

Application Ref: NP/18/0108/FUL

Case Officer	Andrew Richards		
Applicant	Mr A Richards, Access Manager		
Agent			
Proposal	Construction of timber footbridge, masonry abutments, steps & access to minor road		
Site Location	Land at Prendergast, Solva, Haverfordwest, Pembrokeshire, SA62 6XA		
Grid Ref	SM80962476		
Date Valid	22-Feb-2018	Target Date	18-Apr-2018

The application is before members as the application is made on behalf of the Authority.

Consultee Response

Solva Community Council: No response received
PCNPA Tree and Landscape Officer: Conditional consent
PCNPA Planning Ecologist: Conditional consent
PCNPA Park Direction: No safeguarding issues on minerals raised
PCNPA Estates Officer: No response received
PCNPA Buildings Conservation Officer: Support
PCNPA Access Manager: No comment
PCC Drainage Engineers: No adverse comments
PCC Transportation and Environment: Support subject to informative
Natural Resources Wales: No objection
Dwr Cymru Welsh Water: No objection subject to 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. No responses have been received.

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 07 - Countryside

LDP Policy 08 - Special Qualities

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 21 - Minerals Safeguarding

Pembrokeshire Coast National Park Authority
 Development Management Committee – 25th April 2018

LDP Policy 29 - Sustainable Design
LDP Policy 30 - Amenity
LDP Policy 32 - Surface Water Drainage
LDP Policy 34 - Flooding and Coastal Inundation
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 11 - Tourism, Sport and Recreation
PPW9 Chapter 13 - Minimising and Managing Environmental Risks and Pollution
PPW9 Chapter 14 - Minerals
SPG05 - Sustainable Design
SPG06 - Landscape
SPG10 - Safeguarding Mineral Zones
SPG17 - Conservation Area Proposals
SPG21 - Recreational and Leisure Activities
SPG23 - Enabling Sustainable Development in Welsh NPAs
TAN 05 - Nature Conservation and Planning
TAN 06 - Planning for Sustainable Rural Communities
TAN 12 - Design
TAN 15 - Development and Flood Risk
TAN 16 - Sport, Recreation and Open Space
TAN 18 - Transport
TAN 24 - The Historic Environment

Constraints

NPA Property - within 25m
Technical Advice Note 15
LDP Mineral Safeguard
LDP Open Space
Biodiversity Issue
Safeguarding Zone
Rights of Way Inland - within 50m
Hazardous Zones
Potential for surface water flooding
Recreation Character Areas
Article_4_Directions
Landscape Character Assessment

Officer's Appraisal

Background and History

The application site forms a small area of land which has River Solva running through the middle, with the site also covering two river banks. At present there is no footpath linkage at this location and the existing inland footpath to the south east of the river loops back towards Solva Bridge.

No related planning applications have been identified for this site.

Current Proposal

Planning approval is sought for a new footpath link from Prendergast Woods over River Solva and onto Prendergast Road via a new foot bridge and associated stepped access. A small area of wall adjacent to Prendergast Road will need to be removed to facilitate the new pedestrian access. The bridge structure will be supported by two bridge abutments.

Key Issues

The application raises the following planning matters:-

- Policy and Principle of Development
- Visual Amenity and Special Qualities of the National Park
- Impact on the Conservation Area
- Siting and Sustainable Design
- Amenity and Privacy
- Highway Safety and Access
- Landscaping
- Biodiversity
- Land Drainage and Flooding

Policy, Principle of Development and Impact on National Park:

The site lies within the Countryside as defined by Pembrokeshire Coast National Park Local Development Plan (LDP) and also falls within Solva Conservation Area, and the proposal for the provision of a new foot bridge creating a new inland footpath link is considered to be acceptable in principle and also considered to meet the policies set out in the Local Development Plan.

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) of which the current site falls within the boundary of LCA 14 (Solva Valley).

