

Application Ref: NP/21/0773/OUT

Case Officer	Rob James		
Applicant	Mr & Mrs M & E Chapman		
Agent	Mr A Vaughan-Harries, Hayston Development & Planning Ltd		
Proposal	Erection of four dwellings		
Site Location	Former Turkey Farm, Land off Blockett Lane, Little Haven, Haverfordwest, Pembrokeshire, SA62 3UH		
Grid Ref			
Date Valid	30-Nov-2021	Target Date	24-Jan-2022

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

Consultee Response

The Havens Community Council: Objecting
PCC - Transportation & Environment: Conditional Consent
PCNPA Planning Ecologist: Conditional Consent
PCNPA Tree and Landscape Officer: Conditional Consent
Dwr Cymru Welsh Water: Conditional Consent
Natural Resources Wales: No adverse comments
PCC - Drainage Engineers: Observations

Public Response

3 letters of concern and objection have been received.

One of the objection states that the owners of the adjacent land will not grant vehicular access or allow for water or sewer access to the site currently under consideration.

The Havens Community Council have stated an objection to the scheme:

‘Following a meeting of the Havens Community Council on 4th January 2022, this application was not supported. Comments made included poor access road, very narrow, no pavement leading to village for pedestrian use’.

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 07 - Countryside

LDP2 Policy 08 - Special Qualities

LDP2 Policy 09 - Light Pollution

LDP2 Policy 11 - Nationally Protected Sites and Species
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 46 - Housing
LDP2 Policy 48 - Affordable Housing
LDP2 Policy 59 - Sustainable Transport
LDP2 Policy 60 - Impacts of Traffic
PPW11
SPG01 - Affordable Housing
SPG03 - Landscape
SPG05 - Planning Obligations
SPG12 - Biodiversity
SPG16 - Sustainable Design & Development
TAN 05 - Nature Conservation and Planning
TAN 12 - Design
TAN 23 - Economic Development

Constraints

Special Area of Conservation - within 500m
LDP Mineral Safeguard
Safeguarding Zone
Hazardous Zones
Recreation Character Areas
Low Coal Risk
Surface Coal
Landscape Character Assessment
Seascape Character Assessment
Affordable Housing Submarkets
Seascape Character Areas
Landscape Character Area

Officer's Appraisal

Introduction

This is an outline application for the erection of 4 dwellings on land at Blockett Farm, Blockett Lane, Little Haven.

All matters have been reserved for future reserved matters application.

Site Description

The application site relates to land which formed part of a large turkey farm, a use which ceased many years ago and the land has since been cleared which results in it now being classified as 'brownfield' land. The farm had a total area of 6.2 ha and has since been split into several parcels of ownership. The farm buildings/structures had a total floor area of some 17,000 sqm. The application site is regular in shape and has an area of 0.12 ha.

Whilst the site itself is relatively flat, there are embankments to the east and further to the west along Blockett Lane. The site is set back from the lane by other land and given the local topography, is elevated from the lane.

To the south and east of the site (beyond the adjacent two newly constructed properties) are those known as Overhaven House and Mightywaters House. These are two large contemporary properties. To the north is an area of cleared land formerly part of the turkey farm. Beyond this are two residential properties and a large shed which were formerly related to the turkey farm. On the west side of Blockett Lane are the properties known as Penberry and Hillcroft Cottage.

Access to the site is provided along Blockett Lane which travels south from the village linking to the B4327 to the South.

Description of Development

The applicant seeks outline planning permission for the erection of four detached dwellings on the site, with vehicular access being taken through the adjacent residential development. The applicant states that there is a right of way through this adjacent land, and whilst the right of way is currently in dispute officers consider this a civil matter capable of resolution and is not a material planning consideration.

The application is submitted in outline form only with all matters reserved for future detailed approval. However, the application presents an indicative site layout plan which shows how the site could be developed. The site plan shows parking areas and associated landscaping. The layout would have prevented access to a plot that was included within a previous permission, which has since lapsed. However, a further potential alternative layout has been submitted in recent weeks to show how there is potential for access to that plot and there could well be alternative ways to access that plot in any event.

The four dwellings are shown as two storey detached dwellings and the scale parameters provided indicate that each dwelling could have a length of between 9-11 metres, a width between 6.5-7.5 metres, ridge heights between 5.5 and 8 metres, further wing projections are detailed as being between 3-4.5 metres in length, width between 1.5 and 2.5, and ridge height of 5.5-7.5 metres.

