to be imported shall be assessed for chemical or other potential contaminants in accordance with the WLGA guidance – 'Requirements of the Chemical Testing of Imported Materials for Various End Users'.
- This consent is subject to legal Agreements.

- The proposed development lies within an area that has been defined by The Coal Authority as containing potential hazards arising from former coal mining activity. These hazards can include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and previous surface mining sites. Although such hazards are seldom readily visible, they can often be present and problems can occur in the future, particularly as a result of development taking place. It is recommended that information outlining how the former mining activities affect the proposed development, along with any mitigation measures required (for example the need for gas protection measures within the foundations), be submitted alongside any subsequent application for Building Regulations approval (if relevant). Your attention is drawn to the Coal Authority policy in relation to new development and mine entries available at www.coal.decc.gov.uk

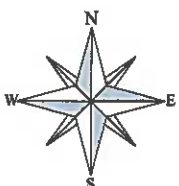
Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires the prior written permission of The Coal Authority. Such activities could include site investigation boreholes, digging of foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain Coal Authority permission for such activities is trespass, with the potential for court action.

Property specific summary information on past, current and future coal mining activity can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at www.groundstability.com

If any of the coal mining features are unexpectedly encountered during development, this should be reported immediately to The Coal Authority on 0845 762 6848. Further information is available on The Coal Authority website www.coal.decc.gov.uk



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NP 17 0 48

| REV. | DESCRIPTION | DATE |
|------|-------------|------|
|------|-------------|------|

CLIENT
Millbay Homes

JOB TITLE
Site at Rear of Cross Park, New Hedges

DRAWING TITLE
Location Plan

| SCALE @ A3 | DATE | DRAWN BY |
|------------|--------------|----------|
| 1:1250 | November '16 | RW |
| JOB NO. | DRAWING NO. | REVISION |
| 1615 | LP-01 | - |

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| House Type Schedule | | | | | |
|--|---------|--------------------|---------------------------|---|-------|
| Site Type | HT Code | Number of Bedrooms | HT Area (m ²) | Total Area of Each Unit (m ²) | |
| New Build | HT-A | 2 | 884 | 1259 | |
| | HT-B | 2 | 891 | 1267 | |
| | HT-C | 2 | 720 | 1000 | |
| New Build | HT-D | 3 | 1053 | 1473 | |
| | HT-E | 3 | 879 | 1252 | |
| | HT-F | 4 | 1371 | 1935 | |
| Total Number of Units and Coverage (m ²) | | | | 41 | 35641 |



Site Key

- 1.8m high close board fence
- 1.8m high screen wall
- 1.1m high natural stone wall
- 1.8m high personnel gate
- Existing hedge made good where required
- Existing trees retained
- Proposed new hedgerow set on 1m high bank to P.C.N.P.A. details.
- Proposed new hedgerow set on ground level
- Proposed new trees
- Carport
- Parking Space
- Existing water main easement
- New drainage easements
- 2.25 x 2.25m patio area

| | | |
|------|--|----------|
| B | Hedge to plots 23, 24 shown out of forward visibility. | 13.02.17 |
| A | Private road to new gardens | 20.01.17 |
| REV. | DESCRIPTION | DATE |

CLIENT
Millbay Homes
 JOB TITLE
Site at Rear of Cross Park, New Hedges
 DRAWING TITLE
Proposed Site Layout

| | | |
|------------|--------------|----------|
| SCALE @ A1 | DATE | DRAWN BY |
| 1:500 | November '16 | RW |
| JOB NO. | DRAWING NO. | REVISION |
| 1815 | TP-01 | B |

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Front Elevation

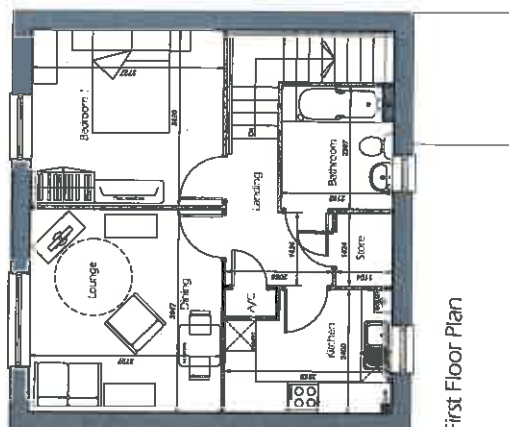
Side Elevation

Rear Elevation

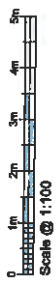
7.49



Ground Floor Plan



First Floor Plan



| | |
|---|------------------------------|
| GROUND FLOOR FLAT AREA | FIRST FLOOR FLAT AREA |
| M ² = 49.17 | M ² = 55.62 |
| FT ² = 529 | FT ² = 599 |
| Measured structurally between inner faces of blockwork & excludes any integral garage | |

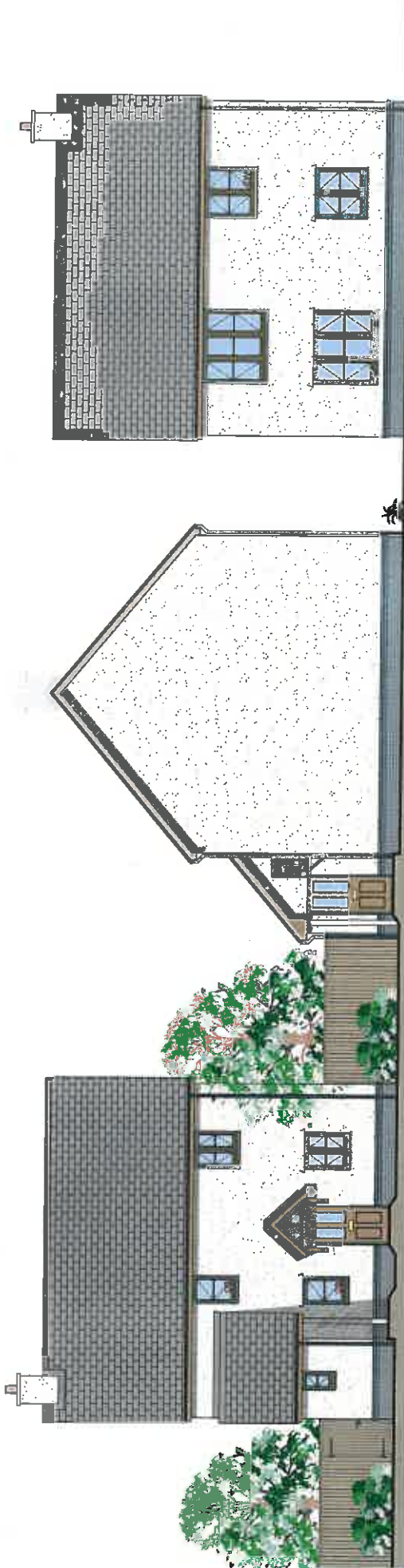
| REV. | DESCRIPTION | DATE |
|------|--|--------------|
| C | CLIENT | |
| | Millbay Homes | |
| | JOB TITLE | |
| | Site at Rear of Cross Park, New Hedges | |
| | DRAWING TITLE | |
| | House Type A (1B-2P) - LTH Flats | |
| | Planning Drawing - (AS Handing) | |
| | SCALE @ A3 | DATE |
| | 1:100 | November '16 |
| | DRAWN BY | |
| | RW | |
| | JOB NO. | DRAWING NO. |
| | 1815 | HT-A-01 |
| | REVISION | |

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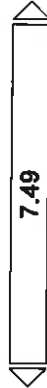
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Item 5b)

