

Item 5 - Report on Planning Applications

Application Ref: NP/14/0681

Case Officer	Liam Jones		
Applicant	Mr M Llewellyn		
Agent	Mr A Vaughan-Harries, Hayston Development & Planning		
Proposal	Proposed residential development of six dwellings and four affordable housing apartments. Access road, public footpath link and landscaping. (Outline)		
Site Location	Land off Walton Road, Broad Haven, Haverfordwest, Pembrokeshire, SA62 3JX		
Grid Ref	SM86161336		
Date Valid	01-Dec-2014	Target Date	25-Jan-2015

Summary

This application has been reported to the Development Management Committee due to the application being for a Major Development as stipulated in the Town and Country Planning (Development Management Procedure) (Wales) Order 2012.

The application proposes, in outline, the erection of six dwellings and four affordable housing apartments including a new access road, public footpath link and landscaping. The submitted application form indicates that all matters are reserved for future approval although has submitted illustrative plans showing how the site could be developed.

Plans indicate a layout comprising of six detached 4/5 bedroom dwellings and four 2 bedroom apartments arranged around a new estate road with turning facilities provided off Walton Road. The proposed dwellings along the northern side of the estate road would be split level and cut into the shallow gradient of the field.

Following consideration of the policies within the Local Development Plan it can be concluded that the principle of development of this site for housing purposes, given that the site is a housing allocation, is acceptable. The increase in number of units from 8 to 10 is acceptable having regard to the fact that the increase is to provide for additional affordable housing to meet an identified need. Subject to detailed scrutiny of the access, layout, appearance, scale and landscaping at Reserved Matters stage and subject to the developer entering into a Section 106 agreement to commit to the provision of affordable housing on site and a planning obligation to provide for highway improvements the application is acceptable and is recommended for approval.

Consultee Response

The Havens Community Council: Concern

Dyfed Archaeological Trust: No objection

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Dwr Cymru Welsh Water: Conditional Consent
PCC - Ecologist: Conditional Consent
PCC - Transportation & Environment: Conditional Consent
Natural Resources Wales: Standard Advice
PCC - Contaminated Land Inspector: No adverse comments

Public Response

The application was appropriately advertised as a Major Development in the Local Press (Pembrokeshire Herald) and through a site notice displayed at the proposed site access on 24 December 2014. Furthermore letters were sent to neighbouring occupiers.

7 No. letters of concern have been received by the Authority and full copies of these responses are held on the planning application file. Some of the concerns raised include;

- Ratio of dwellings to apartments – your proposals are for size dwellings to four affordable housing apartments. The legislation states that the ratio must be 50:50. Therefore only four dwellings must be constructed and not six.
- Drainage - At present, we have storm water cascading on to our property during days of heavy rainfall. This will get worse after the proposed development is complete.
- Loss of privacy – consideration should be given to the building of a permanent dividing wall between the four bungalows in Driftwood Close and the new development
- Disruption during construction – The noise level will be high.
- The initial plan was for 8 properties; this has now increased to 10.
- Village sewerage system is already at full capacity and major improvements are needed before any further development should be considered.
- Walton hill is very narrow at the point where it will join the new road; even allowing for it is be widened and pavements put in, cars are driven at speed down the hill, particularly during the busy holiday period.
- The building of apartments can hardly be classed as affordable; based on both the values of the apartments currently in the village and their unsuitability. They will inevitably end up as holiday lets once again. If any houses are going to be built, surely 2 or 3 bed starter homes would be more appropriate. There are already far too many empty houses in the village: we do not need any more.
- Concerns about elevation of the site above properties on Webbs Hill and impact upon privacy/amenity.
- Proposed footpath seems to have little amenity value as the numbers of people using it would be minimal. Issues with slope, bridge over stream will also require careful consideration.

