

**Application Ref: NP/21/0720/FUL**

**Case Officer** Rob James  
**Applicant** Mr & Mrs Hughes  
**Agent** Mr M Bool, Oochitecture  
**Proposal** Demolition of existing garage and division of rear garden to provide a plot for a new three-bedroom dwelling.  
**Site Location** Manor House, 14 Grove Place, Little Haven, Haverfordwest, Pembrokeshire, SA62 3UG  
**Grid Ref**  
**Date Valid** 12-Nov-2021      **Target Date** 06-Jan-2022

This application is being presented to the Development Management Committee due to the recommendation of the Officer differing to that of the Community Council

**Consultee Response**

**The Havens Community Council:** Objection  
**PCC - Building Regulations:** No Response  
**Coal Authority:** Standard Advice  
**Dwr Cymru Welsh Water:** Conditional Consent  
**PCC - Drainage Engineers:** Standard Advice  
**PCNPA Planning Ecologist:** Conditional Consent  
**PCNPA Tree and Landscape Officer:** Conditional Consent  
**PCNPA Buildings Conservation Officer:** No Objection  
**PCC - Transportation & Environment:** Conditional Consent.  
**Natural Resources Wales:** – No Objection

**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.

3 responses have been received on this application and have raised the following concerns:

- that the property should be conditioned so as to not allow subdivision into 2 separate units.
- That the properties red line is not accurate and incorporates land not in the applicants' ownership.
- The property is too large for the plot.

The above concerns have been addressed within the main report below.

**Policies considered**

Please note that these policies can be viewed on the Policies page Pembrokeshire Coast National Park website – Local Development Plan 2 - Pembrokeshire Coast National Park

LDP2 Policy 01 - National Park Purposes and Duty  
 LDP2 Policy 06 - Rural Centres  
 LDP2 Policy 08 - Special Qualities  
 LDP2 Policy 10 - Sites and Species of European Importance  
 LDP2 Policy 11 - Nationally Protected Sites and Species  
 LDP2 Policy 12 - Local Areas of Nature Conservation/Sites of Geological Interest  
 LDP2 Policy 14 - Conservation of the Pembrokeshire Coast National Park  
 LDP2 Policy 29 - Sustainable Design  
 LDP2 Policy 30 - Amenity  
 LDP2 Policy 32 - Surface Water Drainage  
 LDP2 Policy 33 - Renewable Energy & Low Carbon Energy  
 LDP2 Policy 46 - Housing  
 LDP2 Policy 48 - Affordable Housing  
 LDP2 Policy 60 - Impacts of Traffic  
 PPW11  
 SPG01 - Affordable Housing  
 SPG03 - Landscape  
 SPG12 - Biodiversity  
 SPG16 - Sustainable Design & Development  
 TAN 02 - Planning and Affordable Housing  
 TAN 05 - Nature Conservation and Planning  
 TAN 06 - Planning for Sustainable Rural Communities  
 TAN 08 - Renewable Energy  
 TAN 12 - Design  
 TAN 15 - Development and Flood Risk  
 TAN 18 - Transport  
 TAN 24 - The Historic Environment

### **Constraints**

Special Area of Conservation - within 500m  
 Safeguarding Zone  
 Hazardous Zones  
 Potential for surface water flooding  
 Recreation Character Areas  
 Low Coal Risk  
 Surface Coal  
 Article 4 Directions  
 Affordable Housing Submarkets  
 Seascape Character Areas  
 Conservation Area Little Haven  
 Landscape Character Area

## **Officer's Appraisal**

### **Background and History**

The application site forms part of the rear garden of the host dwelling Manor House which is a grade II Listed Building and also set within the Little Haven Conservation Area. The application site is currently occupied by a double garage serving the host property which has direct access onto Wesley Road. The site is bounded by mature planting to the side and rear with a stone wall fronting Wesley Road.

NP/057/97 - Conversion of. garage to 2-storey cottage – Approved  
21.04.1997

NP/02/208 - Conversion of garage to cottage (ROC) – Withdrawn 07.08.2002

NP/03/587 - Conversion of garage to cottage (ROC) – Approved 26.01.2004

NP/12/0423 - Outline planning application (with all matters reserved) for proposed new dwelling to replace existing garage structure – Approved  
23.10.2012

NP/17/0120/S73 - Vary Condition 1 of NP/12/0423 to extend permission for a further 5 years – Cancelled 07.03.2017

NP/17/0225/OUT - Demolish existing double garage and subdivision of existing rear garden to provide new dwelling together with part demolition of existing garden wall to provide new vehicle access to serve existing residential dwelling. Approved

Planning permission is sought for a new two-storey four-bedroom dwelling on a site which has already an outline consent for a similar property but with a slightly different design.

### **Key Issues**

The application raises the following planning matters:-

- Policy, Principle of Development and Impact on National Park
- Affordable Housing
- Siting and Sustainable Design
- Amenity and Privacy
- Access and Parking
- Landscaping
- Biodiversity
- Land Drainage
- Other Material Considerations

### ***Policy, Principle of Development and Impact on National Park:***

The application site is located to the eastern side of Little Haven which is identified as a 'Rural Centre' within the Local Development Plan.

Policy 6 supports new residential development within this rural centre, and therefore the principle of the development is supported.

The proposal is also considered to meet the policies set out in the Local Development Plan.

***Affordable Housing:***

Policy 45 of the LDP seeks a contribution to affordable housing provision on new single dwellings.

