

Application Ref: NP/17/0722/OUT

Case Officer	Matthew Griffiths		
Applicant	Messrs Hill, Hill, Wood & Caister Castle Trust		
Agent	Mr C Green, Andrew Granger & Co		
Proposal	Residential development of up to 14 residential dwellings (including on-site affordable provision) incorporating highways alterations to form new access road & associated development infrastructure		
Site Location	Land west of Narberth Road, Tenby, Pembrokeshire		
Grid Ref	SN12420146		
Date Valid	07-Feb-2018	Target Date	28-Feb-2020

This application is reported to DM Committee as the proposal is for “major development” as defined by the Town and Country Planning (General Development Management) (Wales) Order 2012.

Consultee Response

Tenby Town Council: Comments –

While members have no objection to the proposed residential development, there are still concerns over the alterations to the highway to facilitate access under policy 53c of the LDP. Members believe that there has been limited communication with residents of the Lady Park area who would be affected by proposals to alter the junction into Lady Park to allow them to comment. As such Tenby Town Council would welcome a site meeting with the applicants’ agent, PCNPA officers and PCC Highways officers to look in more detail at this element of the application.

PCNPA Tree and Landscape Officer – Conditional Consent

PCNPA Planning Ecologist – Conditional Consent

PCNPA Biodiversity Officer – No comments to date

PCC - Private Sector Housing & Strategy - Comments

PCC - Waste & Recycling Manager – No objections

PCC - Transportation & Environment – No objection

PCC – Property & Assets Management – No comments to date

PCC - Head of Cultural Services – No comments to date

PCC - Education Dept – Comments

PCC - Drainage Engineers – Conditional Consent

Natural Resources Wales – Conditional Consent

Dwr Cymru Welsh Water – Conditional Consent

Coal Authority – Comments

Dyfed Archaeological Trust – Conditional Consent

Tenby Civic Society - Comments

Public Response

The application was publicised in accordance with the requirements of the Town and Country Planning (Development Management Procedure) Order 2012. A letter of objection was received which raised concerns regarding the proposed off-site highways works to the site and the increase in traffic on the A478. They also raise

Item 5 - Report on Planning Applications

concerns regarding the loss of a greenfield site and the potential impact on biodiversity of the development.

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>

Policy 1 National Park Purposes and Duty (Strategy Policy - overarching)

Policy 7 Countryside (Tier 4) (Strategy Policy)

Policy 8 Special Qualities (Strategy Policy)

Policy 10 Sites and Species of European Importance

Policy 11 Nationally Protected Sites and Species

Policy 13 Welsh Language

Policy 14 Conservation of the Pembrokeshire Coast National Park

Policy 29 Sustainable Design (Strategy Policy)

Policy 30 Amenity

Policy 32 Surface Water Drainage

Policy 46 Housing (Strategy Policy)

Policy 48 Affordable Housing (Strategy Policy)

Policy 49 Affordable Housing Exception Sites

Policy 50 Housing Development Proposals

Policy 51 Housing Densities

Policy 52 Housing Mix

Policy 59 Sustainable Transport (Strategy Policy)

Policy 60 Impacts of Traffic

This application dates back to 7 February 2018 and therefore predates the adoption of Local Development Plan 2 (2020). The delay in determination has been due to the need to submit additional information in support of the application. While submitted when the first Local Development Plan was material, the correct policy framework to the determination of the application is LDP 2 as this is the Development Plan for the purposes of Section 38(6) of the Planning and Compulsory Purchase Act 2004 at the time of decision.

The following National Planning Policy are considered particularly relevant to the determination of the application:

Future Wales: the national plan 2040 (Published 24 February 2021 – Expires 31 December 2040)

Planning Policy Wales (Edition 11, 24 February 2021)

TAN 2: Planning and Affordable Housing (2006)

TAN 5: Nature Conservation and Planning (2009)

TAN 11: Noise (1997)

TAN 12: Design (2016)

TAN 13: Tourism (1997)

TAN 15: Development and Flood Risk (2004)

TAN 16: Sport, Recreation and Open Space (2009)

TAN 18: Transport (2007)

Item 5 - Report on Planning Applications

TAN 20: Planning and the Welsh Language (2017)

TAN 23: Economic Development (2014)

TAN 24: The Historic Environment (2017)

Constraints

Ancient and Semi Natural Woodland - within 25m

LDP Allocation

Biodiversity Issue

Potential for surface water flooding

LDP Centre:60pc aff housing;30 units/ha

Recreation Character Areas

Low Coal Risk

Landscape Character Assessment

Planning History

No material planning history to report.

Officer's Appraisal

Introduction

The proposal is for residential development of a greenfield site at the edge of the settlement of Tenby.

Site Description

The site is located on the north eastern edge of Tenby. The site consists of a field parcel of around 1.40ha and is currently being used as a horse paddock.

To the east of the site is Narberth Road, which is elevated above the site and is the main route into the town from the north. Further to the east lies the Lady Park Estate, which runs up hill to the east and consists of a mixture of two-storey housing and bungalows.

A single dwelling adjoins the south east of the site and is accessed from Narberth Road. The curtilage of the dwelling is formed by trees.

The north, south and western edge of the site is made up of woodland, which forms part of the wider woodland area known as Bells Wood and is ancient semi-natural woodland. This woodland sits within a valley that runs along the eastern edge of the site and has an unnamed watercourse running through it.

The site is largely screened from Narberth Road as a result of existing vegetation and the topography of the site in relation to the road.

Description of Development

The application has been made for outline planning permission and all matters are reserved. Initially access was to be determined at this stage, however the agent has confirmed that the agreement of this detail should also be considered as a reserved matter.

Item 5 - Report on Planning Applications

An illustrative layout plan and a plan showing parameter for the plots have been submitted. These plans show a layout for 14 residential units arranged around an estate road and a private drive. The proposed access is located on the western boundary of the site.