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Policies considered

Please note that these policies can be viewed on the Policies page
Pembrokeshire Coast National Park website -

<http://www.pembrokeshirecoast.org.uk/default.asp?PID=549>

LDP Policy 01 - National Park Purposes and Duty
LDP Policy 06 - Rural Centres
LDP Policy 08 - Special Qualities
LDP Policy 09 - Light Pollution
LDP Policy 11 - Protection of Biodiversity
LDP Policy 15 - Conservation of the Pembrokeshire Coast National Park
LDP Policy 29 - Sustainable Design
LDP Policy 30 - Amenity
LDP Policy 31 - Minimising Waste
LDP Policy 32 - Surface Water Drainage
LDP Policy 44 - Housing
LDP Policy 45 – Affordable housing
LDP Policy 52 - Sustainable Transport
LDP Policy 53 - Impacts on traffic
PPW7 Chapter 03 - Making and Enforcing Planning Decisions
PPW7 Chapter 04 - Planning for Sustainability
PPW7 Chapter 05 - Conserving and Improving Natural Heritage and the Coast
PPW7 Chapter 09 - Housing
SPG05 - Sustainable Design
SPG06 - Landscape
SPG08 - Affordable Housing
SPG12 - Parking
SPG20 - Accessibility
TAN 05 - Nature Conservation and Planning
TAN 12 - Design

Officer's Appraisal

Background

The application site, which is an existing agricultural field to the south of Driftwood Close and immediately adjacent to Walton Road in the village of Broad Haven. The site is allocated in the Local Development Plan for housing.

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The site is referred to as HA734 – South of Driftwood Close. The allocation makes reference to the provision of 8 residential units.

History

No planning history

Current Proposal

The application proposes, in outline, the erection of six dwellings and four affordable housing apartments including a new access road, public footpath link and landscaping. The submitted application form indicates that all matters are reserved for future approval although has submitted illustrative plans showing how the site could be developed.

Plans indicate a layout comprising of six detached 4/5 bedroom dwellings and four 2 bedroom apartments arranged around a new estate road with turning facilities provided off Walton Road. The proposed dwellings along the northern side of the estate road would be split level and cut into the shallow gradient of the field. The scale parameters are as follows:

4/5 Bedroom Dwellings

- Main length 13m to 14m
- Main width 7m to 7.5m
- Main height to ridge 7.5m to 8.5m

Affordable units

- length 10m to 10.5m
- Width 7.5m to 8m
- Height to ridge 7.5m to 8.5m
- (Combined block of two units 17.5m to 18m x 7.5m to 8m)

Indicative plans show provision of a new public footpath/verge on entry to the site with re-alignment of the hedgebank, visibility splays to Highways requirements, widening of the carriageway at the access point, pedestrian crossing with tactile paving, grassed verges, landscaping scheme to include reinforced hedging along northern boundary including hedgebank to southern boundary and other supplementary planting.

The applicant advises that foul drainage will drain into the public sewer at the lower end of Walton Road and surface water will be disposed by soakaways. A Geotechnical Ground Investigation Report concludes that the ground infiltration conditions are suitable for construction of soakaways.

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The application has been supported with the following information:

- Planning Report & Design & Access Statement
- Ecological Survey Report (January 2015)
- Transport Statement

Key Issues

The application raises the following planning matters:

- Policy and Principle of Development
- Visual Amenity and Special Qualities of the National Park
- Highway Safety, Access and Parking
- Neighbouring Amenity
- Biodiversity
- Archaeology
- Water Drainage and Flooding
- Affordable Housing
- Planning Obligations
- Third Party Concerns

Policy and Principle of Development

The application site is located to the south and on the fringe of Broad Haven, a recognised Rural Centre within the Local Development Plan. The site can be accessed off Walton Road and lies at a higher level than existing houses along Driftwood Close.

Section 38 of The Planning and Compulsory Purchase Act 2004 requires that the determination of a planning application must be in accordance with the Development Plan unless material considerations indicate otherwise and in this case, the Development Plan comprises the Pembrokeshire Coast National Park Local Development Plan ('LDP').

The LDP sets out that the site is allocated for housing purposes as part of the strategic aims of the plan. Broad Haven itself is defined as a 'Rural Centre' which lies partly within the National Park under Policy 6. The aims of this policy are to a) to meet the housing, in particular affordable housing needs, b) to encourage small scale employment developments and c) to protect and enhance the Centre's range of facilities.

The housing allocation refers to 8 residential units being provided on the site, however, the application proposes a total of 10 residential units provided across 8 buildings taking into account that four affordable housing units are proposed within a semi-detached pair of buildings. The site is capable of accommodating the number of units proposed and this will provide 4 affordable housing units.

