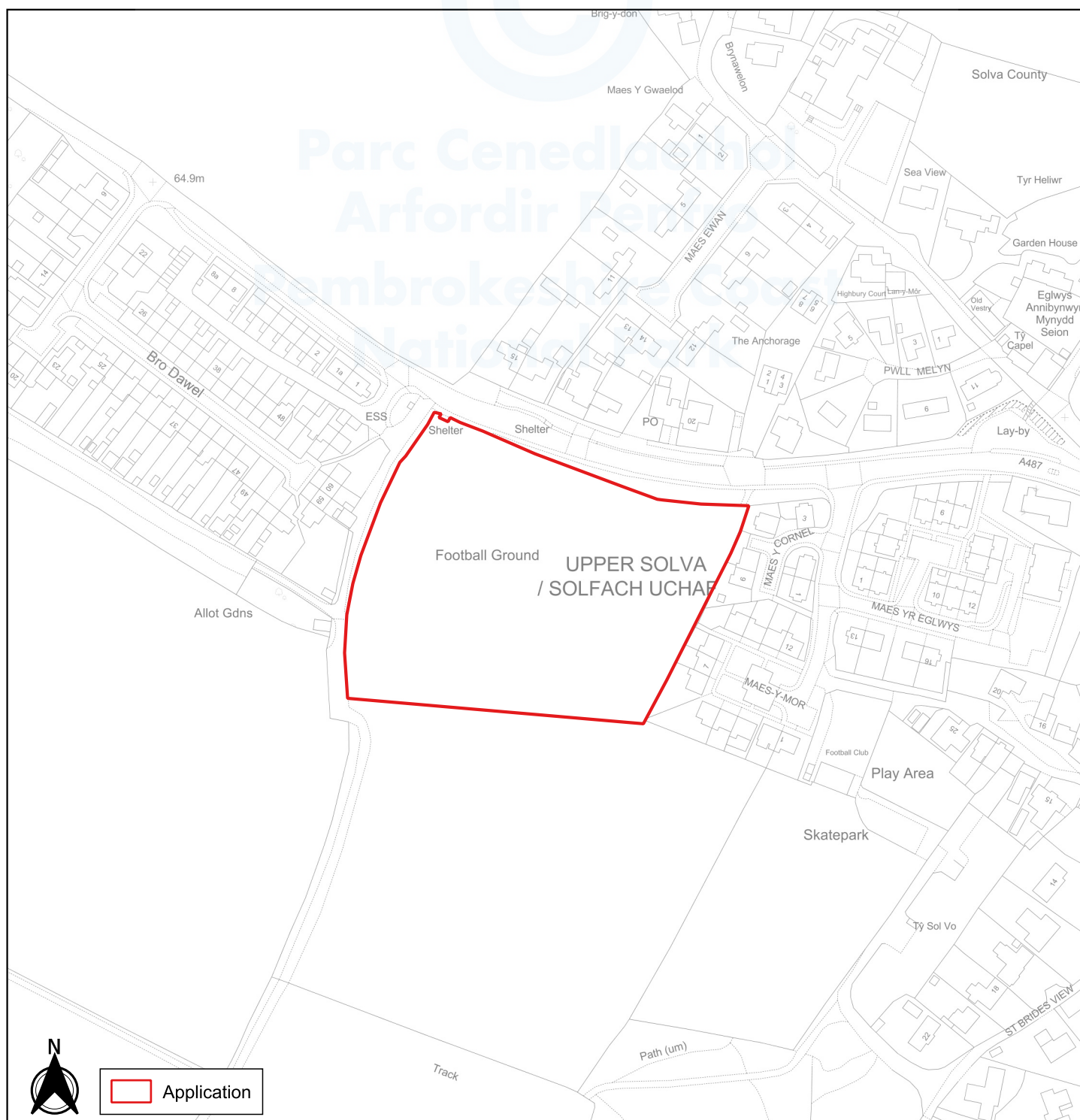
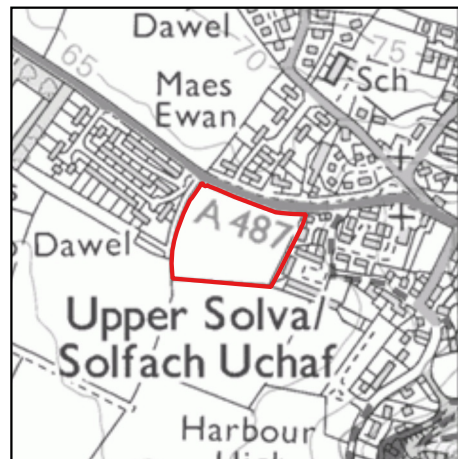
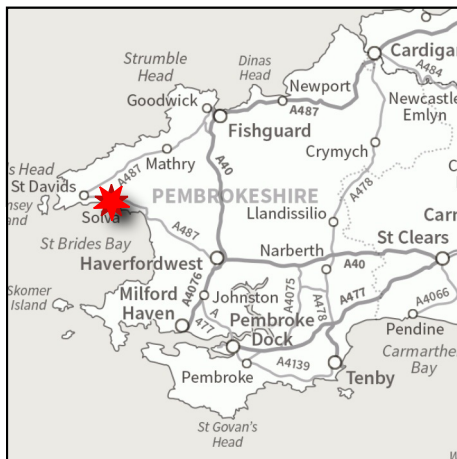




Parc Cenedlaethol
Arfordir Penfro
Pembrokeshire Coast
National Park

Graddfa/Scale: 1:2,500



PEMBROKESHIRE COAST NATIONAL PARK AUTHORITY PLANNING COMMITTEE REPORT



Ref No: NP/26/0253/RES

Proposal: Approval is sought for all reserved matters comprising appearance, landscaping, layout, scale and access (NP/23/0545/FUL)

Site Location: Land Adjacent to Bro Dawel, Solva, Haverfordwest, Pembrokeshire, SA62 6XW

Recommendation: **Approve**, subject to conditions

This application is being presented to the Development Management Committee as it falls under the planning definition of a ‘major application.’ as defined by the Town and Country Planning (General Development Management) (Wales) Order 2012. A statutory consultee Natural Resources Wales has also raised concerns about the application which is recommended for approval.

Revised plans were submitted 5th August showing the secondary, emergency access and on this basis reconsultations and some neighbour renotifications have been made. Committee members will be verbally updated of any outstanding responses at planning committee.

