

**Application Ref: NP/22/0464/FUL**

<b>Case Officer</b>	Charlotte Broome		
<b>Applicant</b>	Mr & Mrs K & T Rogers		
<b>Agent</b>	Mr A Vaughan-Harries, Hayston Development & Planning Ltd		
<b>Proposal</b>	Creation of bespoke off-street parking and turning area with landscaping mitigation		
<b>Site Location</b>	131, Castle Way, Dale, Haverfordwest, Pembrokeshire, SA62 3RN		
<b>Grid Ref</b>	SM80650586		
<b>Date Valid</b>	02-Aug-2022	<b>Target Date</b>	08-Nov-2022

This application is being presented to the Development Management Committee due to its being considered as a 'departure'.

**Consultee Response**

**PCC - Transportation & Environment:** Supporting  
**PCC - Drainage Engineers:** Reply  
**PCNPA Tree and Landscape Officer:** Conditional Consent  
**Dale Community Council:** Conditional Consent  
**PCC - Transportation & Environment:** Conditional Consent  
**PCNPA Buildings Conservation Officer:** Further information required

**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.

Two letters of support responses were received and no objections:

- 1) Neighbour letter of support received 29th August 2022
- 2) Neighbour email of support received 22nd August 2022

**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 07 - Countryside

LDP2 Policy 08 - Special Qualities

LDP2 Policy 09 - Light Pollution

LDP2 Policy 14 - Conservation of the Pembrokeshire Coast National Park

LDP2 Policy 16 - Green Wedges

LDP2 Policy 29 - Sustainable Design

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LDP2 Policy 30 - Amenity  
LDP2 Policy 32 - Surface Water Drainage  
LDP2 Policy 59 - Sustainable Transport  
LDP2 Policy 60 - Impacts of Traffic  
PPW11  
SPG03 - Landscape  
SPG13 - Parking Standards  
SPG16 - Sustainable Design & Development  
TAN 05 - Nature Conservation and Planning  
TAN 12 - Design  
TAN 24 - The Historic Environment

### **Constraints**

Special Area of Conservation - within 500m  
LDP Green Wedge  
Historic Landscape  
Ancient Monument - within 500m  
Recreation Character Areas  
Affordable Housing Submarkets  
Seascape Character Areas  
Landscape Character Area

### **Officer's Appraisal**

#### **Site & Context**

131 Castle Way is a detached dwelling on the western edge of Dale, accessed by the single-carriage, one-way road running through Dale. The dwelling itself is within the Rural Centre Boundary of Dale as defined in LDP2 and adjacent to the green wedge (GW4) of Dale Meadows as listed in Policy 16 of the LDP2. The application area straddles both areas but is largely in the green wedge area which juts out from the Dale Meadows area to provide a buffer between the more recently developed residential area of Dale and the listed building of Dale Castle. PPW (Edition 11) states that 'to maintain openness, development within a Green belt and green wedge must be strictly controlled.' This green wedge in question is circa. 37m x 58m and is made up of woodland and scrub vegetation.

The host dwelling is the last in a crescent of houses constructed to accommodate military officers and is of a modest post-war appearance. There has been some contemporary development within the crescent and an approved application for a parking space within domestic curtilage for a property at the other end of the crescent. The group wrap around a 'green' in the shape of a capped off triangle which separates most of the group from the road. The elevated position of the crescent forms an important feature within the Rural Centre of Dale and is very much part of its history and character. The grassy triangle is defined as protected 'open

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space' in LDP2 and borders the road. A steep bank from the road indicates the higher ground level which gently increases towards the top of the group.

A 46m long lay-by lies 45m east of the host dwelling and runs parallel to the steep bank to provide informal end-to-end parking for residents. A footpath runs around the edge of the open space to access each of the properties in the group and leads to the rear to access the private, individual garages. For the host dwelling, this group of garages is circa. 30m uphill to the north and can be accessed on foot taking an informal path through and beyond the rear garden. The garages have vehicular access from the single-track road to the former Kete Airfield, between the green wedge and Dale Castle, and taking the 70m track leading east off the bend towards the rear of the group of houses. These garages function as storage areas and except for one recently approved application for private parking, all residents of the crescent rely on parking in the lay-by, street parking, or parking on the verge.

### **Site and Proposed development**

This application seeks permission to extend the curtilage of 131 Castle Way to provide an off-road parking area for the dwelling occupants. This proposed parking area is essentially a strip of woodland/scrub in the green wedge and immediately adjacent to and west of the host dwelling curtilage. The proposed parking area will be circa. 24m long by 5m wide, with the proposed access onto the one-way road through Dale. It proposed to extend into the domestic curtilage at the top of the parking area, behind the dwelling, to provide a turning area. The land rises from circa. 12.8m at road level to 15.8 at the top and the driveway is expected to be a maximum gradient of 1 in 12. The proposed development incorporates a Pembrokeshire hedgebank consisting of minimum 10 no. native trees to border the western side of the driveway fringing the existing woodland.

The majority length of the driveway as proposed will have permeable surfacing such as grasscrete, with an access apron of concrete or bitumac. The proposal is also to use building stone from the deconstructed wall edging the road to construct new walls at the entrance splay. A stepped terrace with retaining walls will manage the difference in levels in the garden.

The two dwellings at either end of the group have front curtilages which border very close to the road.

### **Relevant Planning History**

NP/21/0079/FUL Proposed single storey side extensions/alterations & new off-road parking area - Approved April 2021.

Number 143 (above) have submitted an application for a parking area which has been approved and constructed.

### *Key Issues*

The application raises the following planning matters:

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- Policy and Principle of Development
- Siting, Design and Impact upon the Special Qualities of the National Park
- Amenity and Privacy
- Access and Parking
- Surface Water Drainage
- Trees and Landscape
- Biodiversity
- Archaeological Remains and Historic Landscape

### *Policy and Principle of Development*

Future Wales – The National Plan 2040 (FW which was adopted on 24th February 2021 and is the National Development Framework for Wales – is the national tier of the Development Plan. Policy 4 Supporting Rural Communities states that Strategic and Local Development Plans must identify their rural communities, assess their needs and set out policies to support them. On page 104, Future Wales states that: “National Park Authorities are unique planning entities with a specific remit to reflect the distinctive characteristics of their areas...” and that “Future Wales policies respect the functions of National Parks in terms of their statutory purposes...”

Policy 1 of the Pembrokeshire Coast National Park Local Development Plan (LDP2) sets out the National Park’s purposes and duty, in order to ensure that development within the Park is compatible with these.

Policy 16 of LDP2 identifies Green Wedges including GW4 Central Meadows Dale stretching from the coast and running west along the valley floor, punctuating development in the north and south sides of the village. Policy 16 notes that within these areas there is a presumption against inappropriate development.