A completed and signed unilateral undertaking has been submitted which provides for a contribution of £16,600 pounds calculated on the floor area of the dwelling at £100 per square metre in accordance with the SPG on Affordable Housing. The application can therefore be supported on affordable housing matters and in accordance with Policy 48 of the Local Development Plan.

***Siting and Sustainable Design:***

Objections have been received from both 3<sup>rd</sup> parties and the Havens Community Council that the proposed property is too large for the plot

A further objection has been received stating that the red line is incorrect and that not all of the land is within the ownership of the applicant. Officers consider this to be a civil matter and not one that can be held to be "material" within current planning law.

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 proposed siting of the works within this location is considered to be acceptable as the proposal has a scale, form, mass and design which is considered to be in-keeping within this area of the National Park. The proposal is for a 3 bedroom dwelling, and the site has a current/extant outline permission approving the principle of a 4 bedroom dwelling, which is a significant material consideration.

The PCNPA Buildings and Conservation Officer has been consulted as the plot is adjacent to a listed building and is within the Little Haven Conservation Area.

The Planning (Listed Buildings and Conservation Areas) Act 1990, requires under Part 66 that: 'in considering whether to grant planning permission or permission in principle for development which affects a listed building or its

setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses'.

The Conservation Officer gave the following response:

"The proposed dwelling appears to be of acceptable scale, responding well to its site. It is legible in terms of design, the materials of suitably high quality.

The dwelling is set well apart from the listed Manor House complex and will read quite separately from it. In my view, the proposal will preserve the setting of the listed building to an acceptable degree.

In terms of the character and appearance of the conservation area, the loss of the garages are welcomed, the scale and design of the house acceptable, its siting allowing for retention of the views of the hillside beyond, important in terms of setting and avoidance of over-development".

Notwithstanding the objections received, officers consider the proposed scale, design and layout to be in accordance with the above-mentioned policies and can be supported.

***Amenity and Privacy:***

Policy 30 of the LDP refers to 'amenity' in general seeking to avoid incompatible development and significant adverse impact upon the amenity enjoyed by neighboring properties particularly where the development is an inappropriate use, is of a scale incompatible with its surroundings, development leads to an increase in traffic, noise, odour or light or the development is visually intrusive.

The current proposal is not considered by officers to result in impact upon the amenity and privacy currently enjoyed by neighboring properties and can be supported.

***Access and Parking:***

Correspondence has been received raising concerns that the already congested Wesley Road would be adversely affected by the proposal.

The proposal currently uses the existing access enjoyed by the current garages and pedestrian gateway.

The principle of development has already been approved via NP/17/0225/OUT. However, all matters were reserved, including access. As such, Pembrokeshire County Council have been consulted and recommend conditional approval. On this basis, the application is considered appropriate and there will be no harm to highway safety.

The proposed development is therefore considered to comply with Policies 59 & 60 of the Pembrokeshire Coast National Park Local Development Plan.

***Landscaping:***

The proposed scheme includes further landscaping details as to those provided at outline stage. PCNPA Tree & Landscape Officer has been consulted and recommended a pre commencement condition requiring extra information.

Subject to the inclusion of this condition the application is considered appropriate.

***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.

No bats were recorded using the building proposed for demolition as part of the ecological survey work by Gould Ecology.

The Authority's Ecologist has confirmed that it is recommended there are opportunities within the proposed development to accommodate biodiversity enhancement measures and a scheme for ecological enhancement will be required to be agreed in writing through a condition.

In respect of external lighting details a condition will be used to ensure they are downward facing, hooded and on a short PIR activated timer.

The above aspects will be secured through planning conditions. As such, the proposal conforms to the relevant requirements of PPW, TAN5 and LDP2 policies 10 & 11.

***Land Drainage:***

Welsh Water has indicated that they support the current proposal subject to conditions relating to surface water discharge and an informative note on new connections to the public sewer.

Pembrokeshire County Council Drainage Engineers have indicated that the proposed development will result in SAB approval being required as the development will be in excess of 100m<sup>2</sup>. An informative will be added to any consent granted to inform the applicant of this aspect.

***Other Material Considerations:***

Dyfed Archaeological Trust has indicated that in order to protect potential archaeological interests a Grampian style condition will need to be imposed in line with Section 23 of Welsh Office Circular 60/96 – Planning and the Historic Environment to secure a written scheme of investigation.

## Conclusion

Following consideration of the policies contained within LDP2 and National Planning Policy in the form of Planning Policy Wales (Edition 11, February 2021) and having regard to all material considerations it is considered that the development is appropriate and can be supported.

The scheme incorporates a sustainable design that provides modern living accommodation, the development will be in keeping with the aims of the LDP2, in that the development will conserve and enhance the existing character of the site and the special qualities of this area of the National Park. As such, subject to a schedule of suitable conditions to control the development and the submitted legal agreement, the development is considered to be acceptable and complies with the requirements of LDP2.

## Recommendation

APPROVE, 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:

MHC\_000\_A - Location and Block Plan

MHC\_002\_C – Proposed Site Plan

MHC\_003\_C – Proposed Ground Floor Plan

MHC\_004\_C – Proposed First Floor and Roof Plan

MHC\_005\_B – Proposed Elevations

MHC\_006\_B – Proposed Elevations

MHC\_007\_A – Proposed Landscaping Plan.

**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 2 – Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 14 (Conservation of the Pembrokeshire Coast National Park) and 29 (Sustainable Design).

3. The parking 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.

**Reason:** To reduce the likelihood of obstruction of the highway or danger to road users. Local Development Plan 2 - Policy: 60 (Impacts of Traffic).