Link to application supporting details: [Citizen Portal Planning](#)

Summary

Planning application NP/23/0545/FUL was considered by Development Management Committee in April 2025. This was a hybrid planning application for affordable housing exception site consisting of full planning permission (Phase 1) for 17 no. social rented dwellings, reinstatement of junior football pitch and associated works; in addition to outline planning permission (Phase 2) for further social rented dwellings (all matters reserved for future consideration). The decision was formally issued in April 2026 following completion of a legal agreement controlling various provisions including the retention in perpetuity of the affordable housing.

This report recommends approval for the reserved matters (phase 2) of the previous hybrid planning application which consisted of both outline and full proposals. These reserved matters proposal provides details of 11 affordable housing dwellings and is overall consistent with the details submitted at outline and represents an acceptable continuation of dwelling appearance, access, layout and landscaping. The proposal does not introduce any new issues, and the recommended planning conditions are recommended in the context of the conditions subsisting as part of the hybrid consent.

Consultee Responses

- Solva Community Council: No representation to date
- Cadw Protection & Policy: No representation to date
- Dyfed-Powys Police Designing Out Crime Officer: No representation to date
- Dŵr Cymru/Welsh Water: Reply
- Mid and West Wales Fire and Rescue Authority: Reply
- Natural Resources Wales/Cyfoeth Naturiol Cymru: Concern
- PCC Access Officer: No representation to date
- PCC Coastal and Rivers Engineer: No representation to date
- PCC Drainage Engineers: No objection

- PCC Highways Development Control: Conditional consent
- PCC Housing Strategy Manager: No representation but supportive of pre-app proposal
- PCC Public Protection: No representation to date
- PCNPA Buildings Conservation Officer: No adverse comments
- PCNPA Planning Ecologist: Reply
- PCNPA Strategic Policy: Supporting
- PCNPA Tree and Landscape Officer: No representation to date

Public Response

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

No representations have been received to date.

Policies considered

Development Plans

All planning applications in Wales need to be determined in accordance with the statutory Development Plan. The Development Plan for Pembrokeshire Coast National Park comprises [Future Wales: The National Plan 2040](#) (FW) and the [Local Development Plan](#) (LDP). Future Wales provides a strategic direction for all scales of planning and sets out policies and key issues to be considered in the planning decision making process

Local Development Plan 2 (Adopted September 2020)

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 Local Development Plan was formally adopted in 2020 and the following policies are relevant to this application:

- Policy 01 (National Park Purposes and Duty)
- Policy 07 (Countryside)
- Policy 08 (Special Qualities)
- Policy 09 (Light Pollution)
- Policy 10 (Sites and Species of European Importance)
- Policy 11 (Nationally Protected Sites and Species)
- Policy 14 (Conservation of the Pembrokeshire Coast National Park)
- Policy 29 (Sustainable Design)
- Policy 30 (Amenity)
- Policy 31 (Minimising Waste)
- Policy 32 (Surface Water Drainage)
- Policy 46 (Housing)
- Policy 48 (Affordable Housing)
- Policy 49 (Affordable Housing Exception Sites)
- Policy 51 (Housing Densities)
- Policy 52 (Housing Mix)
- Policy 59 (Sustainable Transport)
- Policy 60 (Impacts of traffic)

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

Planning Policy Wales (PPW12)

National planning policy in the form of [Planning Policy Wales 12](#) (Edition 12, February 2024) (PPW) sets out the land use planning policies of the Welsh Government and is of relevance to the determination of this application. The primary objective of Planning Policy Wales 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.

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 2 – Planning and Affordable Housing (2006)
- TAN 5 – Nature Conservation and Planning (2009)
- TAN 6 - Planning for Sustainable Rural Communities (2010)
- TAN 12 – Design (2016)
- TAN 15 – Development, Flooding and Coastal Erosion (2025)
- TAN 18 – Transport (2007)
- TAN 23 – Economic Development (2014)
- TAN 24 - The Historic Environment (2026)

LDP2 Supplementary Planning Guidance

In addition to the adopted Local Development Plan, the Authority has adopted [Supplementary Planning Guidance](#) (SPG) which may form a material consideration. The following SPG are of relevance:

- Affordable Housing (2026)
- Biodiversity (2021)
- Conservation Areas (2022)
- Landscape Character (2020)
- Parking Guidelines (2021)
- Place Plan Community Land Trust Affordable Housing (2021)
- Planning Obligations (2020)
- Renewable Energy (2021)
- Seascape Character (2023)
- Sustainable Design & Development (2021)
- Trees and Woodland (2023)

Constraints

- Special Area of Conservation - within 500m
- Special Protection Area - within 500m
- Biodiversity issue
- Safeguarding Zone
- Hazardous Zones

- Rights of Way Inland - within 50m
- ROW Coast Path - within 10m
- Recreation Character Areas
- Affordable Housing Submarkets
- Seascape Character Areas
- Landscape Character Area
- LDP Centre Boundary

Officer's Appraisal

The application site is located at the edge of Upper Solva outside the identified centre boundary for Solva and immediately south of the A487. The site area relating to this reserved matters application is known as phase 2. Full planning permission (under planning application reference NP/23/0545/FUL) has been granted for the adjacent area known as phase 1. The total site area of phases 1 and 2 extends to approximately 4 acres and is currently laid out as 3-4 football pitches.

Residential development bounds the site to the east and the west, and on the northern flank of the A487 opposite the site. The site is open to agricultural fields and the coast to the south. A wide verge, dilapidated timber post and rail fence, and sparse hedgerow form the northern boundary treatment. More substantial hedging/hedgebank form the western and southern boundaries.

The site is situated on gently sloping ground which falls to the east from an approximate maximum elevation of 64 metres above Ordnance Datum (AOD) within the western area to an approximate minimum elevation of 62 metres AOD within the eastern area. The application site lies nearly 200 metres from the western edge of the Solva Conservation Area. Solva Harbour and the River Solva are located approximately 500 metres to the southeast.

The A487 which fronts the site and provides the main access to it forms part of the Strategic Road Network and links St Davids to the north and Haverfordwest to the south. It is a single carriageway bound by footways on both sides of the highway within a 20-mph speed limit.

The site is currently owned by Pembrokeshire County Council and is used by Solva Community Council / Solva AFC.

Designated sites within close proximity of the application site include the Pembrokeshire Marine Special Area of Conservation (SAC); West Wales SAC; St Davids SAC; and Ramsay and St David's Peninsula Coast Special Protection Area (SPA) which are located 550m south of the application site.