LCA 14 recognises that the area is a small scale and attractive estuarine village well situated on the west bank of the lower Solva River. The oldest parts of the village possess a traditional character due to the prevalence and extent of traditional cottages, running inland from the harbour and along the pleasant wooded valley of Solva River. The village has a strong coastal association and the views to the coast impart a strong sense of place to the village. There is an extensive Conservation Area covering Lower Solva, an extensive section of Solva valley which reflects the historical and cultural importance of the settlement.

The conservation of the wooded valley and preservation of the agricultural woodland mosaic character is important and the current proposal is considered to retain the visual amenity and special qualities of this area. The proposal will also promote walking within this area through the creation of footpath links to ensure that these areas are enjoyed by the public.

Impact on the Conservation Area:

The site falls within the Conservation Area and the Buildings Conservation and the proposed bridge is of traditional construction and design, which is considered acceptable in terms of scale and location. The proposal will also preserve the character and appearance of Solva Conservation Area and will allow greater public enjoyment of the area.

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').

The siting of the proposed foot bridge and its associated features is considered to be acceptable given its close proximity to the adjacent road which reduces the overall scale of any structure required to provide a new pedestrian link at this location. The design which incorporates masonry faced abutments to match the adjacent stone retaining wall adjacent to Prendergast Road, the remaining bridge structure will be provided in timber and is considered to provide a sustainable design which can be supported.

Amenity and Privacy:

Policies 29 and 30 of the Local Development Plan seek to protect community cohesion and health and to avoid incompatible development that would lead to a significant adverse impact upon amenity. There are no near neighbours to the site with the nearest neighbour being located some 90 metres to the south west of the

site. Given the nature of the proposal it is not considered that this development would have an adverse impact on any neighbours privacy or amenity.

Highway Safety and Access:

Pembrokeshire County Council Transportation and Environment section has been consulted support the proposal given that the design of the bridge has incorporated several design aspects which had been raised are pre-application stage. It is also noted that the construction works and traffic will need to have contact with PCC Street Care and this aspect will be added on to any consent granted through an informative.

The proposal will create a new inland foot path link between Prendergast woods and Prendergast Road via the foot bridge and therefore will create new linkage between existing footpaths within the area. This is considered to improve pedestrian links within Lower Solva and is supported.

Landscaping:

The application does not include any details to confirm if any additional landscaping is proposed and no details of tree survey, tree protection and pre-development tree work have been provided. As such, a planning condition will be added to confirm these aspects prior to any work commencing on site.

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.

An otter survey report has been submitted in support of the application and identifies that there is no evidence of resting or breeding sites within 100metres of the proposed development. Whilst otters are known to be present on the river the report identifies recommendations to offset any potential impact arising during construction or ongoing use of the proposed foot bridge. These include no night time working, no increased access to river bank, means of escaping (ramp) from construction trenches and pre-commencement otter checks.

As such, subject to the above recommendations being adopted no objection is raised to the current application by the Authority's ecologist. Natural Resources Wales have commented on the application stating that they do not raised any objection to the current proposal.

Land Drainage and Flooding:

The application indicates that the applicant recognises that the proposed development will be sited within a TAN 15 C2 flood zone. The application also states

that any surface water from the proposed development will discharge into the existing watercourse (Solva River).

The applicant has already applied for a Flood Risk Activity Permit (FRAP) and Natural Resources Wales are satisfied that the requirements for a Flood Consequences Assessment (FCA) have been addressed and thus no FCA is required to support the current application.

Dwr Cymru Welsh Water has indicated that there may be sewer(s) located within the vicinity of the application site and that the applicant should contact them to establish the location and status of any sewer(s). This will be added as an informative to any consent granted.

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 a new footpath link via a new timber foot bridge whilst sustaining the local character.

As such, subject to a schedule of suitable conditions and positive responses from the outstanding consultations from the Building's Conservation Officer and Transportation and Environment section at PCC, the development is acceptable in principle and complies with the requirements of policies 1, 7, 8, 11, 15, 16, 21, 29, 30, 32, 34, 52 and 53 of the adopted Local Development Plan.