4. All retained trees, hedgebanks and hedge boundary features and/or any trees whose canopies overhang the site shall be protected in

accordance with BS5837: 2012 Trees in relation to design, demolition and construction – Recommendations for the duration of the development, the location and type to be previously approved in writing by the local planning authority.

- The protection measures shall be implemented before any equipment, machinery or materials are brought onto the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site.

- Nothing shall be stored or placed within any protected area, and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the prior written consent of the local planning authority.

**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 2 – Policies: 1 (National Park Purposes and Duty), 8 (Special Qualities), 14 (Conservation and enhancement of the Pembrokeshire Coast National Park), 30 (Amenity), Technical Advice Note (TAN) 5: Nature Conservation and Planning (2009), Technical Advice Note (TAN) 10: Tree Preservation Orders (1997).

5. 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:
  - Arboricultural Impact Assessment (AIA)
  - Arboricultural Method Statement (AMS)
  - Landscape scheme and management plan
  - Confirmation of Arboricultural supervision and adherence during development

**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. Local Development Plan 2 – Policies: 1 (National Park Purposes and Duty), 8 (Special Qualities), 14 (Conservation and enhancement of the Pembrokeshire Coast National Park), 30 (Amenity), Technical Advice Note (TAN) 5: Nature Conservation and Planning (2009), Technical Advice Note (TAN) 10: Tree Preservation Orders (1997)

6. Prior to the commencement of development works, a biodiversity enhancement scheme, to include provision of at least two features for bat roosting or bird nesting, shall be submitted to and approved in writing by the Local Planning Authority. The biodiversity enhancement scheme shall be undertaken and/or installed prior to the first beneficial use of the development hereby approved, in accordance with the



approved 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 2 - Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 10 (Sites and Species of European Importance), 11 (Nationally Protected Sites and Species), 14 (Conservation of the Pembrokeshire Coast National Park) and 30 (Amenity).

7. A lighting scheme shall be submitted to the local planning authority for approval in writing prior to its installation. All external lighting proposed should be low level, downward facing, hooded and on a short PIR activated timer. Any external lighting shall be implemented and retained 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 2 - Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 10 (Sites and Species of European Importance), 11 (Nationally Protected Sites and Species), 14 (Conservation of the Pembrokeshire Coast National Park) and 30 (Amenity).

8. No surface water and/or 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. Policy: Local Development Plan 2 - Policy 32 (Surface Water Drainage).

9. No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority.

**Reason:** To protect historic environment interests whilst enabling development. Policy: Local Development Plan 2 - Policy 8 (Special Qualities) and Planning Policy Wales (Edition 10) - Chapter 6 (Conserving the Historic Environment).

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## Design Statement

This application proposes a new dwelling on the land to the rear of the Manor House, Little Haven. The plot lies within the Little Haven Conservation Area and is accessed from Wesley Road to the North. The plot is currently the rear garden and driveway to the Manor House with a single storey rendered double garage sited in the North East corner.

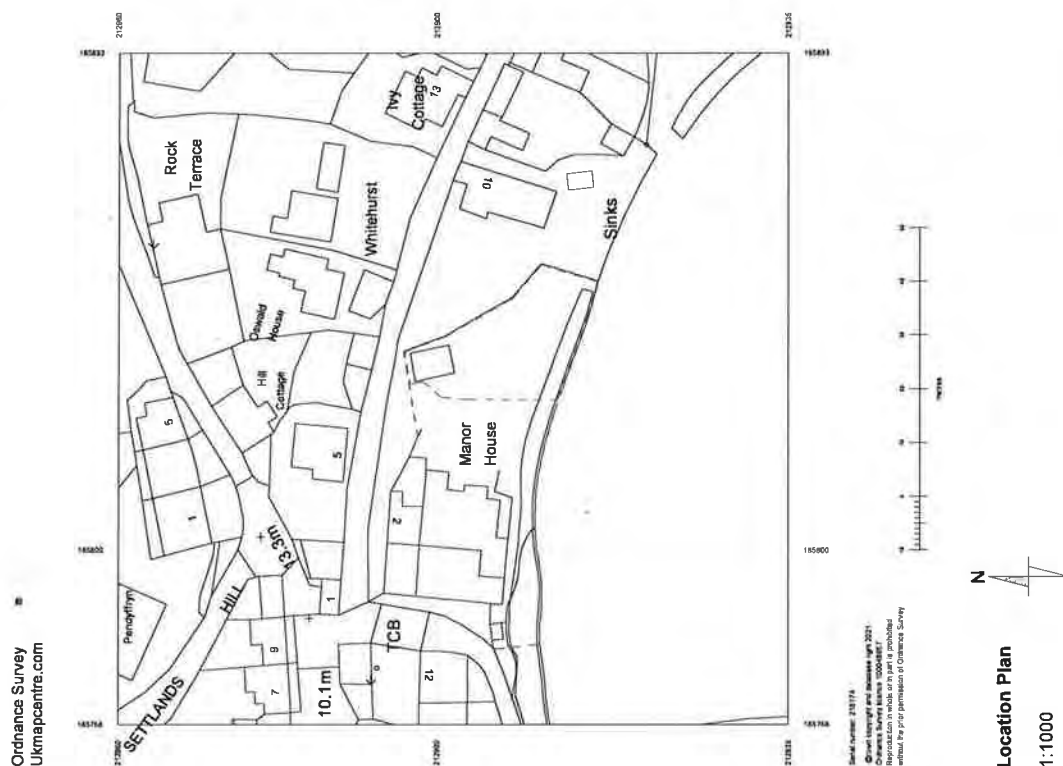
Outline consent was granted in January 2018 (NP/17/0225/OUT) for the demolition of the garage and subdivision of the garden to provide a new dwelling and vehicle parking. The proposed design has now been developed in order to submit a full planning and conservation area consent application.