The site is within the Solva Valley Landscape Character Area (LCA14) and St Brides Bay Coastal Water North Seascape Character Area (SCA20), as defined in the Authority's respective Landscape Character and Seascape Character Supplementary Planning Guidance.

1. Site and Proposed Development

This application seeks approval of the reserved matters pursuant to outline planning permission NP/23/0545/FUL dated 20th April 2026 for 'Hybrid planning application for affordable housing exception site consisting of full planning permission (phase 1) for 17 no. social-rented dwellings, reinstatement of junior football pitch and associated works; in addition to outline planning permission (phase 2) for further social-rented dwellings (all matters reserved for future consideration).'

The outline planning permission established the acceptability in principle of 11 social rented dwellings within phase 2 and reserved the following matters for subsequent approval: appearance, landscaping, layout, scale and access. This reserved matters application was valid on 18th May 2026 which is within the three-year expiry of the outline permission.

The current application therefore relates to the consideration and approval of the details reserved by the outline permission. The principle of the development has already been established by the extant outline planning permission and is not a matter for determination under this application. The assessment of the current proposal is consequently focused on whether the submitted details satisfactorily address the reserved matters and whether they accord with the parameters and requirements of the outline permission and its conditions.

As an affordable housing exception site, all dwellings will be affordable housing delivered by ateb (Social Rented Landlord) and Solva Community Land Trust. The legal agreement provided for the original hybrid application ensures that these properties will remain affordable in perpetuity.

The proposed 11 units consist of 2 x one-bedroom units, 4 x two-bedroom units and 5 x three-bedroom units.

2. Relevant Planning History

- 99/539 – Site adjacent to Maes y Mor, Upper Solva – Erection of 6 bungalows: Approved 07/02/2000
- NP/23/0545/FUL - Hybrid planning application for affordable housing exception site consisting of full planning permission (phase 1) for 17 no. social-rented dwellings, reinstatement of junior football pitch and associated works; in addition to outline planning permission (phase 2) for further social-rented dwellings (all matters reserved for future consideration) – Approved 20/04/2026
- NP/26/0199/DOC - Discharge conditions 4 (Precautionary Method of Working), 6 (Bike Storage), 8 (External Lighting), 9 (Landscape), 10 (Protection of Trees) & 12 (Landscape Management Plan) of NP/23/0545/FUL – All conditions partially discharged 10/06/2026
- NP/26/0251/DOC - Discharge of Condition 11 (Biodiversity Enhancement Scheme) of NP/23/0545/FUL – Condition partially discharged 05/08/2026
- NP/26/0312/DOC - Discharge of condition No's 7 (Materials & colours schedule), No. 30 (Reserved matters) & No. 32 (Disposal of surface water scheme) of NP/23/0545/FUL – Partially discharged, not discharged and discharged – 08/2026

The previous hybrid application granted full planning permission for 17 social-rented dwellings and a recreational space, in addition to the outline planning permission which relates to this reserved matter application.

The hybrid permission is accompanied by a S106 legal agreement which requires the provision of 28 affordable housing units overall in perpetuity, an education contribution, library contribution and recreational open space.

3. **Key Issues**

The outline planning permission has established the principle of development, and the assessment of this application is limited to the reserved matters, which comprise appearance, landscaping, layout, scale and access. Consideration of this proposal follows the key themes of Planning Policy Wales (PPW12), and these provide the basis for the assessment of the reserved matters:

- 3.1 Policy Context
- 3.2 Strategic and Spatial Choices
- 3.3 Active and Social Places
- 3.4 Distinctive and Natural Places
- 3.5 Productive and Enterprising Places

3.1 **Policy Context:**

- 152. The application is made pursuant to Section 92 of the Town and Country Planning Act 1990 (as amended) which provides for outline planning permission and the subsequent approval of reserved matters; and the relevant provisions of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (as amended).
- 153. 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).
- 154. 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...*'.
- 155. The primary objective of PPW12 is placemaking, ensuring 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.
- 156. A well-functioning planning system is fundamental for sustainable development and achieving sustainable places. PPW12 promotes action at all levels of the planning process which is conducive to maximising its contribution to the well-being of Wales and its communities. The National Sustainable Placemaking Outcomes and separate

themes of PPW in combination, reflect the placemaking agenda. These form a context for considering the key planning principles of the planning system and the assessment of planning proposals.

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

3.2. Strategic and Spatial Choices

158. Strategic and Spatial Choices is a key gateway test and the first stage in assessing a proposal against the national sustainable placemaking outcomes. Topics such as 'the Welsh language' and 'best and most versatile agricultural land' have been considered as part of the outline application. Outstanding or new issues relevant to the reserved matters proposal are assessed below.

Good Design

159. Planning Policy Wales (Edition 12) (PPW) states that "Good design is fundamental to creating sustainable places where people want to live, work and socialise. Design is not just about the architecture of a building but the relationship between all elements of the natural and built environment and between people and places. To achieve sustainable development, design must go beyond aesthetics and include the social, economic, environmental, cultural aspects of the development, including how space is used, how buildings and the public realm support this use, as well as its construction, operation, management, and its relationship with the surroundings area." Guidance on good design and place making is further expanded on in Technical Advice Note 12: Design (2016).
160. Policy 29 (Sustainable Design) of the LDP requires all development proposals to be well designed in terms of place and local distinctiveness. Proposals are permissible when through design, development enhances the quality of its surroundings and is sympathetic to the immediate and wider context. The Authority's Sustainable Design and Development Supplementary Planning Guidance advises that development should respond to landscape setting, visual, aesthetic, historical, cultural and ecological aspects and also the physical characteristics of a site, respecting the height, sight lines, building lines, historic development patterns and orientation of development within the locality. Development should respect and preserve the historic context and character, traditional forms and vernacular details of existing buildings. Good design should be sensitive to the character of its landscape setting and seek to enhance rather than detract from its special qualities.
161. The appearance and character of the proposed dwellings reflect those already approved as part of the hybrid application. The RM proposal introduces a new dwelling type (1-bed house) which replaces a 2 x 1-bed flat 2-storey block previously shown on the illustrative outline plans.
162. A street scene for phase 1 and 2 overall has been submitted and has been considered alongside the street scene visualisations associated with phase 1. In combination, these are considered to show how the proposal will appear and allow for an effective judgement over the acceptability of the proposal. Condition no. 31 of the outline

permission requires that the 11 dwellings should follow the scaled parameters set out in 'Site Location Plan 1001 Rev P2' and 'Proposed Site Plan Phase 2: Drawing No. 3949-PEN-ZZ-ZZ-DR-A-1005-S4-P10'. The development is of a density, layout and scale which is directly comparable with the illustrative layout and will achieve 11 units. The scale is split between two-storey and 1.5-storey units and is of an overall slightly smaller scale in comparison to phase 1 due to the change in dwelling type for 2 proposed units. It is considered that the proposal design is overall acceptable.