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There is a shortage of affordable housing in the Havens area amounting to 8 No. 1 bedroom units (December 2014) in addition to further need in the surrounding Community Council and in the wider National Park. Where need is acknowledged it must be accepted that this would be better placed on existing allocated sites rather than be placed on new sites outside of existing Centres of the LDP. The site is well linked to existing services and as such the addition of 2 residential units on the site above the allocation can be supported in principle in accordance with the aims of policies 6 and 44 in providing for new housing to meet the aims of Broad Haven as a Rural Centre.

Visual Amenity and Special Qualities of the National Park

Policy 8 of the Pembrokeshire Coast National Park Local Development Plan (LDP) is a strategic policy which refers to the special qualities of the National Park and lists priorities to ensure that these special qualities will be protected and enhanced. Policy 15 of the LDP seeks the conservation of the Pembrokeshire Coast National Park with criteria 'a' and 'b' resisting development that would cause significant visual intrusion and/or, that would be insensitively and unsympathetically sited within the landscape. Criteria 'd' and 'e' resists development that would fail to harmonise with, or enhance the landform and landscape character of the National Park, and/or fail to incorporate important traditional features.

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

Whilst all matters are reserved for future consideration there is a need to consider the general visual amenity of the area. The site comprises a roughly rectangular parcel of land forming part of a larger field enclosure. It is bordered along the west by an established hedgebank set against Walton Road and is separated from existing dwellings along Driftwood Close by timber fencing. The ground slopes generally downwards to the village in a northerly direction from its south facing boundary.

Indicative plans show the general form of the buildings that could be achieved across the site which will include 6 detached two storey market dwellings and a block of four apartments. The suggested layout shows that the site can accommodate the number of units proposed, however, this site is prominent in the landscape and the landscape and the topography of the site near Driftwood Close will require further detailed information as part of a reserved matters application. Appendix 2 commentary of this site in the LDP suggests *that 'the upper edges of any development should be well vegetated to provide definition to the edge and properly assimilate any development into the landscape which will enhance the special qualities of the National Park'*. The applicant indicates the provision of further planting and retention of existing

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hedgerows, as well as the split level nature of the dwellings, in order to help assimilate the proposed development with existing development.

It can be concluded that the general scale of this development for the mix of units proposed, subject to further scrutiny on the access, appearance, landscaping, layout and scale at Reserved Matters stage meets the requirements of the policies 8, 15, 29 and 30. Whilst the plans are indicative only and layout is a Reserved Matter, the site can be delivered in a way that does not impact unacceptably on general visual amenity of the area and the layout can be considered further via the reserved matters approval process.

In summary it is considered that the housing site proposed forms a natural continuation of the built form of the village to the east which is allocated for housing. Subject to further scrutiny of the details as part of any future Reserved Matters application it is considered that the principle of development without unacceptable impact on visual amenity or the special qualities of the National Park can be achieved. As such the requirements of Policies 8,15,29 and 30 can be achieved and impact on visual amenity and special qualities of the National Park do not form a reason for refusal.

Highway Safety, Access and Parking

Policies 52 and 53 of the Local Development Plan refer to sustainable transport and the traffic impacts of proposed development. The Highway Authority confirm that the principle and general layout of the application appear satisfactory in that adequate parking has been indicated and adequate exit visibility onto the County Road has been shown. They note that a footpath proposed to the south and west but does not appear to lead to any connection and further details of this will be required. The Highway Authority recommend conditions to require the estate road to be built to Highway Requirements for Development and Guidance contained within Manual for Streets, no part of the development to be used or occupied until the car parking, access and turning areas are completed as well as a condition to require full details of and provision of the proposed footpath link.

Further consultation with the Highway Authority has established a contribution of £2500 for each dwelling will be required given the pressure of the development upon existing pedestrian services in the area. It is considered that this contribution would assist the funding of footways along Walton and Marine Roads both adjoining and near the application site.

As such there are no objections to raise on highway grounds and the scheme complies with the requirements of policies 52 and 53 of the LDP.