An illustrative road layout is shown on the indicative site layout plan with supporting highways and drainage details. The applicant has submitted minimum / maximum dimensions for the properties at the site. Parameters are given for four different house types which are identified on the site plan.

Other matters related to the scheme are reserved: scale (includes information on the size of the development, including the height, width and length of each proposed building), layout (includes buildings, routes and open spaces within the development and the way they are laid out in relations to buildings and spaces outside the development), landscaping (the improvement or protection of the amenities of the site and the surrounding area, this could include planting trees or hedges as a screen) and appearance (aspects of a building or place which affect the way it looks, including the exterior of the development) are reserved for future determination.

The access detail is also reserved for future determination and is likely to involve a new ghost island junction from Narberth Road (A478), accommodating a dedicated right-turn facility for vehicles entering the development from the north. The proposals will also include the reconfiguration of the existing Lady Park junction layout (on the opposite side of the road to the site). Pedestrian footways will be provided on both sides of Narberth Road at the new site junction and reconfigured Lady Park junction and will continue into the development. A pedestrian refuge island will also be provided to assist pedestrians in crossing Narberth Road. The access will lead into an internal estate road within the site serving the proposed housing. As noted above the exact detail of this reserved matter is reserved for future determination.

Key Issues

The application raises the following planning matters:

- Policy and Principle of Development
- Siting, Design and Impact upon the Special Qualities of the National Park
- Residential amenity and living conditions
- Sustainable transport, access and highway safety
- Ecological impact
- Tree impact
- Historic Environment
- Drainage & Flooding
- Other Material considerations

Policy and Principle of Development

The Settlement Development boundary for Tenby runs to the east of the site along Narberth Road. The site therefore adjoins the edge of the development boundary.

The site was previously allocated for residential development in the 2013 Local Development Plan. Following the de-allocation of the site the applicant's agent has stated that the proposal will be for affordable housing only. The Local Development Plan 2 (2020) prioritises the provision of affordable housing to meet locally identified

Item 5 - Report on Planning Applications

needs. Planning Policy Wales Edition 11 (para 4.2.34) expects local planning authorities to make provision for affordable housing and also requires them to make use of exceptional land releases, within and adjacent to settlements that would not otherwise be allocated in the local development plan. This position is further supported by Technical Advice Note 2 which allows for the exceptional release of land to meet affordable housing need. Policy 45 of the Local Development Plan further makes such provision (criterion b).

The site adjoins the settlement separated only by the A478 Narberth Road. It has a close relationship with the settlement positioned opposite the existing development along Upper Hill Park and with residential development and the main area of the town to the south. In principle, the location of the site is considered to form a sustainable location where an exceptional release of land to meet affordable housing need would be acceptable. Its acceptability is further supported by its previous allocation within the 2013 Local Development Plan.

The proposed housing must also be appropriate to meet the identified local housing need. The local housing need has been identified and the applicant's agent has liaised with Pembrokeshire County Council. There is a continuing need for affordable housing in the locality. The agent has also stated that:

“The Applicant is fully committed to working with the Authority to bring the site forward to meet this identified need and is currently in discussion with Registered Social Landlords to secure development and ongoing management of the Affordable Housing. As such, the Applicant will enter into the necessary Section 106 Agreement as a mechanism to secure delivery on-site and retention in perpetuity.”

The application is made in outline and the proposed housing can effectively reflect the need for housing in terms of tenure and house sizes. As an outline application it is considered that a final proposal that reasonably meets the requirements in paragraph 4.2.34 of Planning Policy Wales that: “The affordable housing provided on exception sites should meet the needs of local people in perpetuity” can be delivered.

The LDP at policy 51 sets a minimum density of 30 dwellings per hectare. In considering this policy, it is important to consider that the land available for development in the National Park is a finite resource and this policy is setting a minimum density for the efficient use of land. The Authority, in setting this policy is acting in line with Planning Policy Wales (Edition 11, 2021), this national policy identifies as a Key Planning Principle that “The efficient use of resources, including land, underpins sustainable development.” Therefore, Local and National planning policy should be seen as supportive of the efficient use of land where it does not give rise to an unacceptable impact. For practical application in the National Park there is a requirement that new residential development achieves a density of 30 dwellings a hectare.

The current proposed layout shows a density of around 10 dwellings per hectare (based on a site area of 1.4hectares). However much of the site would not be developed and the agent has submitted a parameter plan showing that 0.62 hectares of the site can be developed residentially. This creates a wide buffer to the

Item 5 - Report on Planning Applications

neighbouring woodland area. It also limits development to one side of the proposed estate road. There is also a need to create an access of acceptable gradient down into the site. Overall, it is accepted that this is a severely constrained site for development and a lower density than would normally be supported is considered acceptable and the proposal is reasonably in accordance with Policy 51.

Siting, Design and Impact upon the Special Qualities of the National Park
Planning Policy Wales (Edition 11, February 2021) (PPW) states that “Good design is fundamental to creating sustainable places where people want to live, work and socialise. Design is not just about the architecture of a building but the relationship between all elements of the natural and built environment and between people and places. To achieve sustainable development, design must go beyond aesthetics and include the social, economic, environmental, cultural aspects of the development, including how space is used, how buildings and the public realm support this use, as well as its construction, operation, management, and its relationship with the surroundings area.”. Guidance on good design and place making is further expanded on in Technical Advice Note 12: Design (2016).

Policies 8 and 14 of the LDP seek to protect and enhance the special qualities of the National Park.

Policy 8 (Special Qualities) lists 9 priorities - the most relevant to this application being:

- a) to ensure that the sense of remoteness and tranquillity is not lost and wherever possible enhanced;
- b) the identity and character of towns and villages is not lost through coalescence and ribboning of development or through poor design and layout of development
- c) the pattern and diversity of the landscape is protected and enhanced;
- e) that development restores or wherever possible enhances the National Park’s ecosystem; and
- g) to ensure that local biodiversity action plan species and habitats are protected for their amenity, landscape and biodiversity value.