Landscape and Visual Impact

163. The hybrid application establishes that the principle of 11 dwellings is acceptable in landscape and visual impact terms at this location.
164. Policy 08 (Special Qualities) of the 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. These qualities are characteristics and features which individually or in combination contribute to making the National Park unique.
165. The relevant priorities in terms of landscape impact are that:
 - b) 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.
166. Policy 14 (Conservation of the Pembrokeshire Coast National Park) of LDP2 does not allow development that would have an unacceptable adverse effect on the qualities and special landscape and seascape character of the Pembrokeshire Coast National Park including locally distinctive characteristics by:
 - a) causing visual intrusion; and/or,
 - b) introducing or intensifying a use which is incompatible with its location; and/or
 - c) failing to harmonise with, or enhance the landform, landscape and seascape character of the National Park; and/or
 - d) losing or failing to incorporate important traditional features.
167. The proposed green landscaping is consistent with the hybrid application and continues the retention and enhancement of the northern native species hedgerow parallel to the main road. Further boundary treatments include stone walls with top detailing at the rear of 3 dwellings and at the edge of pathways from the main road through to the football pitch. Rear gardens elsewhere and between boundary treatments will be 1500 mm metal post and wire with mixed species ornamental hedgerows. Front boundary treatments will be 450 mm mixed species ornamental hedgerow. A hedgebank will continue from phase 1 area to the rear of the southern row of dwellings. This hedgebank will separate rear gardens from the recreational space to the south.
168. The boundary treatments are appropriate and of a rural character and considered to positively contribute to the changing landscape. The proposed layout allows for small green spaces between the A487 and the development, providing connectivity and maintaining a sense of open landscape. The scale and density of development is consistent with the illustrative plans of the hybrid application, and the reserved matters

proposal is not considered to increase the landscape visual impact above that already assessed.

169. The hybrid consent-imposed planning Condition no. 8 for phases 1 and 2, requiring the submission of an external lighting scheme prior to the commencement of development. This condition was partially discharged on 10th June 2026.

170. Overall, it is considered that the visual impact on landscape character is acceptable.

Community Safety

171. PPW12 states that “Local authorities are under a legal obligation to consider the need to prevent and reduce crime and disorder in all decisions that they take. Crime prevention and fear of crime are social considerations to which regard should be given in the preparation of development plans and taking planning decisions.”

172. The dual-aspect internal road and orientation of dwellings encourage a sense of overlooking. The consistency of layout and unit sizes to that shown on illustrative plans means the RM proposal continues to meet Welsh Government Development Quality Requirements 2021. This quality standard requires that developments are designed to comply with the ‘Secured by Design’ (SBD) gold safety standard which this RM proposal will continue to satisfy.

Transport and Accessibility

173. Policy 59 of the LDP seeks to ensure amongst other things, that proposals for development are well designed in terms of accessibility. Policy 60 (Impacts of traffic) requires the possible transport impacts of a proposed development to be considered. Sustainable transport was considered as part of the outline application.

174. The site is situated to the south of the A487 which forms part of the ‘strategic road network’. This application relies on the access point to the A487 approved as part of phase 1. This internal estate road off the southern flank of the A487 connects via an approved junction arrangement and no changes to this access are proposed.

175. Highways Development Control previously advised providing a second access point via the unadopted highway between the site and Bro Dawel to provide an emergency access route for fire appliances/ambulances or other vehicles should the main access become blocked.

176. The layout has been amended during the course of this reserved matters application and indicates a secondary access arrangement from Bro Dawel into the recreational green space area. The Highway Authority considers that the submitted plans sufficiently address concerns regarding potential emergency access blockages which may occur when the community green space is in use. It is considered that the internal layout provides appropriate vehicular circulation, with turning provision for both service and emergency vehicles.

177. By way of attached informative, the applicant is advised that they will need to apply for a Traffic Regulation Order along the unadopted route (of Bro Dawel) leading to the recreational green space, to prevent unauthorised parking during events. This

application can be made outside the planning system process in order to implement either double yellow lines or appropriate signage ensuring that access for emergency vehicles is retained.

178. The Highways Authority have recommended imposing conditions regarding the construction and surfacing of internal roads during the construction of development and prior to occupation and in relation to the provision of a secondary emergency access. The management of surface water will be addressed as part of the SAB approval and is also subject to a condition on the hybrid permission. It is recommended to impose the Highways recommended planning conditions as further design details in relation to the construction and surfacing of the internal roads and associated parking and turning areas as well as a control to ensure the delivery of the secondary emergency access is necessary.

3.3. Active and Social Places:

179. The next stages of assessment continue to focus on the placemaking framework and consideration of the PPW central themes of Active & Social Places; Productive & Enterprising Places and Distinctive & Natural Places.
180. The first theme is Active and Social Places which focuses on creating places that support healthy, inclusive and cohesive communities and supports planning which contributes to the 'promoting healthier places' National Sustainable Placemaking Outcome. The sub-themes relevant to the reserved matters application are assessed in the following sections.

Housing

181. The Local Housing Market Assessment (LMHA) 2023 identifies an immediate need to address the existing affordable housing backlog within the first five years of the LHMA period in the St Davids, Llanrhian and Solva Housing Market Area. This equates to a requirement for 20 affordable homes per annum, comprising:
- 15 social rented properties; and
 - 6 intermediate rented homes
182. The LHMA identifies that of the 15 social rented properties required, 14 should be one-bedroomed units, demonstrating a significant need for smaller affordable dwellings. In addition, the LHMA estimates a newly arising need for five affordable homes per annum, of which four should be social rented tenure, however, the bedroom size requirements are not quantified.
183. The LHMA also identifies a need for wheelchair accessible accommodation, estimating a requirement for 931 wheelchair accessible affordable homes across Pembrokeshire.
184. Policy 52 (Housing Mix) of LDP2 states that in order to create balanced communities, all new housing development will be required to include a mix of dwelling sizes, types and tenures having regard to the current evidence of housing need in the National Park.
185. Approved plans for Phase 1 comprise:
- 6 one-bedroom flats

- 2 one-bedroom wheelchair accessible homes
- 4 two-bedroom houses,
- 1 two-bedroom wheelchair accessible home; and
- 4 three-bedroom houses.