Recommendation

Approve subject to appropriate 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:

Location Plan (Received 22.02.2018)

Site Plan (Received 22.02.2018)

Location Plan (Received 22.02.2018)

5129589-007/100/B (Received 19.02.2018)

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, 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

Proposed Tree, Hedge and Hedgebank work:

- Identification of trees, hedgebanks, hedges (including sections) to be removed, pruned or managed.

Tree, Hedge and Hedgebank Protection:

- Provision of a Scale Tree Protection Plan, including Root Protection Areas (RPA) and areas of existing landscaping and hedgebanks protected from construction
- Construction Exclusion Zone (CEZ) identified on scale plan
- Justification of any identified RPA offsets and CEZ offsets
- Protective Fencing type and ground protection specified and justified where necessary

Arboricultural Method Statement (AMS) – including details of:

- Proposed alterations to existing ground levels identified
- Proposed excavations
- Implementation of proposed geotextile materials
- Any foundation design
- Implementation method of proposed hard surfaces and surfaced access routes (vehicle & pedestrian)

Proposed landscaping details including:

- Clarification of planting / landscaping proposals
- Scale plan on proposed site layout showing precise locations
- Schedules of plants and plant species, sizes and numbers
- Implementation programme / timescale / phasing of planting
- Management and replacement of failures details

The scheme shall be implemented as approved.

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).

4. All works must be carried out in accordance with the recommendations of 'The Otter Survey Report' (Received 22.02.2018).

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).

