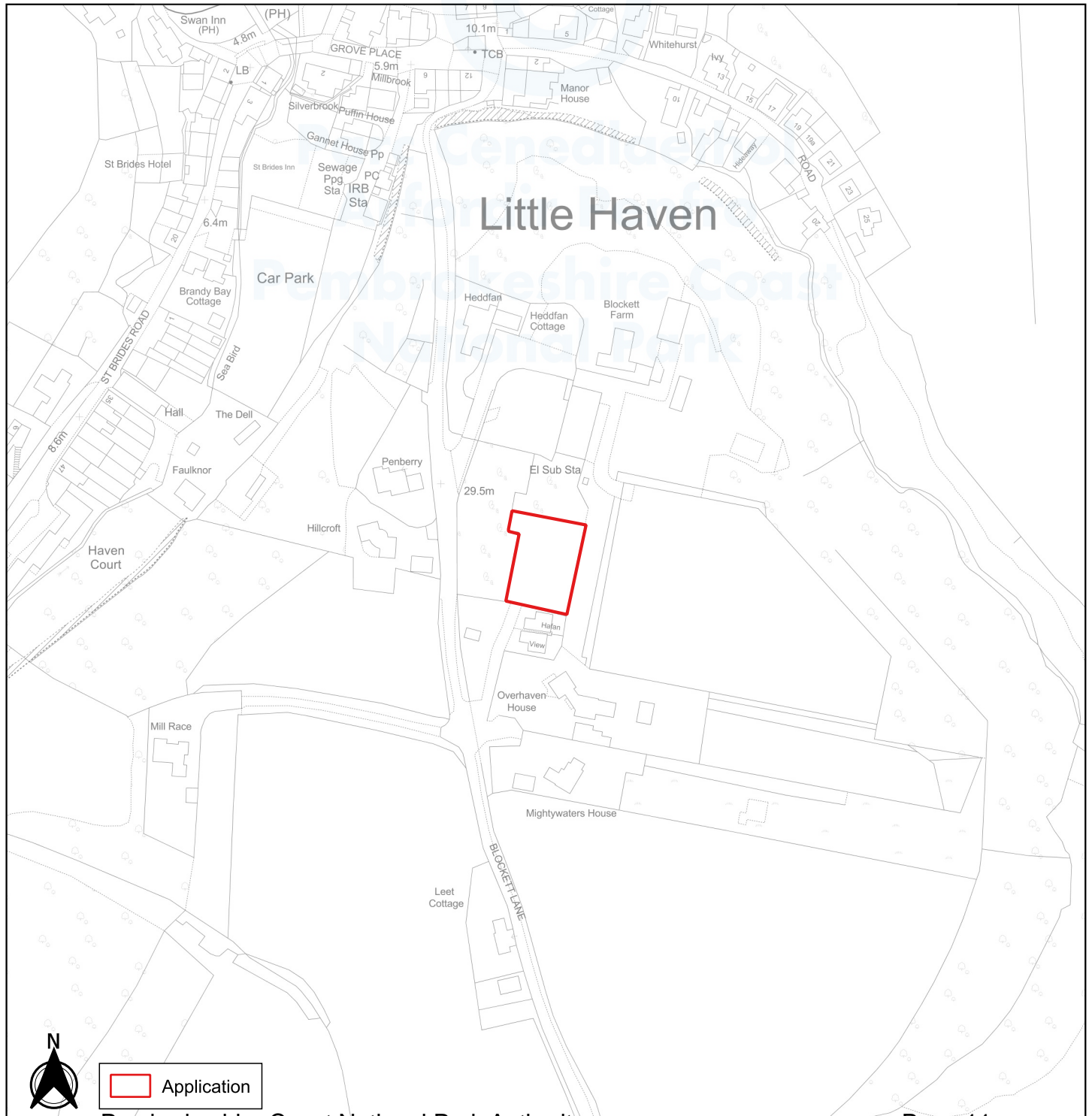
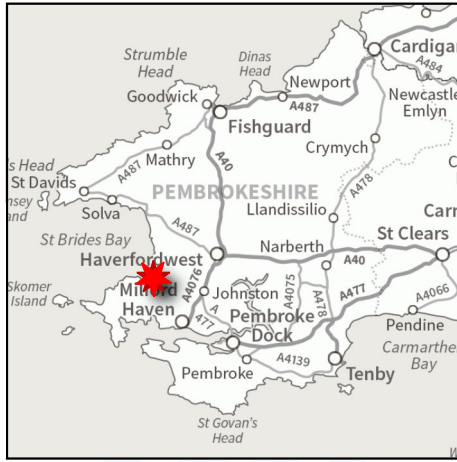