In addition, Policy 14 seeks to prevent development that causes significant visual intrusion, is insensitively and unsympathetically located within the landscape, introduces / intensifies a use that is inappropriate to its location, that fails to harmonise with the landscape character of the National Park, and that loses or fails to incorporate important traditional features.

The application is supported by a Design and Access Statement (DAS), which offers the applicants justification in relation to the requirements for good design and place making. The access to the site will include a footway to the front of the site which will link into the wider footway network along Narberth Road. The indicative layout includes the design of the estate road and how this serves the dwellings through the site. The new dwellings in the illustrative layout are shown to the west of the site away from the woodland boundary. The site is set at a lower level than the adjoining highway and this will result in some screening to the site. It is considered that the indicative layout will allow for a reasonable and inclusive access connected to the

Item 5 - Report on Planning Applications

wider community although it is acknowledged that the change in levels at the site will result in some compromise in accessibility.

Consideration and assessment of the character of the area is given in the DAS. The application is made in outline, however the nature of the scheme is provided including the min / max height of elements of the scheme. The illustrative layout is considered to be largely acceptable and to reasonably efficiently use of land while incorporating a highways layout that is acceptable to the local highways authority (subject to approval of detail). The proposal is considered to be a reasonable response to the established character of the area.

The illustrative layout shows consideration for achieving natural surveillance through the site and securing community safety. Subject to detailed consideration of the design of the scheme, in reserved matters applications, it is considered that the proposal can secure community safety through its design.

The application is supported by a Landscape and Visual Appraisal (LVA), the LVA concludes that: "The application site is most visible from roads adjacent to the site. Where partial views can be seen from long distance, and in particular the public footpath to the south and hamlet to the west, the site will be a small component in the landscape and will barely be noticeable. Generally, from the west the site benefits from woodland blocks and topography obscuring views." This view is largely agreed with. The existing woodland and topography will largely obscure the site from views. In the immediate vicinity the new access and development would be most visible but this impact will be localised and an acceptable impact in the sites context.

Overall, it is considered that the outline proposal demonstrates that a development of an acceptable design is possible at the site and can come forward through applications for the approval of reserved matters.

Residential amenity and living conditions

Policy 30 of the LDP states that development will not be permitted which has an unacceptable adverse impact on amenity. TAN 12 recognises the importance of the scale of development in relation to surroundings and how the mass and height of developments can impact on privacy, sunlight and microclimate. This includes any such impact on neighbouring dwellings, such as serious loss of privacy or overshadowing.

The nearest property which is likely to be impacted by the proposed development is to the south and east of the site and is known as Coed Y Glyn. The illustrative layout has shown how dwellings could be constructed and have adequate separation distances to this property. The detail of the acceptability of the layout and landscaping in terms of amenity, it is considered, can be reasonably left to the determination of a future reserved matters application. Other nearby properties are separated from the site by the wide carriageway of the A478 and woodland and it is not considered that the proposal will give rise to a significant impact on the amenity of these properties.

The scale of development is likely to result in construction activities that will last for a significant period of time; the site is also in proximity to residential properties and

Item 5 - Report on Planning Applications

would potentially impact on residents living conditions. It is considered reasonable to impose conditions to ensure that the construction activity impacts in terms of noise, dust, vibration are minimised.

The timing of construction is considered to be the most significant issue in terms of amenity impacts; working at anti-social hours for an extended period of time are considered likely to result in a substantive impact on amenity. It is considered that construction operations (including demolition, earth moving and deliveries) should be restricted to between the hours of 08.00 to 18.00 Monday to Friday and 08.00 to 13.00 on Saturday with no operation on Sunday or public holidays. It is considered that subject to conditions requiring compliance with the applicants submitted management plan and hours of operation the impact on neighbouring properties will be mitigated to an acceptable level.

Subject to the imposition of appropriate conditions the application is considered to have an acceptable impact on amenity and to be in accordance with Policy 30 of the LDP.

Sustainable transport, access and highway safety

Policy 59 sustainable transport requires that opportunities are taken to improve and promote sustainable travel choices and reduce the need to travel by car. This is reflective of the requirements in Planning Policy Wales (Edition 11, 2021), paragraph 4.1.12 which states that "It is Welsh Government policy to require the use of a sustainable transport hierarchy in relation to new development, which prioritises walking, cycling and public transport ahead of the private motor vehicles."

The site was not allocated in the LDP and compliance with the transport hierarchy has not therefore been considered during the Authority's plan making process and specific consideration is therefore required in the determination of the application. It is considered that the site is accessible to public transport and is close to the bus stop on the A478. The application provides a link onto the existing footway along the frontage of the site to the A478 and this links into the footway to the bus stop. Overall there is considered to be reasonable compliance with the sustainable transport hierarchy.

Policy 60 Impacts of Traffic requires that new development has appropriate and safe access. The pedestrian and vehicular access is indicated to be a single point of access close to the centre of the site frontage to the A478. Offsite highway works are also required to provide for improvements to the highway network serving the site and to create an appropriate junction arrangement to the site and ensure that the proposal is compatible with the access to Lady Park opposite the site. Concerns about the arrangement of the revised access to Lady Park and the increase in movement have been raised in third party representations on the application. As noted above access has now been considered as a reserved matter and would therefore be subject to a further application where the detail would be agreed and further representations can be made on the detail of the arrangements.

The Local Highways Authority (LHA) has concluded that the applicant has sufficiently demonstrated that an appropriate and safe access can be created to the site. This will potentially involve offsite works within the public highway and the LHA has

Item 5 - Report on Planning Applications

advised that these offsite works are secured by negatively worded pre-commencement conditions (known as "Grampian" conditions). The offsite access works are within the highway and could be undertaken by the local highways authority without the need for express planning permission. It is viewed as reasonable to agree the detail of the access arrangements under a planning condition. Any discharge of the condition would involve consultation with the highways authority and they will be advised over the concerns expressed by residents and consultees regarding the appropriateness of the highways arrangement.

Subject to the imposition of the conditions it is considered that the development is in accordance with Policy 60 of the LDP.