Neighbouring Amenity

The application site is at a higher gradient than properties along Driftwood Close and any scheme will need to be developed having regard to the topography and viewpoints offered from each dwelling. This is a detailed

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matter that will need to be considered at a Reserved Matters stage given that we are only considering the principle of developing the site in this application. It is considered that the principle of developing the site without adversely impacting the amenity of existing residents can be achieved and as such the proposal complies with the requirements of policies 29 and 30 of the LDP.

Biodiversity

The initial application was not submitted with any ecological information and on the basis of there being a potential for an adverse impact as a result of the works to the front boundary hedgebank and loss of foraging habitat for bats and badgers a scoping survey was required.

An Ecological Report was produced for this site and received on 15 January 2015. This comprised of a walkover survey for evidence of use by protected species and habitats. The survey advised that the grassland itself appears to be of low ecological value and that the hedgerows are likely to be used by nesting birds at appropriate times of the year and may also act as foraging and commuting corridors for bats. The report concluded that the proposed development of this improved grassland area is unlikely to have a detrimental impact on the biodiversity of the area, but its development must be used as an opportunity to enhance the site for wildlife. Recommendations are put forward including the provision of bird and bat boxes in the buildings and new planting along the northern and southern boundaries.

The Authority's Ecologist has assessed the information provided and is recommended that a suitable condition be attached to require full details of biodiversity enhancements to be agreed prior to works commencing. It is considered that such requirements can be incorporated in the detailed design and the information requested can be adequately provided at a reserved matters stage and as such the principle of a housing development on this site is acceptable in relation to ecological impacts. As such the scheme complies with the requirements of Policy 11 which requires that any impacts to protected species or their habitats will only be permitted where the effects will be acceptably minimised or mitigated.

Archaeology

Strategy Policy 8 'Special Qualities' of the Local Development Plan requires the protection and enhancement of the special qualities of the Pembrokeshire Coast National Park. Among these recognised qualities is the historic environment. Policy 8 (Criterion 'd') requires that 'the historic environment is protected and where possible enhanced'. Welsh Office Circular 60/96 – Planning and the Historic Environment – Archaeology sets out detailed guidance on such matters and is a material consideration.

The Authority consulted Dyfed Archaeological Trust as part of the submission and no response has been received. As such there are no objections raised on archaeology grounds in relation to the principle of development.

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Water Drainage and Flooding

The submitted information advises that surface water is proposed to be disposed of to a soakaway whilst foul drainage is to be connected to existing connections. A geotechnical report was produced to examine the feasibility of using soakaways at the site and concluded that this would be appropriate. The applicant also advises that Welsh Water has confirmed there is sufficient capacity in the foul sewer system to accommodate foul drainage from the proposed development subject to the necessary agreements.

The Authority has received a response from NRW which advises that there is no objection to make due to the applicant intending to discharge foul water to the public foul sewer and surface water to a SUDS scheme. A response received from Welsh Water confirms no objection subject to conditions including the requirement to submit a comprehensive and integrated drainage scheme being provided.

It can therefore be concluded that the principle of development is acceptable having regard to water matters and can be adequately dealt with through conditions and further details to be provided at reserved matters stage.

Affordable Housing

The LDP sets out within policies 44 and 45 that schemes of housing development shall deliver affordable housing. The LDP confirms the expected provision from this site was 50% i.e. 4 affordable housing units and 4 market housing units.

The revised SPG (November 2014) advises that the allocated scheme now requires a contribution of 35% affordable housing for the 8 dwellings anticipated in the allocation (i.e. contribution of 2 dwellings).

The applicant has put forward that 40% of the dwellings are to be affordable as Low Cost Home Ownership dwellings. These would be provided in a single block to the south east of the application site. In terms of the choice of Low Cost Home Ownership over Social Rented the applicant's advisor states the following:

"When looking at the AH element the clear nature of the development, with its position in Broadhaven clearly lends itself to private ownership throughout hence the approach on the LCHO. The thought process is very similar to my consideration at Broadway, in that the provision of dwellings is for 1st and 2nd type buyers (who want to own their property in areas such as The Havens where properties are high value) so they can live within a prime site such as this, but own. We do not have a problem with the provision of the AH, indeed we have provided more than 35% requirement, because it fits well and sensibly as four apartments within a building that will marry into the

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site in scale and parameter to the surrounding dwellings. The site as shown works well as 2beds offer the flexibility that is critical going forward".