Green Wedges help to fulfil Policy 1 of the National Park Purposes and Duty to maintain ‘public understanding and enjoyment of the special qualities; and also Policy 8 of LDP2, where ‘the special qualities of the national park will be conserved and enhanced’. Criterion b) seeks to ensure that ‘the identity and character of towns and villages is not lost, through coalescence and ribboning of development or through the poor design and layout of development and is wherever possible enhanced. The identification of Green Wedges will assist in achieving this priority.’

Park Direction have objected to this application noting that the Green Wedge designation was reviewed for LDP2 and was determined to still be relevant. PPW Edition 11 in Paragraph 3.71 states “To maintain openness, development within a Green belt and green wedge must be strictly controlled.” Park Direction note that paragraph 3.77 details the types of development that may be considered appropriate in a green wedge but does not include the extension of domestic curtilage.

However, engineering operations are amongst those which may be appropriate within a green wedge provided they preserve its openness and do not conflict with the purposes of including land within it.

This proposal would result in the development of a section of Green Wedge; however it would be possible to condition a permission to ensure that the area of

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land permitted was only used for parking and turning and not as general domestic curtilage. Such a condition would reduce the potential impact on the Green Wedge and assist in preserving its openness. Together with an adequate landscaping scheme it is considered that although technically a departure from Policy 16 such a development could preserve the openness of the green wedge as intended in guidance.

In terms of the scale of the green wedge as existing, it currently covers an area of 93480m<sup>2</sup> whilst the area of proposal is for 290m<sup>2</sup>, and of that, the area of the proposal which falls within the Green Wedge is 224m<sup>2</sup>.

The host dwelling is located within the Rural Centre of Dale but the majority of the application site falls with the green wedge and is therefore defined as Countryside. Strategy Policy 6 of LDP2 for Dale Rural Centre supports land use priorities which 'ensure developments permitted contribute to the protection and enhancement of the special qualities of the Centre.

Whilst immediately adjoining the Rural Centre the application site is treated as Countryside as according to Policy 7 of LDP2, where development in the countryside must be strictly controlled

Extending the curtilage of the dwelling to create a parking area will, to a limited extent, erode the green wedge at this location and the proposal does not fall within any criterion in Policy 7 of LDP2."

As outlined in responses from PCC Highways and the Community Council the existing shared parking at the layby can become congested. This was evident in a site visit by the officer even in winter months. Set against the general policy presumption against encroachment into the Green Wedge, is the material consideration that this proposal is anticipated to reduce the current pressures on parking and traffic for wider Dale community residents and visitors. In turn, any level of parking improvements on Castle Way will contribute towards the understanding and enjoyment of the special qualities of Dale Rural Centre.

The principle of the development does not comply with Policy 7 or 16 of the e adopted Local Development Plan (LDP). With appropriate design details and conditions controlling the future use of the land however it is considered that the proposal is likely to contribute to meeting Policy 6 and Policy 1 of the Local Development Plan. The potential to reduce parking and traffic pressures in Dale is considered a material consideration which should be given significant weight.

### *Siting, Design and Impact upon the Special Qualities of the National Park*

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 qualities will be protected and enhanced. Criteria (b) states that the identity and character of towns and villages is not lost through coalescence and ribboning of development or through the poor design and layout of development and is wherever possible enhanced. Criterion d also requires that the historic environment is protected and where possible enhanced.

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Policy 14 of the LDP seeks the conservation of the Pembrokeshire Coast National Park, resisting development that would cause significant visual intrusion, be insensitively or 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 and environment and biodiversity.

The planning statement included as part of the application considers some alternative options for creating a parking area – whilst three alternatives have been considered none of these are deliverable to meet the owners needs. And the need for collaboration is an overriding constraint preventing the delivery of these alternatives.”

The proposal is as appropriately sited as possible, both within the green wedge and curtilage area. The low-impact nature of development if appropriately conditioned to be used only for parking and turning when combined with appropriate landscaping and tree planting should ensure that the benefits and qualities of the green wedge and National Park will be maintained.

To preserve the setting of historical assets and reduce the visual impact of the proposal, it is important for the driveway entrance to be congruous with the original stone estate wall that runs along the length of Castle Way. A condition will be included with any decision for the retaining walls at the driveway entrance to be constructed from the natural stone reclaimed from demolition of the estate wall. Accrual of any further necessary stone will be of a similar type and size. The proposal is therefore considered to be compliant with Policy 8, 14 and 29 of the Local Development Plan.

### *Amenity and Privacy*

Policy 30 of LDP2 seeks to protect the amenity of people living in the National Park and states that development will not be permitted where there is an unacceptable adverse effect on amenity.

The proposal will reduce the amenity garden area at the rear of the host dwelling. However, this area is not significant and can even serve to be amenity space when not in use as a turning area. The driveway will be screened from the west and north by existing tree cover, and the front curtilage area and the property itself will screen views from the east.

There are no overriding concerns in respect of residential amenity of the application site or the neighbouring properties.

Overall the development is considered to have an acceptable impact on residential amenity and accords with Policy 30 of the LDP.

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### *Access and Parking*

Policy 59 of LDP2, Sustainable Transport ensures that opportunities are taken to improve and promote sustainable travel choices and reduce the need to travel by car by: a) Permitting proposals that assist in delivering improved traffic and parking management. Policy 60 of LDP2 permits development where appropriate access can be achieved.

Manual for Streets 2 is the industry guide for sustainable transport and some of its recommendations have been incorporated into the Authority's 'Parking Standards' SPG.

Current parking requirements in the Parking SPG specify that new housing developments should design-in 2 spaces per house. Within the existing development each house has access to one relatively small garage of 5m x 2.5m. The Manual for Streets 2 recommends a single garage size of 6m x 3m to function as a parking space. The existing group of garages are laid out as two parallel rows of 3 and 4 adjoining garages with just under 10 metres between rows. The setting is small at circa. 28m<sup>2</sup> and does not allow for parking in the area without causing an obstruction.

Lay-by parking in front of the green space triangle associated with the crescent is the only practical option for resident (and visitor) parking. However, this option has limitations, noted by PCC Highways Development Control that 'there can probably be only parking for maximum 7 cars there for the 7 large houses'. This leads to parking on the stretch of grass verge adjacent to the listed walled garden on the southern flank of the road. A Pembrokeshire hedgebank impedes any further possible verge parking once within Dale Rural Centre.

A neighbour response cites traffic issues including difficulties in large (especially farm) vehicles passing cars parked on both sides of the road. The response emphasises that this issue is worsened by the naturally haphazard nature of verge parking and the irregular position of cars.

Pembrokeshire County Council Highways Development Control have been consulted and comment:

'The proposed access location can be accepted, and the layout of the private parking and the turning area also. The information suggests that the gradient will be about 1 in 8 throughout.'

