

**Application Ref: NP/22/0476/OUT**

<b>Case Officer</b>	Andrew Richards		
<b>Applicant</b>	Mr C Mcfee		
<b>Agent</b>	Mr A Vaughan-Harries, Hayston Development & Planning Ltd		
<b>Proposal</b>	Outline application for the erection of two detached dwellings (vehicular access to be considered with all other matters reserved)		
<b>Site Location</b>	Land at Vine Cottage, The Ridgeway, Saundersfoot, Pembrokeshire, SA69 9LA		
<b>Grid Ref</b>	SN12710532		
<b>Date Valid</b>	05-Sep-2022	<b>Target Date</b>	14-Jun-2023

**This application is reported to the Development Management Committee as the officer recommendation of approval is contrary to the views of Saundersfoot Community Council.**

**Consultee Response**

**Saundersfoot Community Council:** Refusal on highway safety concerns

**PCNPA Tree and Landscape Officer:** Conditional consent

**PCNPA Ecologist:** Conditional consent

**PCNPA Access Manager:** No Public Right Of Way affected

**PCC Drainage Engineers:** SAB approval required

**Welsh Water:** Conditional consent

**Cadw:** No response received

**Coal Authority:** No objection

**Public Response**

A site notice and neighbour notification letters were posted in accordance with requirements of the Town and County Planning (Development Management Procedure) (Wales) Order 2012.

One letter of objection has been received and the concerns raised relate to the following:

- Loss of privacy
- Impact on biodiversity
- Overshadowing
- Loss of value

The material considerations raised have been addressed within the 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](#)

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Future Wales - The National Plan 2040 (FW which was adopted on 24th February 2020

LDP2 Policy 01 - National Park Purposes and Duty

LDP2 Policy 04 - Saundersfoot Local Centre

LDP2 Policy 08 - Special Qualities

LDP2 Policy 10 - Sites and Species of European Importance

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 31 - Minimising Waste

LDP2 Policy 32 - Surface Water Drainage

LDP2 Policy 33 - Renewable Energy & Low Carbon Energy

LDP2 Policy 48 - Affordable Housing

LDP2 Policy 50 - Housing Development Proposals

LDP2 Policy 51 - Housing Densities

LDP2 Policy 52 - Housing Mix

LDP2 Policy 59 - Sustainable Transport

LDP2 Policy 60 - Impacts of Traffic

PPW11

SPG01 - Affordable Housing

SPG02 - Landscape

SPG07 - Biodiversity

SPG09 - Coal Works - Instability

SPG11 - Parking Standards

SPG14 - Renewable Energy

SPG16 - Sustainable Design & Development

TAN 02 - Planning and Affordable Housing

TAN 05 - Nature Conservation and Planning

TAN 06 - Planning for Sustainable Rural Communities

TAN 12 - Design

TAN 15 - Development and Flood Risk

TAN 18 - Transport

### **Constraints**

Tree Preservation Order

LDP Allocation

Biodiversity Issue

Rights of Way Inland - within 50m

Ancient Monument - within 500m

Pembrokeshire Coast National Park Authority

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Recreation Character Areas  
Surface Coal  
High Coal Risk  
Affordable Housing Submarkets  
Landscape Character Area

### **Officer's Appraisal**

#### **Background and History**

The application site relates to land which is located to the rear of the property known as Vine Cottage. The host dwelling is accessed from The Ridgeway and located within the western outskirts of Saundersfoot. The property benefits from a large plot with the host dwelling being sited tight to the roadside and leaving a large landscape garden to the rear.

#### **Recent planning history**

- NP/530/97 – Replace existing buildings with extension & garage – Approved 11.02.1998
- NP/03/035 - Demolition of existing buildings, replace with single storey extension and detached garage – Approved 03.03.2003

#### **Current Proposal**

The application seeks outline consent for two new dwellings within the rear garden area of Vine Cottage. The application includes vehicular access details, but reserves matters on Appearance, Landscaping, Layout and Scale.

It is noted that the application does include draft details on site layout, scale parameters and indicative front elevations.

#### **Key Issues**

The application raises the following planning matters:-

- Policy and Principle of Development
- Layout, Visual Amenity and Special Qualities of the National Park
- Impact on Scheduled Monuments
- Affordable Housing
- Amenity and Privacy
- Access and Parking
- Landscaping
- Biodiversity
- Land Stability
- Land Drainage

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

The site lies within the Centre boundary of Saundersfoot Local Centre as defined by Local Development Plan 2 (LDP2). Policy 4 of the LDP2 sets out the land use priorities for Saundersfoot Local Centre and includes providing for and or permitting housing to facilitate the delivery of the affordable housing needs of the local area and to ensure developments permitted contribute to the protection and enhancement of the village's special qualities.

In this instance the proposal will be considered against Policy 4 which supports new residential development within this local centre, therefore the principle of the development is supported. The proposal is also considered to meet the policies set out in the Local Development Plan.

***Layout, Visual Amenity and Special Qualities of the National Park:***

Policy 8 of LDP2 is a strategic 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 14 of LDP2 seeks the conservation of the Pembrokeshire Coast National Park with criteria 'a' and 'b' resisting development that would cause visual intrusion and/or, introducing or intensifying a use which is incompatible with its location. Criteria 'c' and 'd' resists development that would fail to harmonise with, or enhance the landform, landscape and seascape character of the National Park, and/or losing or failing to incorporate important traditional features.

Policy 29 of the LDP2 requires all development proposals to be well designed in terms of place and local distinctiveness (criterion 'a'). Policy 30 of the LDP2 seeks to avoid development that is of an incompatible scale with its surroundings (criterion 'b') or is visually intrusive (criterion 'd').

The application reserves matters of appearance, landscaping, scale, and layout of the development for future consideration. As such it is important to consider the impact of scale and layout upon the character and appearance of the surrounding area and special qualities of the National Park.

In terms of existing character it can be noted that the village of Saundersfoot comprises a mixed range of housing stock. There is no set theme throughout the village although the harbour and surrounding retail area provides a useful punctuation point for visitors to the area, and the general housing type in this area is provided in a two-storey form.

The proposed layout is also considered by officers to be well set out in terms of the location of the host dwelling and new dwellings within the plots, and the associated access in the overall context of the site and will preserve the visual amenity. These aspects will assist in helping to retain the street frontage and also the special qualities of this part of the National Park.

***Impact on Scheduled Monuments:***

The application site lies some 16 metres to the north of the Tramroad Incline at Saundersfoot (PE479) which is a Scheduled Ancient Monument. Cadw has been consulted as part of the application process and has not responded to date. Officers

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consider that given the intervening level of landscaping between the application site and the monument there will be no direct intervisibility and therefore no adverse impact from the proposed development on the existing monument's setting.

### ***Affordable Housing:***

Policy 48 of LDP2 (Affordable Housing) sets out the housing requirements for residential development. The policy requires that in the south-east coast submarket area, 50% of housing on sites of 2 or more dwellings will be affordable. In accordance with Policy 48, one of the two proposed dwellings will need to be an affordable dwelling. A legal agreement has now been submitted in support of the application detailing the transfer of a dwelling over to an RSL in accordance with Policy 48 of LDP2. This legal agreement will need sealing by both PCC as the housing authority and PCNPA so the recommendation will take account of this aspect.