Ecological impact

Section 6 of the Environment (Wales) Act 2016 states that 'A public authority must seek to maintain and enhance biodiversity in the exercise of functions in relation to Wales, and in so doing promote the resilience of ecosystems, so far as consistent with the proper exercise of those functions.'

Regulation 9 of the Conservation of Habitats & Species Regulations 2017 (as amended) requires Local Planning Authorities to take account of the presence of European Protected Species at development sites. If they are present and affected by the development proposals, the Local Planning Authority must establish whether "the three tests" have been met, prior to determining the application.

The three tests that must be satisfied are:

- i. That the development is "in the interests of public health and public safety, or for other imperative reasons of overriding public interest, including those of a social or economic nature and beneficial consequences of primary importance for the environment".
- ii. That there is "no satisfactory alternative"
- iii. That the derogation is "not detrimental to the maintenance of the populations of the species concerned at a favourable conservation status in their natural range"

Substantial additional ecological information has been submitted in support of the application.

The applicant submitted supporting ecological surveys and mitigation / enhancement proposals for the site. The main field where the houses are located is semi-improved neutral pasture. Bounded by hedgerows and woodland. the Application Site is located around 900m east of the Carmarthen Bay and Estuaries Special Area of Conservation (SAC) and 1.1km north-east of the Pembrokeshire Bat Sites and Bosherton Lakes SAC. In addition, Beech Cottage, Waterwynch Site of Special Scientific Interest (SSSI), a component SSSI of the Pembrokeshire Bat Sites and Bosherton Lakes SAC, is located 1.2km north-east of the Application Site. With respect to non-statutory designated sites, Bells Wood Ancient Semi-Natural Woodland (ASNW) abuts the western boundary of the Application Site, extending further west beyond the Application Site itself. Taking the main ecological points in turn:

Item 5 - Report on Planning Applications

-Dormouse: The dormouse surveys in 2019 and 2020 did not find any presence of dormice in the hedgerows. The surveys did identify some potential habitat, the retention and enhancement of hedgerows at the site will continue to provide habitat for this species, mitigating the potential for harm.

-Bats: A number of bat surveys were undertaken during 2016, 2019 and 2020. Most of the bat activity was focussed along the trees/woodland along the edges of the site; bats were also found to be using the hedgerows along the boundaries. Reflecting the outline nature of the proposal, no details of street or external lighting have been supplied and a detailed lighting plan can be secured by condition to ensure that light spill is avoided in these areas. The proposal is supported by a parameter plan which provides a buffer to the woodland and the proposed housing area. Securing development in accordance with this parameter plan will enable these wildlife corridors to remain dark and undisturbed. A habitat regulations assessment has been undertaken by the Authority and this has been agreed by Natural Resources Wales, subject to the conditions agreed, the proposal is viewed not to have a detrimental impact on the qualifying features of the protected sites.

-Reptiles: Grassland habitat dominates the Application Site, in addition to tall ruderal vegetation and hedgerow margins. These are considered suitable habitat for common reptile species, providing opportunities for foraging and dispersal. The Application Site is subject to regular management and grazing however, which would have deterred a significant common reptile population, confining individuals to site boundaries. With no recent grazing apparent during the update survey work undertaken during 2019/2020, however it is possible that a small common reptile population is present, utilising the Application Site opportunistically for foraging/dispersal purposes. Appropriate mitigation and methods are outlined in the applicants supporting appraisal and can be secured through planning conditions.

- A badger survey was also completed on 27 February 2020 for the Application Site and adjacent woodland. No badger sett was identified on site. A main (breeding) sett was identified in adjacent woodland. The site does allow for buffering to the woodland and if this is not possible a licence maybe required from Natural Resources Wales. Precautionary working measures are also identified such as not working at night, appropriately trained personnel operating machinery and covering of any trenches / excavations at night.

- Breeding bird assemblage - The hedgerow network, in addition to broadleaved woodland habitat located adjacent, offers suitable opportunities to the local breeding bird assemblage during the breeding season. The ecological report identifies appropriate mitigation and enhancement for these species which can be secured through condition.

- Hedgerows - there will be limited loss and damage during the construction phase and this will be mitigated by habitat creation within the landscaping scheme.

- Semi-improved Neutral Grassland – enhancement of retained grassland habitat across the site can mitigate for loss of this habitat by creating a more species rich habitat.

Item 5 - Report on Planning Applications

To conclude, in relation to ecological impact, it is considered that the proposal will have an acceptable ecological impact, preserving features where possible at the site and securing ecological enhancement. The proposal will not have a detrimental impact on the Carmarthen Bay and Estuaries Special Area of Conservation (SAC) and the Pembrokeshire Bat Sites and Bosherton Lakes SAC. The proposal will not have a detrimental impact on the favourable conservation status of protected species or other protected sites and will provide biodiversity enhancement in line with the requirements of the Habitat Regulations 2017, guidance in TAN 5 and relevant LDP policies (Policies 10 and 11).

Tree impact

The applicant has provided an arboricultural assessment incorporating an arboricultural impact assessment. The NP Tree & Landscape Officer has reviewed this and identified some areas where further additional information is required, this can be secured by planning condition. Subject to these conditions appropriate tree protection and landscape mitigation can be secured. Overall, the proposal will have some impact on trees, but the applicant has sought to reduce these and the impact can be effectively mitigated by landscape planting. The proposal is therefore in compliance with LDP policy.

Historic Environment

The application is accompanied by an archaeological and heritage impact assessment. The impact assessment is comprehensive and identifies a range of heritage assets near to the site and assesses the impact of the proposal on their setting. The potential for impact on seven listed buildings was assessed in the supporting information and the site would not impact on the setting of these buildings that would impact on the significance of the heritage asset. The site is isolated from the Tenby Conservation Area and development would not impact on its setting.

Dyfed Archaeological Trust has identified that there is potential for archaeological remains at the site. They have indicated that an archaeological watching brief condition can be imposed to secure an evaluation and recording of any material at the site.