The proposed site plan divides the garden to allow for a retained driveway/off road parking for Manor House utilising the existing entrance from Wesley Road. It is then proposed to form a new entrance into the plot adjacent to the existing (at the entrance to the current garage), with stone pillars and walling to match the existing.

The new dwelling shall sit centrally within the depth of the site, allowing for a driveway, parking for two vehicles and a private garden to the rear. The form of the proposed dwelling is inspired by the double gable of the adjacent 'Ty Nant' with the mass of the building divided into two elements which respond to the site geometry and context. A glazed link between the two gabled wings allows for visual connectivity from front to rear of the site and reduces the overall mass of the building. A sheltered patio space is formed to the rear garden offering privacy to both residents and neighbours.

The building will be constructed primarily using a palette of materials in keeping with the vernacular and Conservation Area, including natural stone, smooth render and natural slate roofing. In contrast, the link and inner facades will use some standing seam metal cladding.

The works will be in accordance with the current Building Regulations with full plans submitted prior to commencement of the works. A separate SAB application will also be made covering the design of the Sustainable Urban Drainage System.



**KEY**  
 --- Application boundary  
 --- Ownership boundary

| No. | Revisions | Purpose of issue | Date       |
|-----|-----------|------------------|------------|
| 1   |           |                  | 03/11/2021 |

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**Client**  
 Mr & Mrs Hughes  
 Land at rear of Manor House,  
 Little Haven,  
 Pembrokeshire SA62 3UG

**Project**  
 New Dwelling at Manor House

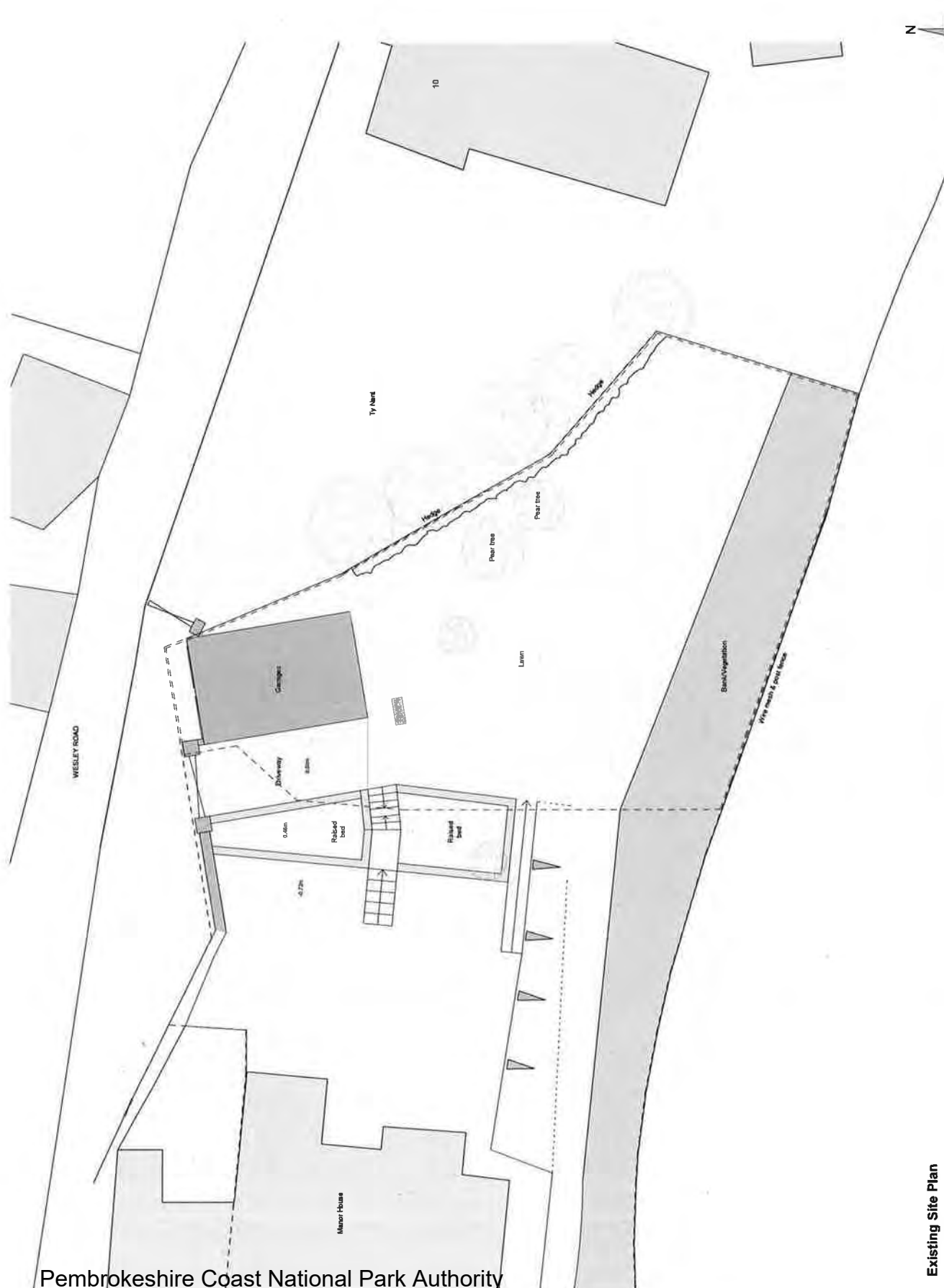
**Title**  
 Site Location Plan

|                           |                    |          |
|---------------------------|--------------------|----------|
| Original Scale<br>1:1000  | Drawn<br>L. Searle | Rev<br>A |
| Drawing Number<br>MHC_000 | Date<br>03/11/2021 |          |

