

Application Ref: NP/17/0283/FUL

Case Officer	Caroline Bowen		
Applicant	Mr S Stalbow, Pembrokeshire Housing Association		
Agent	Mr T Hopkins, Trevor Hopkins Associates Ltd		
Proposal	Proposed erection of 23 affordable homes with associated access, parking, landscaping & engineering works		
Site Location	Land at Station Road, Manorbier, Tenby, Pembrokeshire, SA70 7SN		
Grid Ref	SS06749895		
Date Valid	12-Jan-2018	Target Date	25-Apr-2018

Officer's Appraisal**Background and site description**

The 1.17ha application site is located to the south of the Rural Centre of Manorbier Station, and is sited south of Manorbier Nursery and on the western flank of Station Road. The site is allocated in the Local Development Plan as HA848 – Field opp. Manorbier VC School. This allocation makes reference to the provision of 19 residential units.

The land is broadly flat and heavily wooded, with an existing access point on the north eastern boundary with Station Road. Manorbier Nursery lies to the north, to the east across Station Road lies Manorbier VC School, to the west is a private holiday park and the Church, and to the south, the land is bordered by Station Road. An existing footpath runs adjacent to the south and east.

Planning History

There is no recent planning history for this site.

Current Proposal

Full planning permission is sought for the construction of 23 affordable dwellings, comprising;

- One three-bedroomed bungalow,
- Four two-bedroomed bungalows,
- Eight two-bedroomed houses,
- Two three-bedroomed houses, and
- Eight one-bedroomed flats (set out in two blocks).

The proposed development will be arranged around a new estate road with turning facilities, provided via the existing access off Station Road. Also proposed as part of this application are;

- An area of amenity space to the north of the site
- A pumping station

- Boundary treatments

Key Issues

The key issues for the proposal are set out in the original committee report, a copy of which is attached to this report.

Matters arising following the March committee meeting.

Members will recollect that at the Development Management Committee meeting held on the 14th March 2018, a site visit was moved and seconded in order to allow members to view the application site.

A site visit was held on Monday 26th March 2017, where Members viewed the site and its setting.

Officers would emphasise that the application site is an allocated site, where the principle of residential development has been considered by an Inspector and accepted into the adopted Local Development Plan. The Inspector's considerations included:

At Manorbier Station two sites with a total of 34 units are proposed, which would represent a significant increase in the size of this modest settlement, but not of a scale that would be likely to lead to any change in the current retail facilities in the settlement, which amount to a garden centre and a seasonal shop on a caravan site. There would thus be an increased need to travel to obtain basic groceries, the nearest available source for which is the shop in Jameston and the distance is such that most of these journeys would be likely to be made by private car.

...Nevertheless, the sites at Manorbier Station seem to me to have much to commend them in terms of public transport accessibility and in their potential to be integrated into the sensitive landscape. On this latter point, I see no particular value in the retention of the bulk of the existing, somewhat neglected, woodland on HA848 since any trees of significance could be incorporated into a well designed housing layout...

...I accept that there would be an increase in traffic along Station Road, and that the footway provision along this road is incomplete. However, vehicle speeds are necessarily low and are constrained by highway alignment and features. The junction of Station Road with the A4139 does not appear to be deficient to any significant extent and I am therefore satisfied that highway safety would not be compromised.

...The assessment of the merits of these sites thus turns on the need to satisfy the established requirement for affordable housing whilst balancing the primary purposes of the designation of the NP. It is my judgement that a modest adverse impact on transport sustainability is outweighed by the benefits to the social well being of the area arising from improved housing opportunities for local people and that this can be achieved without adverse landscape impacts. I therefore recommend no change to these allocations.

In this instance, the proposal is for 100% affordable housing, which would be supported under Policies 6 – Rural Centres, 33 – Scale of Growth, 44 – Housing and 45 – Affordable Housing in the Local Development Plan. As per the Inspector's view, the provision of homes to support the rural population in the National Park is an important consideration, particularly where proposed housing is for local people in unsuitable housing who cannot afford to resolve their housing needs in the open market. Whilst the loss of facilities in rural villages is recognized, this location does offer public transport links that offer modes of transport other than just the private car. The distance to travel to public transport is within reasonable reach to the local population.

In response to the concern that the development would 'swamp' the rural centre of Manorbier Station – the Inspector acknowledged that the increase in dwellings would be significant, but did not consider that this was unacceptable. Officers consider that the development would not adversely affect the sustainability of the rural centre – rather, it would support the sustainability of the local population, which in turn would support the remaining school and public transport facilities at this location. Concerns about social mix are not strictly planning matters in that the planning system should not be used to dictate the social structure of a community - it should only be considered in terms of meeting the needs of current and future communities in terms of diversity, well being, cohesion and inclusion. The development addresses a proven need for homes that would be available to those who live and work in Pembrokeshire, but who – for a variety of reasons - cannot access market housing in the National Park.

Conclusion

Officers would reiterate the original conclusion that:

Following consideration of the policies within the Local Development Plan it can be concluded that the principle of development of this site for affordable housing purposes is acceptable. The increase in density would not be considered harmful to the setting, and, subject to the provision of a legal agreement, the proposal can be supported by officers.

Recommendation

The application be delegated to the Chief Executive (National Park Officer) / Director of Park Direction and Planning / Team Leader Development Management to grant planning permission subject to the following;

The interested person(s) first entering into a satisfactory Section 106 Legal Agreement or Agreements to include the following necessary planning obligations:

- To procure that no less than 50% of the dwellings built on the site pursuant to the planning permission are built, and thereafter retained, as affordable housing.

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 / Team Leader Development Management to exercise discretion to refuse the application on the grounds of non-compliance with Policies 45, 52 and 53 of the Local Development Plan.

And subject to the following conditions...

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 following approved plans and documents: P2-BP-1262 A Block Plan, P2-BP-1262 A Foul Disposal Options & Location Plan, THS-1262 C1 Topographical Survey, THS-1262 C2 Topographical Survey, P2-4&5-1262 A 01 Plots 4 & 5 Floor Plans, Elevations & 3D View, P2-6&7-1262 A 01 Plots 6&7 Floor plans, Elevations & 3D view, P2-1-1262 A 01 Plot 1 Floor plans, elevations & 3D view, P2-2&3-1262 A 01 Plots 2 & 3 floor plans, elevations & 3D view, P2-8&9-1262 A 01 – Plots 8&9 floor plans, elevations & 3D view, P2-10&11-1262 A 01 Plots 10&11 floor plans, elevations & 3D view, P2-12&13-1262 A 01 Plots 12 & 13 floor plans, elevations & 3D view, P-14&15-1262 A 01 – Plots 14 & 15 floor plans, elevations & 3D view, P-16to19-1262 A 01 Units 16-19 Elevations, floor plans, roof plan & 3D view, P2-20to23-1262 A 01 Units 20-23 elevations, floor plans, roof plan & 3D view, Drainage Strategy Report, Design & Access Statement, Extended Phase 1 Survey all received on 12 January 2018.

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. 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).

4. 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 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 pollution of or detriment to the environment. Local Development Plan Policy 32 - Surface Water Drainage.

5. A construction phase traffic management plan will be agreed in writing with the Local Planning Authority including details of maximum vehicle sizes and numbers and routes to be used, along with times at which deliveries will occur to avoid conflict with peak activities and any measures required to maintain road safety. Prior to commencement of the development, the details agreed under this plan shall be fully implemented and kept in place for the duration of the construction works.
Reason: To ensure adequate and safe access is achieved during the construction period. Local Development Plan Policy 53 - Impacts of Traffic.

6. The parking and turning area as shown on the submitted drawings shall be completed before the development is brought into use and thereafter shall be used for no purpose other than parking and turning.
Reason: To reduce the likelihood of obstruction of the highway or danger to road users. Local Development Plan, Policy 53 - Impacts of Traffic.

7. No development, demolition or site clearance shall take place until there has been submitted to and approved in writing by the local planning authority a scheme relating to the immediate landscape. The approved scheme shall include the following details:
Initial tree, hedge and hedgebank Information including:
 - Tree Survey in accordance with Paragraph 4.4.2.5 of BS5837:2012
 - Identification of trees or groups of trees to be retained
 - Identification of hedgebanks to be retained
 - Identification of hedges to be retained
 - Identification of trees whose canopies overhang the site
 Proposed site specific tree, hedge and hedgebank work
 - Identification of trees to be removed

- Identification of hedgebanks (including any sections) to be removed
- Identification of hedges (including any sections) to be removed
- Identification of trees proposed for pruning
- Identification of hedges and hedgebanks proposed for management

Tree, Hedge and Hedgebank Protection:

- Provision of a Scale Tree Protection Plan
- Root Protection Areas (RPA) identified on scale plan
- Areas of existing landscaping protected from construction
- Any existing hedges and hedgebanks protected from construction
- Construction Exclusion Zone (CEZ) identified on scale plan
- Justification of any identified RPA offsets
- Justification of any identified CEZ offsets

Arboricultural Method Statement (AMS) – including details of:

- Any proposed alterations to existing ground levels within RPA of retained trees identified and methodology provided
- Any proposed excavations within the RPA of retained trees (i.e. soakaways)
- Any works to existing features within the RPA of retained trees.
- Implementation of any geotextile materials within RPA of retained trees including cross sections and clarification of suitability to proposed use
- Any foundation design within RPA of any retained trees including: Implementation method of any proposed hard surfaces (i.e. parking areas), and implementation method of any proposed surfaced access routes (including vehicle & pedestrian)

Proposed landscaping details including:

- Clarification of planting / landscaping proposals
- Scale plan on proposed site layout showing precise site specific locations
- Schedules of plants (trees and hedges)
- Plant species
- Plant supply sizes
- Proposed numbers of each proposed species
- Hedge planting density and method (e.g. double staggered)
- Implementation programme / timescale / phasing of planting
- Management and replacement of failures details

Reason: In the interests of maintaining a suitable scheme of landscaping to protect the visual amenity of the area, to maintain the special qualities of the landscape and habitats through the protection, creation and enhancement of links between sites and their protection for amenity, landscape and biodiversity value. 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).

8. Before development commences details of external illumination, including measures to control light spillage, shall be submitted to the National Park Authority for approval, in writing. Development shall be carried out and maintained in accordance with the approved details.

Reason: To ensure that animal and plant species which within the terms of

the Conservation (Habitats 2c) Regulations 1994 are effectively protected and the Local Development Plan – Policy 11 - Protection of Biodiversity.

9. Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) Order 1995, (relating to extensions to, and changes to the external appearance of, the dwelling and to development or the siting of a caravan within the curtilage of the dwellinghouse), no development of Parts 1, 2, 6 and 40 of Schedule 2 to that Order (or any Order revoking or re-enacting that Order) shall be carried out without specific planning permission being obtained.

Reason: To preserve the character of the area. Local Development Plan - Policy 1 - National Park Purposes and Duty, 8 - Special Qualities, 15 - Conservation of the Pembrokeshire Coast National Park and 30 - Amenity.

10. Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) Order 1995, (or any Order revoking or re-enacting that Order) any electricity or telephone supplies to the site shall be by underground cables.