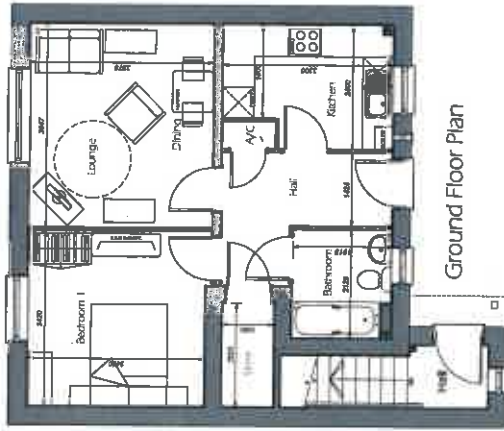


Side Elevation

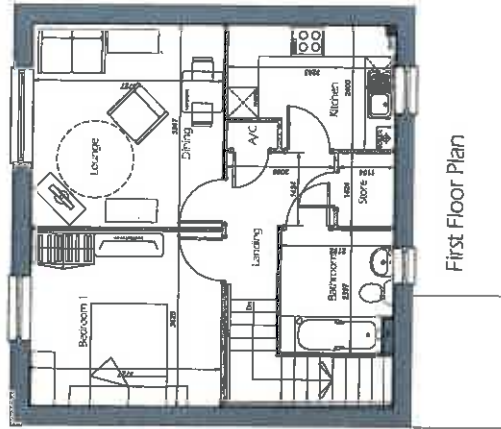
Front Elevation



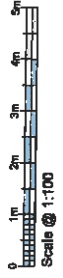
7.49



Ground Floor Plan



First Floor Plan



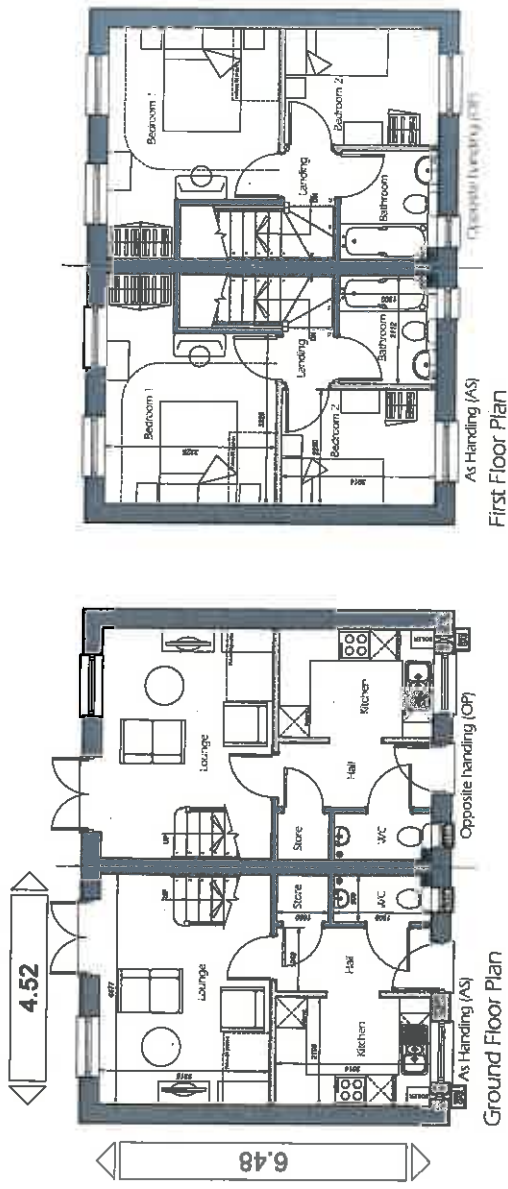
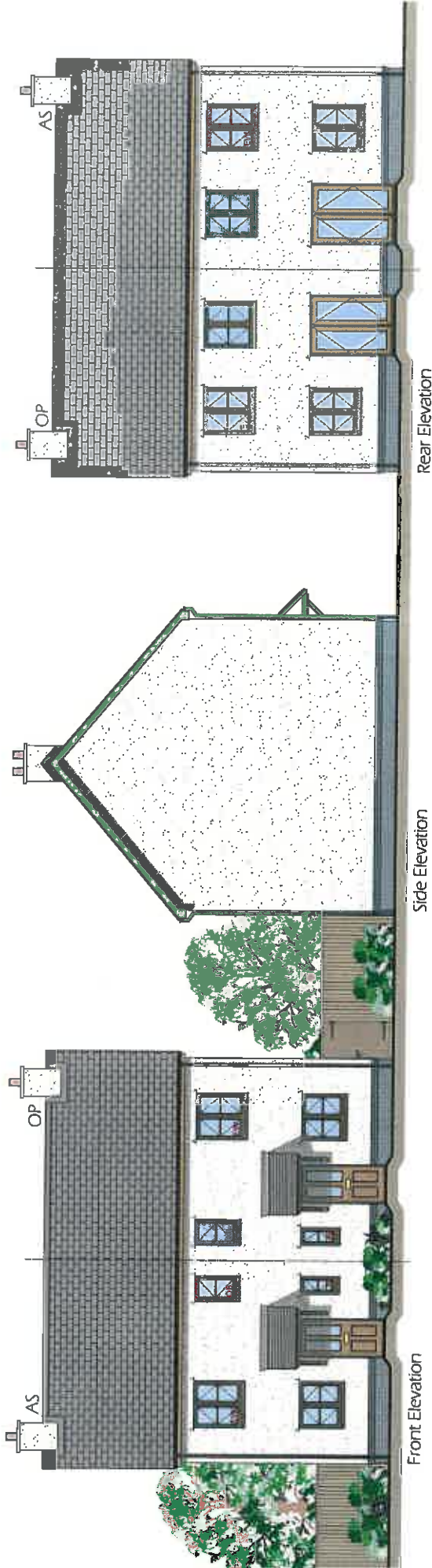
| REV. | DESCRIPTION | DATE | DRAWN BY |
|------|--|-------------------------------|-----------------------|
| | CLIENT Millbay Homes | | |
| | JOB TITLE Site at Rear of Cross Park, New Hedges | | |
| | DRAWING TITLE House Type A (1B-2P) - LTH Flats | | |
| | PLANNING DRAWING - (Opposite Handing) | | |
| | SCALE @ A3 1:100 | DATE November '16 | DRAWN BY RW |
| | JOB NO. 1615 | DRAWING NO. HT-A-02 | REVISION |

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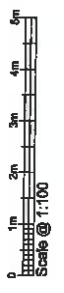
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| GROUND FLOOR FLAT AREA | FIRST FLOOR FLAT AREA |
|------------------------|-----------------------|
| MF = 49.17 FF = 529 | MF = 55.62 FF = 599 |

Measured structurally between inner faces of blockwork & excludes any integral garage



| | |
|---|----------|
| HOUSE TYPE AREA | |
| MP = 58.6 | FP = 631 |
| Measured structurally between inner faces of blockwork & excludes any integral garage | |



| REV. | DESCRIPTION | DATE |
|------------|---|----------|
| 1 | CLIENT Millbay Homes | |
| 2 | JOB TITLE Site at Rear of Cross Park, New Hedges | |
| 3 | DRAWING TITLE House Type B [2B-3P] Planning Drawing | |
| SCALE @ A1 | DATE | DRAWN BY |
| 1:100 | November '16 | RW |
| JOB NO. | DRAWING NO. | REVISION |
| 1615 | HT-B-01 | - |

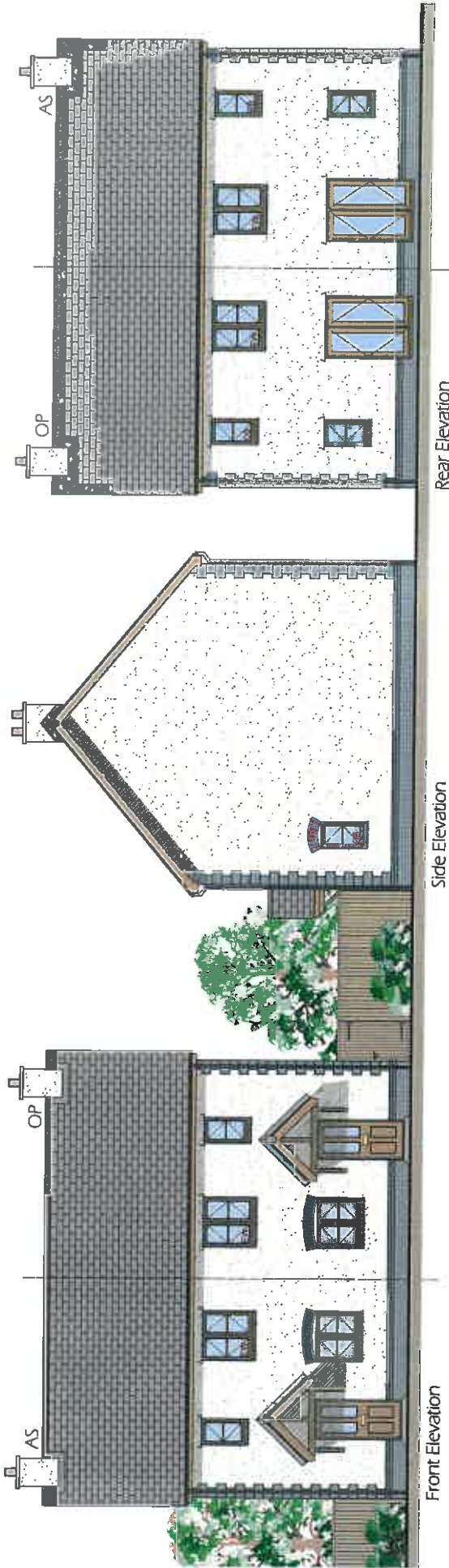
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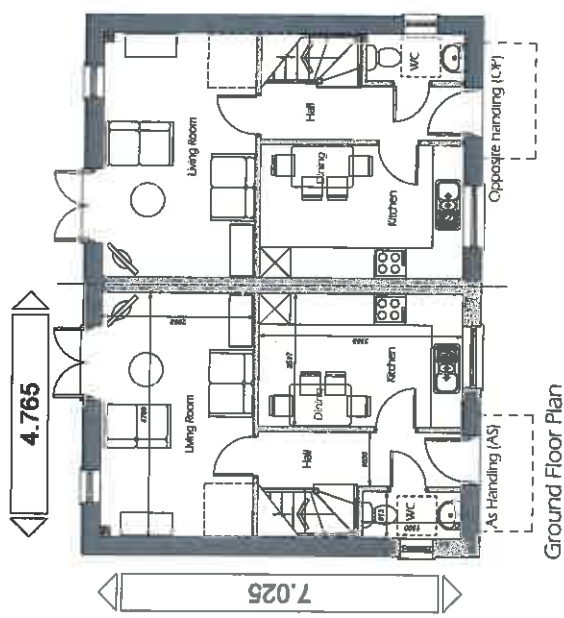
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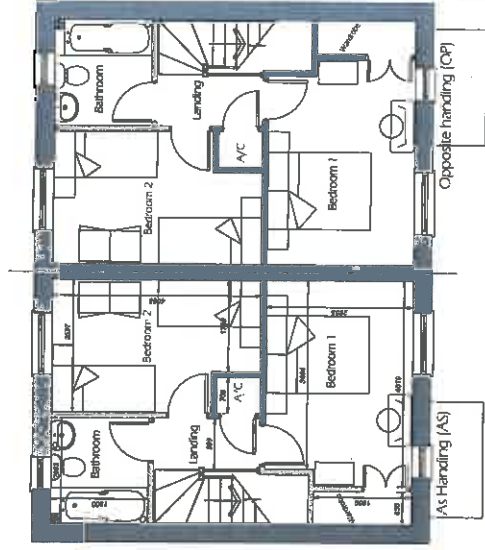
Front Elevation