The purely indicative elevations show finishes of stone, timber cladding and render under slated roof, but all final detail would be approved at reserved matters stage when cross sections of adjacent dwellings would be expected to be provided to illustrate how the scale fits with the context of adjacent development.

Planning History

There are a number of overlapping permissions which have been granted across the site and these will form part of the Development Management Committee presentation for clarity.

NP/21/0349/FUL – Single garages to Plots 1 and 2 – Approved 4 June 2021

NP/19/0338/FUL – 4 dwellings on land adjacent to Blockett Farm – Approved 18 March 2021

NP/15/0036/FUL – Residential development comprising of four dwellings (with one affordable unit – Approved 23 May 2017

NP/13/0463 – Construction of dwelling (Plot 4) – Refused 20 November 2013 (Appeal dismissed 21 October 2014)

NP/13/0462 – Construction of dwelling and detached garage (Plot 3) – Refused 20 November 2013 (Appeal dismissed 21 October 2014)

NP/13/0461 – Construction of dormer cottage (Plot 2) – Refused 20 November 2013 (Appeal dismissed 21 October 2014)

NP/13/0460 – Construction of dormer cottage (Plot 1) – Refused 20 November 2014 (appeal dismissed 21 October 2014)

NP/12/0480 – Construction of single dwelling (Plot 4) – Refused 19 June 2013

NP/12/0479 – Construction of dwelling and detached garage (Plot 3) – Refused 22 May 2013

NP/12/0478 – Construction of dormer cottage (Plot 2) – Refused 19 June 2013

NP/12/0477 – Construction of dormer cottage (Plot 1) – Refused 19 June 2013

NP/10/511 – 6 dwellings – Land to north of site – Approved 20 November 2011

NP/05/628 – Outline for 2 dwellings – Approved 24 January 2006

NP/05/357 – Outline for 3 dwellings - Approved 8 March 2006

NP/02/189 – Outline for 2 dwellings – Refused 20 June 2002 (Appeal allowed 11 December 2002)

Key Issues

- Principle of development
- Siting, Design, and Impact on Special Qualities of the National Park
- Residential Amenity
- Highways, Access and Parking
- Biodiversity & Landscaping
- Drainage
- Other material considerations – Coal Authority, Land Contamination

Principle of development

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires all development control decisions to be made in accordance with the development plan unless material considerations dictate otherwise. In relation to this planning application, the policy position is clear that the site is located in the Countryside, where there would be a general presumption against new residential development in accordance with Policy 7 of the Local Development Plan and national planning policy contained within Planning Policy Wales.

The planning history for the site though, as outlined above, is a significant material consideration.

The site lies outside any Centre boundary as defined in Local Development Plan 2 and is therefore classified as Countryside where development must be strictly controlled. Policy 7 of the Plan sets out the forms of development that are acceptable in principle in the countryside. This does not include new build market housing. However, this parcel of land was part of a former turkey farm and has a long and extensive planning history relating to residential development on a brownfield site which is a material planning consideration, despite the countryside location and this needs to be weighed against compliance with Policy 7

The proposed site is located adjacent to 2 plots of land, both with extant planning permissions. The site to the north has permission for six dwellings (NP/10/511) where a material start has been made and the site directly to the south has permission for 4 dwellings (and comprises part of the site that had received consent under application NP/15/0036/FUL) and is currently under construction (NP/19/0338/FUL). In addition, another 2 dwellings have been built to the south of the site currently under construction which were approved under NP/19/0388).

This proposal is for 4 no. detached two storey dwellings accessed from a site to the south that is currently under construction. The current proposal is considered to represent use of a brownfield site outside of the limits of the Rural Centre boundary for Little Haven. National and local planning policy restricts the development of market housing in the countryside but does allow

for the exceptional release of land for affordable housing provision. The significant planning history and residential development surrounding the site are material considerations.

As the site in question is within the red line boundary of NP/15/0036/Ful which was granted approval for 5 dwellings, and is adjacent to 19/0338/FUL (Approved 4 dwellings) which was also within the red line boundary of NP/15/0036/FUL then officers consider that in this instance, the material planning history outweighs the criteria as set out within the current Policy 7 Countryside such that the principle of development can be supported.