### ***Amenity and Privacy:***

Correspondence received raises issues in respect of the loss of privacy and overshadowing which will cause an adverse impact on neighbours.

In response to the above issues raised, officers will consider these issues at reserved matters stage when the scale, form, massing, and detailed design information will be available for consideration.

However, it is noted that the proposed scale parameters given at this time are considered to be appropriate for the new dwellings on this site and can be supported by officers on this outline application and further to this, officers consider it necessary to remove permitted development rights on these new dwellings to ensure that the character of the area is preserved.

### ***Access and Parking:***

Saundersfoot Community Council has indicated that they do not support the current proposed scheme due to concerns raised on vehicular access and egress from the site causing potential harm to other road users and due to the limited visibility to vehicles joining the adjacent road.

Pembrokeshire County Council Transportation and Environment section indicate that the front wall to Vine Cottage can be lowered to 900mm by the removal of two blocks to achieve the recommended 33-metre visibility splays. This, and the realignment of the access to meet the Highway at 90-degrees, will be enough for the principle of adding two dwellings on a shared access.

A restriction on no tall growth within the frontage and that the side gate will always have to be a low one to aid visibility. There is indication of this splay requirement on the revised block plan, but conditions will be added to cover this aspect.

The revised plan indicates an improved parking and turning area for Plot 1 dwelling however, this is not considered sufficient at present. This driveway is long, and the dwelling tucked away, which will cause problems for visitors and deliveries. There needs to be a shared turning head located between the parking for Vine Cottage and the Plot 2. Highways indicate a solution to this issue would be to simply relocate the

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driveway for the Plot 1 dwelling and use the start of this driveway as part of a shared turning head; but this can be detailed in any reserved matter application and a condition will be added to cover this aspect.

The above aspects are considered to sufficiently address the concerns raised by Saundersfoot Community Council on highway safety.

### ***Landscaping:***

The proposed landscaping is reserved for further consideration and officers note that there are also four trees that require specialised intervention in order to be retained as part of the proposal. An Arboricultural Method Statement will be required as there are operations proposed within their root protection areas. The proposal includes the removal of three trees for good arboricultural practice (recommended regardless of proposal) and the removal of 6 trees to implement the development.

The north boundary feature demarcates the proposed site from the open countryside and should be protected accordingly to maintain a natural boundary feature to the development. This and any other natural boundary features should also be maintained for biodiversity in accordance with the Environment (Wales) Act 2016.

The proposed Pembrokeshire hedgebanks shown on Drawing Reference 04a (Received 02.08.2022) are considered to acceptable along with the proposed landscaping in principle.

However, the landscaping proposed for the development as indicated on Drawing Reference 03e (Received 29.09.2022) is not legible and will need to be confirmed with more clarity as part of the reserved matters application.

### ***Biodiversity:***

Correspondence has been received which raises concerns on the potential for impact on biodiversity from the proposed development.

The PCNPA Ecologist is satisfied that the ecological survey report confirms an appropriate level of survey work and the conclusions made within the report are supported. The Ecologist has also indicated that the existing pond on site should be retained and protected during the construction of the new dwellings, although it appears from the proposed site plan that there would be no need for the pond to be removed.

Under the Environment (Wales) Act 2016 the application must demonstrate that it will maintain and enhance biodiversity. It must therefore be made a condition of any consent that a biodiversity enhancement scheme must be submitted to and approved by the LPA prior to the commencement of works. The enhancement scheme must include a small new garden pond in each of the new curtilages, along with the integrated bird and bat boxes suggested within the ecological report. It is also expected that any landscaping will be mindful of biodiversity and include planting that will support pollinators. The surrounding vegetation is also likely to be used by foraging and commuting nocturnal wildlife and so prior to installation of any external lighting, a scheme must be submitted to and approved by the LPA. Any external lights must be low level, downward facing, hooded and on a short PIR activated timer.

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In line with the ecological report, it is recommended that the applicant be made aware that under the Section 1 of the Wildlife and Countryside Act 1981 (as amended) 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.

The above aspects will ensure that the wildlife within and surrounding the development site will be maintained and also enhanced therefore addressing the concerns raised.

### ***Land Stability:***

The Coal Authority considers that the content and conclusions of the Coal Mining Risk Assessment are sufficient for the purposes of the planning system in demonstrating that the application site is safe and stable for the proposed development. The Coal Authority therefore has no objection to the proposed development.

### ***Drainage:***

Pembrokeshire County Council Drainage Engineers have indicated that based on the current development which encompasses two new dwellings SAB approval is required.

Welsh Water has indicated that a planning condition is needed to ensure no surface water and/or land drainage discharges to the public sewerage network from the development.

## **Conclusion**

Following consideration of the policies contained within the statutory Development Plan (Future Wales and Local Development Plan 2) and National Planning Policy in the form of Planning Policy Wales (Edition 11), and having regard to all material considerations, it is considered that the development will be in accord with the Development Plan and the development is considered to provide a development which is acceptable in principle and can be supported by officers.

## **Recommendation**

For the application to be delegated to the Chief Executive, Director of Planning or to the Development Management Manager to issue consent upon receipt of a completed HRA and legal agreement to cover affordable housing delivery, its retention in perpetuity and subject to the conditions set out below.

If no completed legal agreement is received within 3 months officers would request that delegation is also given to allow Refusal of the application due to a lack of mechanism for securing affordable housing in accordance with Policies 48 and 55 of LDP2.

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

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development principle through its contribution towards the Welsh Ministers' well-being objective of supporting safe, cohesive, and resilient communities.

### **Conditions**

1. This permission is granted in outline only and the further approval of the National Park Authority is required concerning the scale, layout, appearance, and landscaping of the development.  
Reason: The application, in outline form, does not give sufficient detail for consideration of these matters at this time.
  
2. Application for approval of reserved matters must be made not later than the expiration of THREE YEARS beginning with the date of this permission and the development must be begun not later than whichever is the later of the following dates:
  - (a) the expiration of five years from the date of this permission OR
  - (b) the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.Reason: Required to be imposed pursuant to Section 92 (2) of the Town and Country Planning Act 1990.
  
3. Any subsequent detailed application shall indicate a design, which is to be in keeping with the existing pattern and form of development adjacent to the site in architectural terms and shall be constructed of materials that would complement the character of the existing buildings adjacent to the application site. The new dwellings shall be designed in accordance with the following scale parameters:  
Main Building:  
Length between 9.5 – 10 metres max.  
Width between 7.5 – 8 metres max.  
Ridge height between 7.5 – 8.4 metres max.  
  
Rear wing:  
Length between 5.5 – 6 metres max.  
Width between 4.5 – 5.5 metres max.  
Ridge height between 5.5 – 8 metres max.  
  