Overall, it is considered that subject to appropriate conditions the proposal will have an acceptable impact on the historic environment. Development would it is considered be accordance with Planning Policy Wales (Edition 11, February 2021); TAN 24 – the Historic Environment (2017) and LDP Policies 1 (National Park Purposes and Duty (Strategy Policy - overarching)) and Policy 14 (Conservation of the Pembrokeshire Coast National Park)

Drainage & Flooding

The application was referred to Pembrokeshire County Council as Lead Local Flood Authority (LLFA) / Sustainable Drainage Approval Body (SAB) / Land Drainage Authority (LDA). The application pre-dates the requirement for the approval by the SAB, however as an outline application which will require reserved matters approval after the 7 January 2020, it will require SAB consent.

Item 5 - Report on Planning Applications

A drainage strategy was submitted with the application and this states that full intrusive works to assess the ability of the site to use infiltration drainage has not been undertaken. This element of the scheme has been left open.

As an outline planning application material showing drainage is illustrative. The current layout includes a proposed attenuation tank. Potentially the proposal will need to be revised to ensure that it meets with the National Standards for sustainable drainage systems; however as noted above the scheme is in outline and there is therefore flexibility to be able to amend and gain SAB approval. A condition to allow for the approval of the detailed drainage scheme is included in the recommended conditions.

The site is not in an area of fluvial flood risk as identified in Technical Advice Note 15: Development and Flood Risk. The applicant's Flood Consequences Assessment and Consultation responses did not identify flood risk from other sources to the site. The application was consulted to Dwr Cymru Welsh Water who did not offer an objection to development and have indicated that they will accept flows from the site, subject to a standard condition.

The submitted information in relation to surface, foul and land drainage is reasonably detailed for an outline application. A fully detailed scheme to reflect the finalised scheme within a reserved matters application can be submitted for approval under a planning condition.

Other Material considerations

A lighting scheme will be secured by planning condition to ensure protection of wildlife as outlined above and this scheme can also ensure that lighting is appropriate for the site in terms of its impact on dark skies.

Paragraph 1.1.5 of Technical Advice Note 23: Economic Development states that "Economic land uses also include construction, including house building, but housing once built is not an economic land use because it does not directly generate wealth, jobs and income. It is the final use of land which is the important issue." The economic benefits accruing from construction can be given some weight in decision making but it is not considered that these would be of significant weight.

Planning obligations

Policy 55 of LDP and the Supplementary Planning Guidance (SPG) on Planning Obligations (2016) outline the local planning authority's approach to the provision of contributions to planning obligations created by development proposals. Relevant consultees have been consulted on the proposal within services in Pembrokeshire County Council and no specific provisions have been identified following consultation. Therefore, planning obligations have not been sought from the developer in this case. It is noted that an agreement would be required for the site under Section 106 of the Town and Country Planning Act 1990 to secure the housing on site as affordable in perpetuity.

Conclusion

The proposal is to develop a site adjoining the settlement of Tenby as an exceptional release of land to meet local affordable housing need. The proposal has been made in outline only with other matters reserved for future determination.

The proposal is recommended for approval and is in line with the requirements of the development plan. A refusal of planning permission would likely prevent the benefits of the scheme primarily through the provision of affordable housing coming forward. If permitted the proposal would allow for a development that would be adequately mitigated and form a sustainable development in line with the requirements of Planning Policy Wales (Edition 11, February 2021).

The proposal is in accordance with Policies 1, 7, 8, 10, 11, 13, 14, 29, 30, 32, 46, 48, 49, 50, 51, 52, 59 and 60 of the Local Development Plan.

A section 106 agreement is required to secure the provision of affordable housing at the site and it is considered that a management company or other responsible body should be established to ensure the provision of ongoing management of any amenity areas, landscaping and parts of the site in particular the ecological buffer zone and mitigation.

Recommendation

Delegate powers to the Director of Planning and Park Direction to APPROVE the application subject to a section 106 agreement. Where, an agreement is not provided within three months of the resolution of Committee also delegate powers to REFUSE the application.

Conditions

1. The development hereby permitted shall be begun before the expiry of five years from the date of this permission or two years from the date of approval of the last of the reserved matters required to be approved, whichever is the later.
Reason: To ensure compliance with Section 92(2) of the Town and Country Planning Act 1990.
2. Approval of the following details shall be obtained from the Local Planning Authority before any part of the development is commenced:
 - (a) the layout of the site
 - (b) the appearance of the buildings
 - (c) the landscaping of the site
 - (d) the scale of the development
 - (e) the access**Reason:** To ensure compliance with Section 92(2) of the Town and Country Planning Act 1990.
3. Application for approval of all the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this

Item 5 - Report on Planning Applications

permission.

Reason: To ensure compliance with Section 92(2) of the Town and Country Planning Act 1990.

4. The development hereby permitted shall be carried out in accordance with the following approved plans:

EDP3102/25A - "Redline Plan"; and

EDP3102_d029 - "Parameters Plan"

Reason: To ensure compliance with approved plans.

5. Details of the scale of development to be provided as a reserved matter under condition 2, shall be undertaken in accordance with the following outline scale parameters (as provided on drawing EDP3102/26d):

House type 1: Depth (min 5.5m/ max 7.5m), width (min 9m/ max 10m), height (min 8m/ max 10m);

House type 2: Depth (min 9m/ max 10m), width (min 5m/ max 6.5m), height (min 8m/ max 10m);

House type 3: Depth (min 7m/ max 9m), width (min 8m/ max 9m), height (min 8.5m/ max 10m);

House type 4: Depth (min 7m/ max 9m), width (min 9m/ max 10m), height (min 8.5m/ max 10m)

Reason: To ensure compliance with details submitted.