Side Elevation

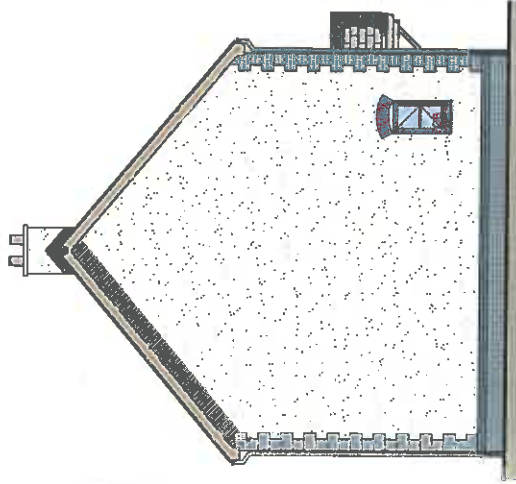
Rear Elevation



Ground Floor Plan



First Floor Plan



Side Elevation



| REV. | DESCRIPTION | DATE |
|------|-------------|------|
| | | |

CLIENT
 Millbay Homes

JOB TITLE
 Site at Rear of Cross Park, New Hedges

DRAWING TITLE
 House Type C (2B-4P)
 Planning Drawing - V1

SCALE @ A3 **DATE** **DRAWN BY**
 1:100 November '16 RW

JOB NO. **DRAWING NO.**
 1815 HT-C-01

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| | |
|---|----------|
| HOUSE TYPE AREA | |
| MF = 66.84 | F1 = 720 |
| Measured structurally between inner faces of blockwork & excludes any integral garage | |



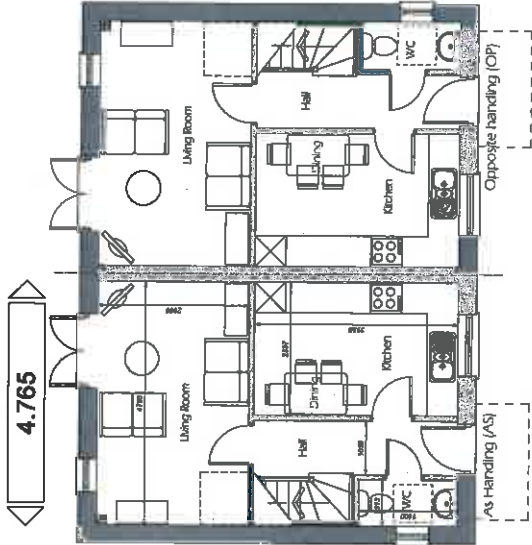
Front Elevation

Side Elevation

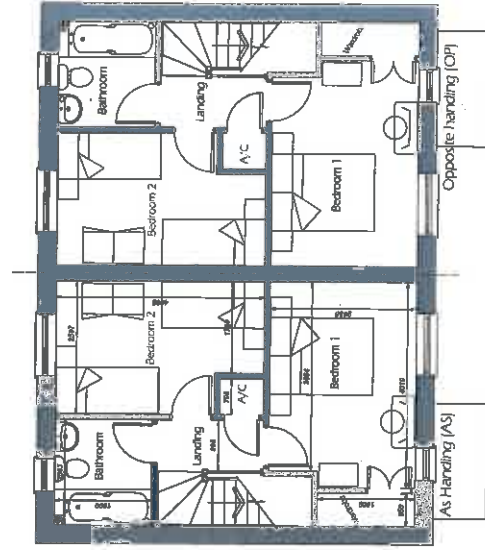
Rear Elevation

4.765

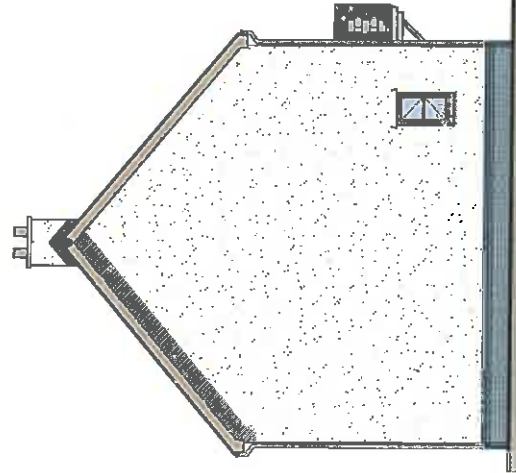
7.025



Ground Floor Plan

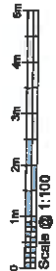


First Floor Plan



Side Elevation

HOUSE TYPE AREA
MF = 66.84 FT² = 720
 Measured structurally between
 inner faces of blockwork &
 excludes any integral garage



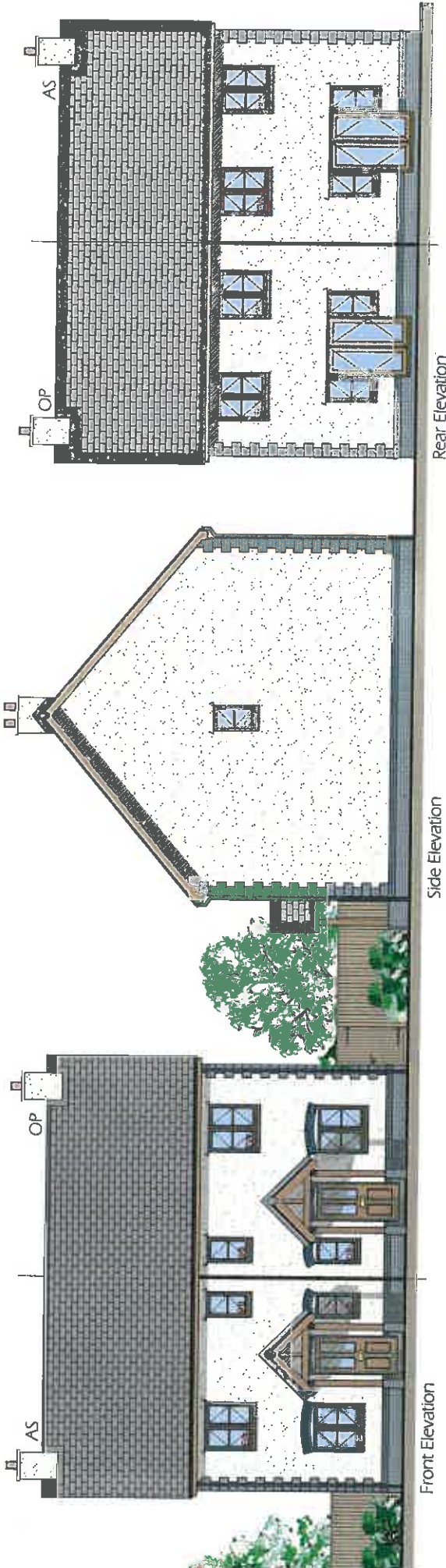
| REV. | DESCRIPTION | DATE |
|------|---|----------------------|
| 1 | CLIENT: Millibey Homes | |
| | JOB TITLE: Site at Rear of Cross Park, New Hedges | |
| | DRAWING TITLE: House Type C [2B-4P] Planning Drawing - V2 | |
| | SCALE @ A3: 1:100 | DATE: November '16 |
| | JOB NO.: 1615 | DRAWING NO.: HT-C-02 |
| | | REVISION: |

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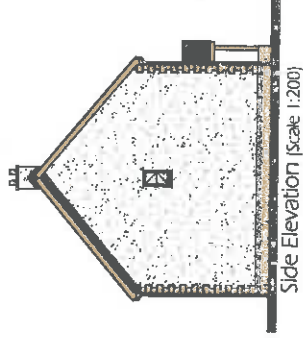
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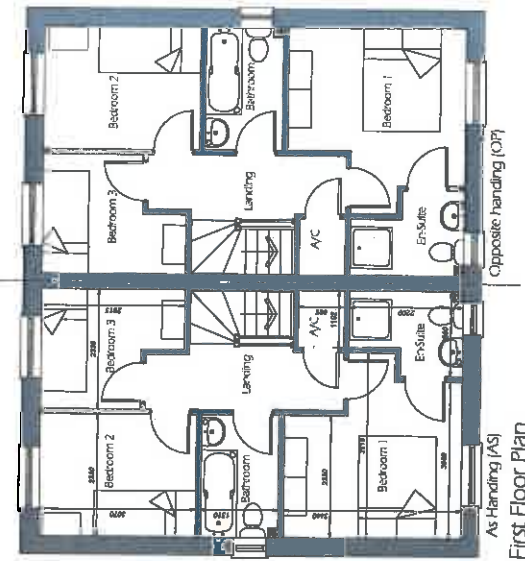
Rear Elevation

Side Elevation

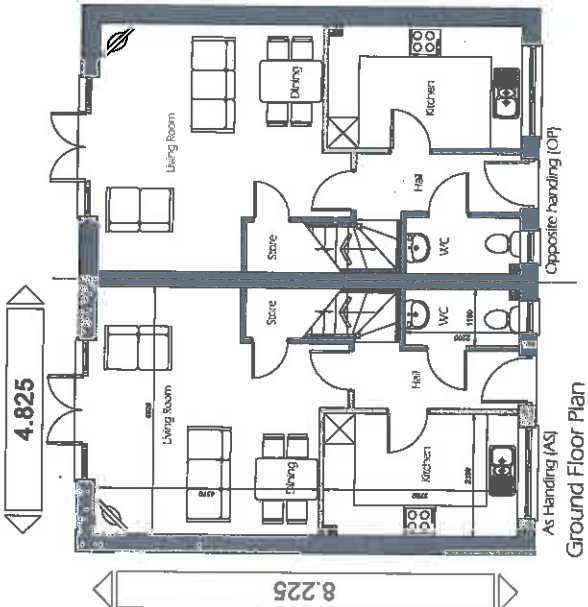
Front Elevation



Side Elevation (Scale 1:200)