Garage side wing:  
Length between 3.75 – 4 metres max.  
Width between 7.5 – 8 metres max.  
Ridge height between 6.5 – 6.9 metres max.  
Reason: To ensure a proper standard of development and appearance in the interests of conserving the amenities and architectural character of the area. Local Development Plan 2 - Policies 1 (National Park Purposes and Duty), Policy 8 (Special Qualities), 14 (Conservation of the Pembrokeshire Coast National Park), 29 (Sustainable Design) and 30 (Amenity).
  
4. Following site clearance and prior to the commencement of any construction work, site profiles of the external ground and internal finished floor levels shall



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be set out on site for approval by the National Park Authority. The works shall thereafter be carried out and retained in accordance with the approved details.

Reason: To ensure a proper standard of development and appearance in the interests of conserving the amenities and architectural character of the area and to ensure the development remain flood free and satisfies the criteria of TAN 15. Policy: Local Development Plan 2 - Policies 1 (National Park Purposes and Duty), Policy 8 (Special Qualities), 14 (Conservation of the Pembrokeshire Coast National Park), 29 (Sustainable Design), 30 (Amenity) and Technical Advice Note 15 (Development and Flood Risk).

5. The new shared access shall be left open unimpeded by gates or any other barrier.

Reason: To reduce the likelihood of obstruction of the highway or danger to road users when vehicles are entering the premises. Policy: Local Development Plan 2 – 60 (Impacts of Traffic) and Planning Policy Wales (Edition 11, February 2021).

6. A visibility splay shall be provided on the west side of the revised access giving a clear sight line of 33 metres along the nearside channel of the highway from within a distance of 2.4 metres back from the channel on the centre line of the access road.

Reason: In the interests of road safety. Policy: Local Development Plan 2 – 60 (Impacts of Traffic) and Planning Policy Wales (Edition 11, February 2021).

7. There shall be no growth or obstruction to visibility over 0.9 metres above the level of the crown of the adjacent carriageway within the approved visibility splay.

Reason: In the interests of road safety. Policy: Local Development Plan 2 – 60 (Impacts of Traffic) and Planning Policy Wales (Edition 11, February 2021).

8. Adequate facilities for parking and turning shall be made available at all times within the curtilage of the site. This shall be constructed in accordance with plans to be submitted to and approved in writing by the Local Planning Authority. These works shall be completed before the development is brought into use.

Reason: To reduce the likelihood of obstruction of the highway or danger to road users. Policy: Local Development Plan 2 – 60 (Impacts of Traffic) and Planning Policy Wales (Edition 11, February 2021).

9. Prior to the installation of any external lighting, a detailed lighting scheme must be submitted to and approved in writing by the local planning authority. Such scheme as is agreed shall be implemented prior to occupation and retained thereafter.

Reason: To ensure that animal, plant species and habitats listed under the Conservation of Habitats and Species Regulations 2010 are adequately protected, and to protect and enhance the character and appearance of the site and its setting within Pembrokeshire coast National Park. Policy: Local Development Plan 2 – Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 11 (Protection of Biodiversity) and 14 (Conservation of the

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Pembrokeshire Coast National Park).

10. A biodiversity enhancement scheme must be submitted to and approved by the LPA prior to the commencement of works. Such scheme as is agreed shall be implemented prior to occupation and retained thereafter.  
Reason: To ensure that animal, plant species and habitats listed under the Conservation of Habitats and Species Regulations 2010 are adequately protected, and to protect and enhance the character and appearance of the site and its setting within Pembrokeshire coast National Park. Policy: Local Development Plan 2 – Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 11 (Protection of Biodiversity) and 14 (Conservation of the Pembrokeshire Coast National Park).
  
11. 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 and therefore, care should be taken to ensure that no nesting birds are affected.  
Reason: To ensure that animal, plant species and habitats listed under the Conservation of Habitats and Species Regulations 2010 are adequately protected, and to protect and enhance the character and appearance of the site and its setting within Pembrokeshire coast National Park. Policy: Local Development Plan 2 – Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 11 (Protection of Biodiversity) and 14 (Conservation of the Pembrokeshire Coast National Park).
  
12. 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).
  
13. 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)
  - Removal of existing structures and surfaces
  - Temporary ground protection
  - Excavations - including methods of specialised practices (i.e. trenchless excavations)
  - 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

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- Specialised foundations

**Reason:** To prevent detrimental impact to trees, hedges and other landscape features which contribute to the amenity, landscape & biodiversity of the site and surrounding area. 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), SPG 12 – Biodiversity, Technical Advice Note (TAN) 5: Nature Conservation and Planning (2009) and Technical Advice Note (TAN) 10: Tree Preservation Orders (1997).

14. Landscaping works shall be carried out in accordance with the approved details shown on Drawing References: 03e (Received 29.09.2022) and 04a (Received 02.08.2022) during the first planting season immediately following completion of the development. The scheme shall be managed and maintained in accordance with an approved scheme of management and/or maintenance to be agreed with this authority prior to commencement.

**Reason:** To prevent detrimental impact to trees, hedges and other landscape features which contribute to the amenity, landscape & biodiversity of the site and surrounding area. 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), SPG 12 – Biodiversity, Technical Advice Note (TAN) 5: Nature Conservation and Planning (2009) and Technical Advice Note (TAN) 10: Tree Preservation Orders (1997).

15. Upon completion of the development, the Local Planning Authority will be provided with clear and obvious proof that the details of the Arboricultural Method Statement have been adhered to, including the project Arboriculturist supervision schedule. Proof will be provided in the form of a report summarising the details of each project arboriculturist visit, including, where relevant photographic evidence of adherence to the Arboricultural Method Statement and Tree Protection Plan.

**Reason:** To prevent detrimental impact to trees, hedges and other landscape features which contribute to the amenity, landscape & biodiversity of the site and surrounding area. 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), SPG 12 – Biodiversity, Technical Advice Note (TAN) 5: Nature Conservation and Planning (2009) and Technical Advice Note (TAN) 10: Tree Preservation Orders (1997).

16. Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) Order 1995, (relating to extensions to, and changes to the external appearance of, the dwelling and to development or the siting of a caravan within the curtilage of the dwellinghouse), no development of Parts 1, 2 and 5 of Schedule 2 to that Order (or any Order revoking or re-enacting that Order) shall be carried out without specific planning permission being obtained.

**Reason:** To preserve the character of the area. Policy: Local Development Plan 2 - Policies 1 (National Park Purposes and Duty), 8 (Special Qualities),

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14 (Conservation of the Pembrokeshire Coast National Park) and 30 (Amenity).

### **Informatives**

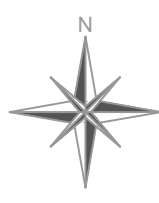
The applicant's attention is drawn to Section 1 of the Wildlife and Countryside Act 1981 (as amended) it is an offence to kill or injure any wild bird, take, damage, or destroy the nest of any wild bird while that nest is in use or being built.

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 includes the application form, contractors list and explanatory notes.