Following feedback that the section plan showed inadequate detail of the actual site area, a new section plan was requested to more accurately reflect the gradient incline. Additional feedback included unsuitable narrowing of the driveway at the edge of the carriage way to the road, and a revised drawing was submitted that reflects a wider entrance splay and functions as a pull-in area (standing bay) for delivery vehicles. This was considered further important so that the postman can deliver normal mail whilst doing the rounds for the whole crescent. PCC Highways consider that surfacing the entrance bay (not the whole driveway) in bitmac will suffice. To ensure quality and safe standards, PCC have recommended conditions

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that will be included in any decision, for the works to accord with a specific driveway layout standard, carried out by a contractor from an approved list, and for the first 3 metres of access gradient from the edge of the carriageway to not exceed 1 in 12 and thereby not exceed 1 in 8.

Due to the development crossing Highway verge and the risk associated with carrying out the works (namely the impact on traffic flow on the B4327), the proposal will need a Section 184 Streetcare Licence to be in place. An informative will be included in any decision outlining the need for this additional consent.

The proposal is considered to comply with Policy 59 of the LDP2.

### *Surface Water Drainage*

Policy 32 of LDP2 requires that development will be required to incorporate sustainable drainage systems for the disposal of surface water on site. This is to minimise adverse environmental impacts during construction and upon completion.

Pembrokeshire County Council as SuDS Approving Body (SAB) note that the consultation documents state that surface water will be disposed of to soakaway. PCC considers that by virtue of the fact that the construction area having drainage implications appears to be in excess of 100 square metres; the proposed works will require SAB approval prior to the commencement of any works on site relating to this application. The granting of planning consent will not remove the requirement to gain SAB approval and an informative will be included with any decision.

### *Trees and Landscape*

In accordance with PPW, TAN5 and TAN10, planning authorities should protect trees, hedgerows, groups of trees and areas of woodland where they have ecological value, contribute to the character or amenity of a particular locality, or perform a beneficial and identified green infrastructure function. Trees, Hedges and hedgebanks are considered in regard to 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.

The application has been assessed against these national policies and Policies 1, 8, 14, 30 and SPG12 (Biodiversity) of LDP2. The proposal involves encroachment into an established section of woodland, along with the removal of a section of Pembrokeshire hedgebank bordering the road. In terms of statutory constraints, there are no Tree Preservation Orders on or immediately adjacent to the proposed development and the site is not within a Conservation Area.

Following initial consultation feedback from the Authority's Tree and Landscape Officer, further information was submitted through a Landscape Management Plan which detailed site-specific tree, hedge and landscape information. This report highlighted eight trees that are in the development site, all of which are sycamore except for one wych elm. Three of those trees are 6m high and have a lifespan of



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less than ten years due to stump cavity or stump cut to ground level. Two trees are of low quality and also have a life span of less than ten years. Three trees between 15-18m tall are of moderate quality with a life expectancy of at least 20 years.

Upon receipt and further consultation, the Officer noted that removing the top turning head of the driveway and reducing the footprint of the driveway would retain 3 of the 8 trees on site (37.5% of the tree stock recorded). This would include two of the three best quality trees (including the dominant tree) that have a life expectancy of at least 20 years. A revised design was submitted, omitting the top turning head element of the driveway but still retaining the top turning area into the dwelling curtilage. This amended proposal results in the retention of more trees on and adjacent to the site, including retention of the three trees in the site area.

The loss of five trees overall will be mitigated through a landscaping scheme through the installation of a typical Pembrokeshire hedgebank boundary (along the western side and across the top) plus typical planting of a woodland edge. The Tree and Landscape Officer comments that this landscape scheme requires more clarification on the precise planting (size, species, location etc), along with details of the proposed terrace (with a scale cross-section showing the entire width with the proposed hedgebank structure annotated, along with associated planting and any additional features proposed on the terrace (path/surfacing etc). Any decision will include conditions pertaining to this effect, in addition to the requirement for a suitable arboricultural method statement and tree protection plan.

### *Biodiversity*

PPW, TAN5 and LDP policy 11 requires biodiversity 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.

The Planning Ecologist notes that the area of vegetation to be removed does not appear to be woodland as such, and is very much immature scrub and woodland edge type habitat. The consultation response makes no objection to the proposal due to the landscaping scheme proposed and that there will be very little loss in the way of mature trees and woodland. The Planning Ecologist does however draw the applicant to the following advice:

'The vegetation on this application site may be used by nesting birds. It is recommended that the applicant be made aware that under the Section 1 of the Wildlife and Countryside Act 1981 (as amended) that it is an offence to kill or injure any wild bird, take, damage or destroy the nest of any wild bird while that nest is in use or being built.'

An informative will be included with any decision clarifying how to proceed and ensure compliance with the Act.

In order to comply with Planning Policy Wales (2021) and the Environment (Wales) Act 2016 planning authorities are expected to ensure every development positively contributes to biodiversity. There are opportunities within the proposed development

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to accommodate biodiversity enhancement measures such as fruit tree planting or bird boxes, above and beyond the proposed development, and a condition is included to ensure compliance.

The proposed development is considered acceptable in terms of its impact on biodiversity, as such is considered to comply with policy 11 of the LDP.

### *Archaeological Remains and Historic Landscape*

PPW, TAN24 and LDP2 Policy 14 and Policy 8 requires the significance of historical assets to be taken into consideration. This will include consideration of the setting of an historic asset which might extend beyond its curtilage. The conservation of archaeological remains and their settings is a material consideration in determining a planning application, whether those remains are a scheduled monument or not. Section 66 of the Planning (listed buildings and conservation areas) Act 1990 and the provisions of TAN 24 (The Historic Environment) requires that special regard be paid to the desirability of preserving a listed building or (relevant here) its setting.

In Dale, identified historic assets afford protection for the building and setting, influencing the designation of green wedge which in combination help to maintain the historic and unusual form of the village. Two sites of significant importance which contribute to the character of the village and have influenced the green wedge designation include the Grade II Listed Saint James Church and walled garden, and listed building Dale Castle. The application site lies circa. 50m northeast of the church which is situated within the main part of the Dale Meadows green wedge. The remains of the walled garden form an L-shape, where 50m of wall stretches perpendicular to the road into Dale Meadows green wedge and 28m runs parallel and only several metres from the one-way carriageway. The Castle building is situated some 130m west of the application site, beyond the green wedge separating it from the crescent of houses on Castle Way.

The significance of both St James Church and Dale Castle and their proximity to the western fringe of the Rural Centre Boundary necessitated the non-linear extension of the Green Wedge (adjacent to the curtilage of 131 Castle Way) to afford additional protection from inappropriate development that may harm the context and appreciation of both historical assets. Both the Church and Dale Castle have been the subject of remodelling over the centuries yet the castle in particular remains significant on the landscape, it's presence and character significantly contributing to Dale's sense of place. The Church is notable for its late medieval west tower and nearby walled garden.