First Floor Plan
As Handing (AS)
Opposite handing (OP)



Ground Floor Plan
As Handing (AS)
Opposite handing (OP)



HOUSE TYPE AREA
MP = 79.24 | **Ft = 853**
 Measured structurally between
 inner faces of blockwork &
 excludes any integral garage

First public removal. 13.02.17
 REV. DESCRIPTION DATE

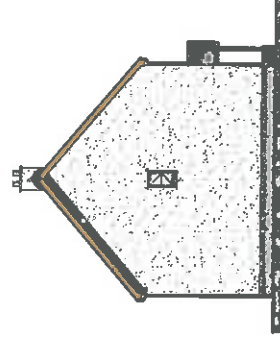
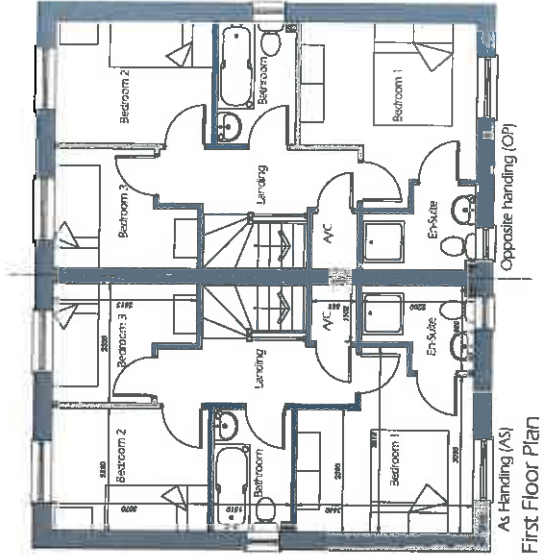
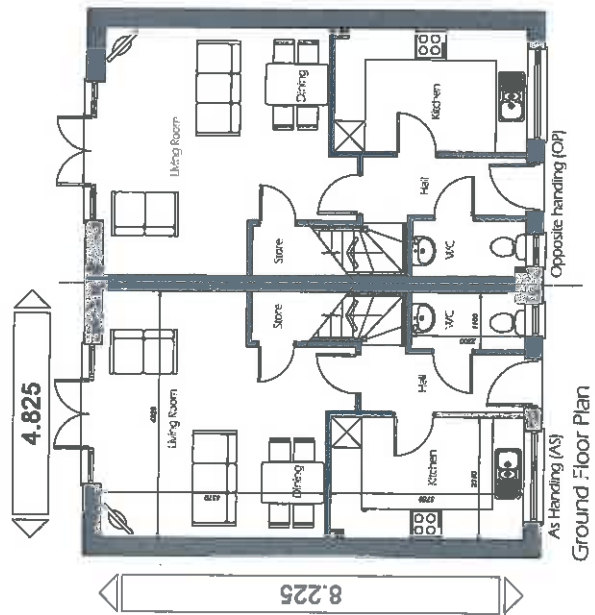
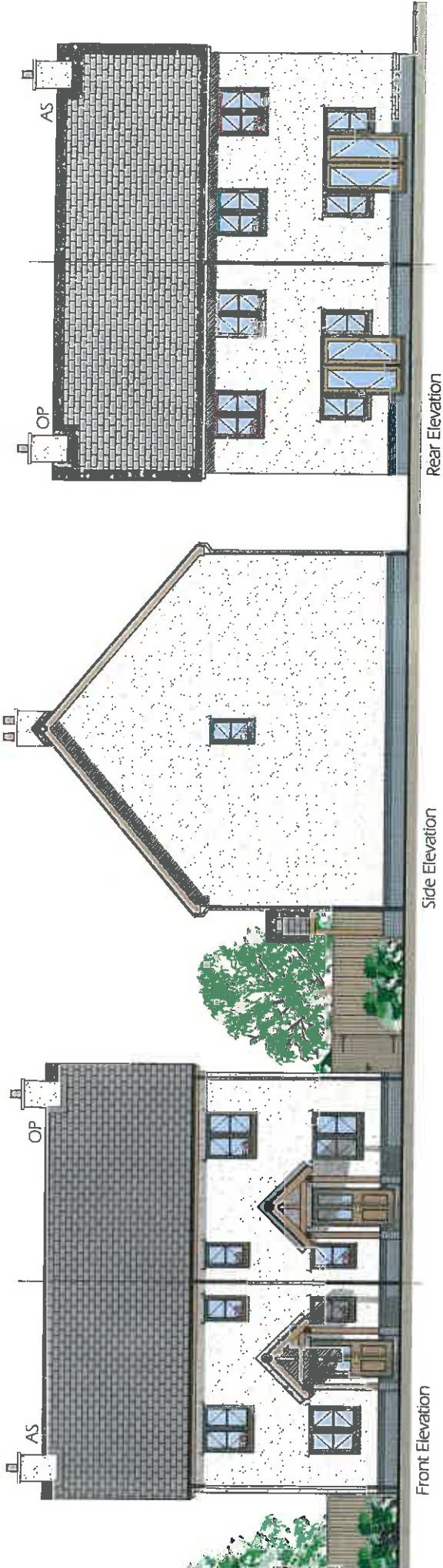
CLIENT Millbay Homes

JOB TITLE Site at Rear of Cross Park, New Hedges
 DRAWING TITLE House Type D (3B-4P)
 Planning Drawing - V1

SCALE @ AS 1:100 DRAWN BY November '16 RW
 JOB NO. 1815 DRAWING NO. HT-D-01 REVISION A

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HOUSE TYPE AREA
NF = 79.24 | PF = 853
Measured structurally between
'inner' faces of blockwork &
excludes any integral garage

0 1ft 2m 3m 4m 5m
Scale @ 1:100

| REV. | DESCRIPTION | DATE |
|------|----------------------|----------|
| A | From update removed. | 13.05.17 |

CLIENT
Millibay Homes

JOB TITLE
Site at Rear of Cross Park, New Hedges

DRAWING TITLE
House Type D [3B-4P]
Planning Drawing - V2

| SCALE @ AS | DATE | DRAWN BY |
|------------|--------------|----------|
| 1:100 | November '16 | RW |

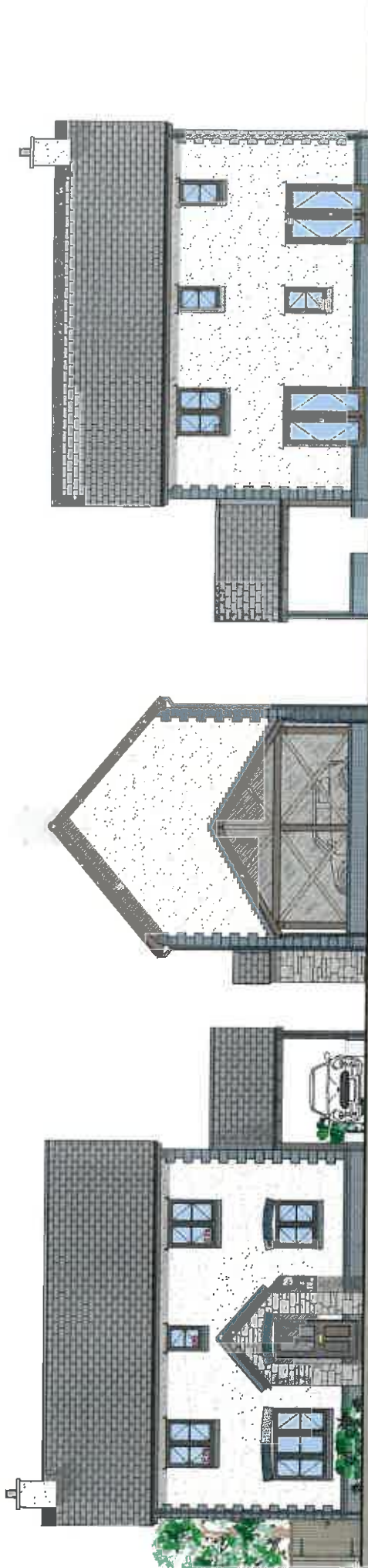
| JOB NO. | DRAWING NO. | REVISION |
|---------|-------------|----------|
| 1615 | HT-D-02 | A |



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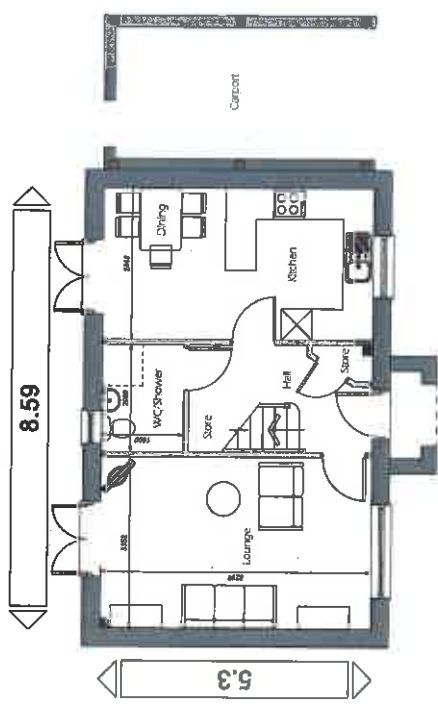
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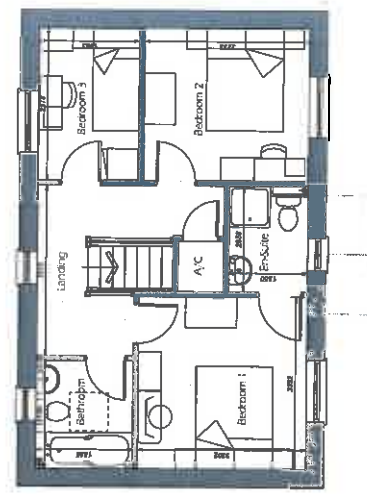
Front Elevation