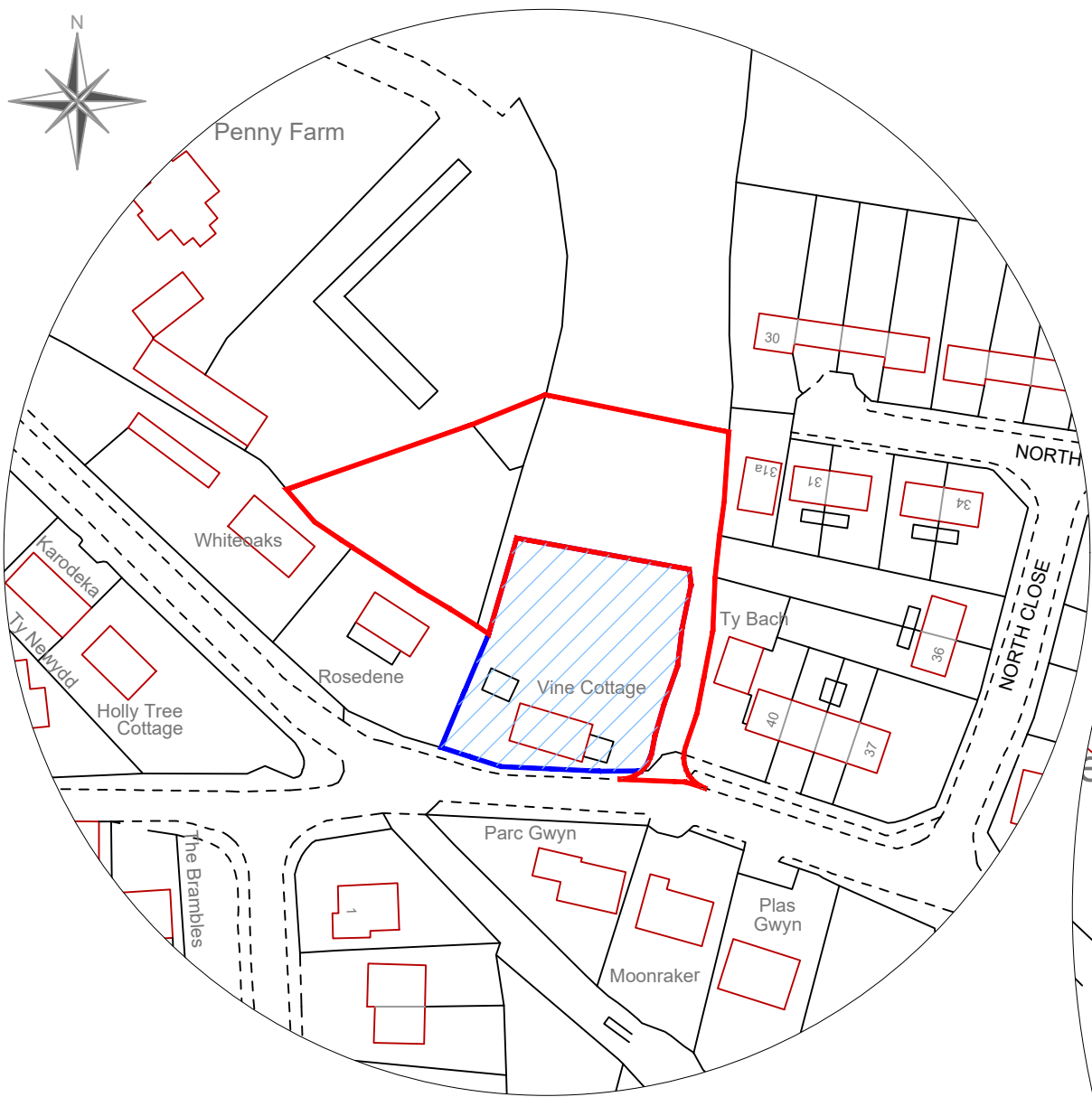
The applicant may need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains and conform with the publication "Sewers for Adoption"- 7th Edition. Further information can be obtained via the Developer Services pages of [www.dwrcymru.com](http://www.dwrcymru.com)

The applicant is also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist us in dealing with the proposal the applicant may contact Dwr Cymru Welsh Water on 0800 085 3968 to establish the location and status of the apparatus. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

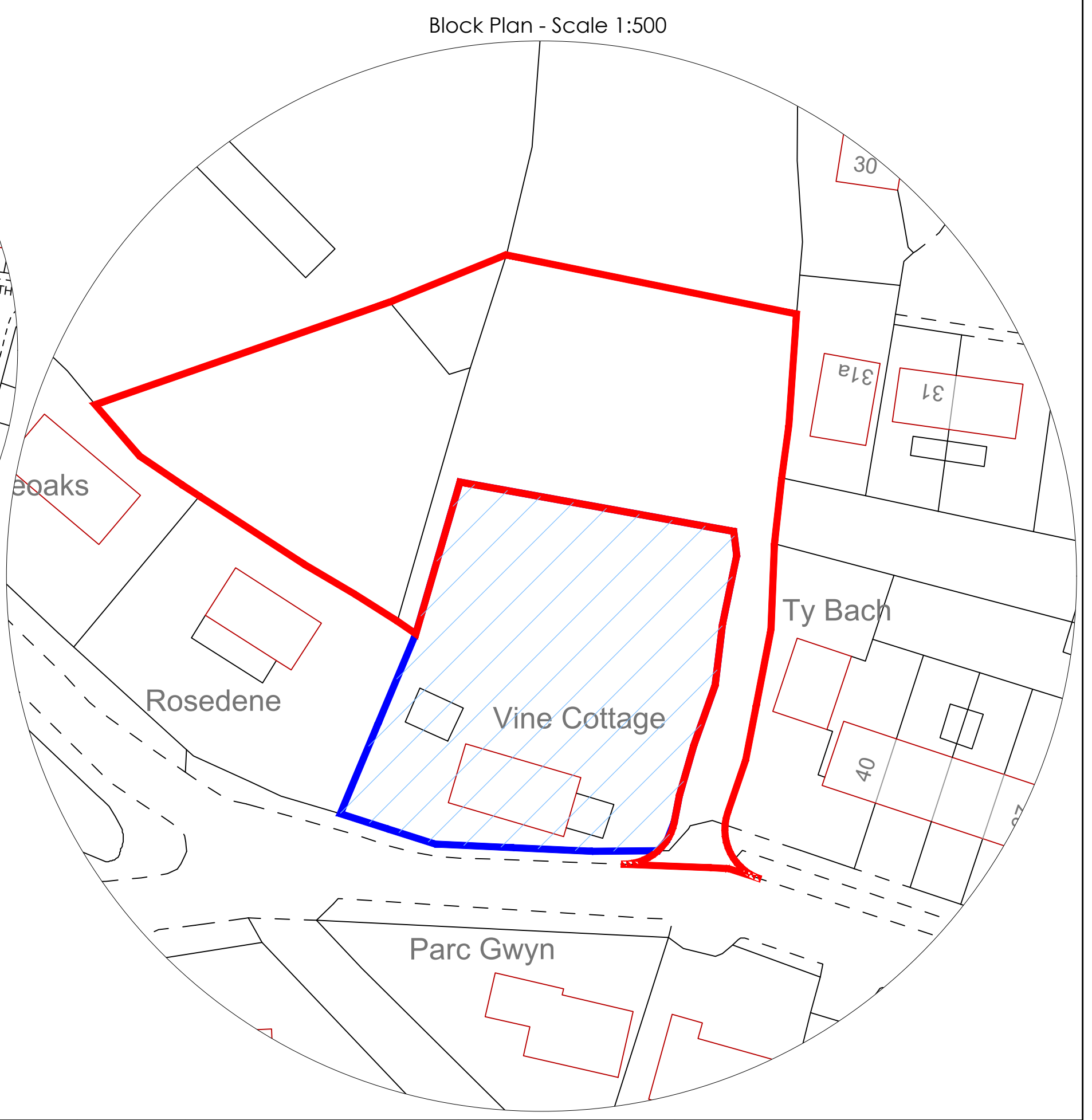
The planning permission hereby granted does not extend any rights to carry out any works to the public sewerage or water supply systems without first having obtained the necessary permissions required by the Water industries Act 1991. Any alterations to existing premises resulting in the creation of additional premises or merging of existing premises must also be constructed so that each is separately connected to the Company's water main and can be separately metered. Please contact our new connections team on 0800 917 2652 for further information on water & sewerage connections.