6. Prior to the commencement of works a lighting scheme must be submitted to and approved by the LPA. This must include lighting for the entire red line boundary and include the following:

i. A report, prepared by a lighting engineer, setting out the technical details of the luminaires and columns, including their location, type, shape, dimensions and, expected luminance output and specifically explaining what design attributes have been chosen to minimise light pollution.

ii. A plan illustrating illuminance levels across the development site and at the boundary of the site.

iii. Care should be taken to ensure there is no light spill onto any of the habitat retained as bat commuting corridors.

Any lighting installed shall be in full accordance with the lighting scheme.

Reason: To ensure that animal and plant species and habitats listed under the Conservation of Habitats and Species Regulations 2017 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), 10 (Sites and Species of European Importance), 11 (Nationally Protected Sites and Species) and 14 (Conservation of the Pembrokeshire Coast National Park).

7. No development, including site clearance, shall commence until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP should include but not be limited to:

i. Construction methods: details of materials used in construction; details of how any waste generated will be managed.

Item 5 - Report on Planning Applications

- ii. General Site Management: details of the construction programme including timetable, details of site clearance; details of site construction drainage site set-up plan detailing how sensitive receptors will be protected from harm e.g. fencing, containments areas, appropriately sized buffer zones between storage areas (of spoil, oils, fuels, concrete mixing and washing areas) and any watercourse or surface drain.
- iii. Biodiversity Management during construction: details of habitat retention and protection; invasive species management; species and habitat protection, avoidance, mitigation and enhancement measures
- iv. Soil Management: details of topsoil strip, storage and amelioration for re-use.
- v. CEMP Masterplan: details of the extent and phasing of development; location of landscape and environmental resources; design proposals and objectives for integration and mitigation measures.
- vi. Control of Nuisances: details of restrictions to be applied during construction including timing, duration and frequency of work.
- vii. Resource Management: details of fuel and chemical site storage and containment; details of waste generation and its management; details of the consumption of water and wastewater.
- viii. Pollution Prevention: demonstrate how relevant Guidelines for Pollution Prevention and best practice will be implemented, including details of emergency spill procedures and incident response plan.
- ix. Details of the persons and bodies responsible for activities set out in the CEMP and emergency contact details. For example, contract manager, site manager, contractors, visitors, site environmental advisor, landscape clerk and ecological clerk of works to ensure construction compliance with approved plans and environmental regulations.
- x. Control of dust
- xi. Control of lighting during construction

The requirements of the approved CEMP shall be complied within full throughout the carrying out of the development.

Reason: To ensure that animal and plant species and habitats listed under the Conservation of Habitats and Species Regulations 2017 are adequately protected, and to protect and enhance the character and appearance of the site and its setting within the Pembrokeshire Coast National Park. To ensure protection of residential amenity. Policy: Local Development Plan – Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 10 (Sites and Species of European Importance), 11 (Nationally Protected Sites and Species) and 14 (Conservation of the Pembrokeshire Coast National Park), and Policy 30 (Amenity).

8. All works and ancillary operations (including excavations and earth moving) which are audible at the site boundary shall be carried out only between the following hours:
0800 - 1800 hrs Monday to Friday
0800 - 1300 hrs Saturday
At no time on Sunday and Bank Holidays
Deliveries to and removal of plant, equipment, machinery and waste, including soil and rock, from the site must also only take place within the permitted hours detailed above.

Item 5 - Report on Planning Applications

Reason: To ensure appropriate protection of residential amenity, in accordance with Policy 30 (Amenity).

9. Prior to the commencement of the development, a Landscape and Ecological Enhancement and Management Plan (LEEEMP) shall be submitted to and approved in writing by the Local Planning Authority. The LEEMP shall include the monitoring of the site post construction for dormice and bat and details of bird-nesting and bat roosting features to be accommodated at the site and a timetable for implementation. The scheme shall include details of the amenity areas, including any furniture / play equipment to be provided. The landscaping scheme shall be implemented before or during the first planting season following the first beneficial use of the development and maintained thereafter. Following the implementation of the approved scheme, a report confirming adequate installation shall be submitted to the Local Planning Authority.

Reason: To ensure that animal and plant species and habitats listed under the Conservation of Habitats and Species Regulations 2017 are adequately protected, and to protect and enhance the character and appearance of the site and its setting within the Pembrokeshire Coast National Park. To ensure protection of residential amenity. Policy: Local Development Plan – Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 10 (Sites and Species of European Importance), 11 (Nationally Protected Sites and Species) and 14 (Conservation of the Pembrokeshire Coast National Park), and Policy 30 (Amenity).

10. All works undertaken at the site must be undertaken in strict accordance with the recommendations made in Sections 5 and 6 of the Ecological Appraisal Report by EDP dated August 2020.

Reason: To ensure that animal and plant species and habitats listed under the Conservation of Habitats and Species Regulations 2017 are adequately protected, and to protect and enhance the character and appearance of the site and its setting within the Pembrokeshire Coast National Park. To ensure protection of residential amenity. Policy: Local Development Plan – Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 10 (Sites and Species of European Importance), 11 (Nationally Protected Sites and Species) and 14 (Conservation of the Pembrokeshire Coast National Park), and Policy 30 (Amenity).

11. Prior to commencement of the approved development, a fully detailed scheme of access on to the A478 in relation to the development shall be submitted to, and approved in writing by, the local planning authority. Such a scheme shall include:

- i. Right turn lanes into the proposed development and the realigned Lady Park Junction;
- ii. Footways and uncontrolled crossing points along the highway to ensure continuous pedestrian linkage to and from the development.
- iii. Details of the stopping up of the existing Lady Park Junction
- iv. Details of the relocation of the digital road sign within the verge.

The approved schemes shall be completed in its entirety within 6 months of the commencement of development at the site.

Item 5 - Report on Planning Applications

Reason: In the interests of highway safety and the freeflow of traffic on the public highway in accordance with Policies Policy 59 (Sustainable Transport (Strategy Policy)) and Policy 60 (Impacts of Traffic)

12. The proposed development shall be served by an estate road laid out and constructed, including pedestrian links and crossing points and a means of surface water disposal, in accordance with the current Pembrokeshire County Councils Highway Requirements for Development and guidance contained within Manual for Streets, details of which are to be submitted to and approved in writing by the Local Planning Authority, prior to first occupation of any dwelling at the site. The road will be brought up to base course level prior to first occupation and prior to final occupation the road shall be surfaced to wearing course level.