Side Elevation

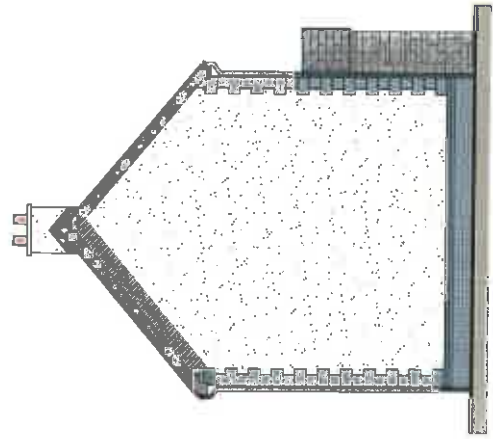
Rear Elevation



Ground Floor Plan



First Floor Plan



Side Elevation

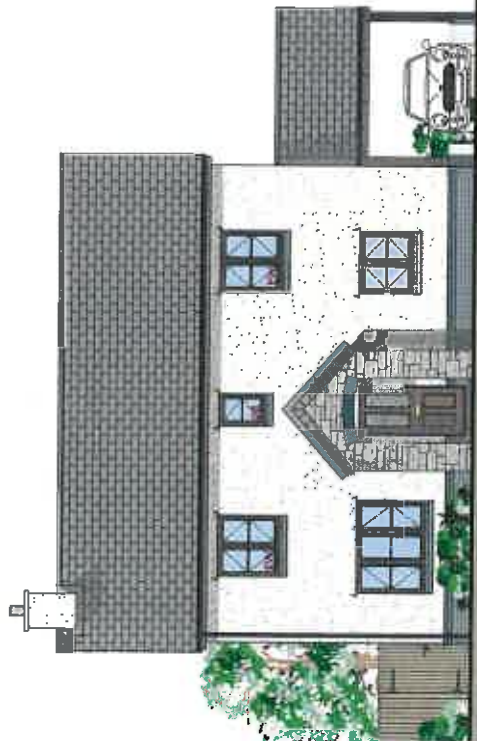
HOUSE TYPE AREA
 M² = 90.95 | F² = 979
 Measured structurally between
 inner faces of blockwork &
 excludes any integral garage



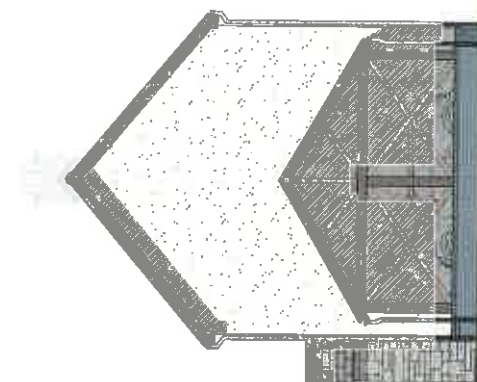
| REV. | DESCRIPTION | DATE |
|--|-------------------------------|------------------------|
| CLIENT Millbay Homes | | |
| JOB TITLE Site at Rear of Cross Park, New Hedges | | |
| DRAWING TITLE House Type E [3B-SP] Planning Drawing - V1 (As Handing) | | |
| SCALE @ A3 1:100 | DATE November '18 | DRAWN BY RWJ |
| JOB NO. 1815 | DRAWING NO. HT-E-01 | REVISION - |

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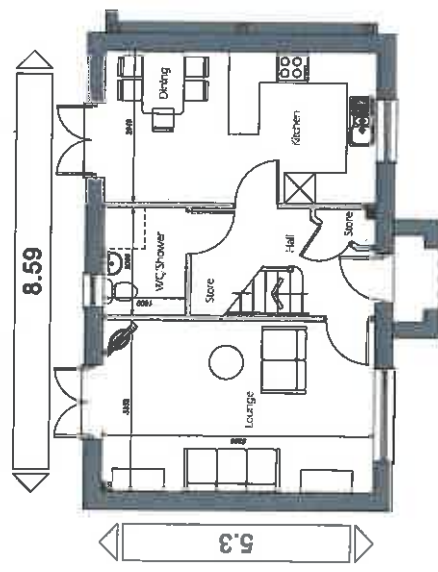
Front Elevation



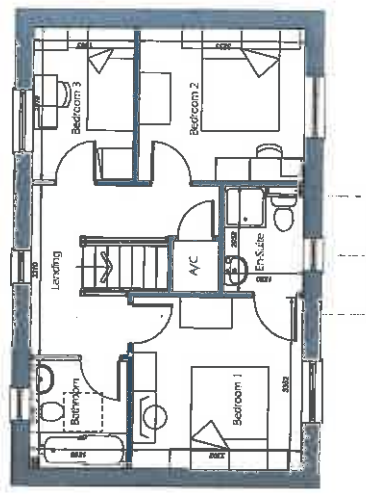
Side Elevation



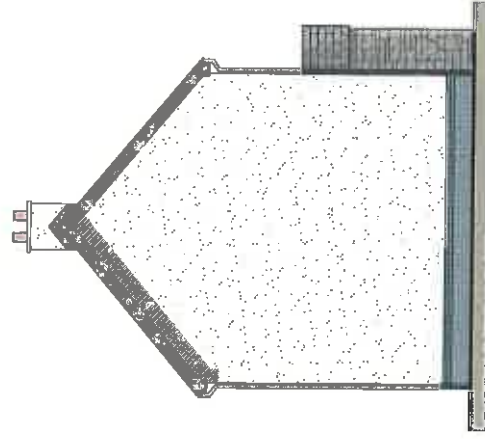
Rear Elevation



Ground Floor Plan



First Floor Plan



Side Elevation

| |
|---|
| HOUSE TYPE AREA |
| M ² = 90.95 Ft ² = 979 |
| <small>Measured structurally between inner faces of blockwork & excludes any integral garages</small> |



| REV. | DESCRIPTION | DATE |
|---------------|---|------|
| CUSTOMER | Milbays Homes | |
| JOB TITLE | Site at Rear of Cross Park, Alew Hedges | |
| DRAWING TITLE | House Type E [9B-9F] | |
| | Planning Drawing - V2 (As Handing) | |

| | | |
|-------------|-------------|----------|
| SCALE @ A/S | DATE | DRAWN BY |
| 1:100 | June '16 | RW |
| JOB NO. | DRAWING NO. | REVISION |
| 1815 | HT-E-02 | - |

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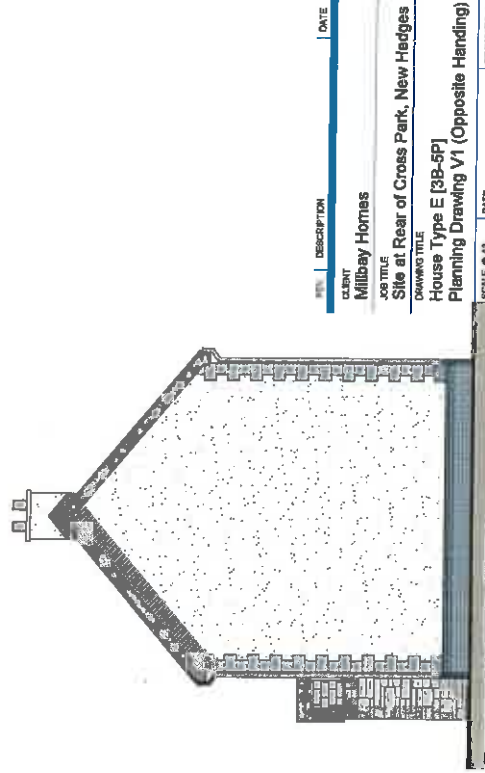
Item 5b)