As a result of this weighing of matters, Policy 48 of the Plan is relevant. This sets out the Affordable Housing requirements for the National Park and states that where development for private market housing is below the threshold for on-site affordable housing provision, commuted sums will be required. As this proposal falls below the threshold for the St. Brides housing sub-market area, a financial contribution towards off-site affordable housing of £100 per square metre would be required. The planning statement confirms that the agent has indicated the applicants are willing to make this financial contribution and has confirmed submission of the Unilateral Undertaking is likely prior to the date of the Development Management Committee. It had not though been submitted at the time of the report being written.

The previous consents NP/19/0338/FUL & NP/15/0036/FUL allowed for dwellings to be constructed with similar siting, on this edge of settlement site. The character of the landscape here is changing from agricultural land towards the centre of the village, and it is considered that the proposal strikes an appropriate density balance in terms of the density of development and the still somewhat rural character and appearance of the area.

Siting, Design and Impact on Special Qualities of the National Park

Policy 8 of LDP2 is a strategy policy which refers to the special qualities of the National Park and lists priorities to ensure that these qualities will be protected and enhanced.

Policy 14 of LDP2 seeks the conservation of the Pembrokeshire Coast National Park with criteria (a) and (b) resisting development that would cause significant visual intrusion and/or, that would be introducing or intensifying a use which is incompatible with its location.

Policy 29 of LDP2 is a general strategic policy which promotes high quality design and an integrated approach to new development in terms of design, drainage, sustainability etc.

The application is outline only, with all matters reserved, which means access, appearance, landscaping, layout, and scale are subject further consideration on the submission of reserved matters applications. However, as is required on the submission of outline applications a proposed site plan has given an indication of the likely layout of development and scale parameters have been

defined. In addition, elevations have been provided but with appearance a reserved matters this is for information only. The drawings show a development which is considered appropriate to the plot and its setting and acceptable in principle, subject to the submission of details.

The site, with the other existing and proposed development nearby forms the beginning of the differentiation between agricultural land and urban form at the edge of Little Haven. An embankment with a hedgerow planted on top to the front of the site is proposed. This can be secured through a planning condition.

The principle of the residential development of this site has been established and the density of development complies with local and national policies. The general scale and massing of the proposed buildings are considered to fit in with the surrounding properties. It is considered that the layout of the development, the scale of the buildings, and the palette of materials to be used on the site are generally acceptable in design terms subject to the future approval of reserved matters and material samples.

Considering all material considerations, it can be concluded that the layout, design and appearance of the development would not harm the special qualities of the National Park and would comply with the aims of policies 8, 14, 29 and 30 of the Local Development Plan.

Highways

Policies 52 and 53 of the Local Development Plan refer to sustainable transport and the traffic impacts of proposed development. Concerns have been raised by the Community Council and local residents about the potential impact of the development upon highway safety in the locality.

The public highway serving the site on Blockett Lane, is a narrow lane which has substandard horizontal and vertical alignment, lacking both lighting and footways. It has the character of a rural lane on the outskirts of the village leading into countryside. The lane serves existing properties towards Little Haven as well as further properties in the rural areas to the South.

As outlined in the above the site is accessed by vehicles from Blockett Lane. A single vehicular access is proposed to the site which will serve both the development site and the neighbouring existing properties of Overhaven House and Mightywaters House. It is noted that additional 6 additional (NP/10/0511/FUL) dwellings have also been consented to the North which would also be served by Blockett Lane.

The Community Council and other third-party representations have raised concerns regarding the access and highway network serving the proposal. There are concerns regarding the impact of the proposal on the highway safety and free flow of traffic on Blockett Lane.

The Highways department at Pembrokeshire County Council have been consulted and gave the following comments and recommended 2 conditions:

‘The proposed development is for four-dwellings with two associated parking spaces per dwelling, vehicles would use the shared driveway to turn vehicles. The site is accessed via a private lane, set away from the highway, accessed off an existing shared access to the south, which is suitable for the additional dwellings.

The site has grass strips set out between the dwellings there are no need for pavements on this site between the dwellings. Based upon the shown layout this site is not suitable for more than four dwellings, additional dwellings would not have the space to offer adequate parking and turning required’.

In respect of the adjoining development to the south, whilst third parties had expressed concerns over highway safety issues and traffic flows along the lane, the Highway Authority concluded that that development and the new vehicular access arrangements are acceptable.

Adequate visibility sight lines were to be provided in both directions. Also, as part of that permission, the Highway Authority sought the provision of financial contributions towards the creation of 3 or 4 more passing places within the highway verge along the 2 km route to the south down to the junction of the B 4327 thereby improving the route and encouraging drivers to access this way rather than up the hill from the village. The applicant has stated in their Planning Statement that they are prepared to contribute towards these highway improvements if reasonably required and justified by the Highway Authority. This has not to date, been requested by the Highway Authority.