Site Location: Former Turkey Farm,
Land off Blockett Lane, Little
Haven, Haverfordwest,
Pembrokeshire, SA62 3UH



Parc Cenedlaethol
Arfordir Penfro
Pembrokeshire Coast
National Park

Graddfa/Scale: 1:2,500



PEMBROKESHIRE COAST NATIONAL PARK AUTHORITY DELEGATED DECISION REPORT



Ref No: NP/25/0574/S73
Proposal: Variation of condition No's 1 & 3 of NP/21/0773/OUT to extend approval for a further 3 years
Site Location: Former Turkey Farm, Land off Blockett Lane, Little Haven, Haverfordwest, Pembrokeshire, SA62 3UH

Recommendation: **Approve**, subject to conditions

This application is being presented to the Development Management Committee as the Community Council have objected to the application, raising material considerations, contrary to the Officer recommendation for approval. It is also a departure from the adopted Local Development Plan 2.

Plans and documents are available here: [Citizen Portal Planning - application details](#)

Summary:

This application seeks permission under Section 73 of the Town and Country Planning Act 1990 to vary Conditions 1 and 3 attached to outline planning permission NP/21/0773/OUT in order to extend the time period for submission of reserved matters and commencement of development by a further three years. The original outline was considered by the Development Management Committee on the 19th October 2022. The existing Local Development Plan 2 and Future Wales were both adopted at the time of determination.

The original permission relates to the erection of four dwellings on land off Blockett Lane, Little Haven. The current application does not propose any material changes to the approved development, which remains in outline form with all matters reserved. Determination of this application has been delayed due to changing circumstances in relation to the impacts of permit information from Dwr Cymru.

The proposed development is a departure from the adopted Local Development Plan 2 as it proposes new build residential development in a location which is outside a centre boundary. The material considerations in place when the previous permission was granted remain applicable and are considered to outweigh the LDP2 in this case.

Consultee Response summary:

- Dwr Cymru/Welsh Water - '*The proposed development would drain to Walton West Waste water Treatment Works which is currently failing to comply with the 95% quartile for its flow passed forward (FPF) performance. However, a scheme is planned for completion by 31st December 2026*'. Conditions recommended
- Ecology - We have no objection in principle however, Condition 6 of the previous application NP/21/0773/OUT remains valid and should continue to remain so for any approved extension.
- PCC Highways Authority - No further comments.
- Natural Resources Wales (NRW) - No comments.
- The Mining Remediation Authority (formerly the Coal Authority) - No comments

- Havens Community Council -The Havens Community Council wishes to OPPOSE the above application. Its reasons for refusal are the same as those outlined in its consultation response for the previous application ref. NP/21/0773/OUT for the same development, i.e. poor access road, very narrow, no pavement leading to village for pedestrian use.

Public Consultation responses:

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*.

One neighbour submitted an objection that notice had not been correctly served, and that the site boundaries have been inaccurately shown on the submitted plans. The application was then invalidated until the correct ownership certificates and notices had been served.

The proposed development has also been advertised as a departure to the Local Development Plan 2.

Policies considered

Development Plans

All planning applications in Wales need to be determined in accordance with the statutory Development Plan:

Future Wales: The National Plan 2040 [Future Wales: The National Plan 2040](#) (FW)

Local Development Plan 2 (Adopted September 2020)

Within the Pembrokeshire Coast National Park, The Local Development Plan 2 (LDP2) is also part of the relevant development plan with the following Policies being applicable to this proposal.