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## Existing Site Plan

1:200

**KEY**

--- Application boundary

--- Ownership boundary

|   |          |            |
|---|----------|------------|
| A | Planning | 25/11/2020 |
|   |          |            |
|   |          |            |
|   |          |            |

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Mr & Mrs Hughes  
Land at rear of Manor House,  
Little Haven,  
Pembrokeshire SA62 3UG

**New Dwelling at Manor House**

## Existing Site Plan

|                                  |                                  |                           |                 |
|----------------------------------|----------------------------------|---------------------------|-----------------|
| Drawing Number<br><b>MHC 001</b> | Original Scale<br><b>1 : 200</b> | Drawn<br><b>L Searle</b>  | Rev<br><b>A</b> |
|                                  |                                  | Date<br><b>03/11/2021</b> |                 |

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KEY  
 --- Application boundary  
 --- Ownership boundary

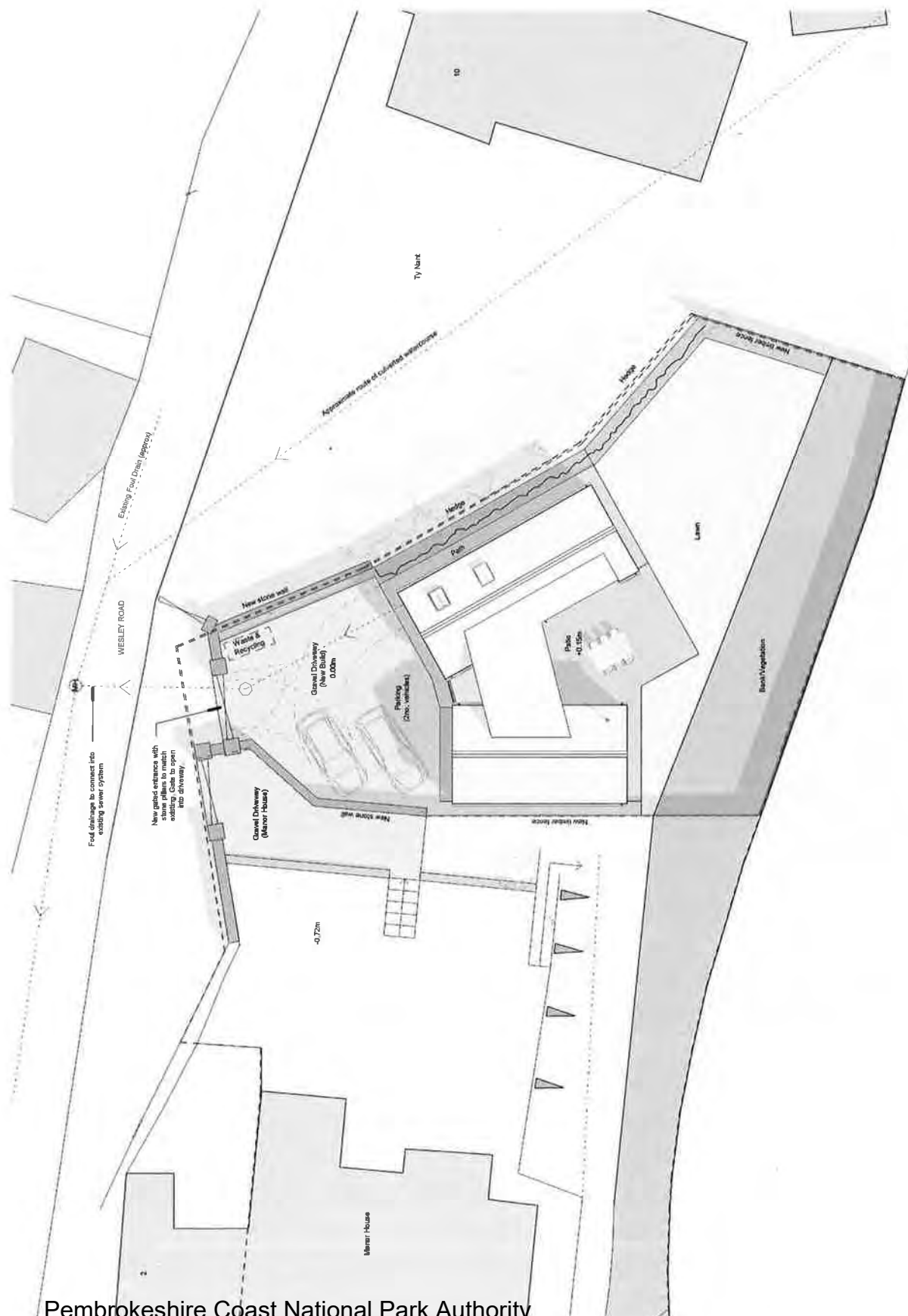
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|-----|------------------------|------------|
| 1   | Issue for Planning     | 05/11/2021 |
| 2   | Issue for Construction | 06/12/2021 |
| 3   | Issue for Construction | 23/03/2021 |