Reason: To preserve the character of the area. Local Development Plan - Policies 1 - National Park Purposes and Duty and 15 - Conservation of the Pembrokeshire Coast National Park.

The attention of the applicant is drawn to the following notes:

The applicant may need to apply to Dwr Cymru Welsh Water for any connection to the public sewer under s106 of the Water Industry Act 1991. If the connection to the public sewer network is either via a lateral drain or via a new sewer, it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991).

The applicant is also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by virtue of the Water Industry (Scheme for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist us in dealing with the proposal, the applicant may contact Dwr Cymru Welsh Water. Under the Water Industry Act 1991, Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

The crossing of the Highway verge/footway requires further consent from the Highway Authority under Section 184 of the Highways Act 1980; and working in the Highway must be done by an approved contractor. The attached letter produced by the Highways Authority includes the application form, contractors list and explanatory notes. It will be the responsibility of the developer to meet the cost of altering or moving any traffic signs or other street furniture affected by the the proposed new access. It will also be the responsibility of the developer under the New Roads and Street Works Act 1991 to ensure that statutory undertakers are consulted on the proposal to form an access to the public highway.

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Site Location	Land at Station Road, Manorbier, Tenby, Pembrokeshire, SA70 7SN		
Grid Ref	SS06749895		
Date Valid	12-Jan-2018	Target Date	08-Mar-2018

This application is referred to the Development Management Committee for consideration as the application is classed as Major development.

Consultee Response

PCNPA - Tree and Landscape Officer: Conditional consent

PCNPA - Park Direction - Minerals: Within Centre Boundary and allocated for housing land , already sterilised.

PCNPA - Park Direction: Acceptable in principle, subject to detailed development control matters. The development of the site for 100 percent affordable housing is welcomed to meet identified need.

PCNPA - Ecologist: Verbal update at Committee on additional surveys.

PCC - Drainage Engineers: Conditional consent

Dyfed Archaeological Trust: No objection

Natural Resources Wales: No objection

Dwr Cymru Welsh Water: Conditional Consent

PCC - Transportation & Environment: Conditional Consent

Dyfed Archaeological Trust: No adverse comments

Manorbier Community Council: Recommend Refusal - Members recalled their earlier comments made at the pre-application consultation stage. Full Council noted the improved provision of car parking spaces for residents but other issues and concerns raised at the earlier stage by MCC do not appear to have been addressed.

These concerns are -

- a) Members noted that the proposed development was entirely made up of affordable homes. This would present an unbalanced development and considered that there should be open market homes made available too
- b) The development is situated between the settlements of Jameston and Manorbier. Currently, no shop amenities exist in the locality (Jameston Village Stores is currently closed). Job opportunities in the immediate area are very limited.
- c) Road safety concerns were expressed. This and other proposed developments in Station Road would see a large increase in traffic in a minor road where a school is situated. Access to the proposed site is adjacent to a school parking bay.

d) The proposal shows an additional 4 plots compared to the plans set out in the LDP. In addition, no childrens play area/recreational area is shown within the proposed development. The nearest childrens play area is in Jameston, some distance away.

Public Response

The original application and subsequent amended scheme were appropriately advertised in accordance with statutory requirements. The application was supported by a Pre-Application Consultation Report detailing the outcome of formal pre-application consultation for the major development, which is required by Welsh Government, and this process was repeated for the amended proposal.

2 letters of concern (including one which was submitted on behalf of 4 residents) have been received by the Authority, and full copies of these responses are held on the planning application file. Officers have considered the comments provided which relate purely to land use matters which directly relate to the application, and in summary, the concerns raised include;

- Insufficient justification for the development has been submitted in the Design and Access Statement.
- The density of development proposed is in excess of the density stated in the Local Development Plan, and would appear cramped.
- The development would result in a significant increase in residents which would swamp the existing population and would create an unbalanced community.
- There should be a mixture of tenure types as stated in the Development Plan
- The scheme is not in keeping with the woodland setting, and there is concern at the potential impact on trees subject of a tree preservation order.
- Insufficient private amenity space and public open space for the residents.
- Impact on privacy and amenity of existing neighbours.
- Concern at potential traffic generation, the impact on the character and amenity of the area, and potential problems between pedestrians, cyclists and vehicles due to lack of safe routes.
- Lack of information on the cost, frequency and longevity of public transport modes.
- The proposed parking within the development is not clearly defined, and therefore, there may not be sufficient parking available for the development.
- The location is not sustainable - the area has few services, and public transport modes are seasonal.
- Concern at the suitability, position and appearance of the proposed sewage pumping system.
- Lack of consideration for the potential impact on and from the adjacent school.

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 32 - Surface Water Drainage
 LDP Policy 44 - Housing
 LDP Policy 45 – Affordable housing
 LDP Policy 52 - Sustainable Transport
 LDP Policy 53 - Impacts on traffic
 PPW9 Chapter 03 - Making and Enforcing Planning Decisions
 PPW9 Chapter 09 - Housing
 SPG08 - Affordable Housing
 TAN 02 - Planning and Affordable Housing
 TAN 10 - Tree Preservation Orders

Constraints

LDP Allocation
 LDP Mineral Safeguard
 Historic Landscape
 LDP Centre:50pc aff housing;30 units/ha
 Recreation Character Areas
 Landscape Character Assessment

Officer's Appraisal

Background and site description

The 1.17ha application site is located to the south of the Rural Centre of Manorbier Station, and is sited south of Manorbier Nursery and on the western flank of Station Road. The site is allocated in the Local Development Plan as HA848 – Field opp. Manorbier VC School. This allocation makes reference to the provision of 19 residential units.

The land is broadly flat and heavily wooded, with an existing access point on the north eastern boundary with Station Road. Manorbier Nursery lies to the north, to the east across Station Road lies Manorbier VC School, to the west is a private holiday park and the Church, and to the south, the land is bordered by Station Road. An existing footpath runs adjacent to the south and east.

Planning History

There is no recent planning history for this site.

Current Proposal

Full planning permission is sought for the construction of 23 affordable dwellings, comprising;

- One three-bedroomed bungalow,
- Four two-bedroomed bungalows,
- Eight two-bedroomed houses,
- Two three-bedroomed houses, and
- Eight one-bedroomed flats (set out in two blocks).

The proposed development will be arranged around a new estate road with turning facilities, provided via the existing access off Station Road. Also proposed as part of this application are;

- An area of amenity space to the north of the site
- A pumping station
- Boundary treatments

Key Issues

Paragraph 3.1.3 of Planning Policy Wales (currently Edition 9 – November 2016) advises that applications for planning permission should be determined in accordance with the approved or adopted development plan for the area, unless material conditions indicate otherwise. This application raises the following planning matters, which are to be considered against the policies of the Pembrokeshire Coast National Park Local Development Plan;

- The principle of the development
- Visual amenity and special qualities of the National Park
- Infrastructure
- Amenity
- Biodiversity
- Landscaping
- Material considerations.

The principle of the development

The application site is located on the southern edge of Manorbier Station - a recognised Rural Centre within the Local Development Plan; and is allocated for housing purposes as part of the strategic aims of the Plan. The aims of Policy 6 – Rural Centres are a) to meet the housing, in particular affordable housing needs, b) to encourage small scale employment developments and c) to protect and enhance the Centre's range of facilities.

The original housing allocation refers to 19 residential units being provided on a 0.64ha site. The current application seeks to increase the number of affordable units on the site to 23 on a site area of 1.17 hectares– this is achieved through the provision of 8 one-bedroom flats within two blocks of four.

The Authority's strategy Policy 44 – Housing advises of a requirement for a minimum density of 30 dwellings per hectare for housing development in Centres; and Policy 45 – Affordable Housing requires the provision of units on site in all developments of two or more dwellings. The original allocation likely reflected that development within Rural Centres would be expected to be less intense in appearance and would take into consideration the existing protected trees along the western side of the site. The increase in number proposed in this application is considered to be within acceptable levels when the chosen mix of dwellings and flats proposed is compared against the most recent Local Market Housing Supply data and the proposal is considered to address the current housing need for this type of accommodation in the Manorbier community area. The layout takes account of the existing landscape features and would retain the important protected tree belt between the site and the school.

The Authority's Supplementary Planning Guidance on Affordable Housing (November 2014) set a requirement of 50% provision for this site, however this planning application is for 100% provision. This would be in accordance with Policy 45.

It is considered that the increase in density of development is not significant, and that the development – overall – would be acceptably sited within the Rural Centre. The layout for the proposed development demonstrates the retention of the important belt of trees to the eastern edge of the site, which would accord with the relevant Local Development Plan commentary for the allocation. The site is in reasonable proximity to existing services and public transport serving larger Centres, and as such, the addition of residential units on the site above the allocation can be supported by officers.

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 proposed dwellings are a mix of bungalows and two-storey dwellings which are of a simple, traditionally inspired, pitched roof form, with plain rendered external walls above a brick plinth, blue/black slate roofs and uPVC fenestration.

The site comprises a roughly square, densely vegetated parcel of land, which is very visible in the immediate street-scene. In the Authority's supplementary planning guidance on Landscape Assessment, the site falls within the LCA 4 – Manorbier/Freshwater East, which is characterized as a landscape of fields interspersed with settlements, on the hinterland of the South-east Pembrokeshire

coast. The special qualities of this landscape encompass historical and cultural features, and the landscape trend shows signs of the reduction in traditional hedgerow practices and the management of small woodlands. Whilst there is no specific management guidance for new housing developments, the importance of the wider setting is apparent, therefore any new development would be expected to fit into the surroundings rather than stand out within them. The allocation relates acceptably with the developed character of Manorbier Station, and can be delivered in a way that does not impact unacceptably on general visual amenity of this part of Manorbier. It can be concluded, therefore, that the general scale of this development would meet the requirements of Policies 8, 15, 29 and 30,

Infrastructure

The relevant infrastructure matters for this development are surface water drainage and highways.

Policy 32 refers to Surface Water Drainage, where the requirement is for developments in the National Park to incorporate sustainable drainage systems. Following consultation, Dwr Cymru/Welsh Water have advised conditional consent, Pembrokeshire County Council's Drainage Engineer has recommended that the proposed use of soakaways as the drainage for the site is acceptable, subject – as per Welsh Water's advice- to a condition requiring a detailed and sustainable surface drainage water scheme being agreed.

Natural Resources Wales have advised that the site falls on a Principal Aquifer and within the Park Springs Source Protection Zone 1, and is, therefore, highly sensitive with respect to controlled waters. They have welcomed the submission of a drainage strategy report, and have no objection to the discharge of clean water to ground, provided that any downpipes are sealed at ground level and suitable mitigation measures such as the use of a by-pass separator are employed prior to discharge to soakaway. NRW conclude that as this has been confirmed in Section 5 of the submitted Drainage Strategy report, there is no objection to the proposal.

Policies 52 and 53 of the Local Development Plan refer to sustainable transport and the traffic impacts of proposed development. In respect of the highways issues, there have been objections to the development on the grounds of increased traffic and lack of footpaths to link to the village. The Highways Authority response is of conditional consent, subject to the agreement of a construction phase traffic management plan, and the off street parking facilities being provided prior to first occupation and retained thereafter for parking only.