- Policy 01 (National Park Purposes and Duty)
- Policy 07 (Countryside)
- Policy 08 (Special Qualities)
- Policy 11 (Nationally Protected Sites and Species)
- Policy 14 (Conservation of the Pembrokeshire Coast National Park)
- Policy 29 (Sustainable Design)
- Policy 30 (Amenity)
- Policy 32 (Surface Water Drainage)
- Policy 46 (Housing Strategy)
- Policy 48 (Affordable Housing)
- Policy 50 (Housing Development Proposals)
- Policy 51 (Housing Densities)
- Policy 52 (Housing Mix)
- Policy 55 (Infrastructure Requirements)
- Policy 59 (Sustainable Transport)
- Policy 60 (Impacts of traffic)

These policies can be viewed on the policies page of Pembrokeshire Coast National Park website: <https://www.pembrokeshirecoast.wales/wp-content/uploads/2024/01/LDP-Text-for-Adoption-Web.pdf>

Planning Policy Wales (PPW12)

PPW12 sets out the land use planning policies of the Welsh Government.

The primary objective of PPW12 is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being of Wales, as required by the Planning (Wales) Act 2015, the Well-being of Future Generations (Wales) Act 2015 and other key legislation and resultant duties such as the Socio-economic Duty.

- [Planning Policy Wales 12](#) (PPW12).

Technical Advice Notes

The Future Wales Plan should be seen and read as a whole, and in conjunction with National planning policy in the form of Planning Policy Wales (Edition 12, February 2024) as well as considering the following Welsh Government Technical Advice Notes (TAN's)

www.gov.wales/technical-advice-notes:

- TAN 5 – Nature Conservation and Planning
- TAN 15 – Development, flooding and coastal erosion (2025)

LDP2 Supplementary Planning Guidance

In addition, the Authority produces Supplementary Planning Guidance (SPG) on various topics, and these may be material considerations in the determination of any future application made. In respect of the proposal the most relevant SPG's are: [Supplementary Planning Guidance \(LDP2\) - Pembrokeshire Coast National Park](#)

- SPG – Affordable Housing
- SPG - Biodiversity
- SPG - Landscape
- SPG – Planning Obligations
- SPG - Sustainable Design and Development

Constraints:

- Seascape Character Areas
- Landscape Character Area
- Special Area of Conservation - within 500m
- Surface Coal
- Affordable Housing Submarkets

Officer's Appraisal

The application site comprises a parcel of brownfield land which historically formed part of a turkey farm complex located to the south of Little Haven. The wider site has been subject to extensive residential redevelopment, with several dwellings completed and others under construction on adjacent land. The site is also subject of a current enforcement notice relating to storage of shipping containers.

The applicant has advised that development has been delayed due to an ongoing civil dispute relating to access rights, which has prevented commencement within the original timeframe but which the applicant believes to be resolvable. The current application was submitted whilst the previous consent was still extant and the adopted development plans (Local Development Plan 2 and Future Wales have not changed since the original permission was granted.

As the application is in outline form and seeks only a time extension, there are no changes to the scale, layout, or form of development for assessment at this stage with only indicative plans having been received.

Previous consideration of the scheme concluded that:

- Landscape and visual impacts would be acceptable and limited
- Access arrangements are adequate, utilising an upgraded junction
- Residential amenity impacts are acceptable
- Infrastructure and drainage constraints can be addressed

A number of responses have been received from Dwr Cymru relating to the issues of the permit at the Walton West wastewater treatment works, but as there is now a planned upgrade of the plant, these issues have been resolved.

1. Site and Proposed Development

The proposal does not alter the approved development in principle, which remains:

- Outline permission for 4 detached dwellings
- All matters (layout, scale, appearance, landscaping and access details) reserved for future approval

The application therefore relates solely to timing, not to a change in the form, scale, or number of units previously approved.

2. Relevant 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/21/0773/OUT - Erection of four dwellings – Approved at Committee 22/10/2022
- NP/21/0349/FUL – Single garages to Plots 1 and 2 – Approved 04/06/2021
- NP/19/0338/FUL – 4 dwellings on land adjacent to Blockett Farm – Approved 18/03/2021
- NP/15/0036/FUL – Residential development comprising of four dwellings (with one affordable unit – Approved 23/05/2017
- NP/13/0463 – Construction of dwelling (Plot 4) – Refused 20/11/2013 (Appeal dismissed 21/10/2014)
- NP/13/0462 – Construction of dwelling and detached garage (Plot 3) – Refused 20/11/2013 (Appeal dismissed 21/10/2014)
- NP/13/0461 – Construction of dormer cottage (Plot 2) – Refused 20/11/2013 (Appeal dismissed 21/10/2014)
- NP/13/0460 – Construction of dormer cottage (Plot 1) – Refused 20/11/2014 (appeal dismissed 21/10/2014)