The number and size of proposed units is consistent with the outline application:

186. Phase 2 proposes:
 - 2 one-bedroom houses
 - 4 two-bedroom houses
 - 5 three-bedroom houses
187. Overall, on phases 1 and 2, 68% of the homes provided will be one and two bedroomed properties. The proposed housing mix is therefore considered to respond appropriately to the identified need for smaller affordable homes, with the overall provision of 10 one-bedroomed units, whilst also providing a range of two and three bedroomed dwellings that will contribute to the creation of balanced and mixed communities in accordance with Policy 52.
188. The Housing Strategy and Affordable Housing Manager at PCC was consulted in respect of the pre-application enquiry for this reserved matters proposal and whilst a consultation response has not been directly received for this reserved matters application, it was previously commented during the pre-application enquiry that they continue to support the proposed mix.

Community Facilities & Recreational Space

189. The hybrid planning application has secured via the S106 legal agreement the reinstatement of one under 11/12 junior football team pitch. The existing pitches were considered as a Community Facility and assessed as to the impact of their loss during the previous hybrid application.
190. As discussed above, the proposal includes a new secondary, emergency access into the recreational space to accommodate emergency needs arising from within the housing development. This will also accommodate emergency needs generated by activity on the football pitch.
191. The generous pedestrian accesses through the phase 2 application site area will create further opportunities to experience the recreational space.

Active Travel

192. The scheme promotes active and sustainable travel and the proposed pedestrian routes through the site are consistent with the outline application layout. These enable movement on the northwestern boundary between Bro Dawel; a pedestrian linkage to nearby public transport infrastructure along the A487 corridor and the wider community; and another pedestrian route linking to the recreational green space.
193. Similarly to phase 1 application site area, safe and secure bicycle storage is proposed within the curtilage of all residential units. The inclusion of safe and secure storage is an important measure in promoting active travel and aligns with wider policy objectives

aimed at reducing car dependency and supporting healthier lifestyles. The hybrid application required the cycle storage detail to be submitted via planning condition no. 6 and this has been partially discharged by application reference NP/26/0199/DOC. The original condition also requires the cycle storage to remain as approved in perpetuity.

194. The proposal indicates 1 parking pay per flat and 2 bays per dwelling. The Highway Authority consider this level of on-site parking provision acceptable. Electric vehicle (EV) charging points facilitate the transition from fossil fuel vehicles to low-emission vehicles while supporting wider decarbonisation objectives. A planning condition imposed with the outline consent requires details to be submitted for electric vehicle charging points prior to development commencing.

Health and Well-being

195. The Welsh Development Quality Requirements (WDQR) 2021 establish minimum standards for the design and quality of affordable housing funded by the Welsh Government. It recognises that the design of homes and neighbourhoods has a direct influence on residents' physical health, mental well-being, independence and quality of life. All dwellings will be constructed in accordance with the WDQR which requires homes to be accessible and designed to be flexible and responsive to the changing needs of occupants, with minimum internal and external space standards, and requirement to meet the Lifetime Homes Standards.

Amenity

196. PPW at paragraph 3.21 states "The planning system must consider the impacts of new development on existing communities and maximise health protection and well-being and safeguard amenity." Impact on residential occupiers such as loss of light, loss of privacy, loss of outlook, loss of view and overbearing development should be considered by the planning system and are identified in national policy. Technical Advice Note 12 (TAN 12, Design) recognises the importance of the scale of development in relation to surroundings and how the mass and height of developments can impact on privacy, sunlight and microclimate.
197. Policy 30 (Amenity) of the LDP 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 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.
198. The principle of the additional 11 dwellings was considered in the previous application. Detailed matters have been assessed based on the design of this application. Neighbouring development includes the rear of properties at Maes Ewan to the north of the application site and the rear of properties at Bro Dawel to the west. Distance

between elevations of proposed dwellings and their curtilage areas is considerable acceptable due to the adjacent roads and green spaces separating existing and proposed development. The detailed proposals are not anticipated to create any detrimental impact on residential amenity and to comply with the requirements of Policy 30 (Amenity).

199. Construction activities could impact neighbouring amenity and appropriate measures relating to onsite operations, storage, car parking, working practices and hours will help reduce amenity impacts. These impacts are managed by condition no. 3 of the hybrid consent which requires the outstanding submission of a Construction Environmental Management Plan (CEMP) for approval before development commences. This would normally include working hours but to assist in enforcement of such, a condition is proposed to restrict construction and demolition operations, (including deliveries) to between the hours of 08.00 to 18.00 Monday to Friday and 08.00 to 13.00 on Saturday with no operation on Sunday or public holidays. It is considered that subject to submission of an appropriate CEMP and the hours of operation, potential detrimental impact on neighbouring properties can be mitigated to an acceptable level. The CEMP was already conditioned on the original hybrid application.
200. The proposal accords with the objectives of LDP Policy 30 in that it does not cause a significant adverse effect in terms of trip generators or unacceptably affect the privacy and amenity of the occupiers of neighbouring properties or those experiencing the National Park's special qualities.

3.4. Distinctive and Natural Places:

201. This theme considers the protection and enhancement of Wales's environmental and cultural assets. The sub-themes relevant to the reserved matters application are assessed in the following sections.

Historic Environment

202. The Historic Environment is a special quality identified within Policy 8 as contributing to the wider special qualities of the National Park. The outline application was supported by an historic environment desk-based assessment which follows Cadw's Conservation Principles guidance and assesses the evolution of the historic environment both within the site and its wider surroundings. The previously accepted marginal inter-visibility of the proposal is not considered to increase and is more likely to decrease. The Authority's Building Conservation Officer makes no adverse comment. It is not considered that this reserved matters application introduces any new impacts on archaeological remains, Solva conservation area and the relevant listed buildings. The proposal is considered to comply with policies 8 and 14 of the LDP.

Biodiversity Protected Species & Sites

203. Policy 10 (Sites and Species of European Importance) and Policy 11 (Nationally Protected Sites and Species) require that the effects of development on the conservation value of protected sites and protected species are considered in determining a planning application. 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.