Neighbouring Amenity

Policy 30 of the Local Development Plan refers to matters of amenity, and requires proposals to appropriate to where people live and work, compatible with its setting, should not lead to an increase in traffic, odour, noise or light, and should not be visually intrusive.

The principle of residential development at this location is acceptable given the specific allocation in the Local Development Plan. The use would be compatible with the setting and neighbouring development within a Rural Centre. In respect of privacy, the nearest residential neighbours to the application site are Bier Cross to the south and Bier Wood to the west, both of which are located over 30 metres from

the proposed development. Bier Wood would be the closest neighbour to the site, however the separation between the eastern gable of this property and the rear elevation of the nearest proposed flat would be approximately 35 metres, which is considered sufficient to maintain a reasonable level of amenity to both occupants.

It is considered that the principle of developing the site without adversely impacting the amenity of existing residents can be achieved and as such the proposal complies with the requirements of Policy 30 of the Local Development Plan.

Biodiversity

Policy 11 refers to the protection of biodiversity, and requires that development that would impact on habitats and species will only be permitted subject to suitable mitigation. A protected species survey was submitted with the application, which recommended that the site contains habitats suitable for nesting birds and some potential for common amphibians; and that there were 3 invasive species on the site that would require mitigation for eradication. At the time of writing the report, the Authority's Ecologist is re-assessing the updated biodiversity survey, and officers will verbally report the recommendation at the meeting.

Landscaping

There is a Tree Preservation Order on the site which relates to 10 Norway Maple, one horse chestnut and one alder (TPO 121). The proposal will result in the removal of two trees to enable the widening of the access – this has been subject of discussion with the Authority's Tree and Landscape Officer, who has recommended conditional consent.

Other Matters

- **Third Party Concerns**

Officers have carefully considered the concerns raised in respect of the application, which mirror those raised at the formal pre-application consultation stage (PACS). In summary, the applicant responded as follows;

- *Impact upon the capacity of the local highway network and highway safety*
Highway issues were considered during the Local Development Plan process, and the Highways Authority – who are the statutory consultee for all Highways matters – did not, and still do not object to the proposal.
- *Insufficient car parking provision*
The Highway Authority have confirmed that the proposed parking provision of 28 spaces to serve 23 homes is acceptable. Officers would also add that Manorbier Station is served by public transport, thus it is an accessible location.
- *Poor pedestrian access arrangements*
There is an existing public footpath route to the school (which continues up to the entrance to Buttyland Caravan Park). This will link the site to the existing bus stop to the south of the site. There is no dedicated footpath route to the train station.
- *Impact upon local services and facilities*
- *Lack of employment opportunities*
- *Lack of public transport facilities*

The proposed development will help to sustain local services and facilities through increased footfall and patronage; and provides an area of open space on-site to the benefit of the local community. There is a train station which connects to larger centres, and there is an hourly bus to Tenby and Fishguard (amongst other destinations). Officers agree that the location is accessible to the larger Centres, where a full range of facilities and employment can be accessed

- *Inappropriately high density*
- *Impact upon the mix of open market/affordable housing available in the settlement*

Policy 44 states that the Authority will require a minimum density of 30 dwellings per hectare, therefore does not preclude higher density development provided that it is compatible with the character of the relevant Centre. In respect of the lack of market housing – officers would refer to Planning Policy Wales, which states that ..'A community's need for affordable housing is a material planning consideration which must be taken into account in formulating development plan policies. Affordable housing for the purposes of the land use planning system is housing where there are secure mechanisms in place to ensure that it is accessible to those who cannot afford market housing, both on first occupation and for subsequent occupiers'. This development would meet a proven need for affordable housing to serve the Community Council area.

- *Impact upon local school*

The most recent Pembrokeshire County Council's Admissions to Schools information confirms that there is capacity for 86 pupils, with the current number on the roll being 56. The development would, therefore, not be considered to result in additional pressure on the local school.

- *Lack of play facilities*

The application proposes a modest area of public open space.

- *Loss of trees and impact on amenity*

The applicant has held discussion with the Authority's Tree and Landscape Officer to ensure the minimal disturbance to the existing TPO trees, which are retained, together with the additional of new planting within the development.

In respect of the concern at the suitability, position and appearance of the proposed sewage pumping system, Dwr Cymru Welsh Water have recommended conditional consent – no problems are envisaged with the Waste Water Treatment Works for the treatment of domestic discharges and a water supply can be made available to serve the proposed development.

Other material considerations

No other material considerations have been put forward for consideration.

Conclusion

Following consideration of the policies within the Local Development Plan it can be concluded that the principle of development of this site for affordable housing purposes is acceptable. The increase in density would not be considered harmful to the setting, and, subject to the provision of a legal agreement, the proposal can be supported by officers.

Recommendation

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 following;

The interested person(s) first entering into a satisfactory Section 106 Legal Agreement or Agreements to include the following necessary planning obligations:

- That the dwellings built on the site pursuant to the planning permission are built, and thereafter retained, as affordable housing..

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 / Team Leader of Development Management to exercise discretion to refuse the application on the grounds of non-compliance with Policies 45, 52 and 53 of the Local Development Plan.

And subject to the following conditions:-

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 following approved plans and documents: P2-BP-1262 A Block Plan, P2-BP-1262 A Foul Disposal Options & Location Plan, THS-1262 C1 Topographical Survey, THS-1262 C2 Topographical Survey, P2-4&5-1262 A 01 Plots 4 & 5 Floor Plans, Elevations & 3D View, P2-6&7-1262 A 01 Plots 6&7 Floor plans, Elevations & 3D view, P2-1-1262 A 01 Plot 1 Floor plans, elevations & 3D view, P2-2&3-1262 A 01 Plots 2 & 3 floor plans, elevations & 3D view, P2-8&9-1262 A 01 – Plots 8&9 floor plans, elevations & 3D view, P2-10&11-1262 A 01 Plots 10&11 floor plans, elevations & 3D view, P2-12&13-1262 A 01 Plots 12 & 13 floor plans, elevations & 3D view, P-14&15-1262 A 01 – Plots 14 & 15 floor plans, elevations & 3D view, P-16to19-1262 A 01 Units 16-19 Elevations, floor plans, roof plan & 3D view, P2-20to23-1262 A 01 Units 20-23 elevations, floor plans, roof plan & 3D view, Drainage Strategy Report, Design & Access Statement, Extended Phase 1 Survey all received on 12 January 2018.
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. 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).

4. 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 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 pollution of or detriment to the environment. Local Development Plan Policy 32 - Surface Water Drainage.
5. A construction phase traffic management plan will be agreed in writing with the Local Planning Authority including details of maximum vehicle sizes and numbers and routes to be used, along with times at which deliveries will occur to avoid conflict with peak activities and any measures required to maintain road safety. Prior to commencement of the development, the details agreed under this plan shall be fully implemented and kept in place for the duration of the construction works.

Reason: To ensure adequate and safe access is achieved during the construction period. Local Development Plan Policy 53 - Impacts of Traffic.
6. The parking and turning area as shown on the submitted drawings shall be completed before the development is brought into use and thereafter shall be used for no purpose other than parking and turning.

Reason: To reduce the likelihood of obstruction of the highway or danger to road users. Local Development Plan, Policy 53 - Impacts of Traffic.
7. No development, demolition or site clearance shall take place until there has been submitted to and approved in writing by the local planning authority a scheme relating to the immediate landscape. The approved scheme shall include the following details:

Initial tree, hedge and hedgebank information including:

- Tree Survey in accordance with Paragraph 4.4.2.5 of BS5837:2012
- Identification of trees or groups of trees to be retained
- Identification of hedgebanks to be retained
- Identification of hedges to be retained
- Identification of trees whose canopies overhang the site

Proposed site specific tree, hedge and hedgebank work

- Identification of trees to be removed
- Identification of hedgebanks (including any sections) to be removed
- Identification of hedges (including any sections) to be removed
- Identification of trees proposed for pruning
- Identification of hedges and hedgebanks proposed for management

Tree, Hedge and Hedgebank Protection:

- Provision of a Scale Tree Protection Plan
- Root Protection Areas (RPA) identified on scale plan
- Areas of existing landscaping protected from construction
- Any existing hedges and hedgebanks protected from construction
- Construction Exclusion Zone (CEZ) identified on scale plan
- Justification of any identified RPA offsets
- Justification of any identified CEZ offsets

Arboricultural Method Statement (AMS) – including details of:

- Any proposed alterations to existing ground levels within RPA of retained trees identified and methodology provided
- Any proposed excavations within the RPA of retained trees (i.e. soakaways)
- Any works to existing features within the RPA of retained trees.
- Implementation of any geotextile materials within RPA of retained trees including cross sections and clarification of suitability to proposed use
- Any foundation design within RPA of any retained trees including: Implementation method of any proposed hard surfaces (i.e. parking areas), and implementation method of any proposed surfaced access routes (including vehicle & pedestrian)

Proposed landscaping details including:

- Clarification of planting / landscaping proposals
- Scale plan on proposed site layout showing precise site specific locations
- Schedules of plants (trees and hedges)
- Plant species
- Plant supply sizes
- Proposed numbers of each proposed species
- Hedge planting density and method (e.g. double staggered)
- Implementation programme / timescale / phasing of planting
- Management and replacement of failures details

Reason: In the interests of maintaining a suitable scheme of landscaping to protect the visual amenity of the area, to maintain the special qualities of the landscape and habitats through the protection, creation and enhancement of links between sites and their protection for amenity, landscape and biodiversity value. 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).

8. Before development commences details of external illumination, including measures to control light spillage, shall be submitted to the National Park Authority for approval, in writing. Development shall be carried out and maintained in accordance with the approved details.
Reason: To ensure that animal and plant species which within the terms of the Conservation (Habitats 2c) Regulations 1994 are effectively protected and the Local Development Plan – Policy 11 - Protection of Biodiversity.

9. Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) Order 1995, (relating to extensions to, and changes to the external appearance of, the dwelling and to development or the siting of a caravan within the curtilage of the dwellinghouse), no development of Parts 1, 2, 6 and 40 of Schedule 2 to that Order (or any Order revoking or re-enacting that Order) shall be carried out without specific planning permission being obtained.
Reason: To preserve the character of the area. Local Development Plan - Policy 1 - National Park Purposes and Duty, 8 - Special Qualities, 15 - Conservation of the Pembrokeshire Coast National Park and 30 - Amenity.

10. Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) Order 1995, (or any Order revoking or re-enacting that Order) any electricity or telephone supplies to the site shall be by underground cables.
Reason: To preserve the character of the area. Local Development Plan - Policies 1 - National Park Purposes and Duty and 15 - Conservation of the Pembrokeshire Coast National Park.

The attention of the applicant is drawn to the following notes:

The applicant may need to apply to Dwr Cymru Welsh Water for any connection to the public sewer under s106 of the Water Industry Act 1991. If the connection to the public sewer network is either via a lateral drain or via a new sewer, it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991).