Block Plan - Scale 1:500



Location Plan - Scale 1:1250

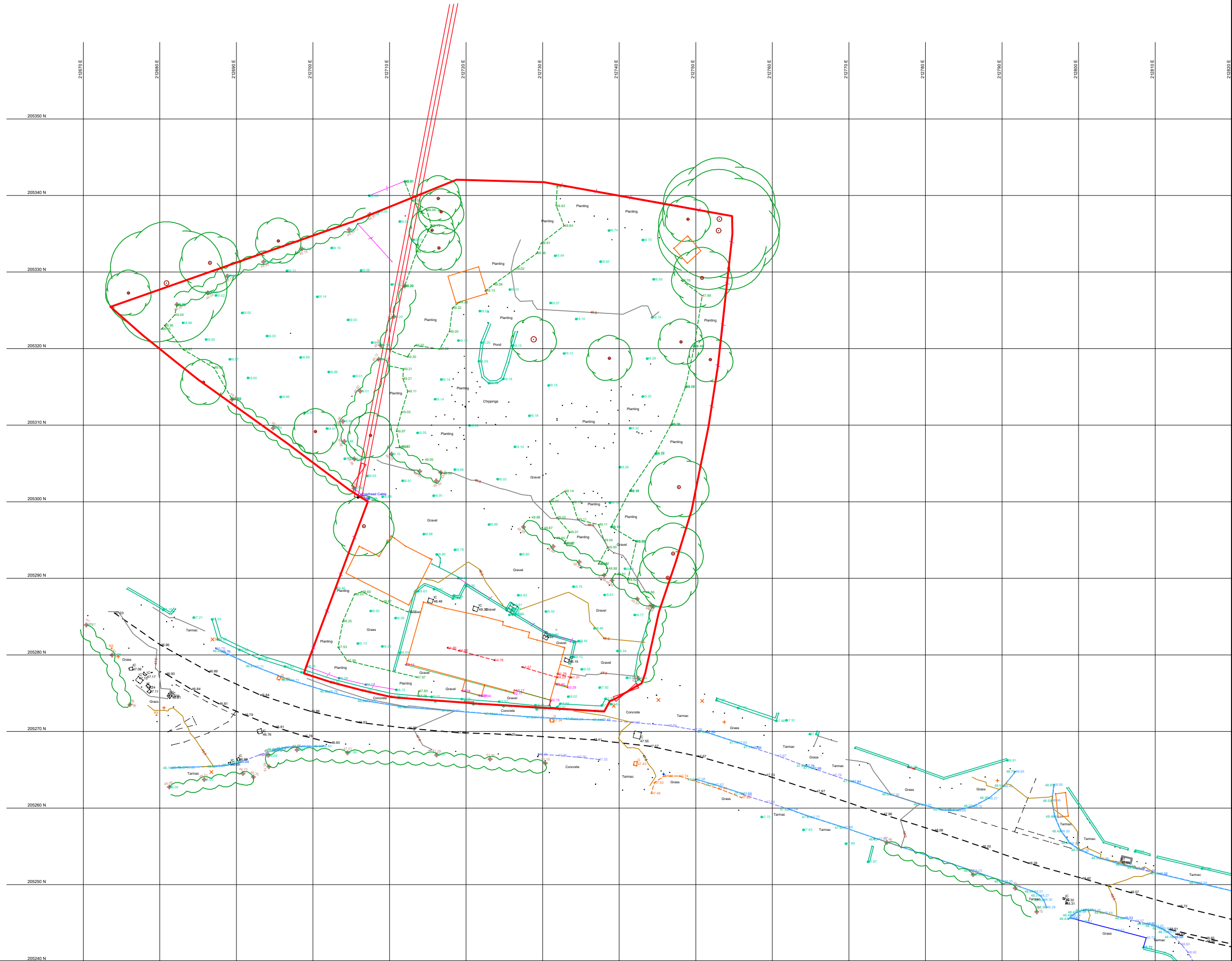


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**Residential Development - 2 Dwellings**  
**Land to Rear of Vine Cottage**  
**Vine Cottage, The Ridgeway, Saundersfoot**  
**Pembrokeshire SA69 9LA**