On the basis of the evidence provided as part of the application, in that the buildings within which the affordable housing is to be provided will need to fit the scale and size of the market housing around it, the fact these can cater for buyers new to the market in a prime location, and that the affordable housing percentage will be above that recommended in the SPG (40% over 35%) the choice of Low Cost Home Ownership, as opposed to Social Rented, can be accepted in principle. As such the development is acceptable in line with the aims and requirements of policies 44 and 45 and the Adopted SPG 'Affordable Housing'. Subject to the developer entering a Section 106 agreement to provide this the scheme is considered to be acceptable with regard to provision of affordable housing.

Planning Obligations

In order to ensure that new developments are positive and that any negative impacts are minimised the Authority requires new developments proposing three or more dwellings to contribute to local services and facilities. Policy 48 of the LDP sets out the policy approach and the Adopted Supplementary Planning Guidance – Planning Obligations sets out the basis and way of seeking such contributions which is primarily through a Section 106 Agreement. Contributions can be sought in connection with Transportation, Education, Libraries/Community facilities, Recreation Open Space, and Recycling/Waste Facilities where the obligation is *a) necessary to make to the development acceptable in planning terms; b) directly related to the development; and c) fairly and reasonably related in scale and kind to the development.*

Officers have consulted with the relevant sections of Pembrokeshire County Council and contributions were requested for enhanced transport links in the area for the development (£2500 per dwelling), £948.56 per dwelling to be used on upgrading and adding to existing equipment to the existing village play area, £187 per dwelling to be used on upgrading/adding equipment to Broad Haven Village Hall and £574.50 for education for the remodelling of Broad Haven CP School.

The proposed development will generate approximately 10 new family units to the area which Pembrokeshire County Council argue will bring further stress on the surrounding highway and pedestrian network. The Highway Authority have requested that a contribution of £2500 be provided in order to fund the provision of improved pedestrian links to and from the site along Walton Road and Marine Road. The development will place additional pressure on the local networks and the need to provide better connectivity is a material consideration and relevant in order to make the development acceptable with regard to its connectivity. In relation to open space Pembrokeshire County Council advise that the money would be used to enhance the play experience at the play area located off Sandyke Road in the centre of Broad Haven

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village. It is anticipated, that due to its size, this development will add pressures to this already well used facility and therefore new items of equipment and overall enhancement will be required to manage this increase in usage. The request for funding in relation to Community Facilities would be to enable the Village Hall to purchase additional materials that will be needed to facilitate the additional project user numbers that this development will bring. The funding will be used to purchase additional tables, chairs etc. With regard to education the development will bring additional pressure on local services and money is requested in order to contribute to the remodelling of Broad Haven CP School.

Taking the requests into account, and having regard to the Community Infrastructure Levy Regulations ('CIL Regulations') the requests for additional play equipment and equipment for the village hall are not considered to be reasonably necessary in order to make the development acceptable. Sandyke Road is some distance from the development site and it cannot be regarded that the development is of a scale that necessitates additional equipment or that planning permission would have to be refused if this was not provided for. Similarly the request for additional materials for the Village Hall may be preferable but it is not essential to make the development acceptable.

The request for a contribution to education is noted, however, this is made for general 'remodelling works' as opposed to a specific project as a result of this particular development. Furthermore there are forecast to be surplus primary places prior to housing commitments being considered. As such the request for a contribution is not considered to be necessary to make this particular development acceptable in planning terms and it is not recommended that it be included.

In summary provision for a contribution to enhanced highway links shall be required through a Section 106 agreement having regard to the CIL regulations and the development proposed.

Third Party Concerns

The Havens Town Council as well as neighbouring occupiers have raised concerns about the application. The following response can be given to the Town Council Questions raised in their letter received 24 December 2014.

- LDP allowed for 8 properties, 4 of which were to be affordable. Outline now asking for 10 properties, 4 of which to be affordable. Councillors do not support the change.