The applicant is also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by virtue of the Water Industry (Scheme for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist us in dealing with the proposal, the applicant may contact Dwr Cymru Welsh Water. Under the Water Industry Act 1991, Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

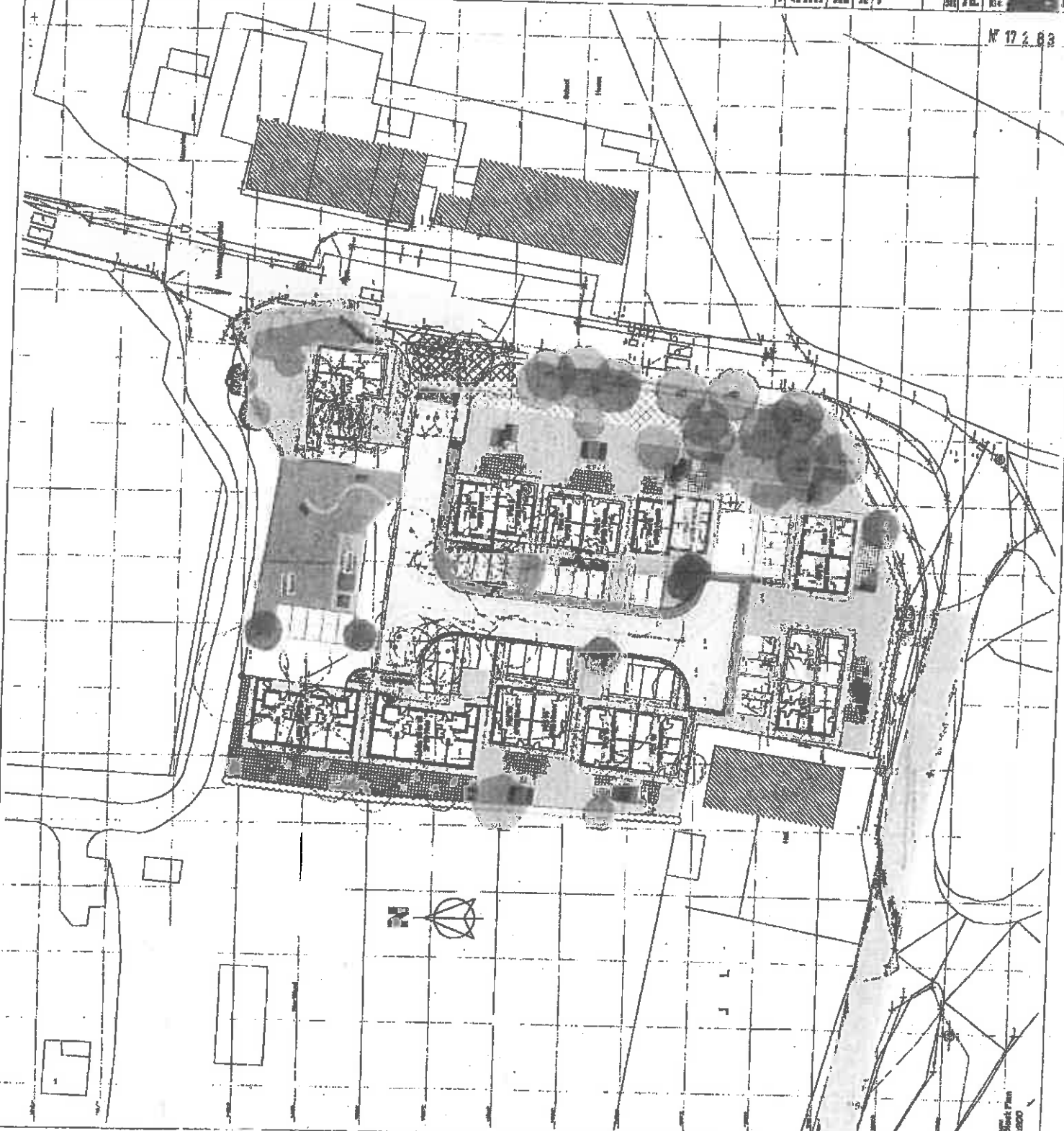
The crossing of the Highway verge/footway requires further consent from the Highway Authority under Section 184 of the Highways Act 1980; and working in the Highway must be done by an approved contractor. The attached letter produced by the Highways Authority includes the application form, contractors

list and explanatory notes. It will be the responsibility of the developer to meet the cost of altering or moving any traffic signs or other street furniture affected by the the proposed new access. It will also be the responsibility of the developer under the New Roads and Street Works Act 1991 to ensure that statutory undertakers are consulted on the proposal to form an access to the public highway.

Scale for Planning Purposes
 PZ-BP-1262
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Scale for Planning Purposes
 PZ-BP-1262
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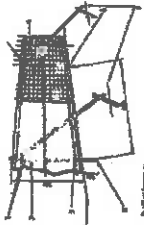
№ 17 2 6 3



Sheet Plan 1262

NOTES:
 1. The site plan is based on the existing conditions and the proposed changes are shown in red.
 2. The site plan is subject to the approval of the relevant authorities.
 3. The site plan is not to be used for any other purpose without the written consent of the architect.

DESCRIPTION OF THE PROJECT:
 The project consists of the reconstruction and modernization of the existing building complex. The main objectives of the project are to improve the building's energy efficiency, enhance its aesthetic appearance, and provide a more comfortable and functional environment for the occupants. The proposed changes include the replacement of the existing roof with a new one, the installation of energy-efficient windows and doors, and the renovation of the interior spaces. The site plan shows the layout of the buildings and the proposed landscaping.



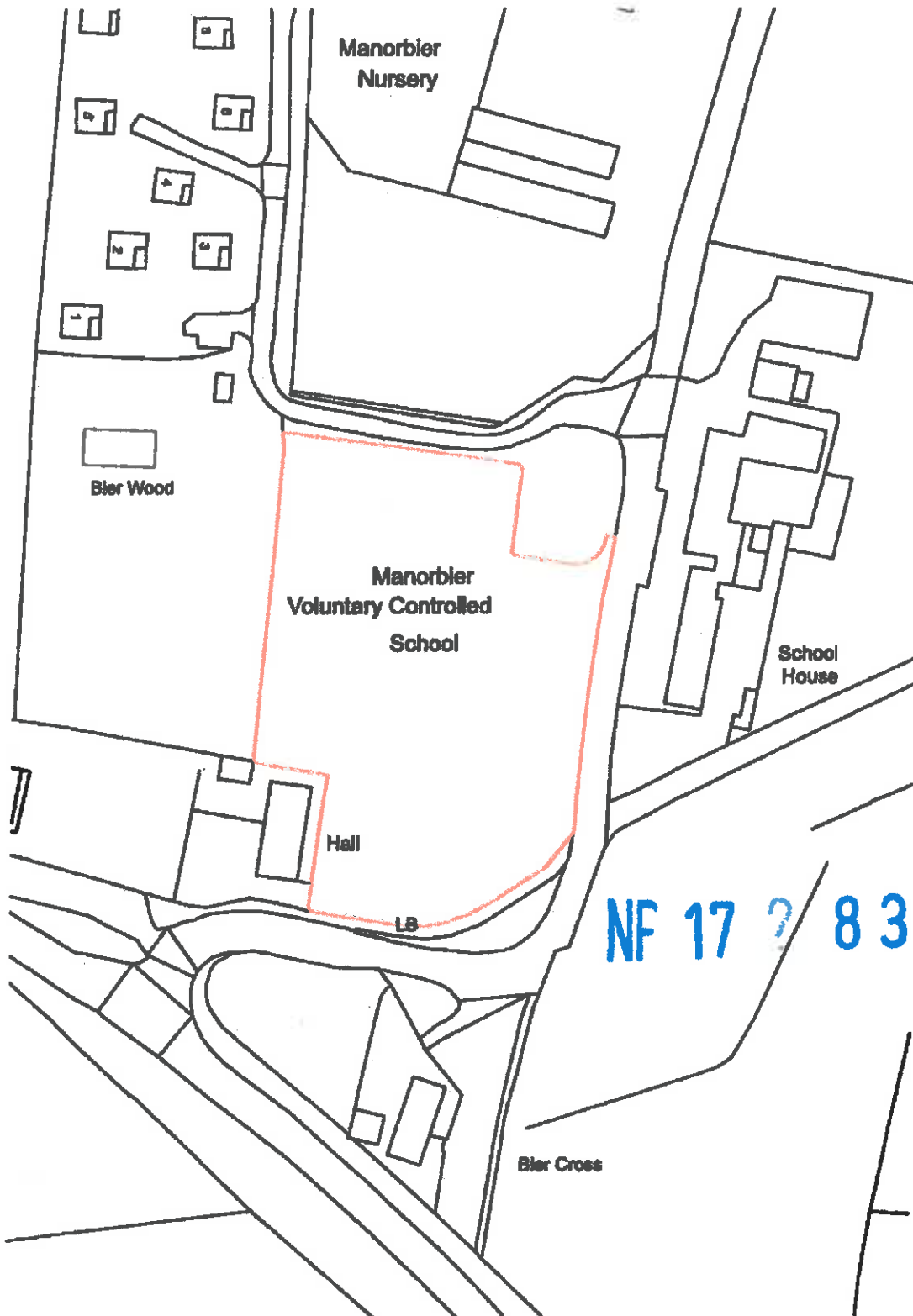
STRUCTURAL NOTES:
 1. The structural frame is shown in black lines.
 2. The structural frame is based on the existing conditions and the proposed changes are shown in red.
 3. The structural frame is subject to the approval of the relevant authorities.



Location Plan 1:1250 @ A4

Manorbier Station (Land Near)

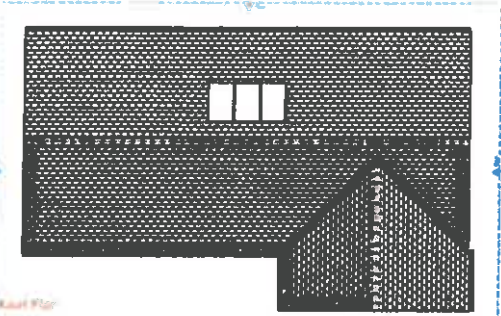
Station Road
Manorbier
Pembrokeshire
SA70 7SN







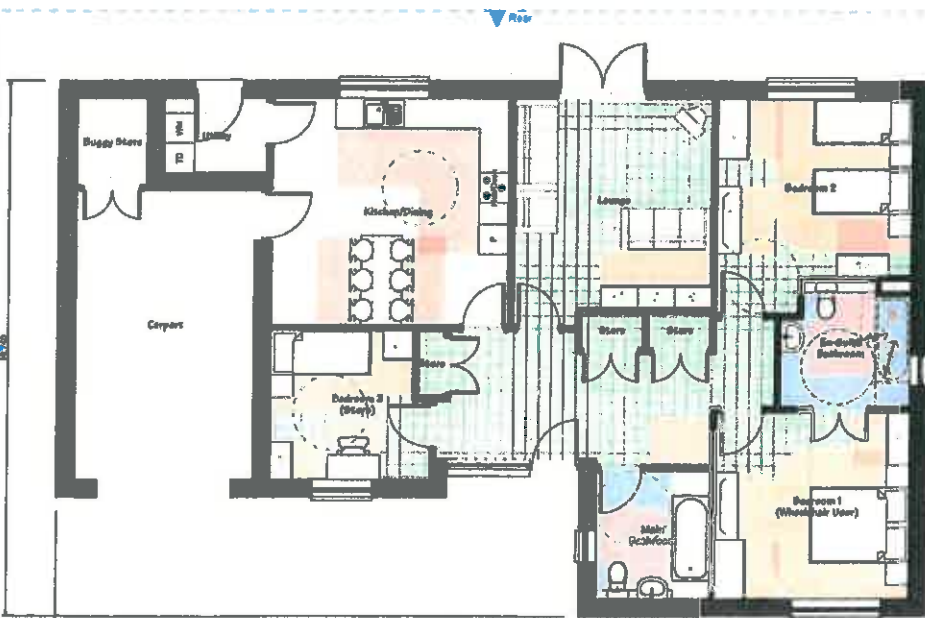
1:100



1:100



3D View
N.T.S.