The Buildings Conservation Officer considers that the green wedge area of woodland (where the application site lies) forms an attractive part of the wider setting of these buildings, especially when viewed from Blue Anchor Way. When experienced from Castle Way, the trees reinforce the semi-rural character of the village and the environs of the castle. However, in commenting on the setting of the listed buildings, the Officer perceives that due to the proposal leaving the majority of the woodland being left intact, the setting of the listed buildings mentioned above is substantially preserved with only very low impact. In determining this application therefore weight must be given as advised by Section 66 of the Planning Act 1990 to the very low impact identified by the Building Conservation Officer.

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CADW made no response to the consultation.

Overall, the proposed development is considered to have a very low impact on the setting of a Listed Building and to have an acceptable impact on archaeological remains and their setting, as such is considered to comply with policy 11 and 14 of the LDP.

### **Conclusion**

The development of a parking area adjacent to the curtilage of 131 Castle Way has the potential to reduce the negative impact of parking and traffic at this western end of Castle Way. It may positively impact the special qualities of the National Park and Dale Rural Centre by reducing the amount of verge parking and associated visual clutter alongside the listed walled garden. In addition to directly improving the setting of the walled garden, it could also improve the setting of the listed St James Church and Dale Castle, where views from the latter overlook Dale Meadows and Castle Way.

The proposal will result in the loss of a small area of the green wedge, however a condition controlling the use of the land will ensure that the use remains generally open in nature and a further condition will ensure appropriate planting of native species. The majority of the Green Wedge will remain and fulfil the protection purpose of the designation defined in Policy 16 of LDP2.

Overall, the proposed scheme is considered to be acceptable in terms of scale, form, use and design. The development will not cause an unacceptably detrimental impact to the special qualities of the National Park. It is not considered that the development will cause an unacceptable impact upon privacy or amenity of neighbouring properties. Impacts on Ecology and landscape features are considered acceptable.

As such, the proposal complies with policies 1, 6, 8, 11, 14, 29, 30, 32, 59 & 60 of the adopted Local Development Plan 2020 and can be supported. The proposal is also considered to comply with the general policies of Future Wales. The proposal is considered a departure from Policies 7 and 16 of the LDP2, however when assessed against the Plan as a whole and its general aims the proposals is considered acceptable.

In reaching a recommendation, regard has been given to the requirements of sections 3 and 5 of the Well Being of Future Generations (Wales) Act 2015. It is considered that this recommendation is in accordance with the Act's sustainable development principle through its contribution towards the Welsh Ministers' well-being objective of supporting safe, cohesive and resilient communities.

### **Recommendation**

APPROVE, subject to the following conditions:

1. The development shall begin not later than five years from the date of this decision.

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**Reason:** Required to be imposed pursuant to Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

2. The development shall be carried out in accordance with the following approved plans and documents:

Location plan – Drawing AVH\_800 No. 02d

Proposed site plan – Drawing AVH\_800 No. 04h

Proposed context section – Drawing AVH\_800 No. 07d

Biodiversity enhancement drawing

**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 new vehicle access shall be laid out and constructed in accordance with typical layout No. 5A and the Accompanying General Notes before any other work commences on site.

**Reason:** In the interests of road safety.

4. The gradient of the access for the first 3 metres from the edge of the carriageway shall not exceed 1 in 12 and thereby not exceed 1 in 8.

**Reason:** In the interests of road safety

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 detailed Arboricultural Method Statement (AMS). The AMS will include all relevant details to protect the retained trees, including:

Detailed Tree Protection Plan (TPP)

Methodology for the removal of any existing structures and surfaces

Details of any temporary ground protection

Details of any proposed excavations - including methods of specialised practices (i.e. trenchless excavations)

Details of any proposed alterations and excavations to existing ground levels, including and works to existing features within RPA of retained trees identified and methodology provided

Any construction within RPA of any retained trees including the implementation method of any proposed -

Hard surfaces (i.e. parking areas)

Surfaced access routes (including vehicle & pedestrian)

Geotextile materials including clarification of suitability to proposed use

Specialised foundations

**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), SPG 12 – Biodiversity, Technical Advice Note (TAN) 5: Nature Conservation and

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Planning (2009), Technical Advice Note (TAN) 10: Tree Preservation Orders (1997).

6. 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:

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

The proposed development shall be completed as agreed, any variations to the details of the documents and plans must only be undertaken after the proposed variations have been approved in writing by this 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), SPG 12 – Biodiversity, Technical Advice Note (TAN) 5: Nature Conservation and Planning (2009), Technical Advice Note (TAN) 10: Tree Preservation Orders (1997)

7. Retaining walls are to be constructed from natural stone reclaimed from the demolition of the existing walls on site and follow the form of the original estate wall to which it joins. Any further necessary stone is to be of a similar type, shape and size.

**Reason:** In the interests of maintaining a proper standard of development and appearance to protect historical assets and their setting, architectural qualities of Dale Rural Centre, the visual amenity of the area and to maintain 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), 30 (Amenity)

8. Before occupation of the development hereby approved, a biodiversity enhancement scheme shall be implemented, and completed, at the site, to include erection of 1 no. bird or bat box under the eaves of the property, as high up as possible on an elevation which does not feature any external lighting. To be retained as such in perpetuity.

**Reason:** In the interests of maintaining the special qualities of the landscape and habitats of the National Park through the protection, creation and enhancement of links between sites and their protection for amenity,

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landscape and biodiversity value. Policy: Local Development Plan 2 - Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 11 (Protection of Biodiversity), 14 (Conservation of the Pembrokeshire Coast National Park), 30 (Amenity) and to comply with the Wildlife & Countryside Act 1981 (as amended), the Conservation of Habitats and Species Regulations 2017 and the Environment (Wales) Act 2016. Supplementary planning guidance for biodiversity can be found at <https://www.pembrokeshirecoast.wales/wp-content/uploads/2021/06/Post-Cons-Bio-SPG-Eng-1.pdf>

9. The car parking spaces and turning area shall be used solely for the benefit of the occupants of the dwelling of which it forms part and their visitors and for no other purpose and permanently retained as such thereafter.

**Reason:** To preserve the special qualities of the National Park. Local Development Plan 2 – Policies: 1(National Park Purposes and Duty), 8 (Special Qualities).