Reason: In the interests of highway safety and the freeflow of traffic on the public highway in accordance with Policies Policy 59 (Sustainable Transport (Strategy Policy)) and Policy 60 (Impacts of Traffic)

13. Details of the off-street parking facilities (for all vehicles, including cycles) shall be submitted and approved as part of a reserved matters application made under condition 2 above. The parking facilities shall be provided as approved under this condition before each building is first occupied, and thereafter retained for that purpose.

Reason: In the interests of highway safety and the freeflow of traffic on the public highway in accordance with Policies Policy 59 (Sustainable Transport (Strategy Policy)) and Policy 60 (Impacts of Traffic)

14. 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:
- i. Proposed site specific tree, hedge and hedgebank work, to include details of:
 - a. Details of specific works to trees in accordance with BS3998:2010
 - ii. Tree, hedge and hedgebank protection, to include details of:
 - a. Areas of existing landscaping (including trees, hedges and hedgebanks) to be protected from construction (specifically relating to access alignment);
 - b. Construction Exclusion Zone (CEZ) identified on scale plan; and
 - c. Justification of any identified Root Protection Area (RPA) and CEZ offsets.
 - iii. Arboricultural Method Statement (AMS), to include details of:
 - a. Any proposed alterations and excavations to existing ground levels, including works to existing features within the RPA of retained trees identified and methodology provided.
 - b. Any foundation design and within RPA of any retained trees including: implementation method of any proposed hard surfaces (i.e parking areas); implementation method of any proposed surfaced access routes (including

Item 5 - Report on Planning Applications

vehicle & pedestrian); implementation of any geotextile materials including clarification of suitability to proposed use.

- iv. Pembrokeshire hedgebank implementation details including:
 - a. Any proposed hedge or hedgebank breaches – location identified and mitigated (including breaches for permanent and temporary access).
- v. Proposed Landscaping Details including:
 - a. Clarification of planting / landscaping proposals;
 - b. Scale plan on proposed site layout showing precise site specific locations;
 - c. Schedules of plants (trees and hedges);
 - d. Plant species;
 - e. Plant supply sizes;
 - f. Proposed numbers of each proposed species;
 - g. Hedge planting density and method (e.g. double staggered);
 - h. Implementation programme / timescale / phasing of planting;
 - i. Management and replacement of failures.

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), 10 (Sites and Species of European Importance), 11 (Nationally Protected Sites and Species) and 14 (Conservation of the Pembrokeshire Coast National Park), and Policy 30 (Amenity).

15. No development shall commence until a scheme for the surface water drainage of the site has been submitted to and approved in writing by the local planning authority. The approved scheme shall be completed before any dwellings are occupied. The scheme shall show the foul water drainage design.

Reason: To ensure that the proposed drainage systems for the site follow best practice sustainable drainage designs and are fully compliant with regulations and are of robust design.

16. No land drainage shall be allowed to connect directly or indirectly with the public sewerage network.

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.

17. No development shall take place until details of the proposed slab finished floor levels and ridge levels of the buildings in relation to the existing and proposed levels of the site and the surrounding land and buildings have been submitted to and approved in writing by the local planning authority. The development shall be constructed in accordance with the approved details.

Reason: In the interests of the character and appearance of the area in accordance with

Item 5 - Report on Planning Applications

Policy 1 of the LDP.

18. No development shall take place until a written scheme of investigation (WSI) has been approved by the local planning authority in writing. For land that is included within the WSI, no development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives, and
- i. The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works; and
 - ii. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI
- Reason:** Potential for archaeological interest exists at this site which requires investigation. Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), and 14 (Conservation of the Pembrokeshire Coast National Park).

Item 5 - Report on Planning Applications



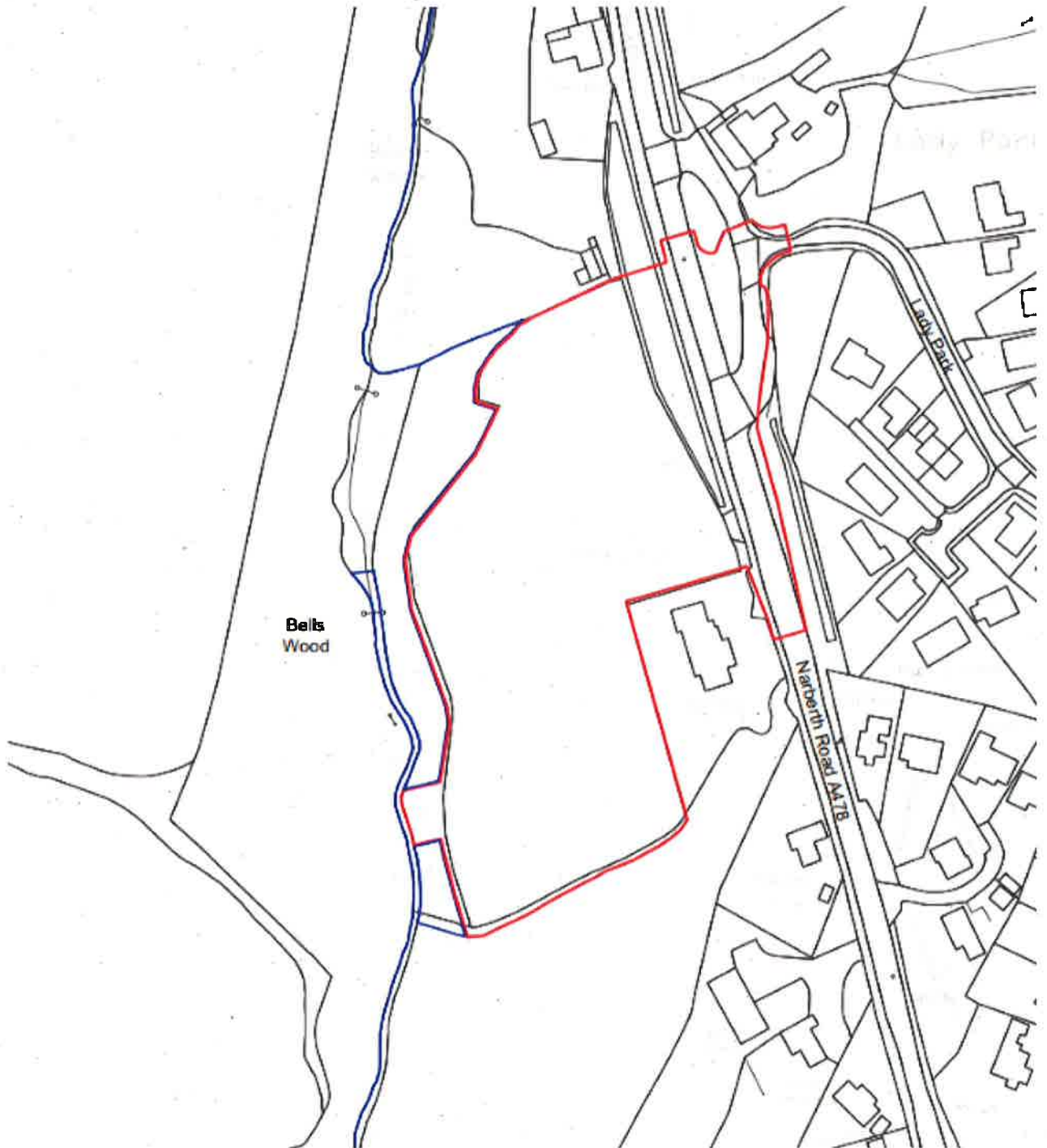
Item 5 - Report on Planning Applications