Ground Floor Plan
1:50

Item	Description	Quantity	Unit	Price	Total
1	Foundation	1	Sq. Ft.	1000	1000
2	Framing	1	Sq. Ft.	2000	2000
3	Roofing	1	Sq. Ft.	1500	1500
4	Exterior Siding	1	Sq. Ft.	3000	3000
5	Windows	10	Each	100	1000
6	Doors	3	Each	200	600
7	Interior Finishes	1	Sq. Ft.	1500	1500
8	Landscaping	1	Sq. Ft.	500	500
9	Permit Fees	1	Flat	1000	1000
10	Contingency	1	Flat	1000	1000
Total					12000

Item	Description	Quantity	Unit	Price	Total
1	Foundation	1	Sq. Ft.	1000	1000
2	Framing	1	Sq. Ft.	2000	2000
3	Roofing	1	Sq. Ft.	1500	1500
4	Exterior Siding	1	Sq. Ft.	3000	3000
5	Windows	10	Each	100	1000
6	Doors	3	Each	200	600
7	Interior Finishes	1	Sq. Ft.	1500	1500
8	Landscaping	1	Sq. Ft.	500	500
9	Permit Fees	1	Flat	1000	1000
10	Contingency	1	Flat	1000	1000
Total					12000

Job With:
 Municipal Voluntary Controlled School (Land app.)
 James Ford
 Member
 Participants
 5/19/2019

Planning With:
 Proposed Housing Development, PLOT 1
 Floor Plans, Elevations & 3D View



Scale for Planning Purposes
 1/8" = 1'-0"

Planning Number P2-1-1262	Section A	Sheet 01	Date
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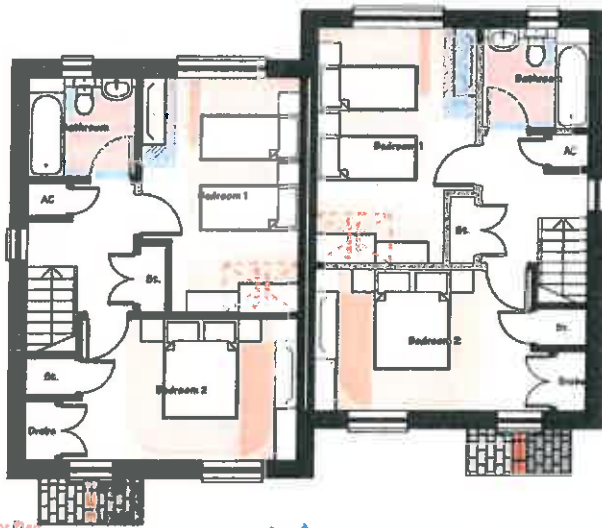
Phone: (612) 379-6100
 Email: design@trevorhoggins.com



Trevor Hoggins Associates
 1000 Hennepin Avenue, Minneapolis, MN 55403



1:100



First Floor Plan
1:50



Second Floor Plan
1:50

Room	Area	Volume
Living	12.5	250
Dining	10.0	200
Kitchen	8.0	160
Bedroom 1	12.0	240
Bedroom 2	12.0	240
Bathroom	4.0	80
Hallway	2.0	40
Driveway	10.0	200
Stairs	1.0	20
WC	1.0	20
Other	1.0	20
Total	60.5	1210

Internal dimensions in relation to windows/doors/doors
 External dimensions in relation to windows/doors/doors
 External dimensions in relation to windows/doors/doors
 External dimensions in relation to windows/doors/doors

Internal doors
 All doors are to be fitted with a minimum clear width of 760mm and a minimum clear height of 1900mm.

External doors
 All external doors are to be fitted with a minimum clear width of 900mm and a minimum clear height of 2000mm.

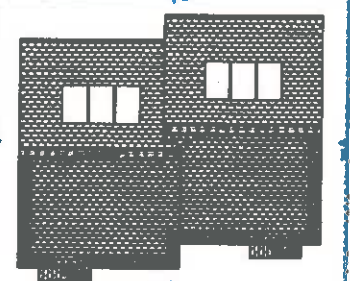
Landscaping
 The site is to be landscaped to a high standard. All external walls and roofs are to be finished to a high standard.

Materials
 The external walls are to be finished with a high quality material. The roofs are to be finished with a high quality material.

Notes
 All dimensions are in millimeters unless otherwise stated.



3D model
N.T.S.



1:100

Area	Volume	Reference for Planning	12/04/17
Area	Volume	Reference for Planning	Date

Ask This
 Mansfield Voluntary Controlled School (Land app.)
 Mansfield
 Mansfield
 Mansfield

Showing This
 Proposed Housing Development, PLOTS 2&3 (PGB Houses)
 Floor Plans, Elevations & 3D View



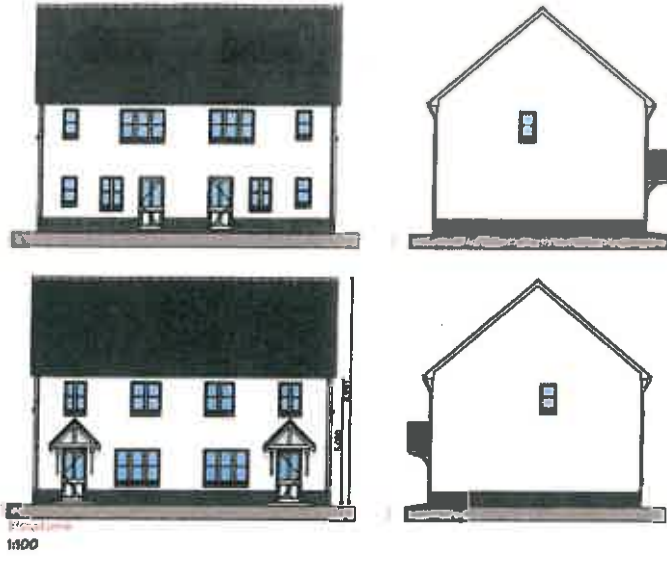
Scale for Planning Purposes
 Not to be used for any other purpose.

Planning Number
P2-2&3-1262
 Status
A 01

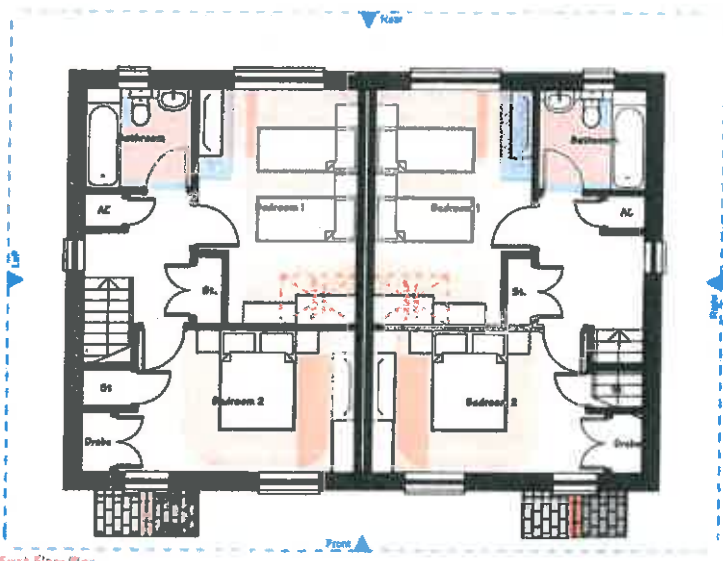
01229) 431010
 431010



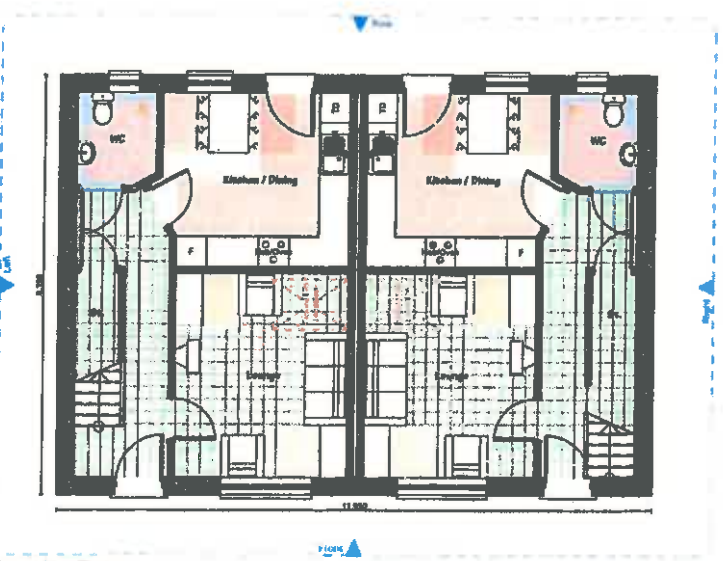
Four Houses, Park View, Mansfield, Nottingham, G54 5BW



1:100



First Floor Plan
1:50



Ground Floor Plan
1:50

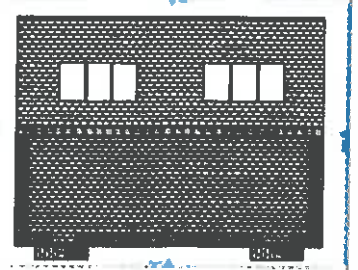
Item	Description	Quantity	Unit	Value
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Technical specifications and notes for the architectural drawings, including material requirements and construction details.

Additional notes and details regarding the project, including site information and contact details.



3D elevation
N.T.S.



Roof Plan
1:100

Area	Use	Proposed for Planning	Value
...

Job Title: Manager/Voluntary Controlled School (Lead app.)
 Status: Full-time
 Pay: ...