The applicants attention is drawn to the attached Consultation responses:-

NRW consultation response

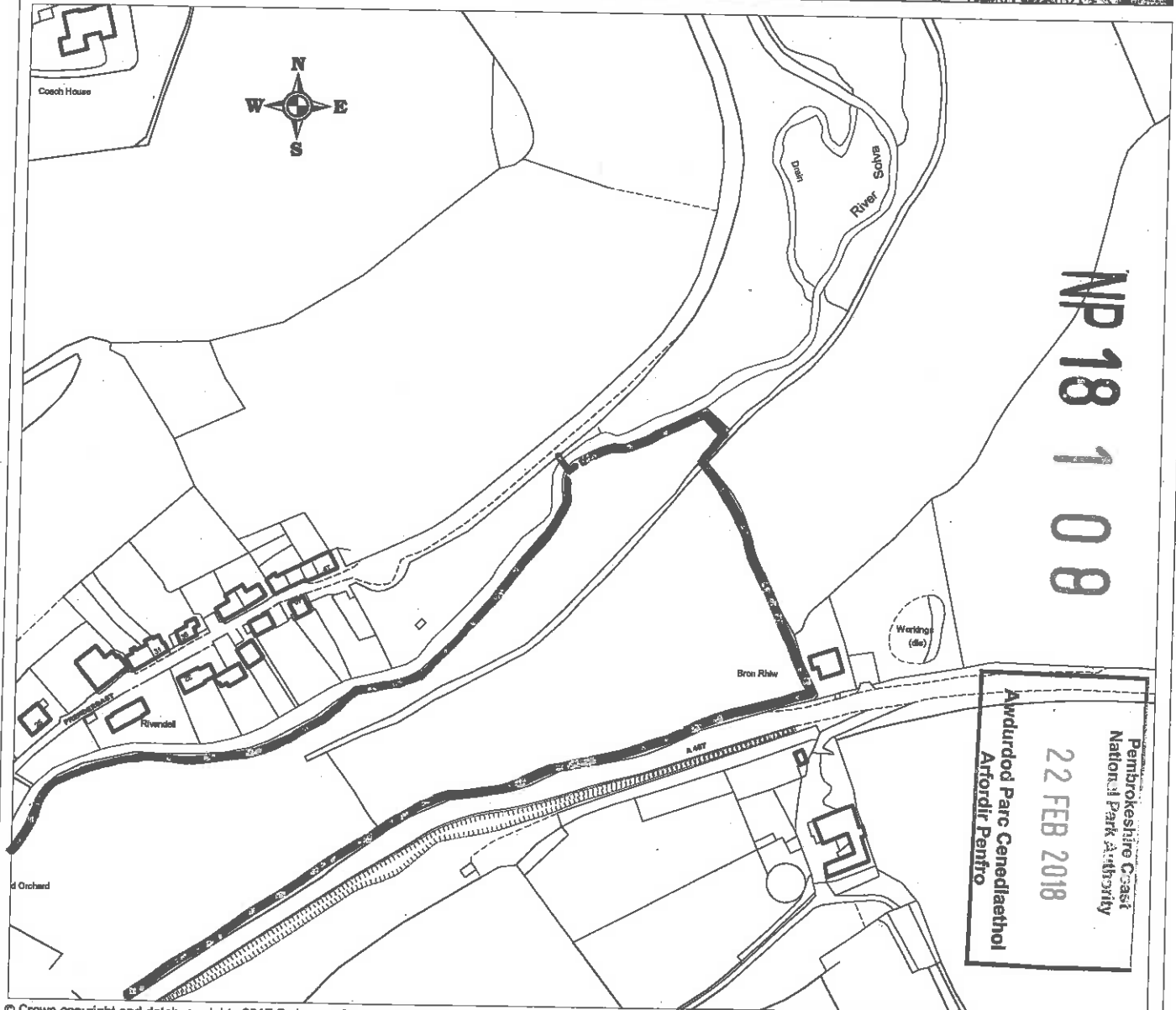
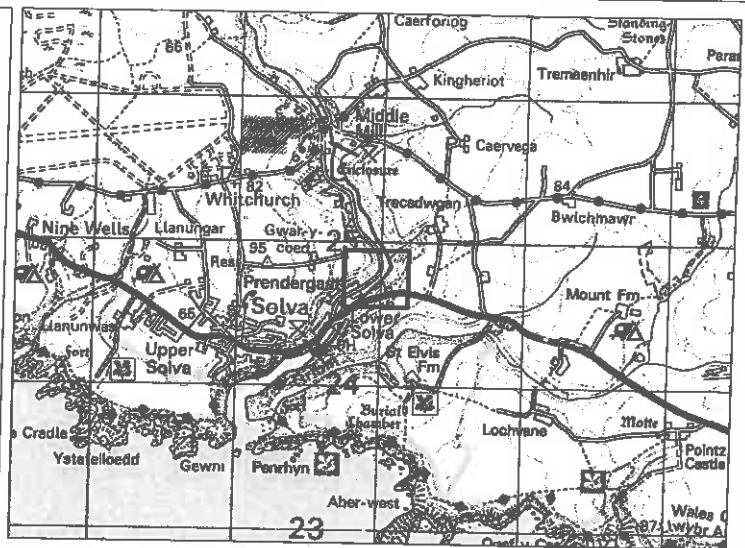
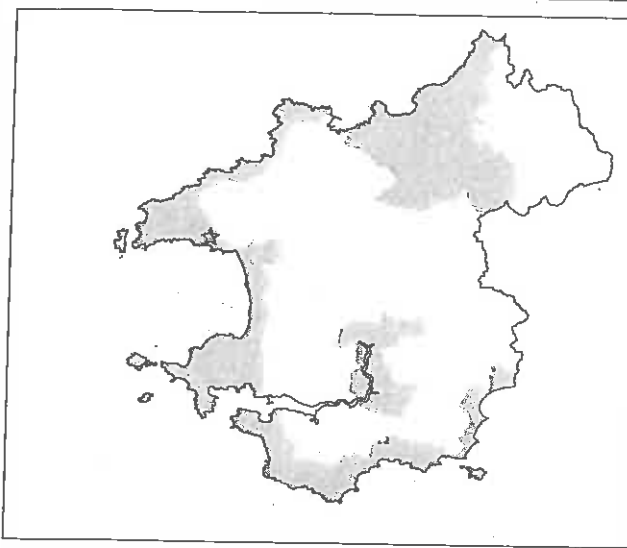
Dwr Cymru Welsh Water consultation response

PCC Transport and Environment section consultation response

Proposed Footbridge, Lower Solva

OS Grid Reference SM 80953 24765

Scale 1:2500



© Crown copyright and database rights 2017 Ordnance Survey 100022534.