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 oochitecture Limited  
 The Mill, Tregear, Tregear Hill, Little Haven, SA62 3JF  
 Tel: 01253 834444 Fax: 01253 834445

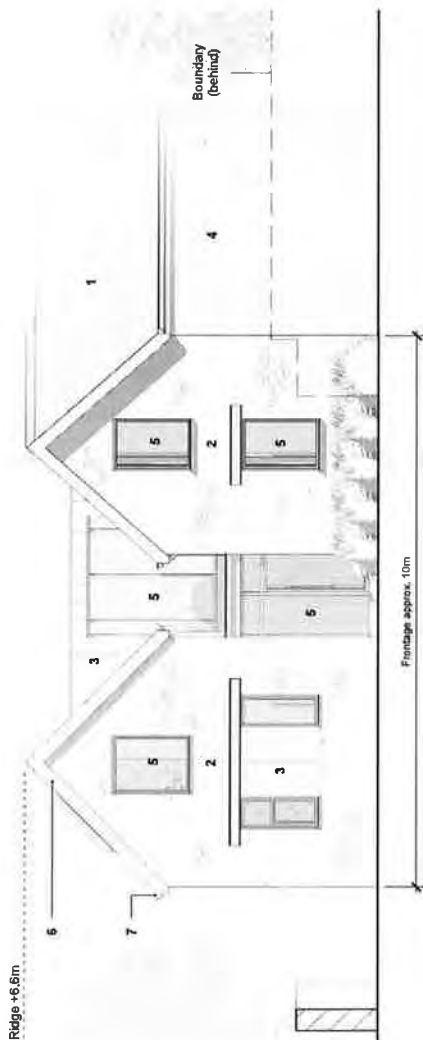
Client  
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 Pembrokeshire SA62 3UG

|                |                             |
|----------------|-----------------------------|
| Project        | New Dwelling at Manor House |
| Title          | Proposed Site Plan          |
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| Drawn          | M. Bond                     |
| Date           | 23/09/2021                  |
| Drawing Number | MHC_002                     |

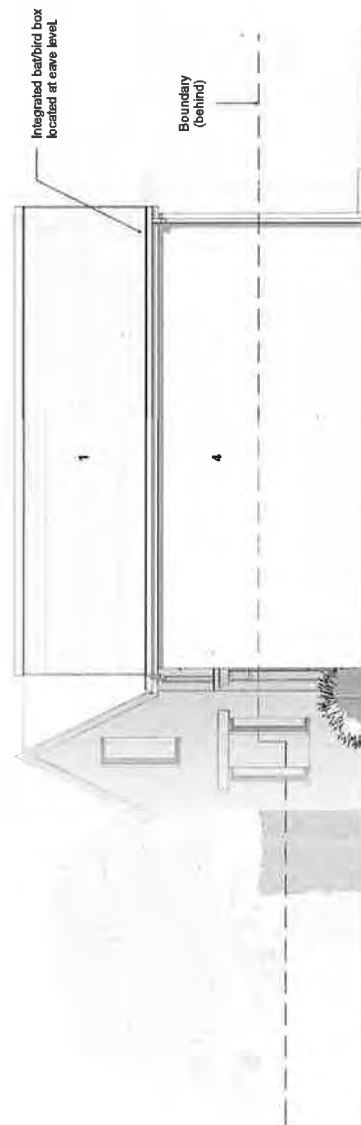
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| 0      | 5 | 10 | 15 | 20 | 25 | 30 | 35 | 40 | 45 | 50 |
| Metres |   |    |    |    |    |    |    |    |    |    |



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**Proposed North Elevation**



**Proposed West Elevation**

**Key**

- 1 Slate
- 2 Natural stone
- 3 Standing seam metal (grey)
- 4 Render (white)
- 5 PPC Aluminium glazing (grey)
- 6 Painted timber fascias (grey)
- 7 Aluminium rainwater goods (grey)
- 8 GRP/single ply roof

EL External Downlight  
 N.B. in accordance with section 7.3 of Ecology Report

RWP Rainwater Downpipe

| Rev. | Description         | By          | Date |
|------|---------------------|-------------|------|
| 1    | Issued for planning | 001/10/2021 |      |
| 2    | Client Design       | 001/10/2021 |      |



Client  
 Mr & Mrs Hughes  
 Land at rear of Manor House,  
 Little Haven,  
 Pembrokeshire SA62 3JG