Company Name: Proposed Housing Development, PLOTS 4&5 (4P26 Houses)
 Project Name: Floor Plans, Elevations & 3D View



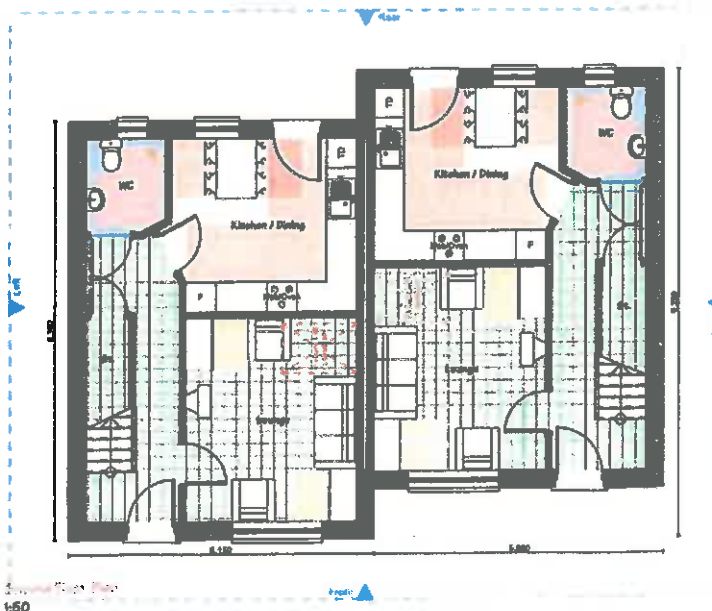
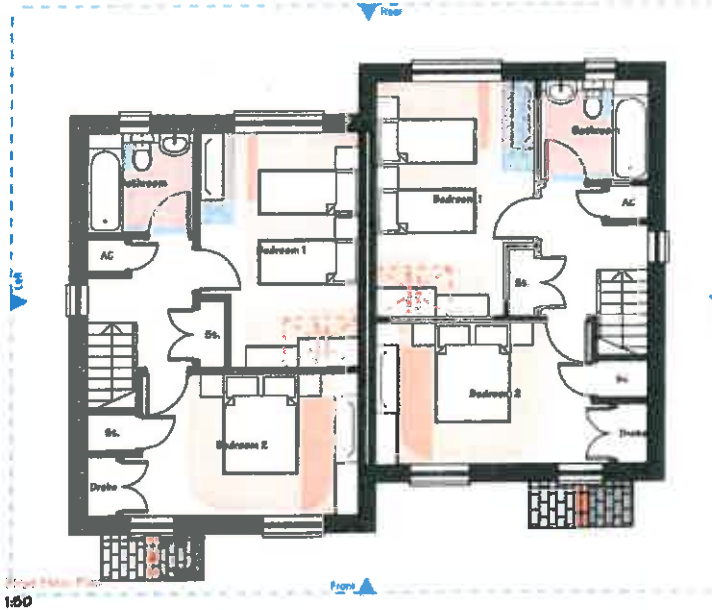
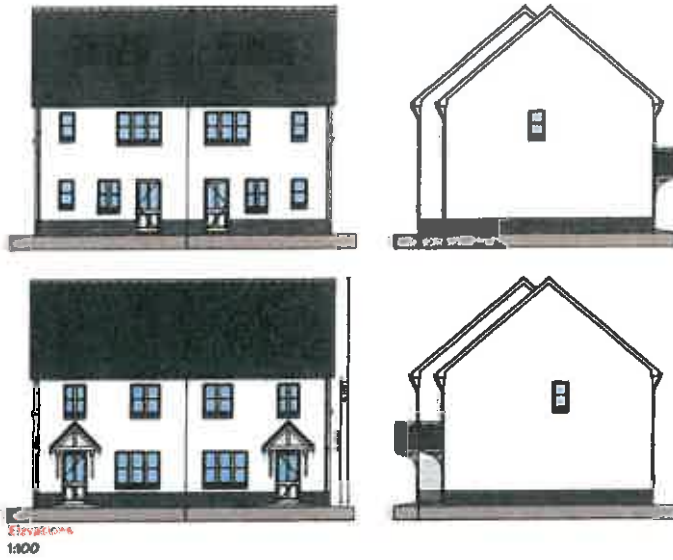
Scale for Planning Purposes
 Scale: 1:500 (Architectural) & 1:1000 (Site)

Drawing Number	Revision	Status	Date
P2-4&5-1262	A	01	...

Contact Information:
 Phone: 01203 621010
 Email: info@plmorbablehousing.com



Para House, Para Telf, Gurdian, Corvidon, SAAS 15W



Item	Description	Quantity	Unit
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Notes:

1. All work to be done in accordance with the Building Regulations.
2. The proposed development is subject to a planning application.
3. The proposed development is subject to a planning application.
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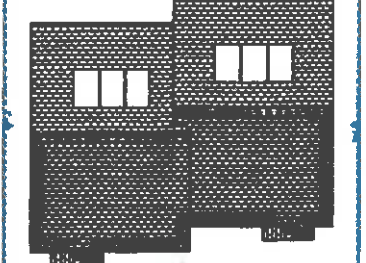
Notes:

1. The proposed development is subject to a planning application.
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3. The proposed development is subject to a planning application.
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9. The proposed development is subject to a planning application.
10. The proposed development is subject to a planning application.



Notes:

1. The proposed development is subject to a planning application.
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3. The proposed development is subject to a planning application.
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Item	Description	Quantity	Unit
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Notes:

1. The proposed development is subject to a planning application.
2. The proposed development is subject to a planning application.
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Scale for Planning Purposes

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Scale for Planning Purposes

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Scale for Planning Purposes

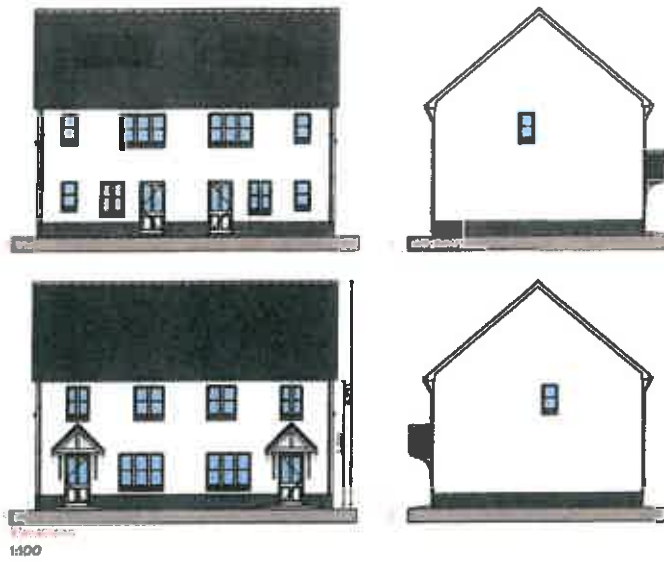
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Scale for Planning Purposes

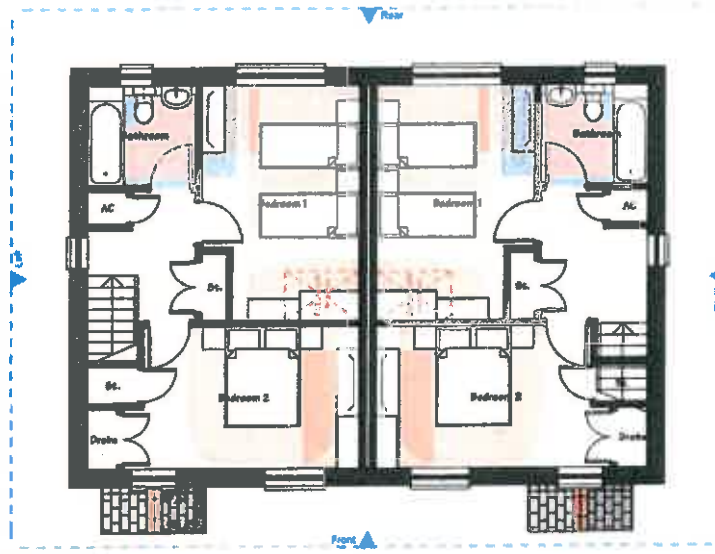
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Scale for Planning Purposes

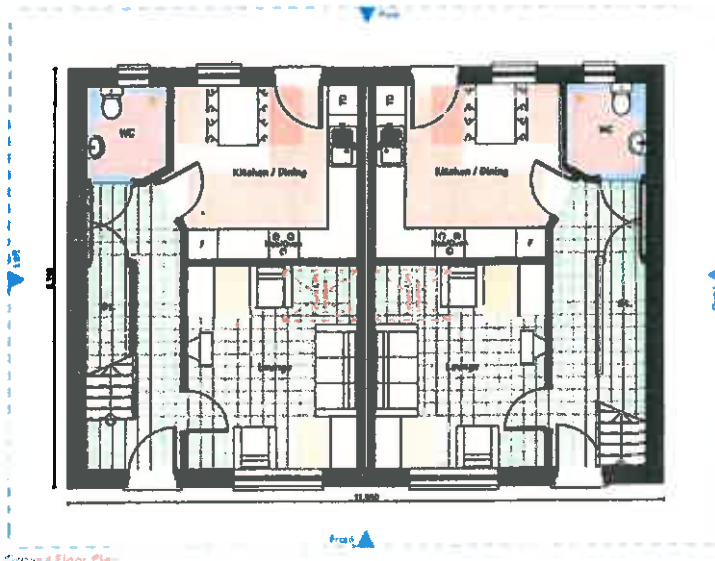
1:100



1:100



First Floor Plan
1:50



Second Floor Plan
1:50

Room	Area	Volume
Living Room	18.00	108.00
Dining Room	12.00	72.00
Kitchen	10.00	60.00
Bedroom 1	12.00	72.00
Bedroom 2	12.00	72.00
Bedroom 3	12.00	72.00
Bedroom 4	12.00	72.00
Bathroom	5.00	30.00
WC	2.00	12.00
Hallway	3.00	18.00
Staircase	2.00	12.00
Wardrobe	1.00	6.00
Other	1.00	6.00
Total	100.00	600.00

Notes:

1. All dimensions are to the face of the work unless otherwise stated.
2. The floor level is 100.00 above sea level.
3. The roof level is 10.00 above the floor level.
4. The building is to be constructed of brickwork.
5. The building is to be finished with white paint.
6. The building is to be finished with dark grey roof tiles.
7. The building is to be finished with dark grey window frames.
8. The building is to be finished with dark grey door frames.
9. The building is to be finished with dark grey door handles.
10. The building is to be finished with dark grey door knobs.

Internal description in relation to Accessibility:

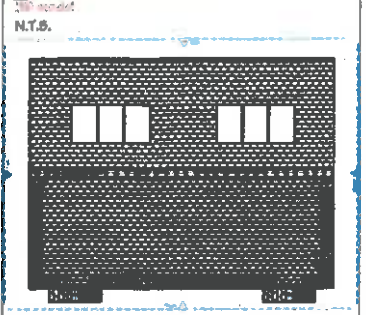
Access:

The building is to be finished with dark grey door frames.

Internal description in relation to Accessibility:

Access:

The building is to be finished with dark grey door frames.