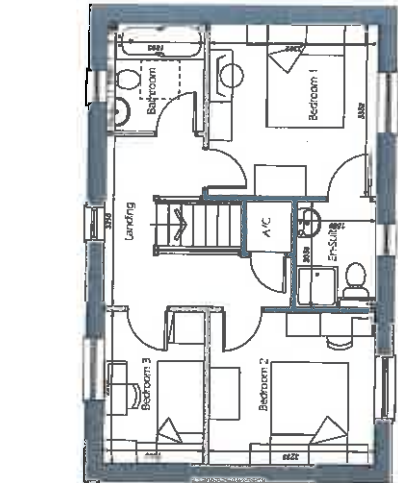
Rear Elevation

Side Elevation

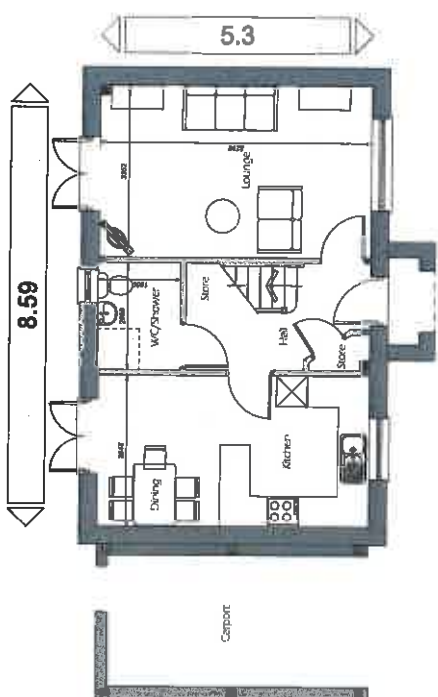
Front Elevation



Side Elevation



First Floor Plan



Ground Floor Plan

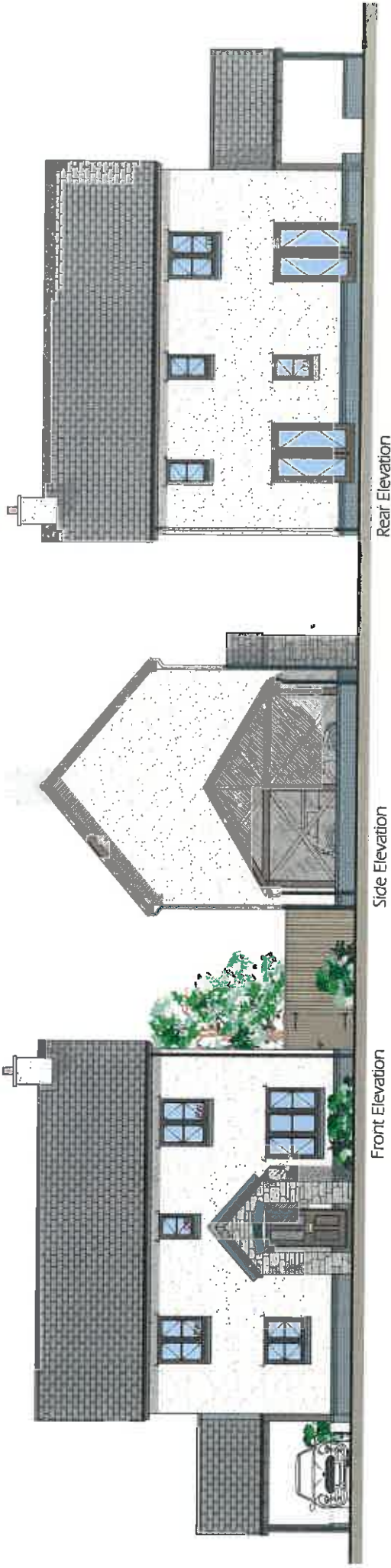
| NO. | DESCRIPTION | DATE |
|-----|---|----------------------|
| 1 | CLIENT Millbay Homes | |
| 2 | JOB TITLE Site at Rear of Cross Park, New Hedges | |
| 3 | DRAWING TITLE House Type E (3B-5P) Planning Drawing V1 (Opposite Handing) | |
| 4 | SCALE @ A3 1:100 | DATE November '16 |
| 5 | DRAWN BY RW | REVISION HT-E-03 |
| 6 | JOB NO. 1615 | |

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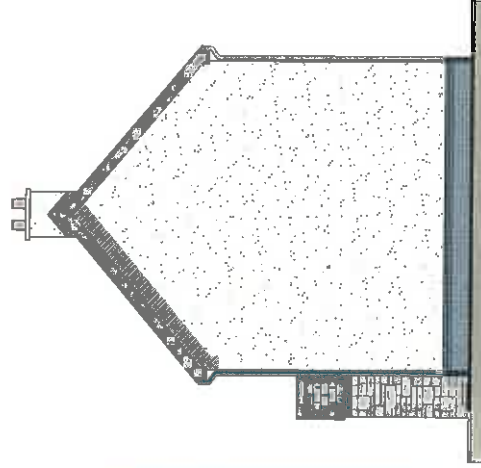
| HOUSE TYPE AREA |
|---|
| M ² = 90.95 FE = 979 |
| Measured structurally between inner faces of blockwork & exclude any integral garages |



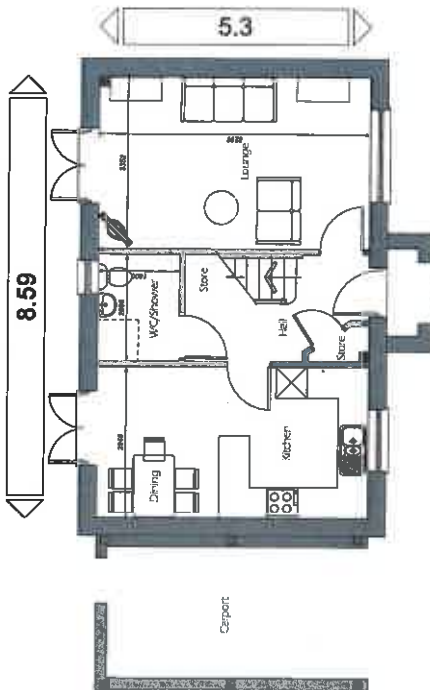
Rear Elevation

Side Elevation

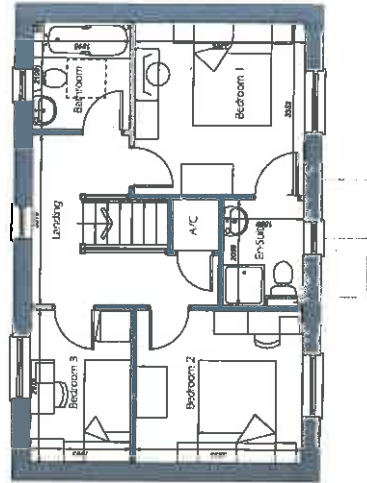
Front Elevation



Side Elevation



Ground Floor Plan



First Floor Plan

| REV. | DESCRIPTION | DATE |
|------|-------------|------|
| | | |

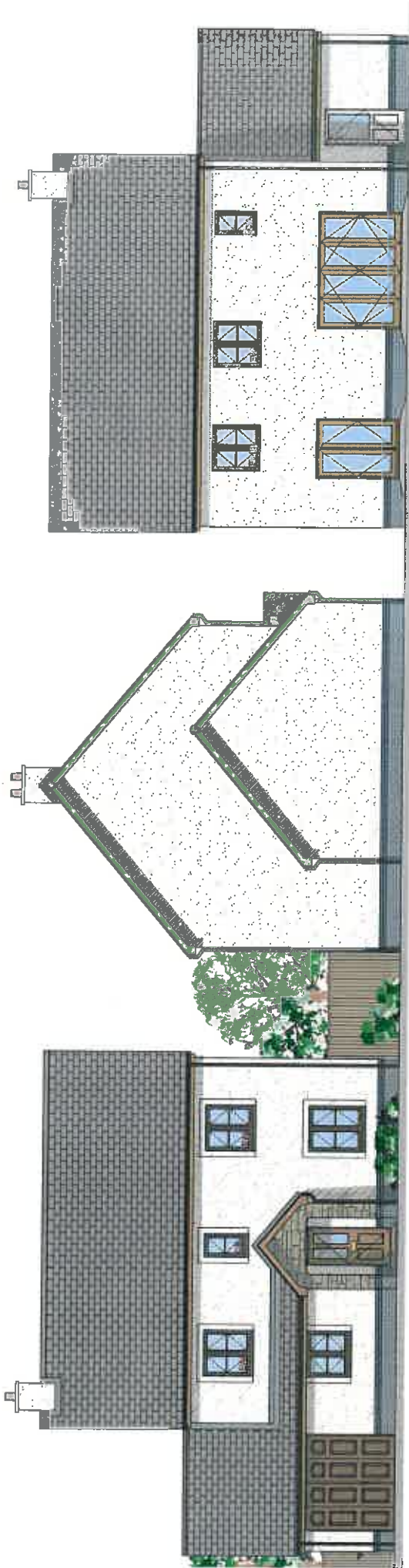
CLIENT
 Millbay Homes
JOB TITLE
 Site at Rear of Cross Park, New Hedges
DRAWING TITLE
 House Type E [3B-5F]
 Planning Drawing V2 (Opposite Handing)

| SCALE @ AS | DATE | DRAWN BY |
|------------|--------------|----------|
| 1:100 | November '16 | RW |

| JOB NO. | DRAWING NO. | REVISION |
|---------|-------------|----------|
| 1615 | HT-E-04 | |

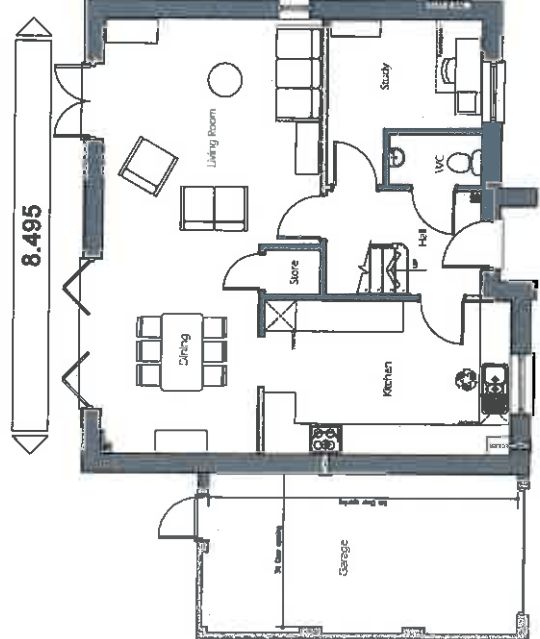
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HOUSE TYPE AREA
 MF = 90.95 | FF = 979
 Measured structurally between
 inner faces of blockwork &
 excludes any integral garage