Protected Sites - Sites of Special Scientific Interest (SSSI)

204. The *Wildlife and Countryside Act 1981 (as amended)* places a duty on public authorities in exercising their functions, so far as this is likely to affect the flora, fauna, geological or physiographical features of a Site of Special Scientific Interest (SSSI), to take reasonable steps consistent with the proper exercise of their functions to further the conservation and enhancement of those features.
205. Additionally, Paragraphs 6.4.25 & 6.4.26 of PPW12 relate to developments in or in close proximity to Sites of Special Scientific Interest (SSSI), with 6.4.26 stating that:
- ‘There is a presumption against development not within a SSSI but likely to damage SSSI. In such cases, proposals must be carefully assessed to ensure that effects on those nature conservation interests which the designation is intended to protect are carefully understood and development should be refused where there are adverse impacts on the features for which the site has been designated. International and national responsibilities and obligations for conservation should be fully met, and consistent with the objectives of the designation, statutorily designated sites should be protected from damage and deterioration, with their important features conserved and enhanced and the capacity for restoration demonstrated by and through appropriate management.’*
206. The site is in proximity to St Davids Peninsula Coast SSSI. Neither NRW nor the PCNPA Ecologist have raised any concern regarding potential impacts from the proposed reserved matters details in relation to the SSSI and no adverse effect is anticipated from this development.

Habitat Regulations Assessment

207. Special Areas of Conservation (SACs) and Special Protection Areas (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.
208. 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.
209. The Pembrokeshire Marine Special Area of Conservation (SAC), West Wales Marine SAC, St David’s SAC and Ramsay and St David’s Peninsula Coast SPA are designated under EC Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Flora and Fauna (the ‘Habitats Directive’). As such the Conservation of Habitats and Species Regulations 2017, (the “Habitats Regulations”) apply.

210. Dwr Cymru Welsh Water (DCWW) commented on the previous hybrid application and at that time considered the impact of foul flows generated by the proposed development and concluded that flows can be accommodated within the immediate public sewerage system and WwTW. However, a consultation response for this reserved matters application identified that 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, DCWW are required to deliver a scheme at the WwTW to ensure 95% quartile compliance with the flow pass forward performance by 31st December 2026.
211. Were this a full application or an outline application, the Authority would apply a Grampian condition to require that no dwellings be occupied until the improvement works to the Waste Water Treatment Works had been completed. However, once outline permission has been granted the only conditions which can be imposed when the reserved matters are approved are conditions which directly relate to those matters and do not materially derogate from the outline permission (Welsh Government Conditions Circular WGC 016/2014). In this case however, condition 1 of the hybrid permission requires that prior to the commencement of development, a phasing plan shall be submitted to and approved in writing by the Local Planning Authority. The Phasing Plan is required to detail the order and timing of the development to be implemented, including internal roads, housing and the football pitch and associated parking bays. The provision of this Phasing Plan allows the Local Planning Authority to be clear on the timing of the delivery of the dwellings and how this accords with upgrades to the Waste Water Treatment Works. This is considered to appropriately address the concerns raised by NRW.
212. In relation to requirement for a HRA, the PCNPA Ecologist notes that the development site is not within the nitrate nutrient zone. Whilst the NRW response notes that the Solva WWTW feeds into the SAC and suggest a HRA may be necessary, under the NRW guidance for marine and riverine SACs proposals are only required to be screened in and moved to appropriate assessment stage where a SAC catchment is failing to meet its targets both biologically and chemically.
213. [Natural Resources Wales / Advice to planning authorities for planning applications affecting nutrient sensitive Special Areas of Conservation](#) guidance states that under the Habitats Regulations, Planning Authorities must consider the nutrient impacts of proposed developments on water quality within SAC river catchments. The guidance requires that development proposals be screened in for water quality in SAC catchments failing to meet revised nutrient targets. However, the Solva catchment is not in a nutrient neutrality area as the catchment is not failing both biologically and chemically (NRWs criteria), but only chemically. The guidance states that in SAC catchments meeting nutrient targets, it is possible that new developments can be authorised if it can be demonstrated they will have no likely significant effect or not lead to an adverse effect on site integrity (i.e., will not undermine the ability for an SAC to meet its conservation objectives). On this basis, the PCNPA Ecologist has screened the proposal as not having potential for likely significant effects on a European Site and appropriate assessment is not required.

214. Officers have met with NRW to discuss this point and a written request for confirmation of the Authority's approach has been sent to the NRW specialist nutrient team. A verbal update on this matter will be presented to Committee.

Biodiversity Enhancements, Green Infrastructure and Net Benefit

215. Planning Policy Wales (PPW) notes that planning authorities must follow a step-wise approach to maintain and enhance biodiversity, build resilient ecological networks and deliver net benefits for biodiversity by ensuring that any adverse environmental effects are firstly avoided, then minimised, mitigated, and as a last resort compensated for. Enhancement must be secured by delivering a biodiversity benefit primarily on site or immediately adjacent to the site, over and above that required to mitigate or compensate for any negative impact.
216. PPW advises that a Green Infrastructure Statement (GIS) should evidence that a stepwise approach has been followed and a scheme of enhancements to be provided to ensure a net benefit for biodiversity. Furthermore Section 6 of the Environment (Wales) Act 2016 states that 'A public authority must seek to maintain and enhance biodiversity in the exercise of functions in relation to Wales, and in so doing promote the resilience of ecosystems, so far as consistent with the proper exercise of those functions.' Policy 11 of the LDP (Nationally Protected Sites and Species) is consistent with these national policy objectives and legislation.
217. Proposed biodiversity enhancements include integrated swift boxes on the eastern gable ends of development and bat boxes on the type F dwellings. Hedgehog gaps are proposed in the fenced boundaries of the southern row of housing. This accords with recommendations made during the hybrid application. To satisfy condition no. 11 of the hybrid permission, a biodiversity enhancement scheme for phases 1 and 2 was submitted (NP/26/0251/DOC) and partially discharged on 5th August 2026. The detail forming the DOC application is consistent with this RM application.
218. A Green Infrastructure (GI) Statement was submitted as part of the hybrid application and an updated version has been submitted as part of this RM application. The GI statement very broadly describes how a net benefit would be achieved. The hybrid consent required site-wide, specific planting and landscaping details to be submitted via condition no.s 9, 10 and 12. These conditions have been partially discharged by application reference NP/26/0199/DOC and are overall accepted.
219. During the hybrid application, the Authority's planning ecologist advised implementing a 1-metre-wide buffer strip along all boundary hedgerows. Except for a buffer along the hedgerow boundary of the recreational green space, the indicative layout of the hybrid application did not enable this and nor is it achievable with the current reserved matters application. The Authority's planning ecologist is content with this reduced length of buffer, considered in combination with the planting and landscaping proposal.
220. The green infrastructure enhancement consists of approximately 13 specimen and fruit trees; supplementary planting in the northern boundary hedgerow adjacent to the main road; new hedgerow planting between all rear gardens and the rear boundary of the northern row of housing; new hedgebank along the rear boundary of the southern row of housing and ornamental hedgerows in the front curtilage areas of all dwellings.