Designed by	Checked by	File name AVH_882	Date 28.05.2022	Scale A3 - As Shown	Client Mr Charlie McFee
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Drawing Title Location & Block Plans	Page 61 of 170	Dwg No <b>01b</b>
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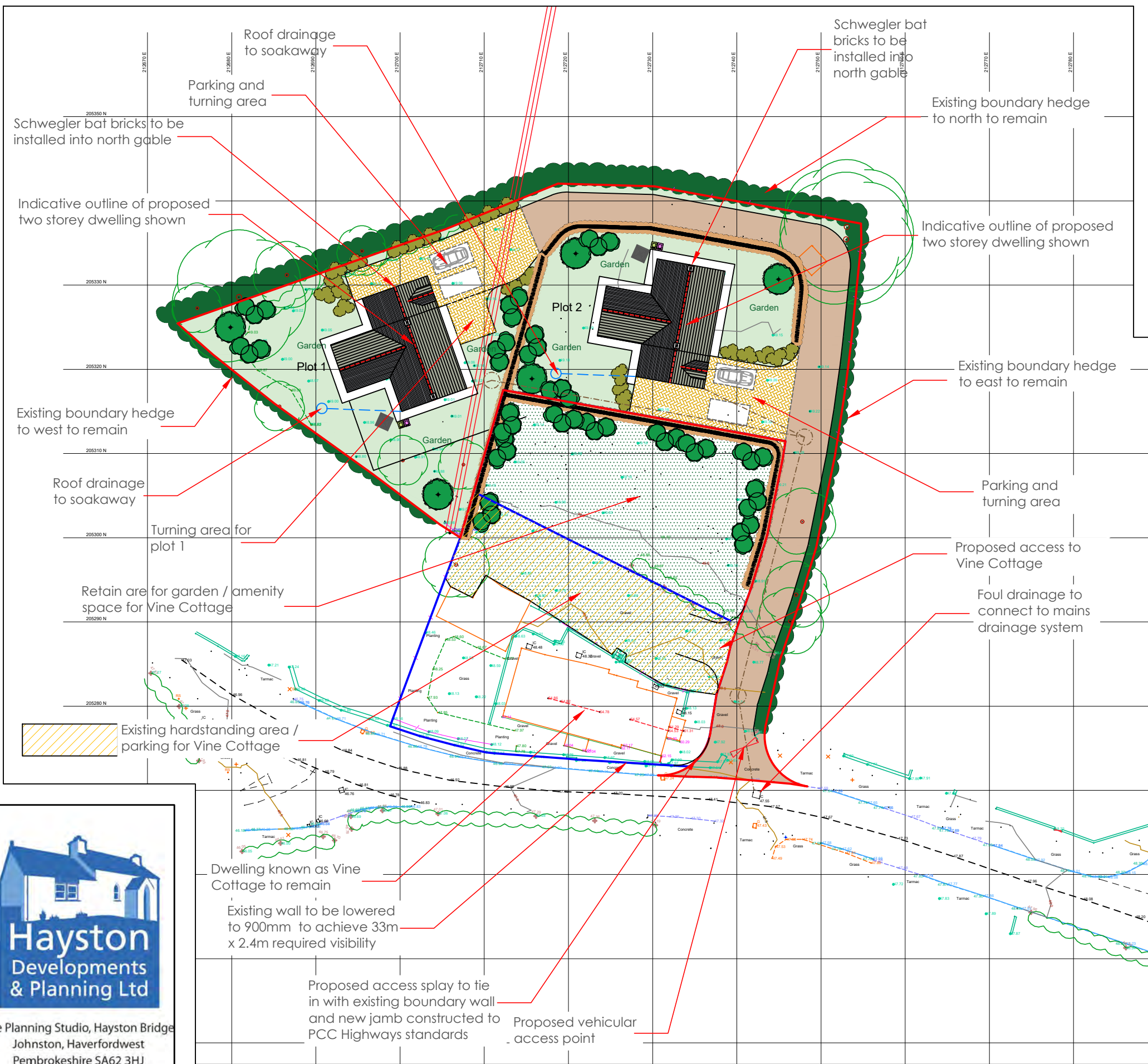
**Residential Development - 2 Dwellings**  
**Land to Rear of Vine Cottage**  
**Vine Cottage, The Ridgeway, Saundersfoot**  
**Pembrokeshire SA69 9LA**

Designed by	Checked by	File name AVH_882	Date 23.05.2022	Scale A3 - 1:500	Client Mr Charlie McFee
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Drawing Title  
**Topographical Survey Plan**

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 Dwg No **02a**





**Indicative Front View In Context**

**LANDSCAPING**

- Drives / road paved with permeable brick or block pavements
- Shared driveway of permeable material
- Grassed garden areas to front and rear of dwellings.
- Specimen trees, 12-14cm girth, rootstock free plants (F/P)  
  - Crataegus lanuginosa* 'Pinnis Flavae Plena' 8-10cm
  - Sorbus aucuparia* (F/P)
  - Sorbus domestica* (F/P)
  - Sorbus domestica* 'Lutescens' (F/P)
  - Tamarix tetrandra* 'Folk Cascade' 1.25-1.5m
- Marginal shrub planting areas, T+T base root, 400-500mm, 30cm:  
  - Eurythrastrum*, 10%
  - Cornus stolonifera* 'Flammarol', 20%
  - Cornus sanguinea*, 20%
  - Rosa canina* 20%
  - Spiraea alba*, 20%
  - Viburnum opulus*, 20%
- Proposed low maintenance species, T+T base root, 400-500mm, 1.5m rootball:  
  - Cornus sanguinea*, 10%
  - Spiraea alba*, 20%
  - Chamaenerion*, 10%
  - Eurythrastrum*, 10%
  - Asperula*, 10%
  - Phacelia*, 10%
  - Rosa canina*, 5%
  - Viburnum opulus*, 10%
- Pembrokeshire hedgebank - see supplementary sheet

**ECOLOGY ENHANCEMENTS**

- To be read in conjunction with Ecology Report.
  - Bird nest box provided at high level
  - Schwegler IFR bat tube or build-in Bat box, located on gable walls.
  - 'Hedgehog highways' provided thru all fences & wall boundaries.
- See Ecology Report for further recommendations for hedgerow management and external lighting fixtures (Locations subject to detailed planning approval / final building designs).

**SCALED PARAMETERS**

- Main Building**  
 Length between 9.50 - 10.00m max  
 Width between 7.50 - 8.00m max.  
 Ridge height between 7.50 - 8.40m max.
- Rear Wing**  
 Overall length between 5.5 - 6.0m max.  
 Overall Width between 4.5m - 5.5m max.  
 Ridge heights between 5.5 & 8.0m max.
- Garage Side Wing**  
 Length between 3.75 - 4.00m max.  
 Width between 7.50 - 8.00m max.  
 Ridge height between 6.50 - 6.90m max.
- Roof Pitches - 35deg. min. - 38deg. max.

**KEY**

- GENERAL WASTE BIN
  - RECYCLING WASTE BINS -
  - ROTARY DRYING LINE
  - FOUL GRAVITY DRAINS-TO EXTG MAINS SEWER
  - SUDS - SURFACE WATER DRAINS/SOAKAWAYS- (subject to SABS Design / application)
- NOTE: service positions are suggested only and are subject to engineers / service provider design / details & W.W.A searches and are for assistance only.

**Site Area = 2129.00 m sq**



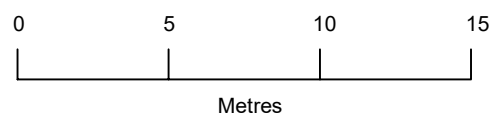
The Planning Studio, Hayston Bridge  
 Johnston, Haverfordwest  
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**Residential Development - 2 Dwellings**  
**Land to Rear of Vine Cottage**  
**Vine Cottage, The Ridgeway, Saundersfoot**  
**Pembrokeshire SA69 9LA**

Designed by \_\_\_\_\_ Checked by \_\_\_\_\_ File name AVH\_882 Date 23.09.2022 Scale A3 - 1:500 Client Mr Charlie McFee