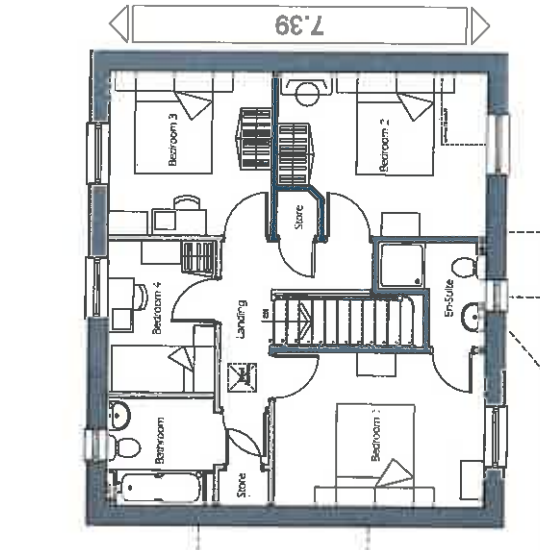


Front Elevation

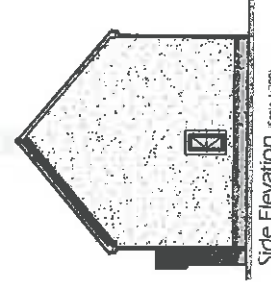
Rear Elevation



Ground Floor Plan



First Floor Plan



Side Elevation (Scale 1:200)

| NO. | DESCRIPTION | DATE |
|------------|---|----------|
| 1 | CLIENT Millbay Homes | |
| 2 | JOB TITLE Site at Rear of Cross Park, New Hedges | |
| 3 | DRAWING TITLE House Type F (4B-7P) Planning Drawing -(As Handing) | |
| SCALE @ A3 | DATE | DRAWN BY |
| 1:100 | November '16 | RW |
| JOB NO. | DRAWING NO. | REVISION |
| 1615 | HT-F-01 | |

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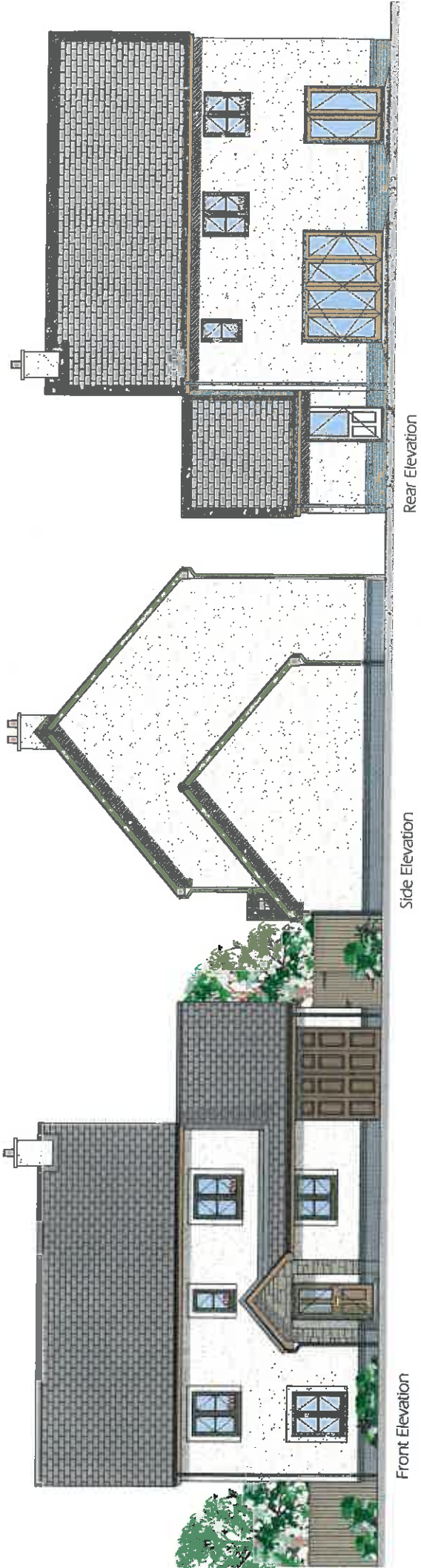
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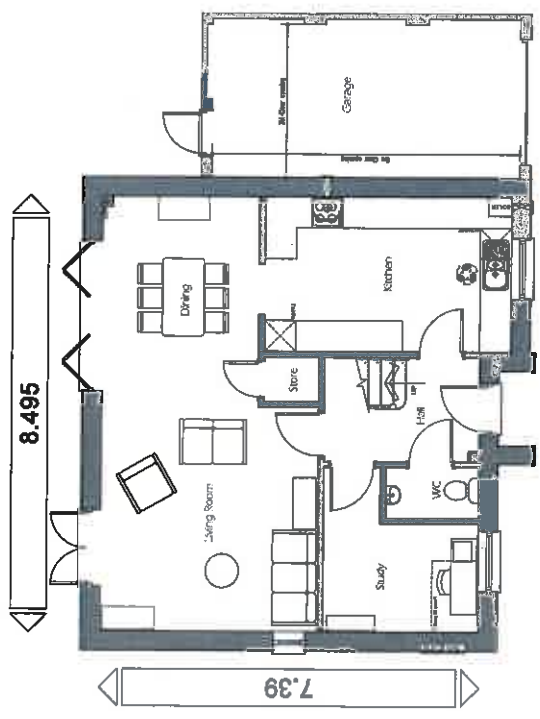
HOUSE TYPE AREA
NF = 127.36m² = 1371
 Measured structurally between
 internal face of finished work &
 excludes any integral garage



Front Elevation

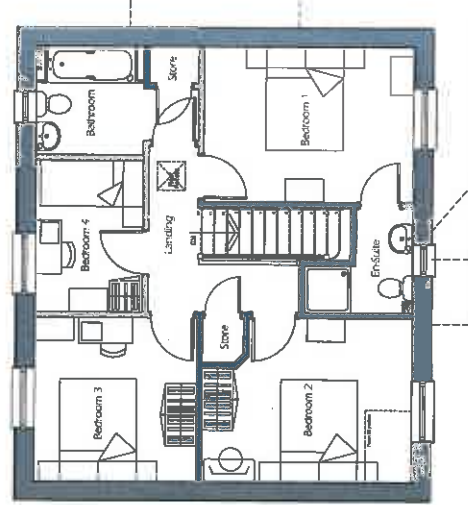
Side Elevation

Rear Elevation

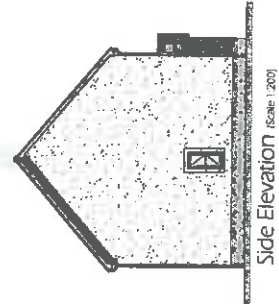


Ground Floor Plan

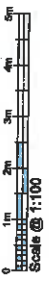
HOUSE TYPE AREA
MF = 127.36 **PF = 1371**
 Measured structurally between
 inner faces of blockwork &
 excludes any integral garage



First Floor Plan



Side Elevation (Scale 1:200)



| REV. | DESCRIPTION | DATE |
|------|--|----------------------|
| 01 | CLIENT Millbay Homes | |
| 02 | JOB TITLE Site at Rear of Cross Park, New Hedges | |
| 03 | DRAWING TITLE House Type F (4B-7P) Planning Drawing (Opposite Handing) | |
| 04 | SCALE @ AS 1:100 | DATE November '16 |
| 05 | DRAWN BY RW | REVISION |
| 06 | DRAWING NO. 1615 | HT-F-02 |



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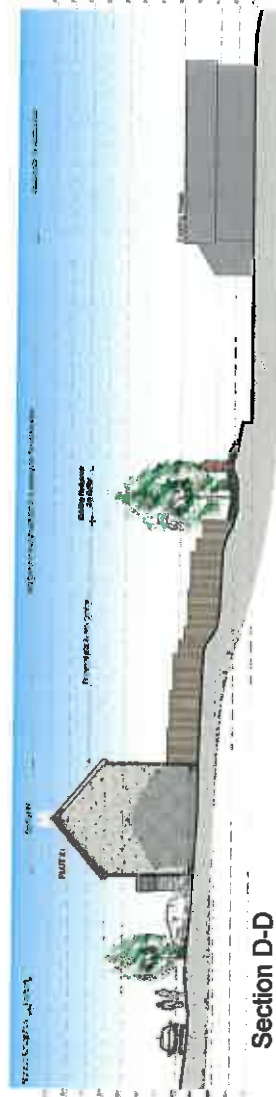
Street Scene A-A



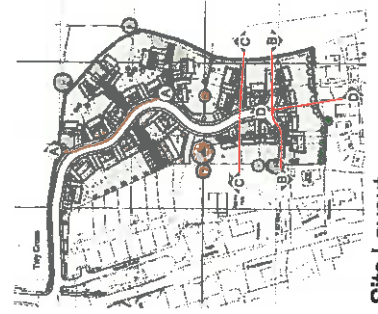
Street Scene B-B



Section C-C



Section D-D



Site Layout (Scale 1:2500)

A. Drawn by: [Name], 19.10.16, 25.10.16, 26.10.16
 REV. [Number]
 13.03.17 DATE

Milliboy Homes
 2016
 Site at Rear of Cross Park, New Hedges
 Street Scene and Cross Sections

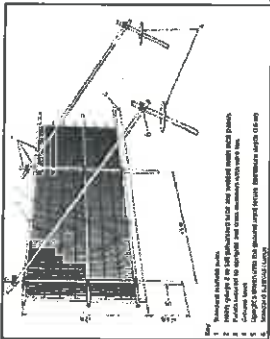
SCALE @ A3 1:200 DATE Nov '16 DRAWN BY RW
 JOB NO. 1815 CROSSING NO. SS-01 PROJECT A

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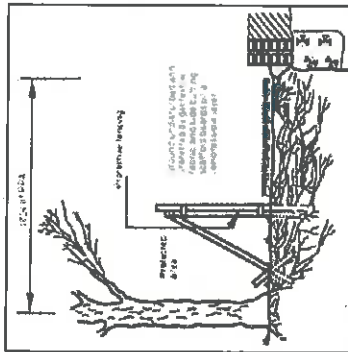
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**ARBORICULTURAL
METHOD STATEMENTS
(AMS)**