In conclusion, the highway network serving the site is substandard. However, it is considered that the proposal can be accessed safely provided that the conditions suggested by the County Council Highways department are attached to any decision to approve. Subject to the two recommended conditions the application is considered appropriate and in accordance with LDP2 Policy 60 Impacts of Traffic.

Residential Amenity

Policy 30 of LPD2 states that development will not be permitted where it has an unacceptable adverse effect on amenity.

The application is outline only, with all matters reserved, which means access, appearance, landscaping, layout, and scale are subject to further consideration on the submission of reserved matters applications.

However, as is required on the submission of outline applications a proposed site plan has given an indication of the likely layout of development and scale parameters have been defined.

Biodiversity and Landscaping

The PCNPA Ecologist has been consulted with this outline application and has commented as follows:

‘Photos in the planning statement show the proposed development site to have been cleared, with little vegetation and the site providing little of ecological value.

Under the Environment (Wales) Act 2016 the application must demonstrate that it will maintain and enhance biodiversity. The following must therefore be made a condition of any consent:

- Prior to the commencement of works, a biodiversity enhancement scheme must be submitted to and approved by the LPA.

Any landscaping scheme must include planting for pollinators and other wildlife and integrated bird/bat boxes should be integrated into the external wall structure of the new dwellings. Further ideas can be found in the Biodiversity Supplementary Planning Guidance (SPG)

https://www.pembrokeshire.gov.uk/objview.asp?object_id=9965&language=

Furthermore, as there are bats in the area, prior to installation, an external lighting scheme must be submitted to and approved by the LPA. Again, further details of the location and type of external lights can be found in the SPG’.

This would be a condition of the reserved matters application rather than a condition of the outline. Provided that a full scheme of landscaping and biodiversity enhancement are provided with the subsequent reserved matters scheme, the scheme will meet the requirements of the Environment (Wales) Act 2016.

Water, Drainage and Flooding

Policy 32 of the Local Development Plan requires development to incorporate sustainable drainage systems for the disposal of water on site. Both Natural Resources Wales (‘NRW’) and Welsh Water have been consulted on the application.

It is noted that previous consents were subject to conditions to secure a Construction Method Statement to ensure that appropriate pollution prevention measures were in place. Although NRW have not requested this condition for this proposal, it is considered an appropriate safeguard to ensure that appropriate mitigation is in place to prevent harm to the local environment. The proposal will also be required to include Sustainable Drainage Systems (SuDS) features that comply with national standards.

Pembrokeshire County Council as the Sustainable Drainage Approval Body, will secure appropriate and sustainable drainage for the site through the SAB process.

Welsh Water have offered no objection to the scheme provided that foul and surface water discharges are separately drained, no surface water connects to the public sewerage system and land drainage run-off shall not be permitted to discharge into the public sewerage system.

Subject to the imposition of suitable planning conditions to deal with these matters the development complies with the requirements of policy 32.

Contaminated land matters

Following consultation with the Public Protection Division of Pembrokeshire County Council, no response has been received at the time of writing this report, however a verbal telephone conversation has confirmed that the recommendations given to the previous application NP/19/0338/FUL are likely to be the same as the consultation response on this application. The Authority has been advised that the site is a former turkey farm where an extensive range of buildings have been demolished.

In assessing the risk of a particular site, the Local Planning Authority relies on the specialist advice of a contaminated land officer. In reaching their view on an application they assess the likely risk of development of a particular site and whether information is required prior to determination or can be submitted at a later date through the use of planning conditions. In this case the PCC Contaminated Land Officer has indicated that their advice will likely be that the application can be permitted subject to planning conditions. This is based on their assessment of the risk of the site based on the previous uses. Conditions are proposed accordingly.

Coal Authority Advice

The site lies in a Coal Standing Advice Area, whereby Planning Policy Wales confirms that the responsibility for determining the extent and effects of unstable ground remain with the developer, and that the responsibility and subsequent liability for safe development and secure occupancy of the site rests with the developer and / or landowner.

The Coal Authority is a statutory consultee for development within defined coal mining areas, and there is a duty on the National Park Authority to consider ground stability issues when determining applications within these areas. The Coal Authority standing advice has been suggested as an informative.

Conclusion

Having carefully considered the proposal against all material planning considerations and the relevant national and local development plan policies the principle of the scheme proposed is acceptable.