Grass and meadow areas occupy larger spaces, and rain gardens are proposed between pavements and vehicular areas.

- 221. The approved landscaping accounts for the newly proposed small removal of hedgerow section to accommodate the secondary access.
- 222. Overall, the proposal is deemed acceptable from a biodiversity perspective and complies with Policies 1, 8, 10, 11, and 14 of the LDP2, the requirements of Planning Policy Wales (2024), the Wildlife & Countryside Act 1981 (as amended), the Conservation of Habitats and Species Regulations 2017 and the Environment (Wales) Act 2016.

Surface Water Drainage

- 223. Policy 32 (Surface Water Drainage) of the LDP requires that development will be required to incorporate sustainable drainage systems for the disposal of on-site surface water. The policy ensures that an effective drainage scheme is delivered for protecting and enhancing both the natural and built environment, minimising adverse environmental impacts and flood risk during construction and upon completion.
- 224. Schedule 3 of the Flood and Water Management Act 2010 (FWMA) establishes Pembrokeshire County Council as a Sustainable Drainage Approval Body (SAB). The SAB have the statutory responsibility for approving, and in some cases adopting and maintaining the approved drainage systems.
- 225. Condition no. 32 of the hybrid application requiring surface water details to be submitted has been discharged. The proposed drainage layout utilises a series of drainage features such as cellular soakaways, permeable driveways, cellular concrete and rain garden areas. The Authority have confirmation from the SAB approving body that a SAB application has been made and is currently under review.

3.5. Productive and Enterprising Places

- 226. This final theme of Planning Policy Wales supports economic development and sustainable prosperity. The sub-themes relevant to the reserved matters application are assessed in the following section.

Sustainable Buildings

- 227. Planning Policy Wales paragraph 5.8.1 notes that 'The planning system should support new development that has very high energy performance, supports decarbonisation, tackles the causes of the climate emergency, and adapts to the current and future effects of climate change through the incorporation of effective mitigation and adaptation measures. The Welsh Government's policy is to secure zero carbon buildings while continuing to promote a range of low and zero carbon technologies as a means to achieve this.'
- 228. The Welsh Development Quality Requirements (DQR) 2021 require affordable homes to achieve energy efficiency through a combination of fabric performance, reducing energy demand and low-carbon design. The proposed dwellings use low-carbon technologies including heat pumps and solar panels which support the Welsh Government's decarbonisation objectives. Renewable technologies provide energy

efficient-homes, reducing household energy costs and increasing resilience to future energy price volatility. Homes that are affordable to occupy and healthy to live in, support the Well-being of Future Generations (Wales) Act 2015 goals of creating 'A Prosperous Wales's and 'A Healthier Wales.' Overall, the scheme will provide high-quality, energy-efficient homes consistent with the objectives of PPW and Future Wales

4. **Conclusion**

229. The proposed scheme is consistent with the outline application and addresses the Highways Authority requirement for a secondary, emergency access. The layout, scale and design of dwellings is uniform with the Phase 1 scheme consent. The landscaping is similarly consistent by extending or creating new, similar landscape features. The matters of scale, layout, appearance and landscaping are considered acceptable. It is considered that the proposal delivers on the national sustainable placemaking outcomes established in Planning Policy Wales and reinforced in Future Wales.
230. The proposal is considered to accord with relevant policies of the adopted Local Development Plan and Future Wales and is recommended for approval. The approval would be granted pursuant to the hybrid permission and the conditions attached to the hybrid permission continue to apply.
231. In reaching a recommendation, regard has been given to the requirements 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**

APPROVE, subject to the following conditions:

1. The hereby granted approval of reserved matters shall be begun before the expiration of two years from the date of this approval, or before the expiration of five years from the date of the outline planning permission, whichever is the longer.
Reason: Required to be imposed pursuant to Section 92 (2) of the Town and Country Planning Act 1990
2. The development shall be carried out in accordance with the following approved plans and documents:
 - House Type A Walk up Flats Floor Plans & Elevations - Drawing No. 3949-PEN-ZZ-ZZ-DR-A-2000-D2 Rev P9
 - House Type B 1B2P Floor Plans & Elevations - Drawing No. 3949-PEN-ZZ-ZZ-DR-A-2001-D2 Rev P5
 - House Type C 1B2P Bungalow Floor Plans & Elevations - Drawing No. 3949-PEN-ZZ-ZZ-DR-A-2002-D2 Rev P7
 - House Type D 2B4P Floor Plans & Elevations - Drawing No. 3949-PEN-ZZ-ZZ-DR-A-2003-D2 Rev P9
 - House Type E 2B3P Bungalow Floor Plans & Elevations - Drawing No. 3949-PEN-ZZ-ZZ-DR-A-2004-D2 Rev P5