### **Informatives**

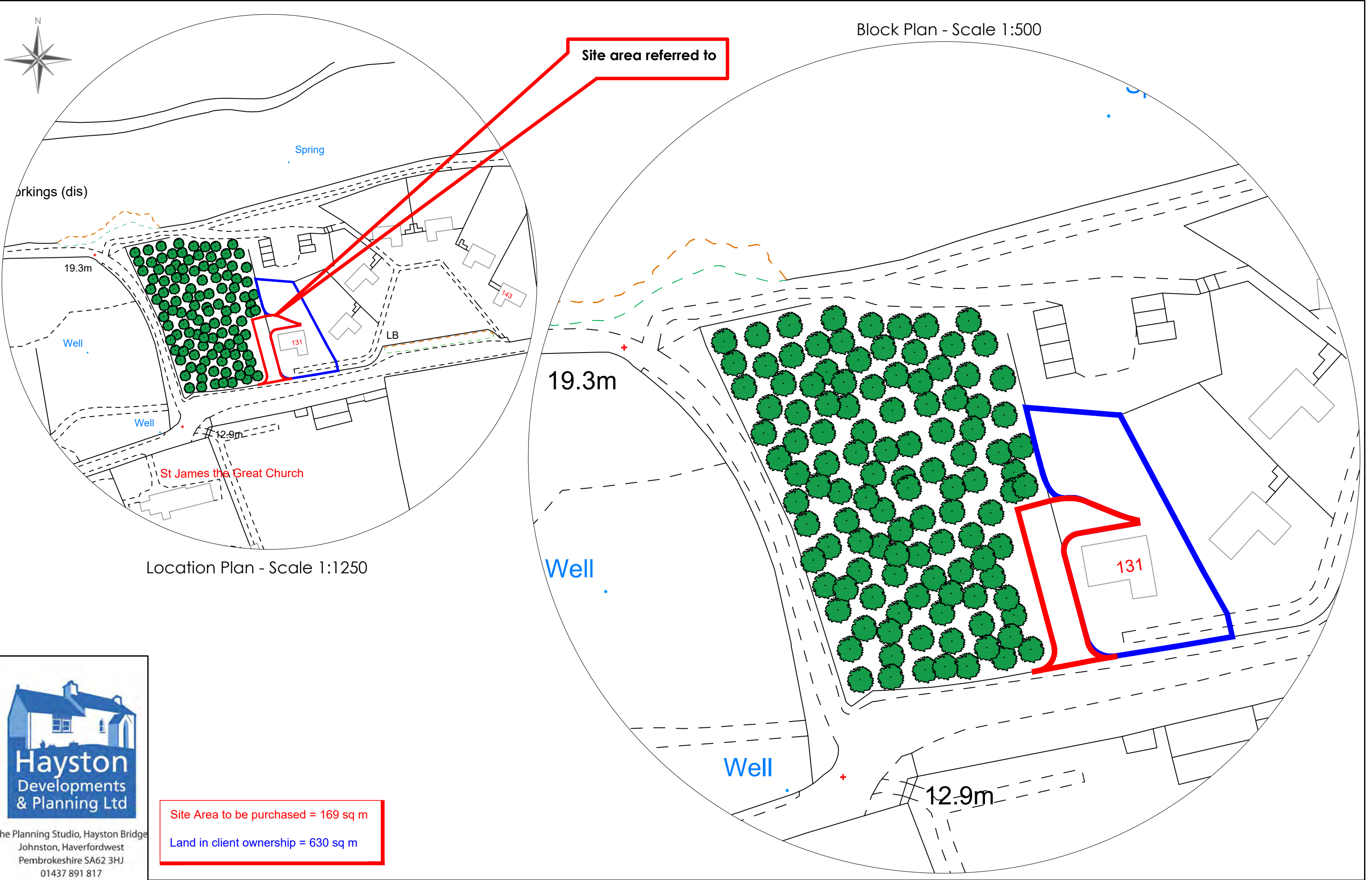
Any works affecting vegetation on site must be done outside the nesting season, which is recognised to be from March to August inclusive, unless it can be demonstrated that nesting birds are absent. It should be noted that birds may still be nesting outside this season, therefore care should be taken to ensure that no nesting birds are affected.

The crossing of the Highway verge/footway requires further consent from the Highway Authority under Section 184 of the Highways Act 1980, and working in the Highway must be done by an approved contractor. The attached letter produced by the Highways Authority (and included in their consultation response) includes the application form, contractors list and explanatory notes.

The granting of planning consent for this application does not remove the requirement to gain SAB approval. If there is a breach of the requirement for SAB approval (i.e. when construction work is commenced without SAB approval); the SAB may issue an enforcement notice.

The applicant should be aware that the failure to obtain SAB approval might have a detrimental effect upon the future sale of the property, which could also result in the refusal of building insurance and or settlements.

It should be noted that if an application for SAB approval has not been made and subsequently approved by the SAB Team as part of a formal SAB Application, we may not be able to support any future application for the discharge of any surface water drainage related condition in connection with this development since any proposals submitted for the discharge of the condition may be subject to change in order to meet Welsh Governments Statutory Standards for Sustainable Drainage Systems. Further information in relation to the requirement for SAB approval is available from [www.pembrokeshire.gov.uk/planning-contacts/sustainable-drainage-approving-body-sab](http://www.pembrokeshire.gov.uk/planning-contacts/sustainable-drainage-approving-body-sab)