Subject to the applicant first entering into a section 106 agreement(s) to provide for an affordable housing contribution and the imposition of planning conditions to control the nature and form of the development, the scheme is considered to be acceptable and complies with the principles and requirements of policies 1, 8, 9, 11, 15, 29, 30, 31, 32, 52 and 53 of the Pembrokeshire Coast National Park Authority Local Development Plan (Adopted September 2010).

Recommendation

The application be delegated to grant planning permission within three months, following the applicant entering into a satisfactory agreement under section 106 of the Town and Country Planning Act 1990 containing the following necessary planning obligations:

- Affordable Housing contribution.

and subject to the following conditions

1. Details of the access, appearance, landscaping, layout, and scale, (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the local planning authority before any development begins and the development shall be carried out as approved.
Reason: The application has been submitted in outline only and to comply with the requirements of Section 92 of the Town and Country Planning Act 1990 (as amended).
2. Any application for approval of the reserved matters shall be made to the local planning authority not later than three years from the date of this permission.
Reason: The application has been submitted in outline only and to comply with the requirements of Section 92 of the Town and Country Planning Act 1990 (as amended).
3. The development shall begin either before the expiration of five years from the date of this permission or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.
Reason: To comply with the requirements of Section 92 of the Town and Country Planning Act 1990 (as amended)
4. The development shall be carried out in accordance with the following approved plans and documents: P01A
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).

5. The reserved matters application shall be accompanied by full development details of existing ground levels within and adjacent to the site and proposed finished ground and floor levels shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the visual amenity of the area is safeguarded. 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).

6. The reserved matters application shall include a biodiversity enhancement and external lighting scheme, which 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 order for the development to comply with the Environment (Wales) Act 2016 to maintain and enhance biodiversity. Policy: Local Development Plan 2 – Policy 1 (National Park Purposes and Duty) and 8 (Special Qualities).

7. Prior to occupation of any of the dwellings hereby approved, a scheme for the boundary treatments to the site shall be submitted and approved in writing by the Local Planning Authority. The scheme as approved shall be implemented and retained thereafter.

Reason: In the interests of protecting the privacy and amenity of the adjacent dwellings. Policy: Local Development Plan 2 - Policy 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 29 (Sustainable Design) and Policy 32 (Surface Water Drainage).

9. Off-street parking facilities for the proposed dwellings shall be included on the reserved matters application for access and layout, and shall be provided as approved before the building is first occupied, and thereafter retained for that purpose.

Reason: To ensure the satisfactory provision of parking facilities and in the interest of highway safety and the amenity of the area. Local Development Plan 2 – Policy 29 (Sustainable Design) and Policy 60 (Impacts of Traffic).

10. Before any housing construction work is commenced, a scheme shall be submitted to and approved by the LPA for adequate and suitable areas within the site for the parking and turning, loading and unloading of all vehicles attracted to the site and for the storage of building materials clear of the public highway. Such scheme as is approved shall be implemented during the course of construction.

Reason: To reduce the likelihood of obstruction of the highway or danger to road users.

11. All retained trees, hedgebanks and hedge boundary features and/or any trees whose canopies overhang the site shall be protected by strong fencing in accordance with BS5837: 2012 Trees in relation to design, demolition and construction – Recommendations for the duration of the development to be agreed in writing with this authority prior to commencement. The fencing shall be erected 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 fenced 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. 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)

12. No development or site clearance shall take place until there has been submitted to and approved in writing by the local planning authority a scheme of landscaping. The scheme shall include indications of all existing trees (including spread and species) and hedgerows on the land, identify those to be retained and set out measures for their protection throughout the course of development.

All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

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)

13. Notwithstanding the provisions of Schedule 2, part 1, classes A and E of the Town and Country Planning (General Permitted Development) Order 1995 (as amended for Wales) (or any order revoking and re-enacting that order with or without modification), no extensions, alterations or buildings shall be erected other than those expressly authorised by the subsequent Reserved Matters application without the prior written approval of the Local Planning Authority.

Reason: To preserve the character of the area and protect neighbouring amenity. Policy: Local Development Plan 2 - Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 14 (Conservation of the Pembrokeshire Coast National Park) and 30 (Amenity).