- NP/12/0480 – Construction of single dwelling (Plot 4) – Refused 19/06/2013
- NP/12/0479 – Construction of dwelling and detached garage (Plot 3) – Refused 22/05/2013
- NP/12/0478 – Construction of dormer cottage (Plot 2) –Refused 19/06/2013
- NP/12/0477 – Construction of dormer cottage (Plot 1) – Refused 19/06/2013
- NP/10/511 – 6 dwellings – Land to north of site – Approved 20/11/2011
- NP/05/628 – Outline for 2 dwellings – Approved 24/012006
- NP/05/357 – Outline for 3 dwellings - Approved 08/032006
- NP/02/189 – Outline for 2 dwellings – Refused 20/06/2002 (Appeal allowed 11/12/2002)

3. **Key Issues**

The application raises the following planning matters:

- 3.1 Policy and Principle of Development
- 3.2 Siting, Design, and Impact upon the Special Qualities of the National Park
- 3.3 Amenity and Privacy
- 3.4 Biodiversity, Protected Sites, Green Infrastructure & Landscaping
- 3.5 Access and Parking
- 3.6 Drainage

3.1 **Policy and Principle of Development:**

1. Section 38 of *The Planning and Compulsory Purchase Act 2004* requires that in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan for the National Park comprises Future Wales - The National Plan 2040 (FW) and the Local Development Plan 2 (LDP2).
2. Future Wales – The National Plan 2040 (FW), was adopted on 24th February 2021 and is the National Development Framework for Wales, and 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...’*
3. Section 73 of the 1990 Act allow applications to be made for planning permission without complying with conditions previously imposed on an extant planning permission. Where a Section 73 application is granted, its effect is to grant a new planning permission.
4. Case law has established that an application under Section 73 of the Town and Country Planning Act 1990 is an application for planning permission. The local planning authority can grant permission unconditionally or subject to different conditions, or they can refuse the application if they decide the original condition(s) should continue.

5. “Since the practical effect of a Section 73 Consent is that of granting a fresh planning permission, the guidance of Welsh Government Circular 016/2014 - The Use of Planning Conditions for Development Management is relevant. The guidance states that, as a general rule, an application that would extend the life of a consent should be considered against the following criteria:
 - Whether there has been some material change in planning circumstances since the original permission was granted.
 - Whether continued failure to begin the development will contribute unacceptably to uncertainty about the future pattern of development in the area; or;
 - Whether the application is premature because the permission still has a reasonable time to run.

6. The site is in the open countryside and development for residential development in this location is contrary to the provisions of Policy (7) and Policy 50 (Residential Development). The previous permissions gave weight to the previously developed nature of the site in accordance with Planning Policy Wales and the need to improve the visual appearance of it. In addition to this consideration the extant consent has already established the principle of development in 2022. Given that there has not been any policy change in relation to the adopted Development Plan (LDP 2 and Future Wales) since the original outline was submitted, the application is considered to be acceptable in principle.

7. A unilateral undertaking to ensure provision of affordable housing contributions on the basis of £100 per square metre was provided with the previous application. A clause within this agreement ensures that it applies to any subsequent applications and the proposed development therefore satisfies the policy requirements in relation to affordable housing provision in local and national planning policy

- 3.2 Siting, Design, and Impact upon the Special Qualities of the National Park:

8. Policy 08 (Special Qualities) 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. These qualities are characteristics and features which individually or in combination contribute to making the National Park unique.

9. Policy 14 (Conservation of the Pembrokeshire Coast National Park) of LDP2 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.

10. Policy 29 (Sustainable Design) of LDP2 requires all development proposals to be well designed in terms of place and local distinctiveness.

11. The original application was in outline only, with all matters reserved, which means access, appearance, landscaping, layout, and scale are subject further consideration on the submission of a reserved matters application and all conditions of the previous outline consent will need to be copied across to this S73. 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.

12. 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.
13. The general scale and massing of the proposed indicated dwellings 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.
14. 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.