Location Plan - Scale 1:1250

Block Plan - Scale 1:500

Site Area to be purchased = 169 sq m  
 Land in client ownership = 630 sq m

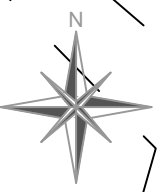
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**Creation of Bespoke Off Street Parking & Turning Area with Ecological and Planting Enhancements**  
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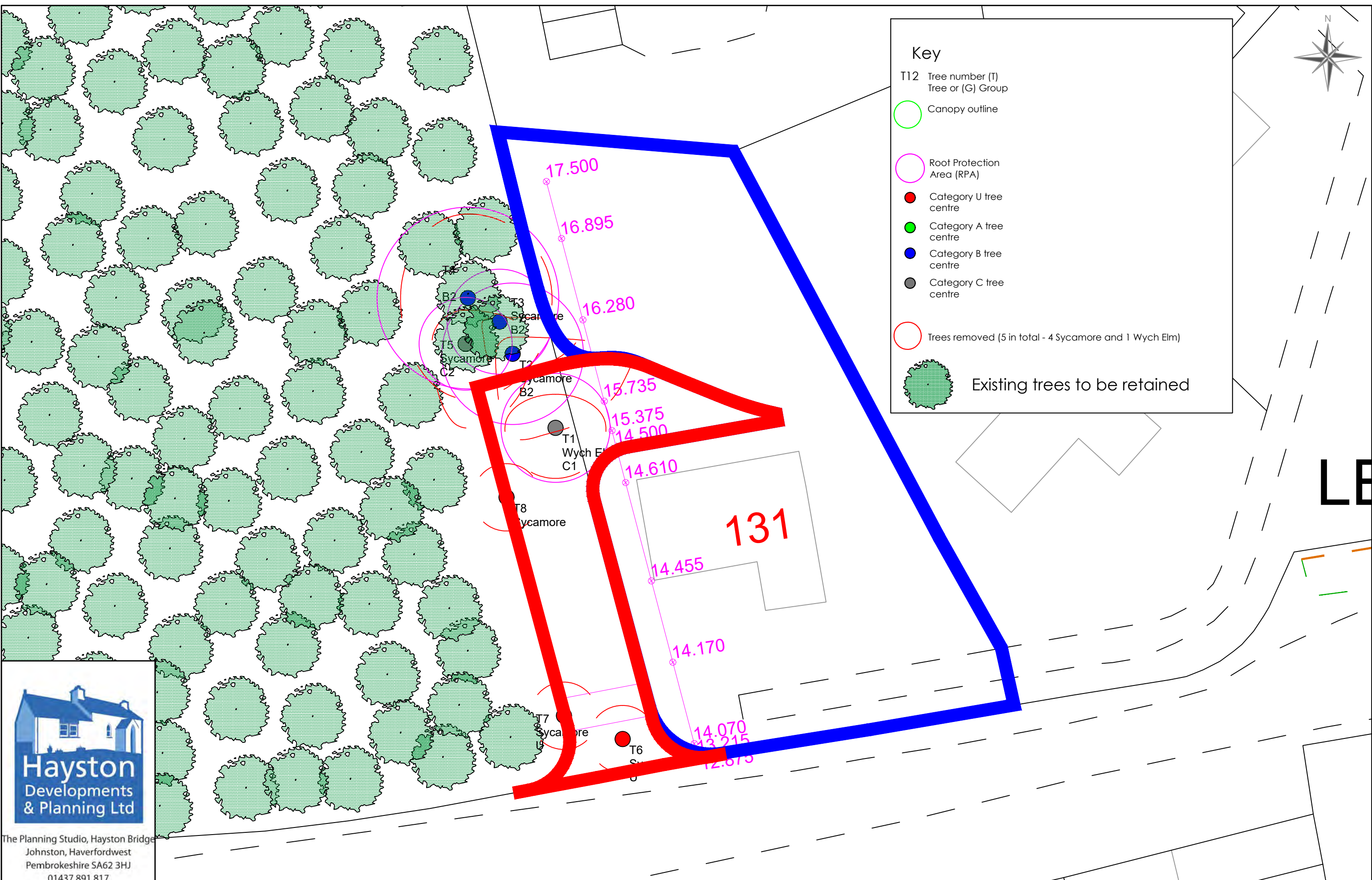
Designed by	Checked by	File name AVH_800.	Date 14.10.2022	Scale A3 - As Shown	Client Mr & Mrs Kevin Rogers
Drawing Title Location Plan					Page 167 of 234





### Key

- T12 Tree number (T)  
Tree or (G) Group
-  Canopy outline
-  Root Protection Area (RPA)
-  Category U tree centre
-  Category A tree centre
-  Category B tree centre
-  Category C tree centre
-  Trees removed (5 in total - 4 Sycamore and 1 Wych Elm)
-  Existing trees to be retained

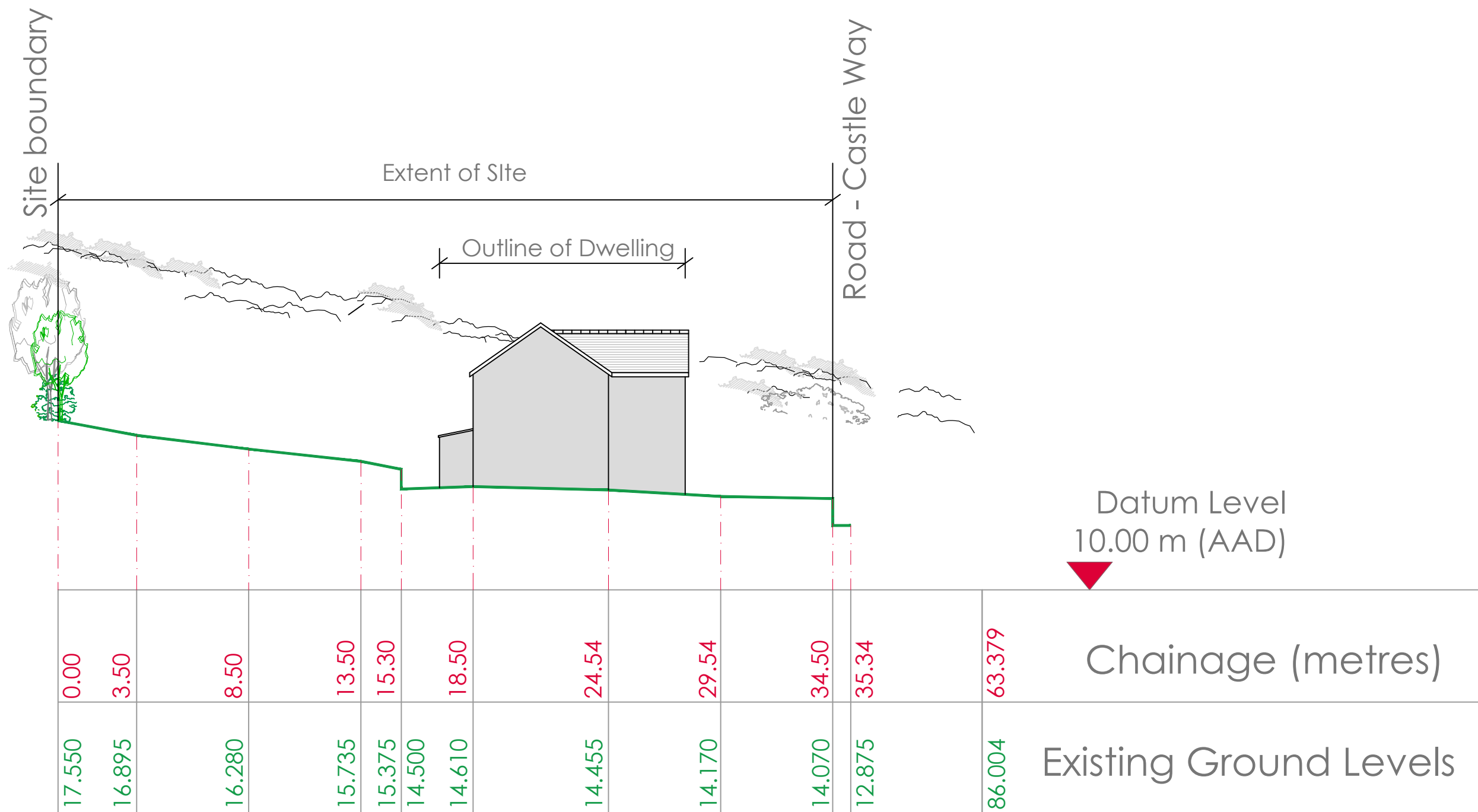


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Designed by	Checked by	File name AVH_800	Date 14.10.2022	Scale A3 - 1:200	Client Mr & Mrs Kevin Rogers
Drawing Title Existing Site Plan With Existing Trees Plotted					Page 168 of 234
					<b>03f</b>





Existing Context Longitudinal Section (Looking East)



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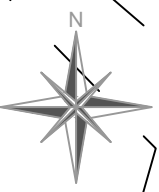
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Scale  
A3 - 1:200