14. The reserved matters application shall include a drainage scheme for the site which must be submitted to and approved in writing by the Local Planning Authority. The scheme shall provide for the disposal of foul, surface and land water, and include an assessment of the potential to dispose of surface and land water by sustainable means. Thereafter the scheme shall be implemented in accordance with the approved details prior to the occupation of the development and no further foul water, surface water and land drainage shall be allowed to connect directly or indirectly with the public sewerage system.

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment. Policy: Local Development Plan – Policies 29 (Sustainable Design); 30 (Amenity) and 32 (Surface Water Drainage).

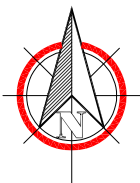
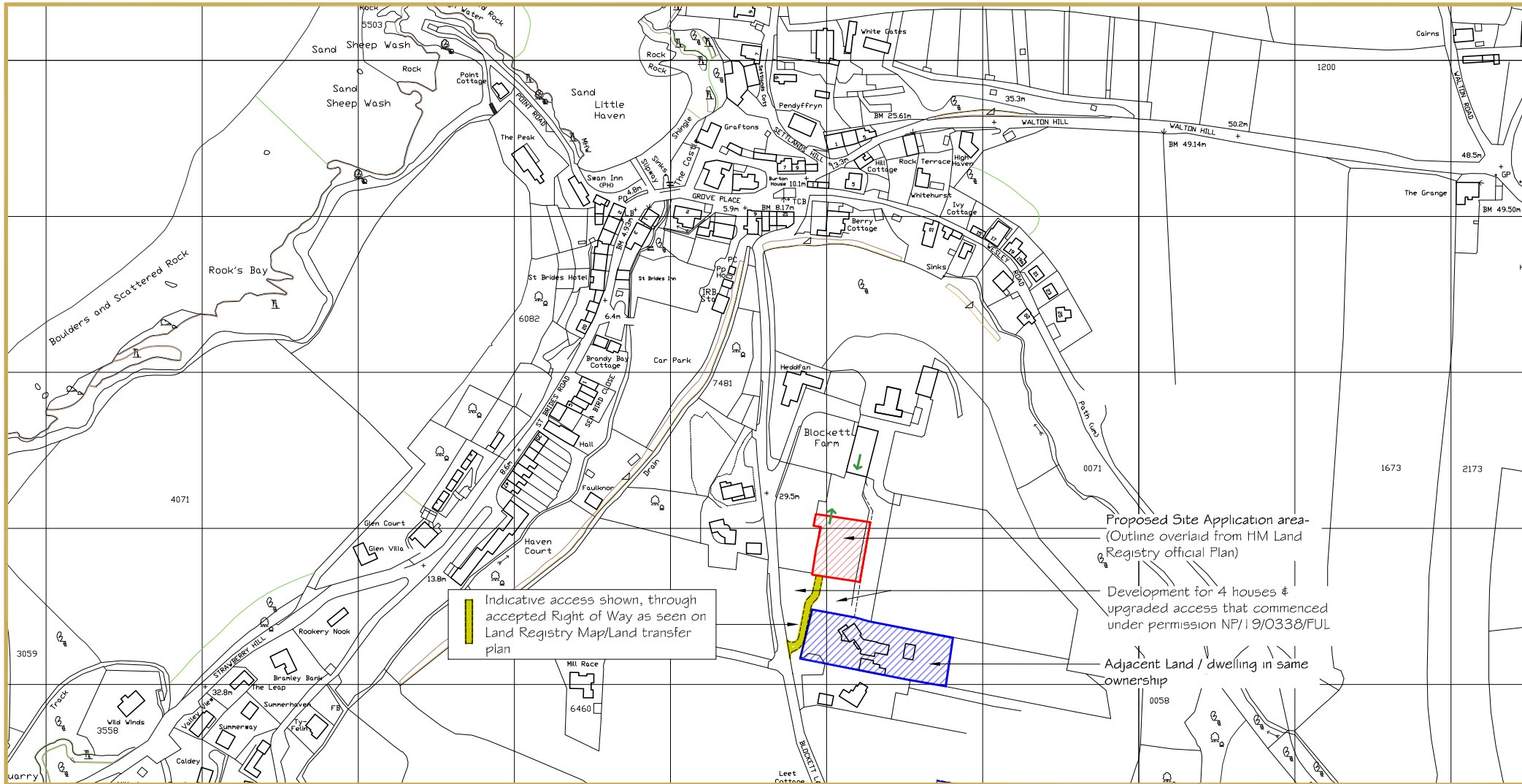
15. If evidence of contamination is found in or around the development area, development must not proceed until a report on potential contamination of the site has been prepared by an appropriately qualified person and submitted to and approved in writing by the Local Planning Authority. This report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

Reason: To ensure that risks from land contamination to the future

users of the land neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors. Policy: Local Development Plan – Policies 29 (Sustainable Design); and 30 (Amenity).