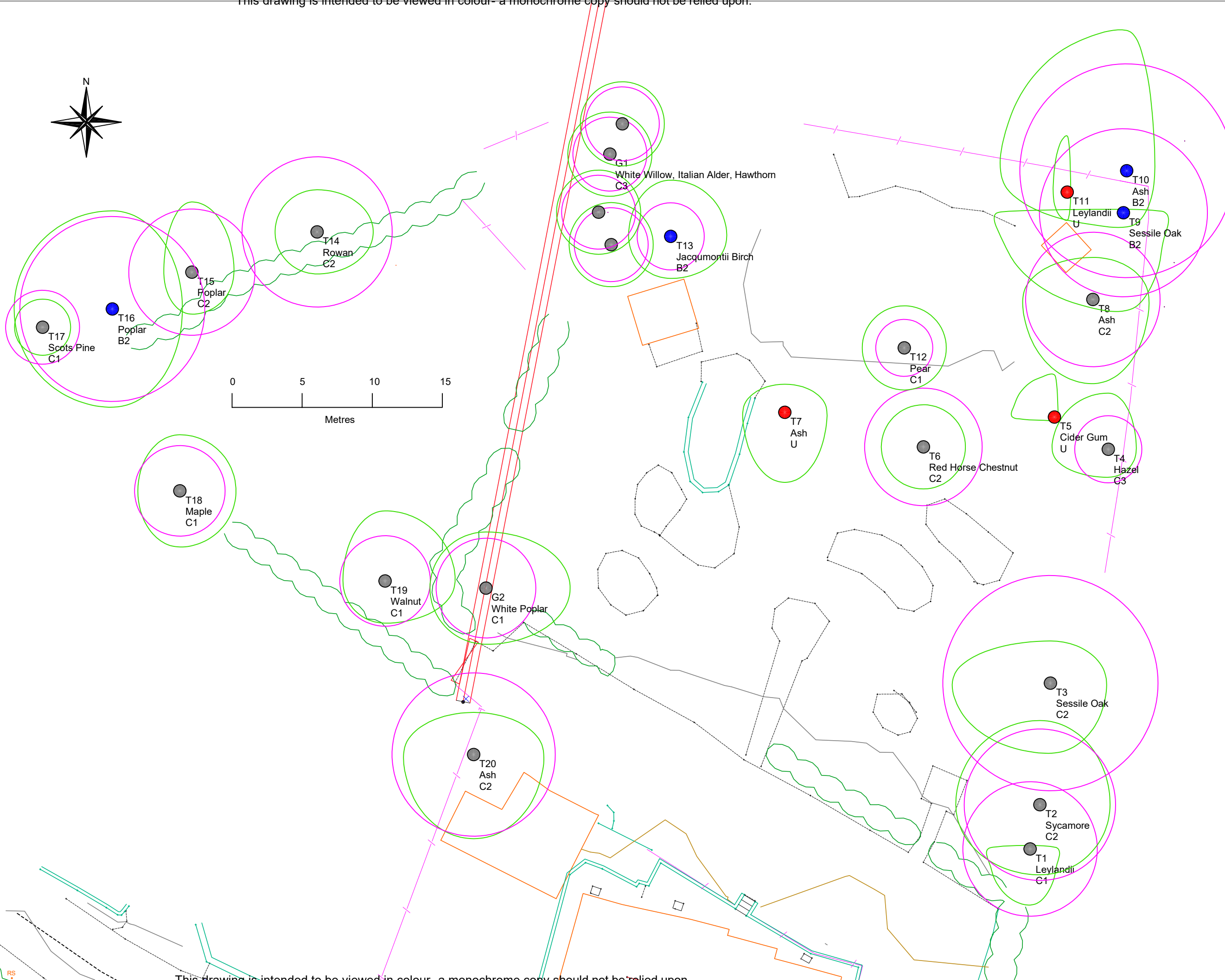
Drawing Title Proposed Overall Site Plan

This drawing is intended to be viewed in colour- a monochrome copy should not be relied upon.



**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



CLIENT:  
Mr P McFee

PROJECT:  
Land Rear of Vine  
Cottage, The  
Ridgeway,  
Saundersfoot..