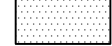

Client  
Mr & Mrs Kevin Rogers

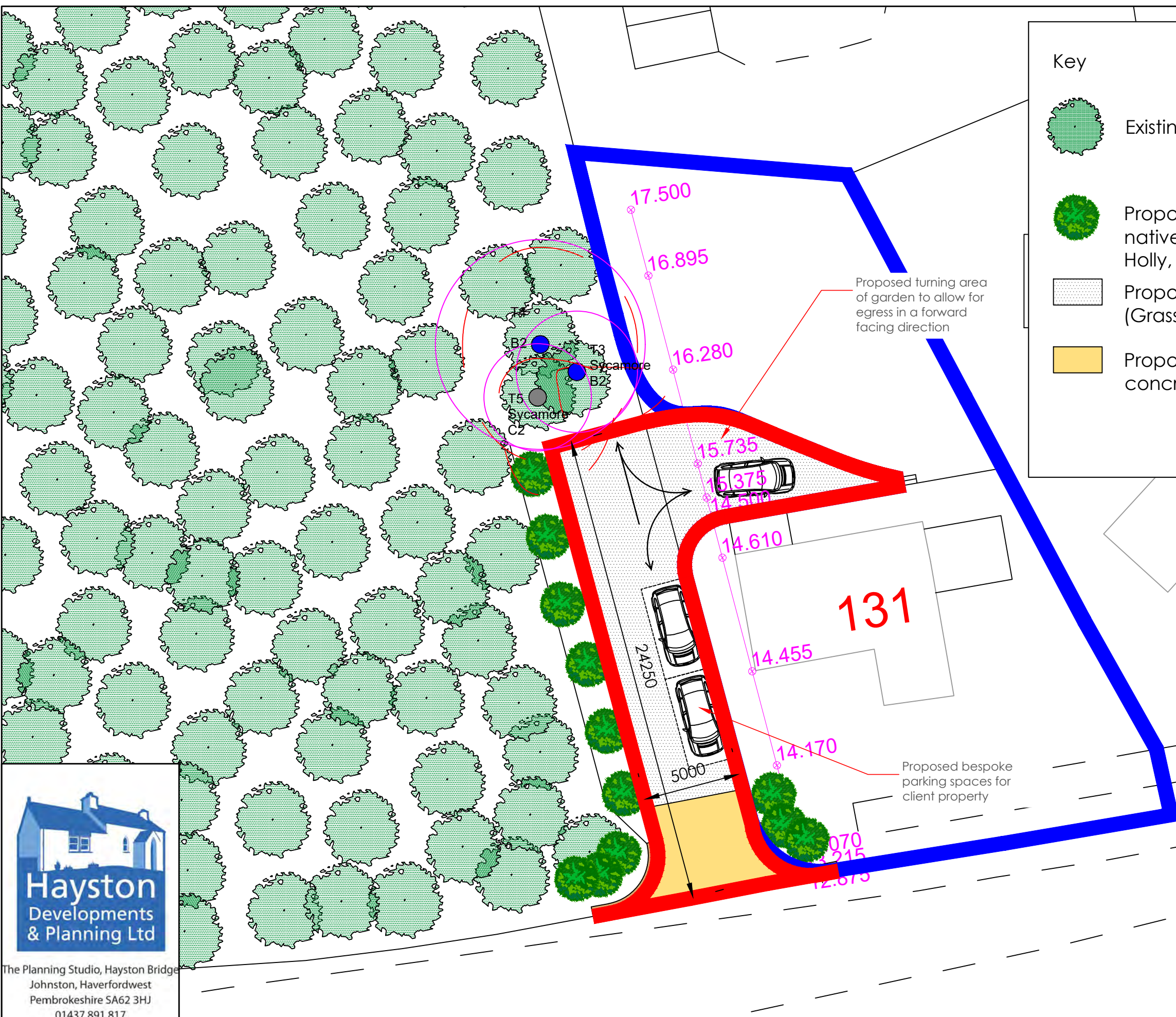
Drawing Title

Existing Context Section



**Key**

-  Existing trees to be retained
-  Proposed new planting of native trees (Minimum 10 no.) Holly, Hawthorn and Hazel
-  Proposed permeable driveway (Grasscrete option)
-  Proposed access apron of concrete or bitumac



**PLANT MIX FOR PLANTING**

Species	Percentage	Planting Details
Hawthorn	50%	45-60cm 1+1 transplant
Hazel	30%	45-60cm 1+1 transplant
Holly	20%	45-60cm 1+1 transplant



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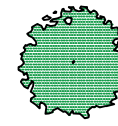
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Drawing Title Proposed Site Plan		Page 170 of 234		Dwg No <b>04h</b>	



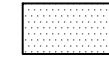
Key



Existing trees to be retained



Proposed new planting of native trees (Minimum 10 no.)  
Holly, Hawthorn and Hazel