Unauthorised reproduction infringes Crown copyright and may lead to civil proceedings.

NP 18 1 0 8

Pembrokeshire Coast
National Park Authority
22 FEB 2018
Awdurdod Parc Cenedlaethol
Arfordir Penfro



Scale 1:500

Application Site



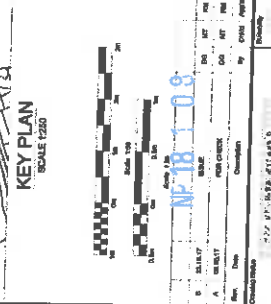
Proposed Footbridge, Lower Solva

OS Grid Reference SM 80953 24765

Compiled on 22 February 2018

SAFETY, HEALTH AND ENVIRONMENTAL INFORMATION
 In addition to the health and safety information normally associated with the types of work detailed on this drawing, the following should be noted:
CONSTRUCTION
 1. HAZARDOUS MATERIALS
 2. PALING BRANCHES IN WOODED AREA
 3. OVERHEAD CABLES
 4. WORKING NEAR WATER (LOCATIONS UNKNOWN)
 5. COLLAPSE OF EXCAVATIONS
 6. RISK OF FALLING FROM WORKING NEAR EXPOSED EDGE
 7. COLLAPSE OF EXCAVATIONS
MAINTENANCE/CLEANING
 1. WORKING NEAR WATER
 2. RISK OF FALLING FROM WORKING NEAR EXPOSED EDGE.
DECOMMISSIONING/DEMOLITION
 1. MAINTENANCE/CLEANING
 2. RISK OF FALLING FROM WORKING NEAR EXPOSED EDGE.
 It is assumed that all works will be carried out by a competent contractor working to the appropriate standards, to an approved method statement.

NOTES:
 1. ALL DIMENSIONS ARE IN MILLIMETERS AND LEVELS ARE RELATIVE TO THE SUPPORT DRAINAGE OF 11m AT TOP OF WALL EXCAVATED AND REPAIRED PART DRAINAGE OF 11m ON OR DISPOSED OFF SITE IN INSURABLE SAND OR GRAVEL. SOIL SHOULD BE THE BALANCE OF FILL BEHIND THE ABUTMENTS. SOIL SHOULD BE COMPACTED TO THE APPROPRIATE STANDARD.
 2. WORK TO BE COMPLETED WITHIN THE NATURAL RESOURCES WALES, FORWARD FOLLOW GOOD PRACTICE FOR POLLUTION PREVENTION.
 3. REFER TO BUILDING REGULATIONS PART M, DIAGRAMS 4.5 AND 6.
 4. REFER TO BUILDING REGULATIONS PART M, DIAGRAMS 4.5 AND 6.



ATKINS
 11000 Oldfield Road
 12 Oldfield Road
 Southampton
 SO1 8AD
 Tel: +44 (0)1204 212800
 Fax: +44 (0)1204 212401
 www.atkinsglobal.com

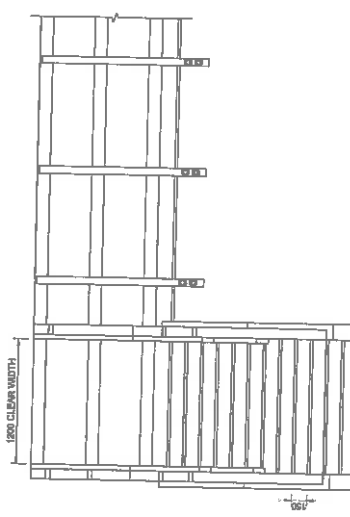
Copyright © Atkins Limited (2017)
 19.03.2018
 Approved for Issue

Prepared by: [Name]
 Checked by: [Name]
 Drawn by: [Name]