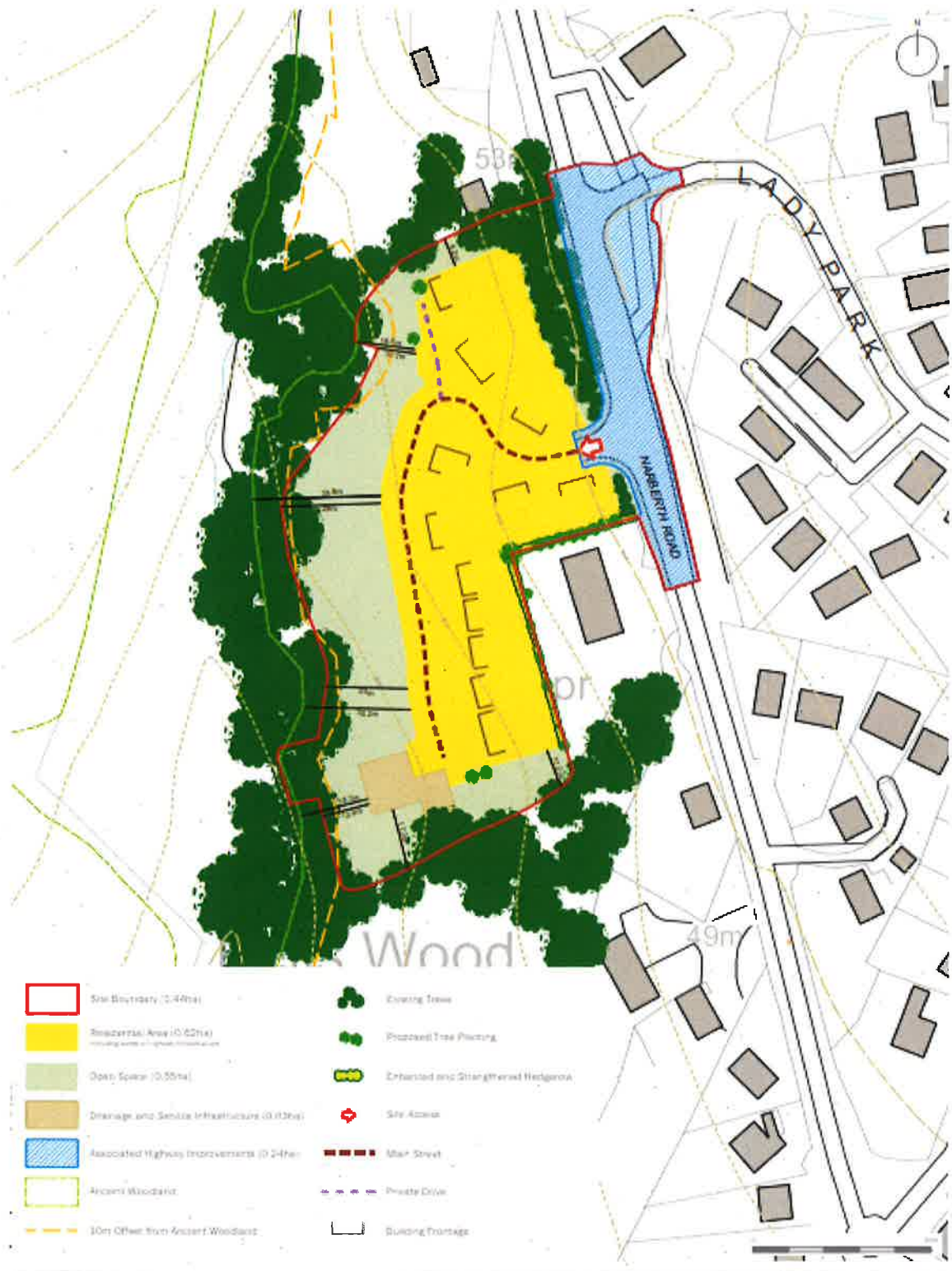
Item 5 - Report on Planning Applications



Item 5 - Report on Planning Applications



Item 5 - Report on Planning Applications



Item 5 - Report on Planning Applications