3.3 Amenity and Privacy:

15. Policy 30 (Amenity) of LDP2 seeks to protect the amenity of people living in the National Park and states that development will not be permitted where it has an unacceptable adverse effect on amenity, particularly where:
 - a) the development would have a detrimental impact on the quality of the environment currently enjoyed by people living, working or visiting the Park; and/or
 - b) the development is of a scale incompatible with its surroundings; and/or
 - c) the development leads to an increase in traffic or noise or odour or light which has a significant adverse effect; and/or
 - d) the development is visually intrusive.Policy 30 (Amenity) supports Policy 14 (Conservation of the Pembrokeshire Coast National Park) in not allowing development that creates a visual intrusion.
16. As the proposed development being amended was in outline only, with all matters reserved, this means access, appearance, landscaping, layout, and scale are subject to further consideration on the submission of reserved matters applications. However, there have been indicative site plans submitted giving an indication of the potential layout of development. This demonstrates that the layout of dwellings can be arranged to ensure that there is no detriment to adjoining dwellings currently under construction to the south which were approved under NP/19/0338/FUL.

3.4 Biodiversity, Green Infrastructure & Landscaping and Protected Sites

Biodiversity impacts

17. PPW12, TAN5 and Policy 11 (Nationally Protected Sites and Species) of LDP2 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.
18. The PCNPA Ecologist comments related to the previously applied conditions remaining acceptable and this is shown below as Condition 6.

Net Benefit for Biodiversity and Green Infrastructure

19. To comply with Planning Policy Wales 12 (2024) and the *Environment (Wales) Act 2016*, planning authorities are expected to ensure every development positively contributes to biodiversity and that overall there is a net benefit for biodiversity and ecosystem resilience, resulting in enhanced well-being.
20. Chapter 6 of Planning Policy Wales 12 states that green infrastructure plays a fundamental role in shaping places and our sense of well-being, and is intrinsic to the quality of the spaces we live, work and play in.
21. It also states that a green infrastructure statement should be submitted with all planning applications and that the green infrastructure statement will be an effective way of demonstrating positive multi-functional outcomes which are appropriate to the site in question and must be used for demonstrating how the stepwise approach has been applied.
22. A Green Infrastructure Statement has been received with this application, and each of the alternative layouts (Drawings P03C Options A and B) includes panels which describe the potential for proposed landscaping and bio-diversity enhancements as well as showing the locations of the proposed planting of shrubs and semi-mature trees. As the details of the siting of the four dwellings will not be determined until the Reserved Matters application, the GI statement is considered to be proportionate to that application under consideration.

Habitat Regulations Assessment

23. SACs and SPAs are of European importance. Under the *Conservation of Habitats and Species Regulations (2017)* (the Habitats Regulations), all public bodies (including planning authorities) must have regard to the requirements of the EC Habitats and Birds Directives when carrying out their functions. In this case, there is an SAC located within 500 metres of the development, but the only connectivity is potentially through the sewage connection.
24. Before authorising development or adopting a land use plan which is likely to have a significant effect on a SAC or SPA (including where outside the boundary of the SAC or SPA), planning authorities must carry out an appropriate assessment of the

implications for the designated features, consult NRW and have regard to NRW's representations.

25. In this case the Authority has considered the proposal and considers that there is no likely significant effect on a SAC. The proposed development discharges to Walton West Wastewater Treatment Works which is hydraulically linked to the Pembrokeshire Marine and West Wales Special Area of Conservation. However, the waterbody within the Marine SAC which the treatment works drains to is not one identified as being nutrient sensitive by Natural Resources Wales. Therefore, the development has been screened out as not having a likely significant effect on the Marine SAC. There are material planning considerations in relation to water quality which have been assessed as part of the application as the Waste water treatment works are currently non-compliant in terms of the flow passed forward permit, however this can be addressed by a Grampian condition preventing connection until such time as the works to upgrade the wastewater treatment works have been completed and this has been conditioned accordingly.

3.5 Access and Parking

26. Policy 59 (Sustainable Transport) of LDP2 is a strategic policy that ensures opportunities are taken to improve and promote sustainable travel choices and reduce the need to travel by car by permitting proposals that assist in delivering improved traffic and parking management.
27. Additionally, Policy 60 (Impacts of traffic) of LDP2 permits development where appropriate access can be achieved.
28. The County Highways Authority were consulted on the outline application (NP/21/0773/OUT) and stated in that response: *'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'*.
29. Whilst the planning statement submitted with the application details a civil dispute over access, this is not a material planning consideration, as there are two possible means of access to the site dependant on adjacent landowner agreement. The site could not be developed without that agreement first having been sought, but it does not prevent the granting of planning permission. As such, the proposal is considered acceptable in terms of Policies 59 and 60 of LDP2.