- House Type F 3B5P Floor Plans & Elevations - Drawing No. 3949-PEN-ZZ-ZZ-DR-A-2005-D2 Rev P11
- House Type G Detached 3B5P Floor Plans & Elevations - Drawing No. 3949-PEN-ZZ-ZZ-DR-A-2006-D2 Rev P2
- Bike Store – Houses - Drawing No. 3949-PEN-ZZ-ZZ-DR-A-3000-D2 Rev P9
- Porch Detail - Drawing No. 3949-PEN-ZZ-ZZ-DR-A-3005-D2 Rev P2
- Dormer Detail - Drawing No. 3949-PEN-ZZ-ZZ-DR-A-3006-D2 Rev P2
- Roof Details - Drawing No. 3949-PEN-ZZ-ZZ-DR-A-3007-D2 Rev P2
- Visual Specification - Boundaries - Doc Ref: 3949-PEN-XX-XX-SC-A-9000-S4-P1
- Visual Specification - External Materials - Doc Ref: 4134-PEN-XX-XX-SC-A-9000-S4-P1
- Site Location Plan - Doc Ref: 4134-PEN-XX-XX-SC-A-1001-D2-P3
- Proposed Site Plan - Drawing No. 3949-PEN-ZZ-ZZ-DR-A-1010-S4 Rev P6
- Proposed Roof Plan - Drawing No. 3949-PEN-ZZ-ZZ-DR-A-1009-S4 Rev P5
- Proposed Street Scene – Drawing No. 3949-PEN-ZZ-ZZ-DR-A-1021-S4 Rev P2
- Proposed Hard Landscaping Plan - Drawing No. 3949-PEN-ZZ-ZZ-DR-A-1011-S4 Rev P2
- Proposed Biodiversity Enhancement Plan - Drawing No. 3949-PEN-ZZ-ZZ-DR-A-1024-S4 Rev P5
- Road Adoption Plan - Drawing No. 3949-PEN-ZZ-ZZ-DR-A-1025-S4 Rev P5
- Site Plan Phase 1 and 2 Combined - Drawing No. 3949-PEN-ZZ-ZZ-DR-A-1030-S4 Rev P5
- Gate Barrier Layout – Drawing No. J4/04011
- Phase 1 Detailed Soft Landscape Scheme – Drawing No. 2217BDS.LS.100 Issue 2 received 05/08/2026
- Phase 2 Detailed Soft Landscape Scheme – Drawing No. 2217BDS.LS.200 Issue 3 received 05/08/2026
- Phase 1 & Phase 2 Landscape Specification, Plant Schedule and Details – Drawing No. 2217BDS.LS.300 Issue 3 received 05/08/2026
- Landscape Management Plan (LMP) Soft Landscape Layout and Plant Schedule - Drawing No. 2217BDS.LS.400 Issue 3 received 05/08/2026
- Green Infrastructure Statement – Received 05/08/2026
- Precautionary Method of Working – Dated 4th August 2026 and received 04/08/2026
- Landscape Management Plan – Dated August 2026 and received 05/08/2026
- Swept Path Analysis Emergency Access - Drawing No. 10135-GRY-XX-XX-DR-C-020 Rev P01 received 04/08/2026
- Proposed Drainage Strategy – Drawing No. 10135-GRY-XX-XX-DR-C-001 Rev P08 received 04/08/2026
- Proposed SUDs construction details – Drawing No. 10135-GRY-XX-XX-DR-C-003 Rev P02 received 04/08/2026
- LTH Compliance Plan - Drawing No. 10135-GRY-XX-XX-DR-C-005 Rev P6 received 04/08/2026
- Highways Adoption Extents - Drawing No. 10135-GRY-XX-XX-DR-C-006 Rev P02 received 04/08/2026
- SUDs Exceedance Plan - Drawing No. 10135-GRY-XX-XX-DR-C-007 Rev P03 received 04/08/2026
- Proposed drainage construction details - Drawing No. 10135-GRY-XX-XX-DR-C-008 Rev P01 received 04/08/2026

- Proposed SUDs construction details - Drawing No. 10135-GRY-XX-XX-DR-C-009 Rev P02 received 04/08/2026
- Proposed SUDs catchment plans - Drawing No. 10135-GRY-XX-XX-DR-C-0010 Rev P03 received 04/08/2026
- Highway agreement plan - Drawing No. 10135-GRY-XX-XX-DR-C-0011 Rev P02 received 04/08/2026
- S104 layout plan – Drawing No. 10135-GRY-XX-XX-DR-C-014 Rev P03 received 04/08/2026
- S104 Construction Details - Drawing No. 10135-GRY-XX-XX-DR-C-015 Rev P02 received 04/08/2026
- S104 Long Sections and Schedules - Drawing No. 10135-GRY-XX-XX-DR-C-016 Rev P02 received 04/08/2026
- Section 38 Cross Sections - Drawing No. 10135-GRY-XX-XX-DR-C-018 Rev P01 received 04/08/2026
- Section 38 / 278 Highway Long Sections - Drawing No. 10135-GRY-XX-XX-DR-C-019 Rev P01 received 04/08/2026

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. During the construction phase no machinery shall be operated, no process shall be carried out, and no deliveries taken at or despatched from the site outside the following times: Monday-Friday 8.00 am-6.00pm, Saturday 8.00 am-1.00 pm nor at any time on Sundays, Bank or Public Holidays.

Reason: To protect the amenity of local residents. 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).

4. Notwithstanding the details in the approved plans, prior to commencement of development a scheme for the internal estate road, driveways and footway shall be agreed in writing with the Local Planning Authority. The scheme as agreed shall be implemented prior to the first occupation of any dwelling up to base course level.

Reason: In the interest of safety and amenity. Policy: Local Development Plan 2 – Policies 29 (Sustainable Design), 59 (Sustainable Transport), and 60 (Impacts of Traffic).

5. Notwithstanding the approved plans, prior to commencement of development, a scheme for the associated parking (for all vehicles including cycles) and turning areas shall be agreed in writing with the Local Planning Authority. The scheme as agreed shall be implemented prior to occupation of any dwellings and thereafter all parking and turning areas shall remain free and clear of obstacles for the duration of the proposed development.

Reason: In the interest of safety and amenity. Policy: Local Development Plan 2 – Policies 29 (Sustainable Design), 59 (Sustainable Transport), and 60 (Impacts of Traffic).

5. Prior to the occupation of any dwelling, the secondary access to the site for emergency vehicles shall be constructed in accordance with the approved plans (DWG 10135 GRY DRC 020 PO1). Thereafter, the emergency access and gating shall be retained and kept free of any obstruction and utilised only for that purpose.

Reason: In the interest of safety and amenity. Policy: Local Development Plan 2 – Policies 29 (Sustainable Design), 59 (Sustainable Transport), and 60 (Impacts of Traffic).

6. Informatives

This approval relates to the reserved matters pursuant to outline planning permission reference NP/23/0545/FUL. All relevant conditions attached to the hybrid planning permission continue to apply unless otherwise discharged or varied.

This Reserved Matters decision is subject to a **legal agreement** provided pursuant to outline planning permission NP/23/0545/FUL.

Highways Informative

The applicant will need to apply for a change to the Traffic Regulation Order (TRO), which can be attained by contacting the Traffic Section of the Highway Authority at traffic@pembrokeshire.gov.uk. You should expect a minimum of six months to elapse between the Highway Authority's Traffic Team confirming that it has all the information necessary to enable it to proceed and the TRO being advertised. You will not be permitted to implement the TRO measures until the TRO has been sealed, and we cannot always guarantee the outcome of the process. The cost of implementing any lining, signing or resurfacing required by the TRO is separate to the TRO fees, which solely cover the administration required to prepare, consult, amend and seal the TRO.