DRAWING TITLE:  
Tree Location and  
Constraints Plan

DRAWING NO:  
ARW1125:01

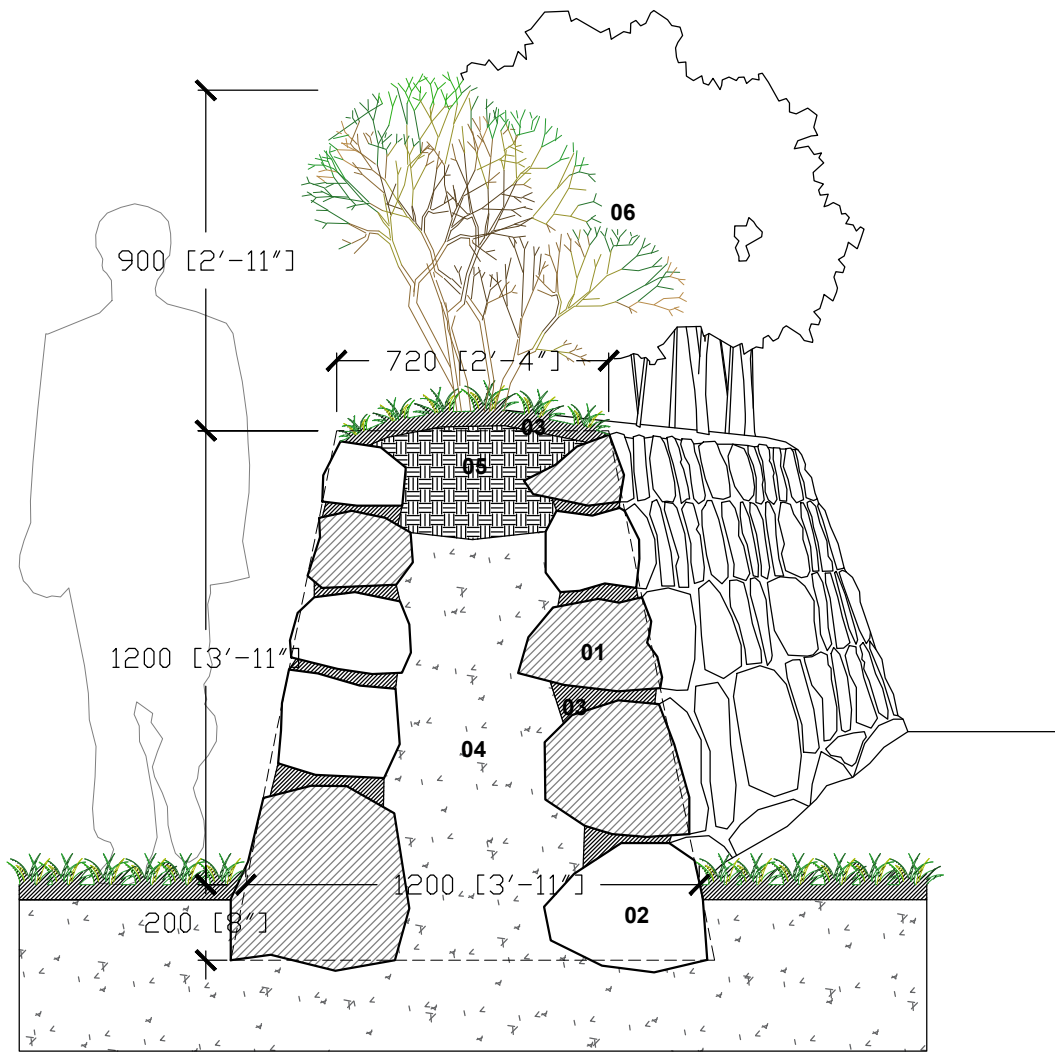
DATE:  
25/06/2022

SCALE:  
1:250 @ A3

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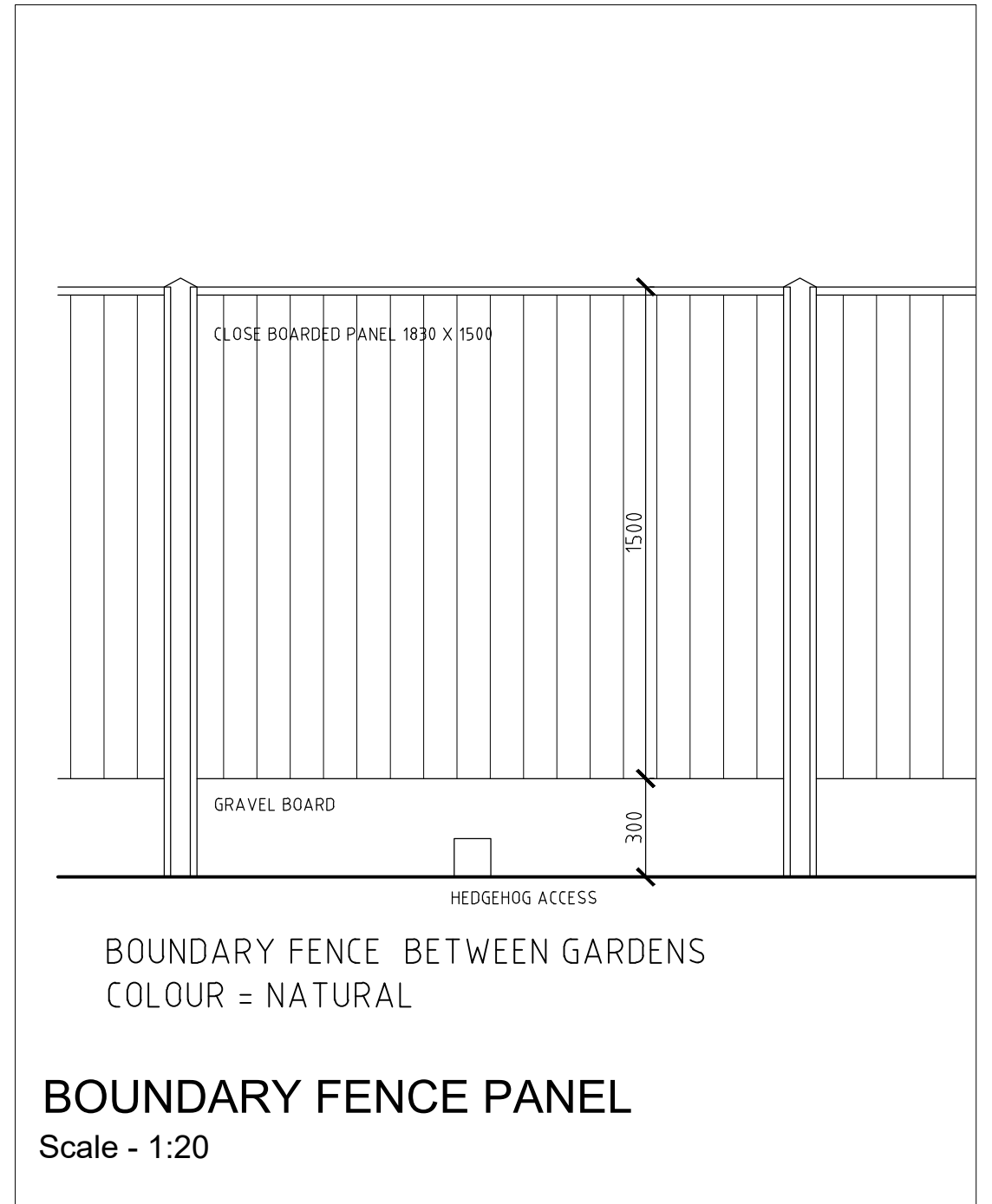


# Clawdd Construction "Pembrokeshire Hedge" Detail (Scale 1:20)



- 01** Locally sourced stone to be separated and graded according to size, with larger boulder stones being used at the base of the clawdd and smaller stone being used at the top. The stones are to be laid by the chosen contractor with their longest axis pointing into the clawdd to reduce the likelihood of stones slipping. The sides of the clawdd should be battered to achieve at least a 1:5 slope on either side.
- 02** The foundation stones of the clawdd are to be laid on their flat for better distribution of weight and to reduce the change of settlement into the soil. The top 200mm of top soil should be dug away prior to laying of foundation stones or until solid ground is found. The dug soil is to be re-used within the centre of the clawdd, with good quality top soil being retained for the top.
- 03** Where an instant aged clawdd look is required, a layer of turf is to be laid between each course with soil face facing upwards. However, it is not recommended that turf is used as this limits stone to stone contact and through shrinkage of the turf can lead to an unstable structure. This method is not traditional and growth will establish naturally over a period of time. Turf can be used to plug voids only once a section of the clawdd has been completed to encourage natural growth. A layer of turf is to also be used to cap the clawdd on completion.
- 04** The core of the clawdd is to be filled with earth and rubble. Care is to be taken by the chosen contractor to ensure that the core is sufficiently compacted without displacing any stone. Compaction of the soil should be carried out in 100mm layers using a punner, compacting the centre first and working towards the faced stones. A smaller hammer should be used for the compaction of the soil around the tails of the faced stone.
- 05** Top soil should have been saved by the contractor for use as fill for the final two courses of stone, achieving a minimum depth of 300mm. The dome of the clawdd should be no more than 50mm higher than the top course of stone to allow for any settlement. A domed finish should be avoided as this will cause water shedding and drying out of the soil and have implications on trying to establish a hedge.
- 06** A hedgerow is to be established along the top of the clawdd, with native species such as;
  - Blackthorn
  - Hawthorn
  - Gorse
  - Elder
  - Hazel
 being used randomly and planted in the top of the clawdd at a rate of 6 plants per metre with a staggered spacing. Transplants should be between 600 and 900mm in height when planted.

**BOUNDARY STONE HEDGEBANK**  
Scale - 1:20



**BOUNDARY FENCE PANEL**  
Scale - 1:20

**Hayston**  
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Ecological enhancement to be included on all house types where indicated  
Schweglar IFR bat tube or build-in bat box, located on gable walls



**Residential Development - 2 Dwellings**  
Land to Rear of Vine Cottage  
Vine Cottage, The Ridgeway, Saundersfoot  
Pembrokeshire SA69 9LA

Designed by	Checked by	File name AVH_882	Date 23.05.2022	Scale A3 - As Shown	Client Mr Charlie McFee
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Drawing Title  
Supplementary Details Sheet