3.6 Drainage:

30. Policy 32 (Surface Water Drainage) 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.

31. A Drainage Statement has been submitted with the application which is a new requirement brought in through TAN15 since the original outline application was approved. As the application is for 4 dwellings, SAB consent will also be required for the development, and this will authorise drainage under a separate legislative regime. As such, condition 14 of the original consent has not been carried forward in the same form but has been amended to refer to the permit requirements for the relevant wastewater treatment plant.
32. Dwr Cymru have commented on the application stating:
33. *The proposed development site is located in the catchment of a public sewerage system which drains to Walton West Wastewater Treatment Works (WwTW) and ultimately discharges to a marine Special Area of Conservation (SAC). We have considered the impact of foul flows generated by the proposed development and concluded that flows can be accommodated within the immediate public sewerage system, whereas the WwTW has a phosphorus consent limit in place and is compliant with its final effluent permits. However, the WwTW is currently failing to comply with the 95% quartile for its flow passed forward (FPF) performance, at the time of this consultation. Notwithstanding this, in line with the environmental regulator's National Environment Programme, we are required to deliver a scheme at the WwTW to ensure 95% quartile compliance with our FPF performance and offer a condition aligning to the date of deliver as recommended below.*
34. *Turning to surface water drainage, as of 7th January 2019, this proposed development is subject to Schedule 3 of the Flood and Water Management Act 2010. The development therefore requires approval of Sustainable Drainage Systems (SuDS) features, in accordance with the 'Statutory standards for sustainable drainage systems – designing, constructing, operating and maintaining surface water drainage systems'. In this instance, we offer no objection to proposals for disposal of surface water flows into a soakaway in principle, subject to consultation and agreement with the regulatory body or riparian owner of this system.*
35. *Accordingly, if you are minded to grant planning consent for the above development, we would request that the following Condition(s) and Advisory Notes are included within the consent to ensure no detriment to existing residents or the environment and to Dwr Cymru Welsh Water's assets:*
36. *The proposed development would drain to Walton West Waste water Treatment Works which is currently failing to comply with the 95% quartile for its flow passed forward (FPF) performance. However, a scheme is planned for completion by 31st December 2026. No buildings on the application site shall be brought into beneficial use earlier than 31st December 2026, unless the scheme at the Waste Water Treatment Works, into which the development shall drain, has been completed and written confirmation of this has been issued by the Local Planning Authority. Reason: to prevent overloading of the Waste water Treatment Works and pollution of the environment*

37. This condition has been added to the list of suggested conditions and can be seen below under Condition 4.

4. Conclusion

38. The proposal remains a departure from Local Development Plan 2 because it involves residential development in the countryside. However, the site's brownfield status, its longstanding planning history, and the planning judgment reached under permission NP/21/0773/OUT that redevelopment of this part of the site would be acceptable continue to carry significant weight. These considerations are not displaced by any material change in development plan policy or other planning circumstances since the 2022 permission was granted. In those circumstances, and subject to the proposed conditions and planning obligation, it is considered that the material considerations continue to outweigh the conflict with LDP2 in this case.
39. 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.

5. Recommendation

Delegate Approval to Officer following advertisement period, subject to the following conditions:

1. 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).
2. 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).
3. The development shall be carried out in accordance with the following approved plans and documents: P01A
PO3 C – scale parameters
PO4 C – scale parameters
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 Page 47 of 144 (Sustainable Design).

4. The reserved matters application shall include confirmation from Dwr Cymru to demonstrate that a scheme at the Walton West Waste water Treatment Works (which is currently failing to comply with the 95% quartile for its flow passed forward (FPF) performance) has been completed and that the permit levels are being met.
Reason: to prevent overloading of the Waste water Treatment Works and pollution of the environment.
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. The reserved matters application shall include 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).

6. Informative

This application is subject to a planning obligation (unilateral undertaking for affordable housing).