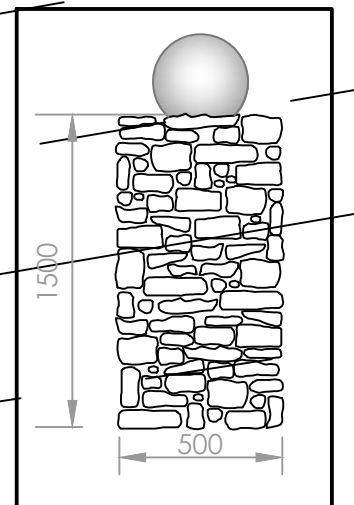
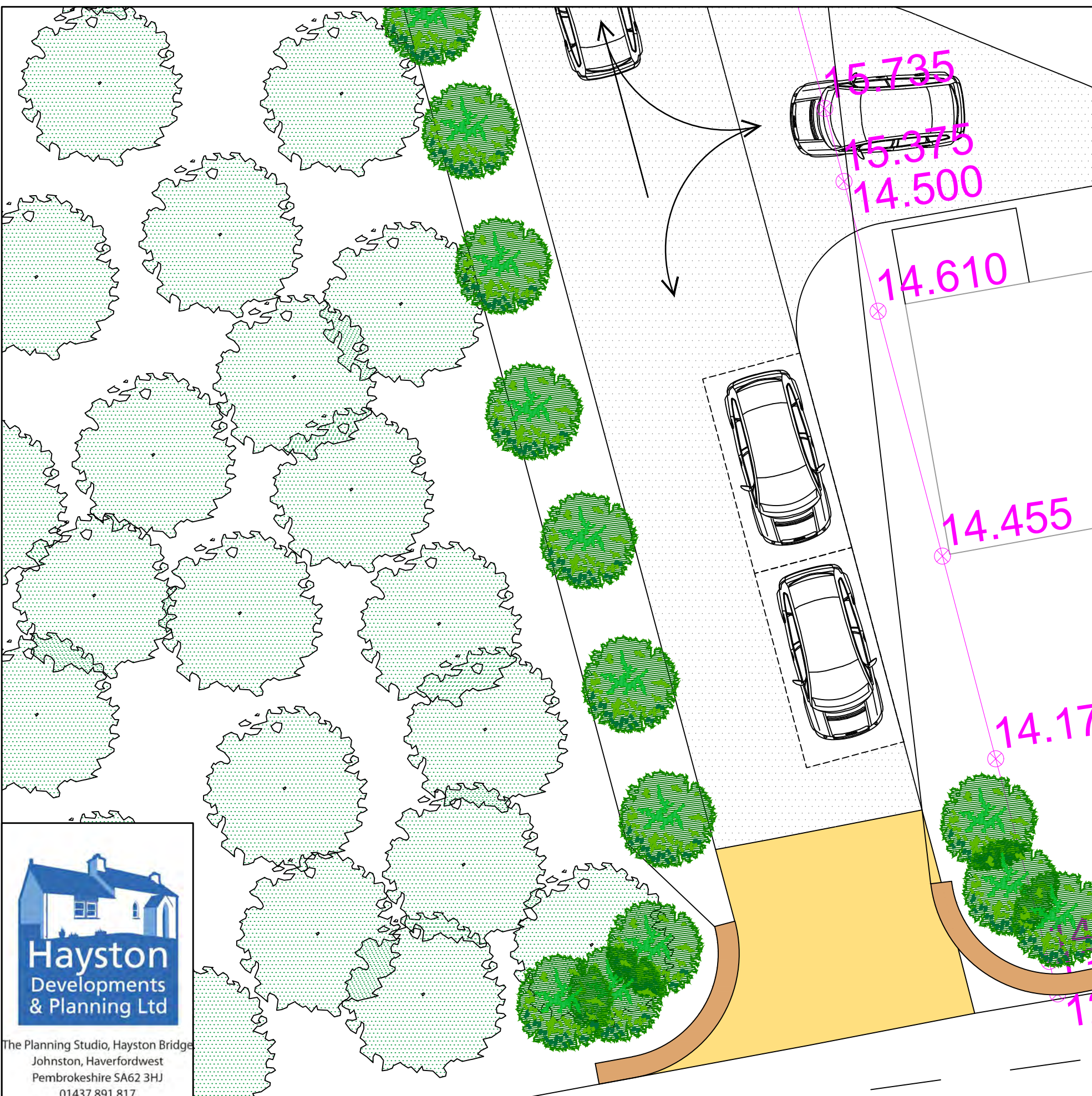
Proposed permeable driveway  
(Grasscrete option)



Proposed access apron of concrete or bitumac



Stone taken down to form new entrance to be re-used to form entrance splay together with stone jam feature (See detail below)



Proposed Stone Entrance Jam Using Red Sandstone from Area



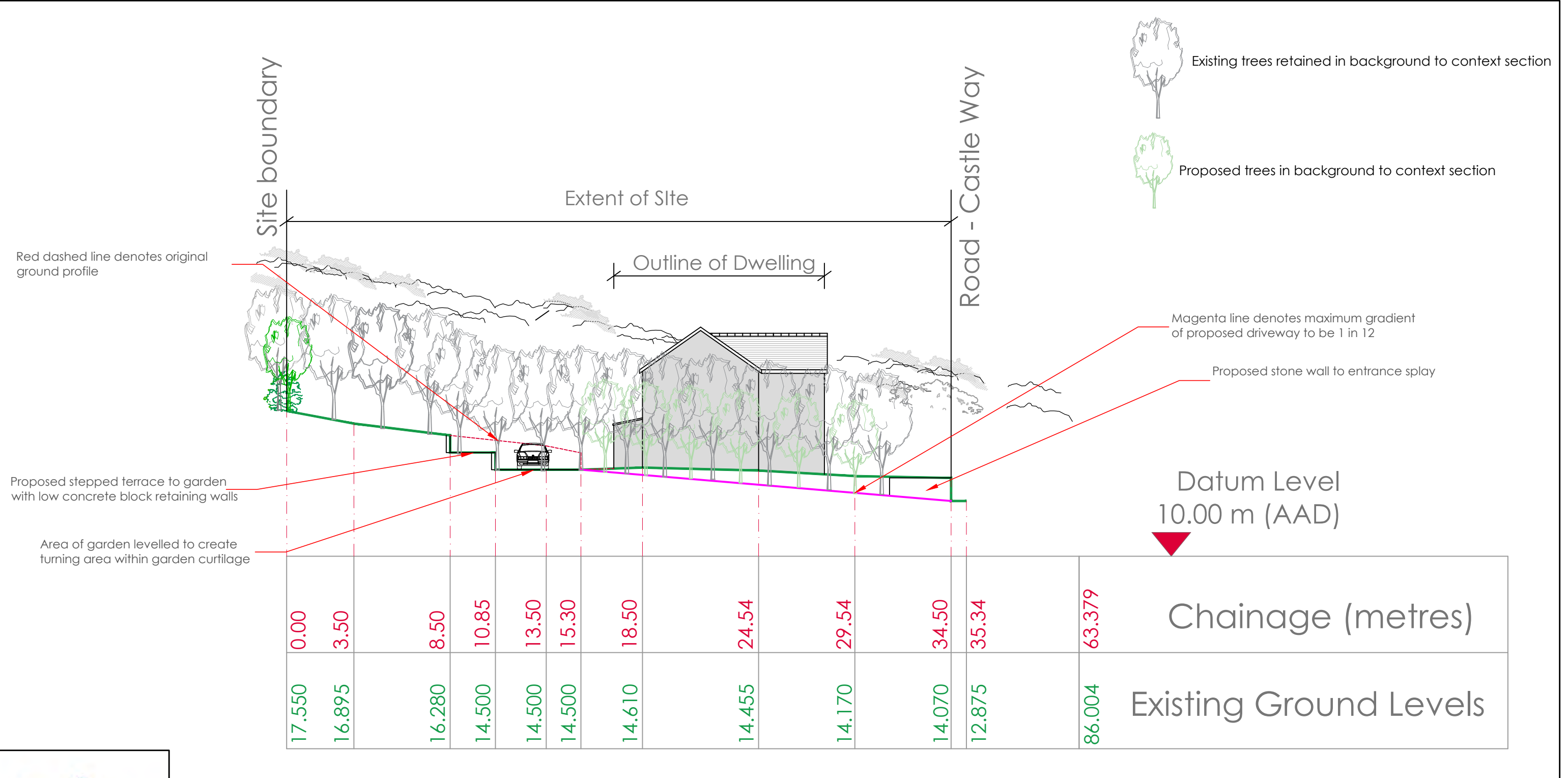
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Drawing Title Proposed Plan of Entrance	Page 171 of 234	Dwg No <b>05b</b>
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Proposed Context Longitudinal Section (Looking East)

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Drawing Title Proposed Context Section					Page 172 of 234