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

Reason: In the interests of visual amenity and in order to protect 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); 30 (Amenity); and 53 (Impacts of Traffic).



LOCATION PLAN - 1:2500

↑ ACCESS OPTIONS INDICATED FOR ADJACENT REAR NORTH PLOT

ALL MATTERS RESERVED

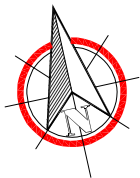
1:1 0 20 40 60 70
A3 ORIGINAL DRAWING SIZE

Rev A Rear adjacent plot access options indicated 26.9.22

Revision	Description	Date
Rev A	Rear adjacent plot access options indicated	26.9.22
Drawing		
LOCATION PLAN		
Clients		
Mr M. & Mrs E. Chapman		
Project / title		
Proposed Outline Planning application for 4no. New Dwellings to Land off Blockett Lane, Little Haven, Pembrokeshire.		
Drawing Number		
P01		
Revision		
A		
Scale		
1:2500		
Page 52 of 144		
NOV 2021		

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Topographical Site Survey -
carried out by- JR Land Surveys
Tel- 07932 387652

EXISTING TOPOGRAPHICAL SITE SURVEY

ALL MATTERS
RESERVED

Rev A Red line adjusted 25.2.22

Revision	Description	Date
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Drawing
EXISTING TOPOGRAPHICAL SURVEY

Clients
Mr M. & Mrs E. Chapman
Project / title
**Proposed Outline Planning application
for 4no. New Dwellings to Land off
Blockett Lane, Little Haven,
Pembrokeshire.**

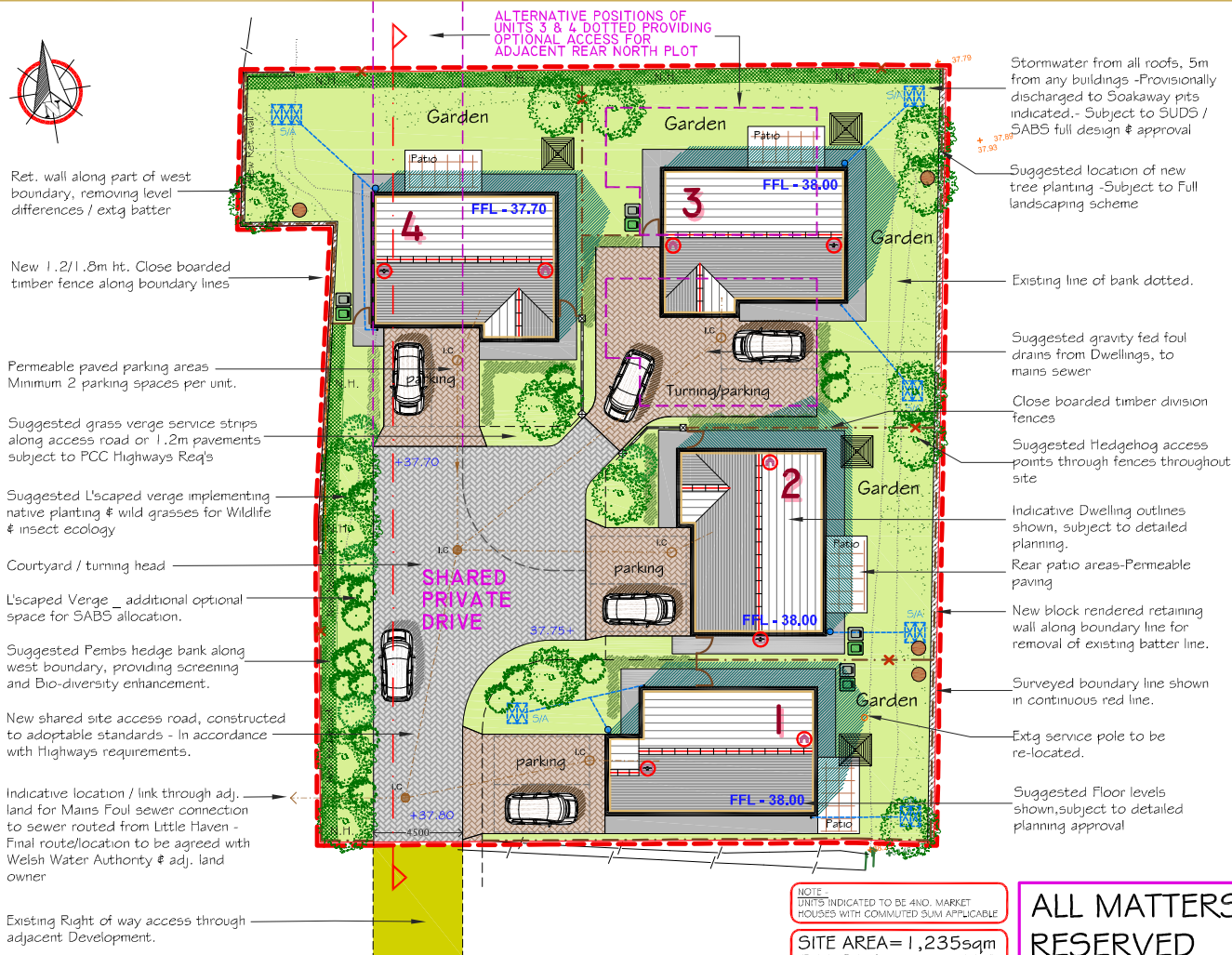
Drawing Number	Revision	Scale
P02	A	1:250 NOV 2021