Code	Description	Value
A	SE	Released for Planning
1100		3100-11

Job Title: **Member/Voluntary Controlled School (Land opp.)**

Location: **MEMBERSHIRE HOUSING**

Proposals: **MEMBERSHIRE HOUSING**

Project Title: **Proposed Housing Development, PLOTS 649 (4PB Houses) West Plans, Elevations & 3D View**

Project Type: **Planning**



Scale for Planning Purposes

Scale: **1:500**

Reference	Sheet	Page
P2-8&9-1262	A	01

25, 012102 021010
 25, 012102 021010
 25, 012102 021010

West Plans, Elevations & 3D View

Proposed

1.00

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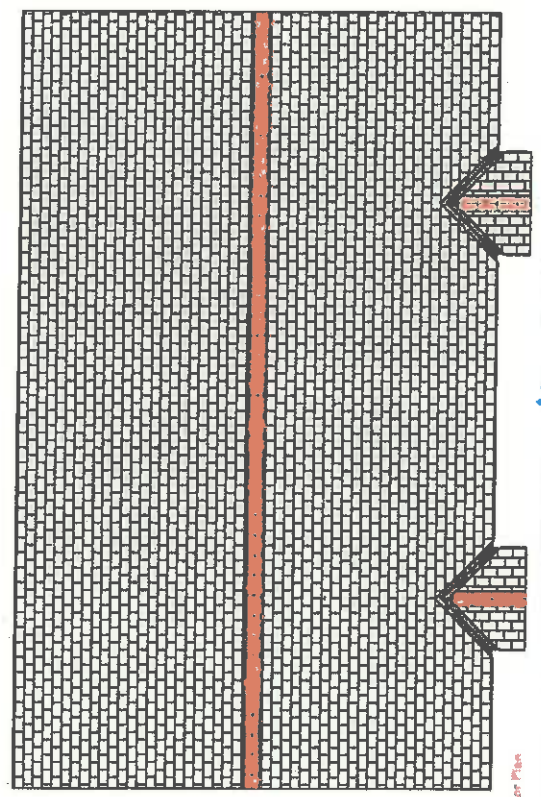
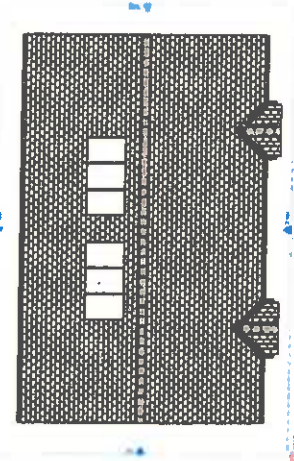
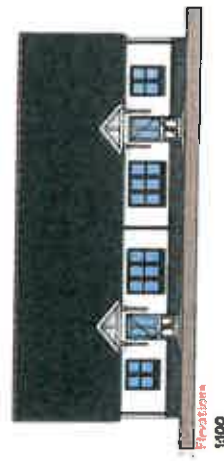
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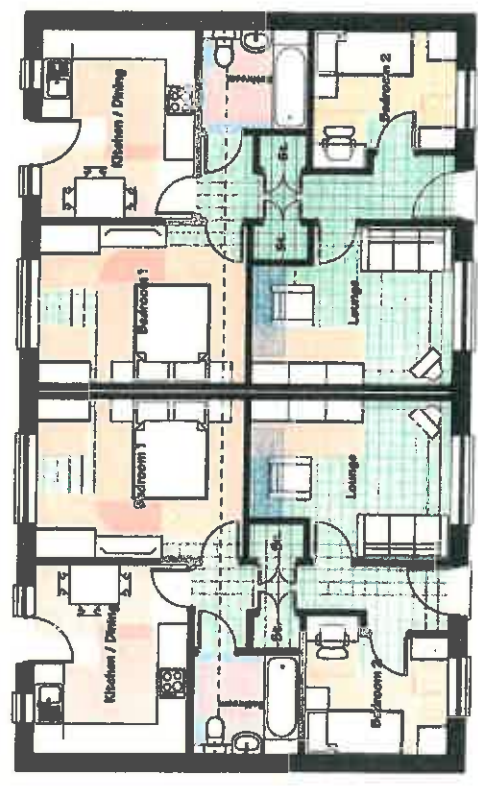
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Brick Elevation
1/100



Ground Floor Plan
1/50

Scale for Planning Purposes

PLANNING PURPOSES

Project Name: Proposed Housing Development, PLOTS 18&11
Plot Plans, Elevations & 3D View

Project No: P2-10&11-1262 A 01

Scale: 1/100

Prepared by: Trevor Hopkins Associates

1881 11th Street, Suite 100, San Francisco, CA 94133

Phone: (415) 774-1111

Website: www.trevorhopkins.com

Notes:

1. All work shall be in accordance with the latest edition of the National Building Code of Canada (NBCC) and the Ontario Building Code (OBC).

2. The proposed building shall be constructed in accordance with the latest edition of the National Building Code of Canada (NBCC) and the Ontario Building Code (OBC).

3. The proposed building shall be constructed in accordance with the latest edition of the National Building Code of Canada (NBCC) and the Ontario Building Code (OBC).

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19. The proposed building shall be constructed in accordance with the latest edition of the National Building Code of Canada (NBCC) and the Ontario Building Code (OBC).

20. The proposed building shall be constructed in accordance with the latest edition of the National Building Code of Canada (NBCC) and the Ontario Building Code (OBC).

Scale for Planning Purposes

Project No. P2-12&13-1262 A 01

Client: Trevor Hopkins Associates

Project: Planning and Preliminary Design for the Proposed Development of PLOTS 12&13

Location: 2000 Highway 7, Unit 10, Markham, Ontario L3R 0Y4

Date: 2012/12/18

Scale: 1:1000

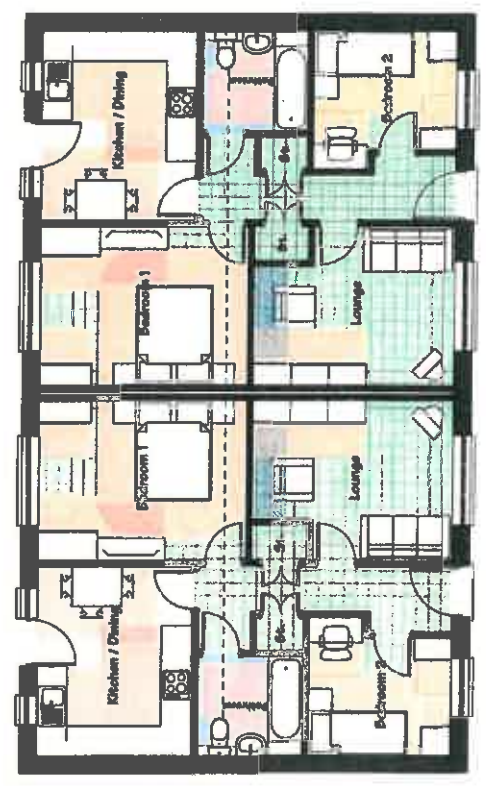
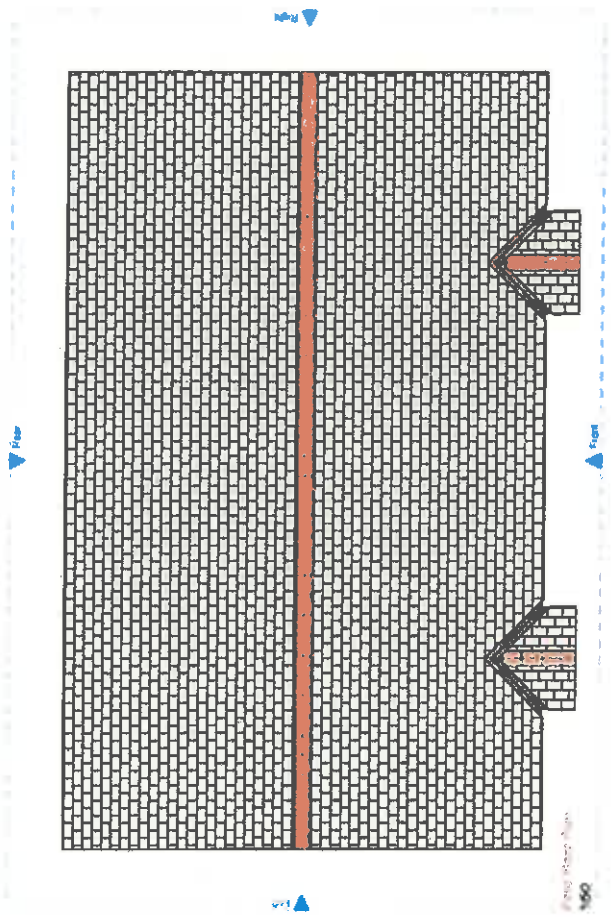
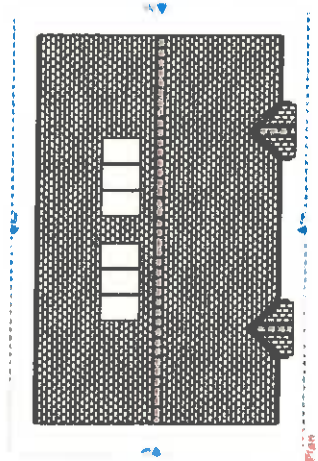
Drawn: [Name]

Checked: [Name]

Project Engineer: [Name]

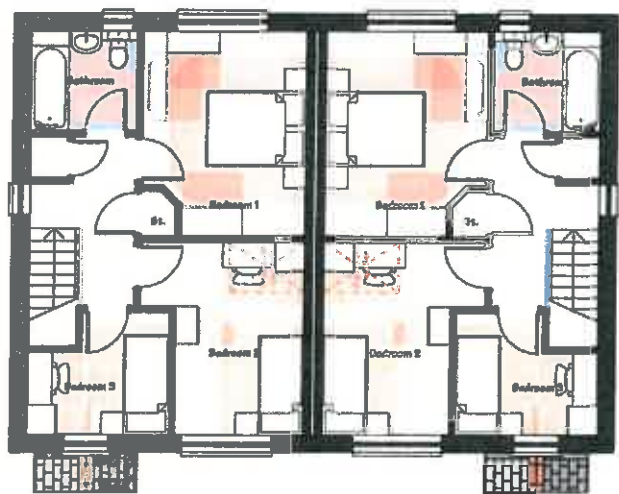
Project Manager: [Name]

Trevor Hopkins Associates
1000 Highway 7, Unit 10, Markham, Ontario L3R 0Y4
Tel: (905) 947-8888
Fax: (905) 947-8889
www.treorhopkins.com

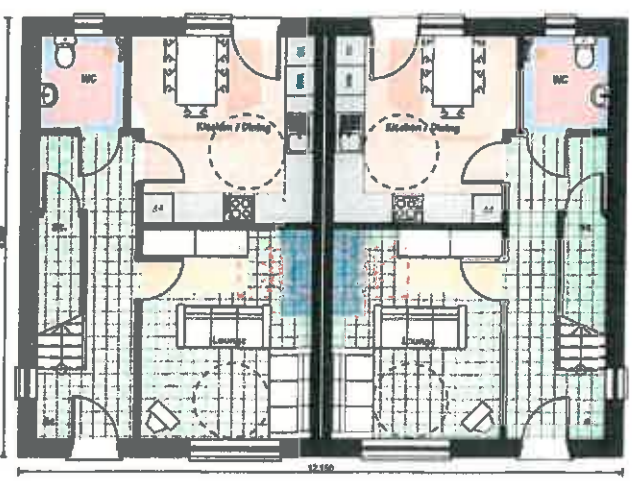




Elevations
1:100



First Floor Plan
1:50



Second Floor Plan
1:50

Room	Area (sqm)	Volume (cu m)
Living 1	18.5	37.0
Living 2	18.5	37.0
Kitchen	10.0	20.0
Dining	10.0	20.0
Bathroom	5.0	10.0
Bedroom 1	12.0	24.0
Bedroom 2	12.0	24.0
Bedroom 3	12.0	24.0
Bedroom 4	12.0	24.0
Bedroom 5	12.0	24.0
Bedroom 6	12.0	24.0
WC	2.0	4.0
WC	2.0	4.0
Staircase	10.0	20.0
Hallway	5.0	10.0
Landscaping	10.0	20.0
Roof	100.0	200.0
External	10.0	20.0
Total	180.0	360.0

Notes:
1. All dimensions are to the face of the work unless otherwise stated.
2. The floor levels are as shown on the site plan.
3. The roof level is as shown on the site plan.
4. The ground level is as shown on the site plan.
5. The finished floor level is as shown on the site plan.
6. The finished ground level is as shown on the site plan.
7. The finished roof level is as shown on the site plan.
8. The finished external level is as shown on the site plan.
9. The finished internal level is as shown on the site plan.
10. The finished basement level is as shown on the site plan.