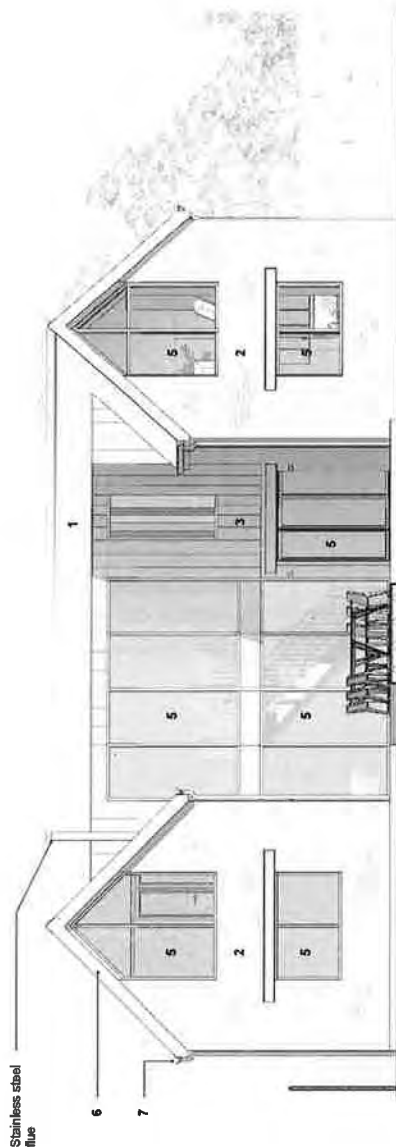
Project  
 New Dwelling at Manor House

Title  
 Proposed Elevations - Sheet 1

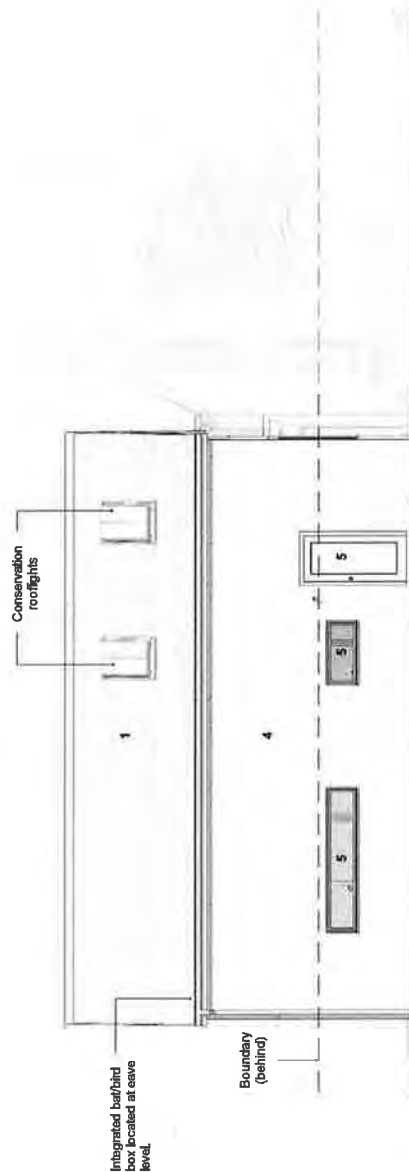
| Original Scale | Client      | Scale No | Rev |
|----------------|-------------|----------|-----|
| 1 : 100        | 001/10/2021 |          |     |
| Drawing Number |             |          | B   |
| MHC_005        |             |          |     |



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**Proposed South Elevation**



**Proposed North East Elevation**

**Key**

- 1 Slate
- 2 Natural stone
- 3 Standing seam metal (grey)
- 4 Render (white)
- 5 PPC Aluminium glazing (grey)
- 6 Painted timber fascias (grey)
- 7 Aluminium rainwater goods (grey)
- 8 GRP/single ply roof
- EL External Downlight  
N.B. in accordance with section 7.3 of Ecology Report
- RWP Rainwater Downpipe

| Rev | Particular of Issue | Date       |
|-----|---------------------|------------|
| 1   | Planning            | 20/11/2021 |
| 2   | Architectural       | 20/11/2021 |

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**Client**  
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 Little Haven,  
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**Project**  
 New Dwelling at Manor House

**Title**  
 Proposed Elevations - Sheet 2

| Original Scale | Drawn      | L Scale | Rev |
|----------------|------------|---------|-----|
| 1 : 100        | 05/10/2021 |         |     |
| Drawing Number |            |         |     |
| MHC_006        |            |         |     |



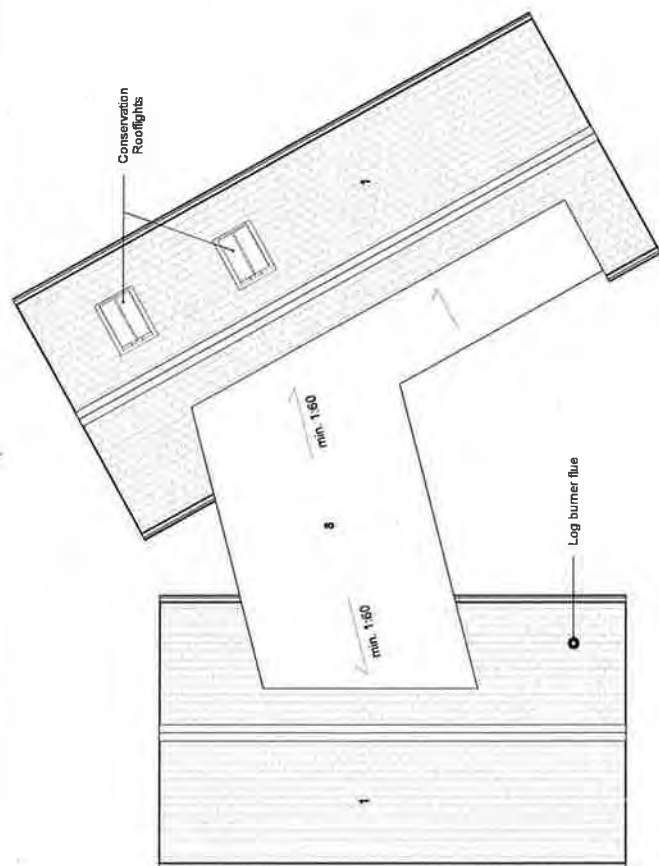


Notes:  
 - Drawings to be read in conjunction with specification  
 - All dimensions are in millimeters unless stated  
 - Do not scale unless printed at 100%