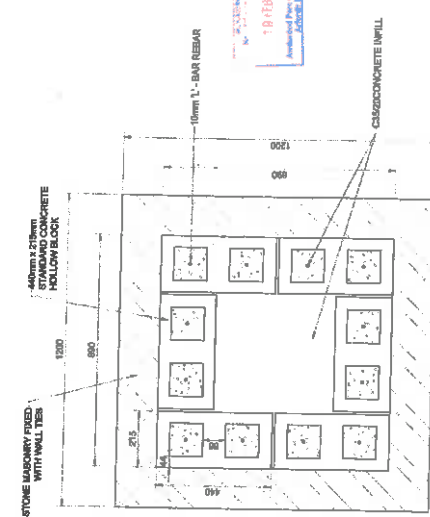
Project No: [Number]
 Drawing No: [Number]

LOWER SOLVA
 LOWER SOLVA PLAN AND CROSS SECTION

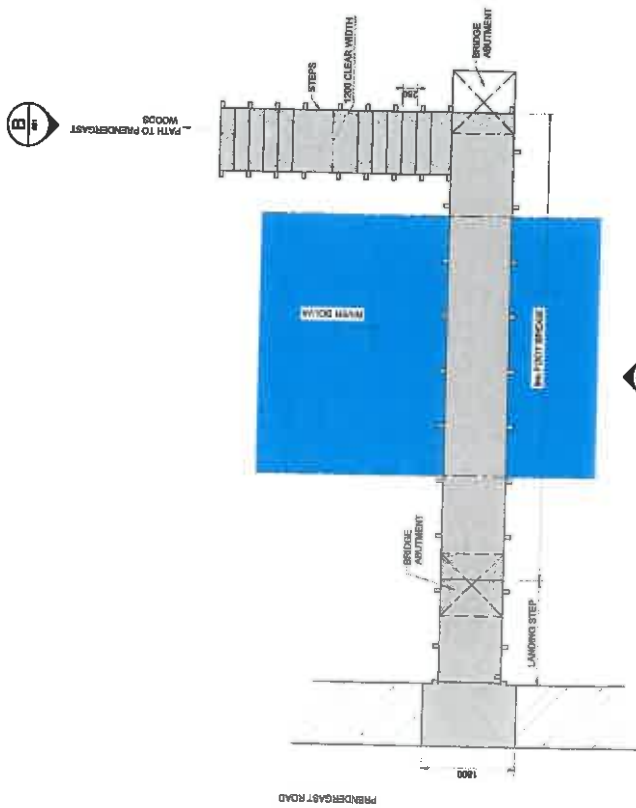
Drawn	Checked	Scale	Date
AS SHOWN	FM	CG	MT
Origin	AI	18.03.2017	10.02.2017
Project Number	6129589-007001		
Revision	B		



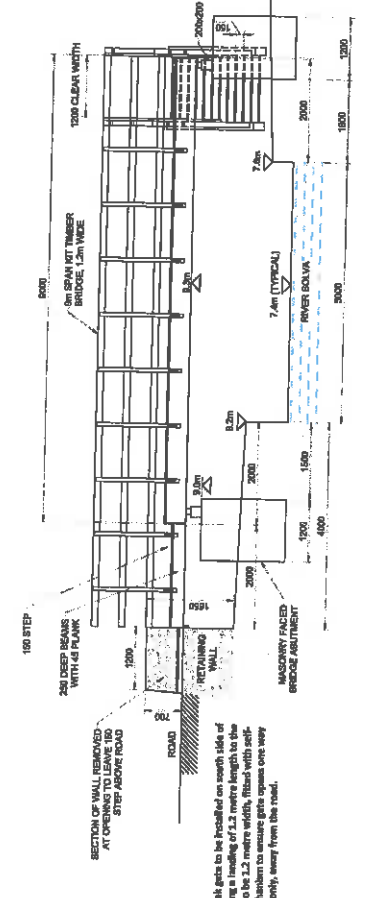
ELEVATION VIEW
 SCALE 1:25



BRIDGE ABUTMENT - PLAN
 SCALE 1:10



PLAN
 SCALE 1:50



SECTION THROUGH RIVER
 SCALE 1:50

Pedestrian rail gate to be installed on south side of wall, providing a landing of 3.3 metre length to the road. Gate to be 3.2 metre width, fitted with self-closing mechanism to ensure gate opens one way only away from the road.