Scale:
1:100
1:50
1:20



3D Model
N.T.S.



Side Elevation
1:100

Area	LC	Approved to Planning	Date
Site	Initial	Block/Date	2018-12

Job Title:
Member of Voluntary Controlled School (Land opp.)
Client Name:
Purdus/John
G27/18

Project Title:
Proposed Housing Development, PLOTS 14&15 (4P38 Houses)
Floor Plans, Elevations & 3D View

Planning Type:
Planning



Scale for Planning Purposes
1:100
1:50
1:20

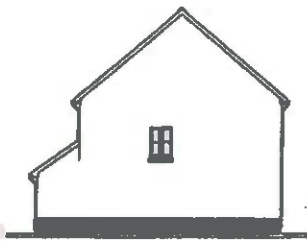
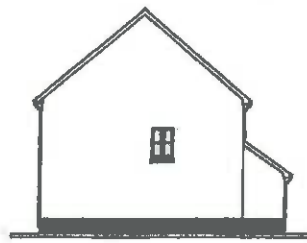
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Drawing Number	Scale	Block	Date
P-14&15-1262	A	01	

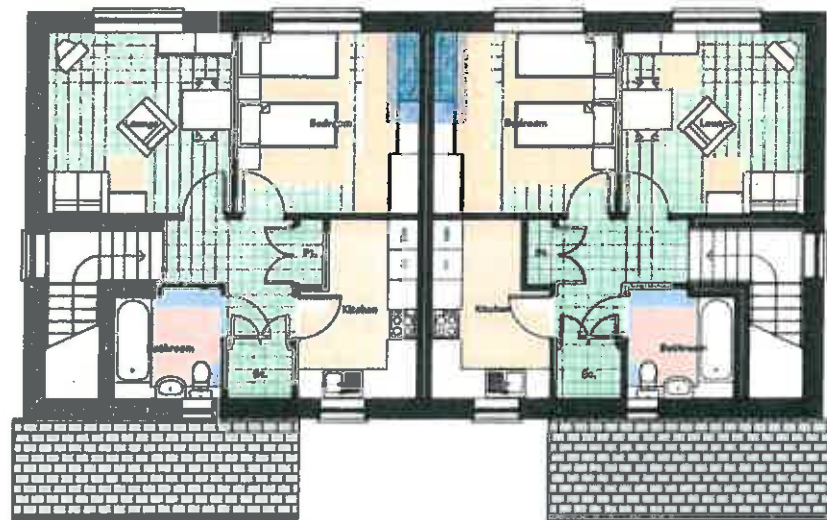
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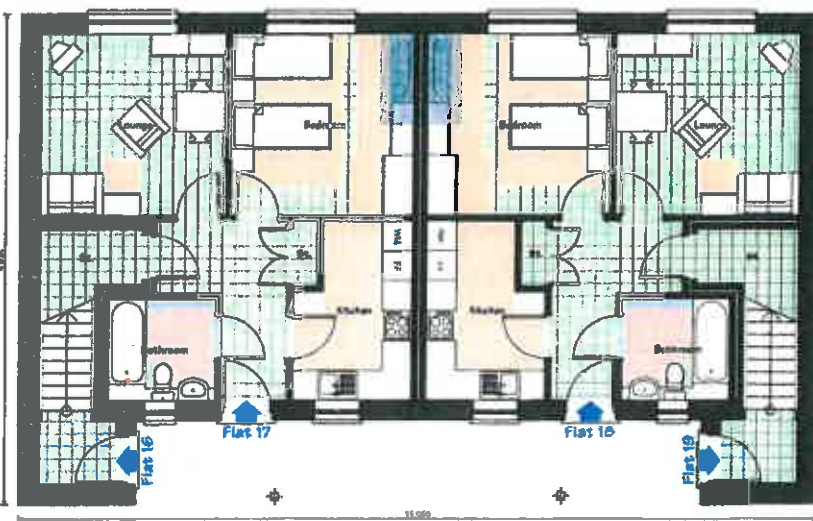
Trevor Hopkins Associates
Part House, Part Tall, Cardiff, Corridors, 2022 NEW



Elevation
1:100



First Floor Plan
1:50

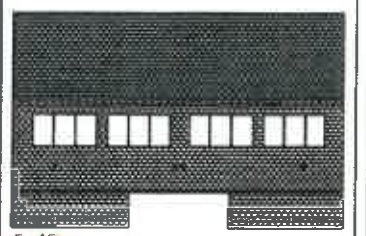


Ground Floor Plan
1:50

Item	Description	Quantity	Unit
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N.T.S.



N.T.S.

A	LC	Released for Planning	2000/11
Rev.	Issued	Description	Date

Job No:
 Developer: Voluntary Controlled School (Land app.)
 Location:
 Description:
 Date: 10/11

Planning No:
 Proposed Housing Development (Units 16 to 19)
 Elevations, Floor Plans, Real Plot & 3D View

Planning Type:
 Planning



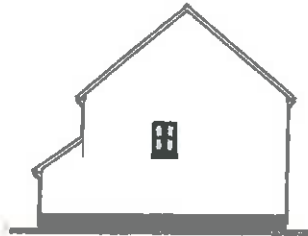
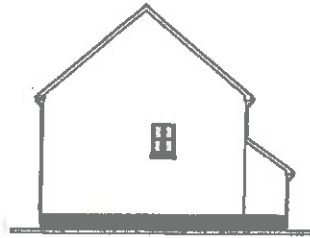
Scale for Planning Purposes
 1:50 (Architectural) 1:100 (Structural)

Planning Number	Section	Sheet	Total
P-16to19-1262	A	01	01

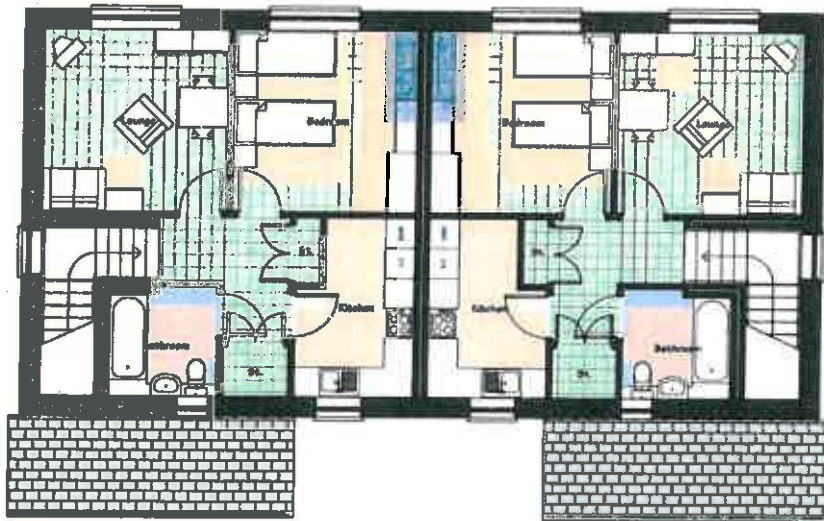
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 0200gr@tva-architects.com



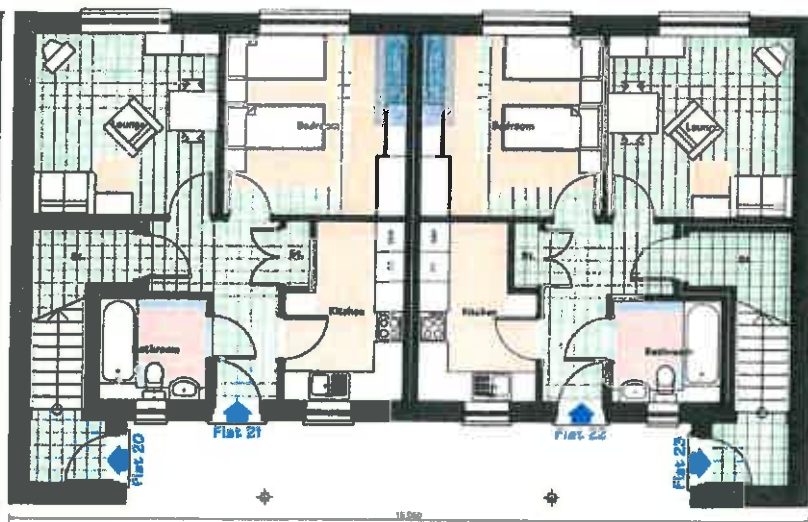
Trevor Hopkins Associates
 Park House, Park Walk, Clarendon, Clarendon, BPO3 1EW



1:100



1:50



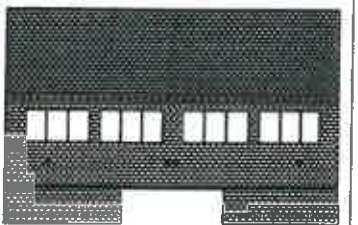
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Item	Description	Quantity	Unit
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Scale for Planning Purposes
 Proposed Housing Development (Units 20 to 23)
 Elevations, Floor Plans, Roof Plan & 3D View



3D View
N.T.S.



Roof Plan
N.T.S.

A	EC	Revised for Planning	2109/1
Rev	Issued	Description	Date

Job Title
 Member Voluntary Controlled School (Land opp.)
 Urban Road
 Penrith
 Cumbria
 LA1 1JH

Drawing Title
 Proposed Housing Development (Units 20 to 23)
 Elevations, Floor Plans, Roof Plan & 3D View

Drawing Type
 Planning



Scale for Planning Purposes
 Proposed Housing Development (Units 20 to 23)
 Elevations, Floor Plans, Roof Plan & 3D View

Drawing Number
 P2-20to23-1262

Revision Sheet Date
 A 01

019120 51910
 019120 51910



Trevor Hopkins Associates
 Plot House, Park Hill, Carlisle, Cumbria, CA2 9JF