**Hayston
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ILLUSTRATIVE SITE SECTION - 1/250



NOTE:
UNITS INDICATED TO BE 4NO. MARKET
HOUSES WITH COMMUTED SUM APPLICABLE

SITE AREA=1,235sqm
(Excludes Right of way access over adj. land)

ALL MATTERS
RESERVED

LANDSCAPING

- Drives paved with permeable brick or block pavours
- Patio areas - Permeable paviour or paving slab finish
- Permeable pavours or tarmac road to Highways requirements stnds.
- Grassed garden areas to front and rear of dwellings.

1.8m/ 1.2m ht. close boarded timber fences / gates

Various ornamental plant species

Suggested locations of new semi-mature trees - positions to be agreed

N.H. New landscaped earth bank / hedgerows with mixed native species Planting

Various native planting/shrubs

NOTE - All existing hedges supplemented with additional native shrubs/plants to increase density where necessary.

SCALED PARAMETERS

Dwelling Main areas=
length between 9.0 - 11m max
Width between 6.5m - 7.5m max.
Ridge height between 5.5 & 8.0m max.
Wing projections-
length between 3.0 - 4.5m max,
Width between 1.5m - 2.5m max.
Ridge heights between 5.5 & 7.5m max.,

Roof Pitches - 30deg. min. - 45deg. max.
Parking - 2 spaces min. per dwelling.

NOTE
Alternative locations of Plots 3 & 4 shown
dotted, to provide optional access to
adjacent rear north Plot

BIO-DIVERSITY ENHANCEMENTS

- Suggested 2x combined Bird nest boxes provided per Dwelling.
- Suggested integral IFR bat tube or similar approved per Dwelling.

X -Suggested Hedgehog highways provided.

-All external lighting to be downward illuminating & PIR sensors, + LED type.

-All subject to FUTURE ECOLOGY REPORT + recommendations at Reserved matters approval.

KEY

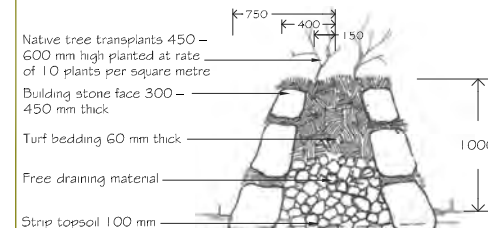
- COMPOSTING BIN
- GENERAL WASTE BIN
- RECYCLING WASTE BIN
- WATER BUTT
- ROTARY DRYING LINE

FOUL GRAVITY DRAINS-TO MAINS SEWER CONNECTION

SURFACE WATER DRAINAGE DISCHARGING TO SOAKAWAY PITS subject to SABS Design application / approval.

NOTE :
Service positions are suggested only and subject to Engineers / service provider design / details & W.W.A

TYPICAL NEW HEDGE BANK DETAIL



Rev B Alternative optional positions of plots 3 & 4 indicated dotted 26.9.22
Rev A Bio-Diversity Legend amended 6.12.21

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PROPOSED SITE LAYOUT - 1:250

1:1 0 20 40 60 80
A3 ORIGINAL DRAWING SIZE

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