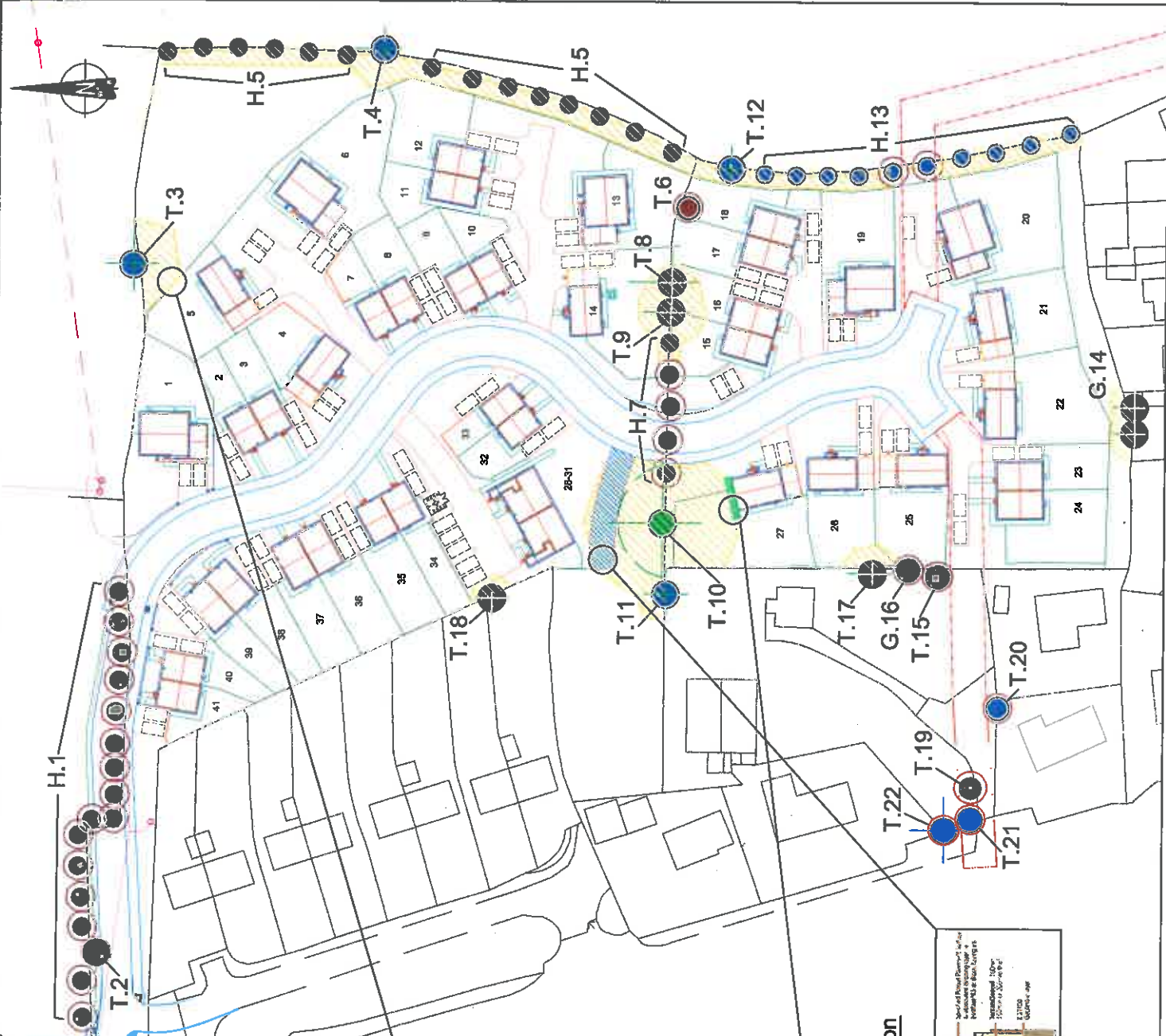
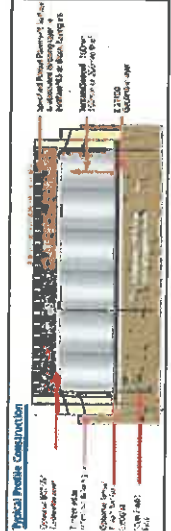
**Protective Fencing
Section 5**



**Set back of Protective Fencing
Section 7**



**Geogrid Access Lane Construction
Section 8.4**



TREE WORKS
Tree Consultancy & Tree Surgery
Springfield, Tiers Cross,
Haverfordwest
Pembrokeshire SA61 2DD

**TREE PROTECTION PLAN
(TPP)**

Site at rear of Cross Park,
New Hedges

Drawn by: **JW** Date: **22/11/2016** Project: **TW3366**

Scale: **1:750 @ A3**

KEY

- Category A tree
- Category B tree
- Category C tree
- Category U tree
- Tree to be removed
- Canopy spread
- Canopy spread post pruning
- Position of protective barrier
- Construction exclusion zone (CEZ)
- Position of protective barrier setback
- Position of Geogrid access lane

Item 5b)

- Trees**
- Excavate hole to allow space around the root system.
 - De-glaze sides of hole with a fork and break up bottom to a depth of 150mm.
 - Ensure tree sits at the correct depth and orientate for best effect.
 - Cut any circling roots with a sharp knife.
 - Backfill in 100mm layers firming soil with heel of boot at each stage.
 - Add more soil if required to obtain correct level.
 - Water in.
- Potted Shrubs**
- Dig hole for each plant approximately twice the diameter of the root system and at the same depth.
 - Gently remove plant from pot and sever any circling roots with a sharp knife.
 - Check height of soil around plant and the surrounding soil are equal.
 - Back fill in layers with excavated soil firming against root system with hands.
 - Add more soil if required to obtain correct levels.
 - Water in.

- Bare Root Shrubs**
- Make a slit / notch in the soil with a spade deep enough to accommodate the roots.
 - Slide the roots down the back of the spade as it is withdrawn from the hole.
 - Gently lift plant to position of original coil mark.
 - Firm gently with heel of boot.
- Turfing**
- Using a rake, obtain a fine tilt to ensure thorough contact between soil and turf roots when laid.
 - Do not lay turf when soil is frozen to a depth of 25mm or more, or when the ground is waterlogged.
 - Lay turf along a straight aisle in a row, butting closely end to end. On subsequent rows, stagger the joints in brickwork fashion.
 - Use planks placed on newly-laid turf for walking along and working from.
 - Ensure complete contact between soil and the underside of each turf.
 - Adjust levels and consolidate by raking out or in-filling with fine soil underneath the turf.
 - Water newly laid turf.

| Plant Species List | | | | | |
|--------------------|--------|---|----------|------------|------------|
| Species ID | Totals | Species | Size | Spec | Density |
| Bu | 7 | Betula utilis var. jacquemontii | Standard | rootballed | as shown |
| Cb | 7 | Carpinus betulus | Standard | bare root | as shown |
| Mf | 8 | Melus forficata | Standard | Standard | as shown |
| Pa | 8 | Prunus amangawa | Standard | Container | as shown |
| Cr | 22 | Quercus rubra | Standard | rootballed | as shown |
| Tc | 10 | Tilia cordata 'Green spire' | Standard | bare root | as shown |
| Hn | 735 | Hedge Native Crataegus monogyna | 40-60cm | bare root | 30% |
| | 735 | Prunus spinosa | 40-80cm | bare root | 30% |
| | 368 | Quercus robur | 40-80cm | bare root | 15% |
| | 245 | Corylus avellana | 40-60cm | bare root | 10% |
| | 123 | Rosa canina | 40-60cm | bare root | 5% |
| | 123 | Viburnum opulus | 40-60cm | bare root | 5% |
| | 123 | Ilex aquifolium | 30-40cm | 9cm pot | 5% |
| Bt | 100 | Formal Hedges Barberis thunbergii 'Rose Glow' | 30-45cm | bare root | 3 per sq.m |
| Cbh | 800 | Carpinus betulus | 80-90cm | bare root | 4 per sq.m |
| Ln | 300 | Lonicera nitida 'May Green' | 30-40cm | 3L pot | 3 per sq.m |
| Sc | 250 | Symphoricarpos x chenaultii | 30-40cm | bare root | 3 per sq.m |
| Hnb | 40 | Shrubs Hebe 'Nicoles Blush' | 30-45cm | 3L pot | 3 per sq.m |
| Hr | 25 | Hebe 'Red Edge' | 30-45cm | 3L pot | 3 per sq.m |
| Pfe | 50 | Potentilla fruticosa 'Red Ace' | 30-40cm | 3L pot | 3 per sq.m |
| Pfr | 80 | Potentilla fruticosa 'Elizabeth' | 30-40cm | 3L pot | 3 per sq.m |



Native Hedge Protection

Plants will be protected by clear spiral guards held in place with bamboo canes.



Tree Staking

Trees will be staked at one third their height attached to a single round softwood stake. Attachment will be made using 25mm rubber belling and spacer block.



- Site Key**
- 1.8m high close board fence
 - 1.6m high screen wall
 - 1.1m high natural stone wall
 - Existing hedge made good where required
 - Existing trees retained
 - Proposed new hedgerow set on 1m high bank to P.C.N.P.A. details.
 - Proposed new hedge planting
 - Proposed new tree planting
 - Proposed new shrub planting

GREEN WORKS
Landscape Architects

Landscape Plan

Site at rear of Cross Park, New Hedges

JW 24/11/2016 TW3884
1:3500A1 Page 10 of 10