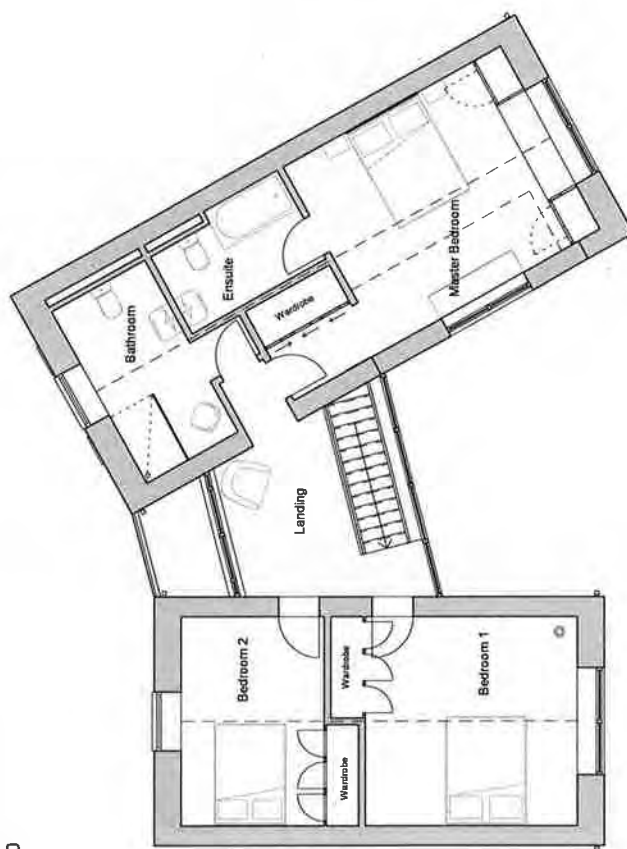
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# Key

- 1 Slate
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- 4 Render (white)
- 5 PPC Aluminium glazing (grey)
- 6 Painted timber fascias (grey)
- 7 Aluminium rainwater goods (grey)
- 8 GRP/single ply roof
- ∞ EL External Downlight  
N.B. in accordance with section 7.3 of Ecology Report
- RWP Rainwater Downpipe



Proposed Roof Plan  
1:100



Proposed First Floor Plan  
1:100



0 5 10 Metres

| Rev | By      | Date       | Purpose of Issue |
|-----|---------|------------|------------------|
| C   | Revised | 03/11/2021 |                  |
| B   | Drawn   | 05/10/2021 |                  |
| A   | Check   | 24/09/2021 |                  |

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Client: Mr & Mrs Hughes  
 Land at rear of Manor House,  
 Little Haven,  
 Pembrokeshire SA62 3UG

Project: New Dwelling at Manor House

Title: Proposed First Floor & Roof Plan

|                           |                  |                    |          |
|---------------------------|------------------|--------------------|----------|
| Original Scale<br>1:100   | Drawn<br>M. Bost | Date<br>23/09/2021 | Rev<br>C |
| Drawing Number<br>MHC_004 |                  |                    |          |



Notes:  
 - Drawings to be read in conjunction with specification  
 - All dimensions are in millimeters unless stated  
 - Do not scale unless printed at 100%  
 The drawing is subject to the terms of contract between the client and the contractor. It is the responsibility of the contractor to ensure that the drawing is used for the purpose intended and that it is not used for any other purpose.

# **Landscape Specification**

## **IMPORTED TOPSOIL**

- Quantity: Provide as necessary to level and make up any deficiency of existing topsoil
- Standard: To BS 3882
- Classification: Multi-purpose
- Grade: Within the parameters of 'sandy loam' textural class.

## **CULTIVATION FOR TURF**

- Compacted topsoil: Break up to full depth.
- Tilt: Loosen, aerate and break up topsoil to a till suitable for blade grading.
- Depth: 150 mm.
- Particle size (maximum): 2-8 mm.
- Tillage: Viable for topsoil before planting.
- Washer and ground surface: Substantially dry.
- Surface: Leave regular and even.
- Laws: 25 mm above adjoining paving or kerbs.
- Undesirable material brought to the surface:
- Remove visible weeds.
- Remove roots and large stones with any dimension exceeding 50 mm.

## **TURFING**

- Standard: To BS 3569, free from undesirable grasses and weeds.
- Grade: General purpose utility turf with no perennial ryegrass.
- Herbicide treatment: Apply not less than four weeks and not more than three months before fitting.

## **BORDERS**

Planted with a selection of border plants such as Madenhair fern, heathers, Lavender, Delphiniums, Hardy Geranium, Rudbeckia along with some traditional herbs and ornamental grasses. The use of herbs or small wildflower beds shall benefit pollinators as recommended within the Ecology Report. We will look to source varieties locally to ensure resilience to the climate. Plants will typically be in 1 or 2 litre pots planted at approx. 4 plants per square metre depending on the type into prepared soil.

## **FENCING**

Hedge or mesh Fencing for temporary tree protection during the works is to be located as shown.

## **KEY**

- Application boundary
- Ownership boundary
- Treeshedge protection fencing during construction

| No. | Planning | Purpose of Draw | Date       |
|-----|----------|-----------------|------------|
| 1   |          |                 | 03/11/2021 |

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**Client**  
 Mr & Mrs Hughes  
 Land at rear of Manor House,  
 Little Haven,  
 Pembrokeshire SA62 3UG

**Project**  
 New Dwelling at Manor House

**Title**  
 Proposed Landscape Plan

| Original Scale | Drawn | L. Scale   | Rev     |
|----------------|-------|------------|---------|
| 1:200          |       | 03/11/2021 | A       |
| Drawing Number |       |            | MHC_007 |



**Proposed Landscape Plan**

1:200