There has been a change in circumstances since the LDP was first adopted in that the level and thresholds of affordable housing sought on new developments has changed. This is down to difficulties in the housing market including the viability of new schemes. The Authority's Revised SPG set out a new threshold of negotiation for this site based at 35%. The current scheme actually offers 40% which is above the

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threshold. If the scheme was for only 8 residential units the authority would only be requiring that 2 of these were affordable. It is recognised that there is a shortage of affordable housing in the Havens and wider areas and it is considered that this site offers a suitable location to accommodate the additional need as opposed to placing such sites out of existing Centres or allocated sites within the LDP.

- No development should be given the go ahead until the sewage plant has been updated.

The application before the Authority is for the principle of developing the site for housing and the Authority has consulted both NRW and Welsh Water for a view on the proposed water and sewage arrangements. Both NRW and Welsh Water offer no objection this application subject to suitable conditions relating to water management.

- Local Residents would like to have a hedgerow along the back of the development.

A future application would need to include full matters of landscaping for consideration.

- Residents in Driftwood Close are concerned about surface water drainage as the field is higher than them

The application advises that surface water is to be dealt with by a sustainable drainage system which can be required by condition.

- Concerns on the proposed approach to the development as this is a single road and already congested by traffic waiting to pass each other during the tourist season.

The scheme indicates measures to improve the road and access will be provided and the Highway Authority raises no objection to the principle of this. Access would be subject to scrutiny at Reserved Matters stage.

- There have also been some queries as to where the open space money and community money goes?

Officers have consulted with Pembrokeshire County Council who consider that there is a general need to require upgrades to existing village play area located off Sandyke Road and equipment for Broad Haven Village Hall. Having considered these requests, in line with CIL Regulations, the requests are not considered to reasonable in order to make the development acceptable. As such contributions will not be sought by the Authority as to do so could bring into question the lawfulness of the planning decision.

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With respect to third party concerns it is considered that the concerns relate to matters that will subsequently be considered as part of a reserved matters application. The site is an allocated site within the LDP and its principle is already supported for development. For example there are concerns raised about potential loss of privacy. Unacceptable impact on privacy can be avoided and this can be addressed and considered when the design and siting of the dwellings is formally considered. With relation to drainage the Authority has received no objection from Welsh Water with respect of capacity for the proposed development. The highway concerns are noted although the Highway Authority is satisfied that the site can be developed without an adverse impact upon safety in the area. In relation to affordable housing concerns the applicant will be required to enter into a section 106 agreement to secure that the homes will be affordable.

The concern about a potential footpath is noted, however, the applicant submitted this as a potential option to improve pedestrian links in the area giving a more direct access to the school. The Highway Authority considers that a financial contribution will be required but to fund separate improvements to pedestrian access along Walton road and Marine Drive and not the proposed footpath to the school which is not to be pursued as a requirement through a Section 106 agreement. As such, should the applicant wish to pursue the option of a new footpath to link to the school, whilst being acceptable in principle, this would need to be subject to further details and consideration given that it involves substantial changes in levels and access near to existing residential properties.

Conclusion

Following consideration of the policies within the Local Development Plan it can be concluded that the principle of development of this site for housing purposes is acceptable. The increase in numbers of housing, above that stipulated in the LDP is considered to be acceptable given that the increased numbers will allow for affordable housing units to meet an identified need in the area and National Park.

Subject to detailed scrutiny of the layout, appearance, scale and landscaping at Reserved Matters stage and subject to the developer entering into a satisfactory Section 106 agreement to commit to the provision of affordable housing on site and other planning obligations the application is acceptable and recommended for approval.

Recommendation

The application be delegated to the Chief Executive (National Park Officer) / Director of Park Direction and Planning / Head of Development Management to grant planning permission subject to the interested person(s) first entering into a satisfactory Section 106 Legal Agreement or Agreements to include the following necessary planning obligations:

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- Procure that 40% of the dwellings built on the site pursuant to the planning permission are built and thereafter maintained as affordable housing units in perpetuity.
- Pay a contribution of £2500 per dwelling for highway works and improvements along Walton Road and Marine Drive.

Terms of the Section 106 agreement(s) and any phasing is to be negotiated with the applicant.

And subject to the following conditions:

1. Details of the access, appearance, landscaping, layout, and scale, (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the local planning authority before any development begins and the development shall be carried out as approved.

Reason: The application, in outline form, does not give sufficient detail for consideration of these matters at this time.

2. Any application for approval of the reserved matters shall be made to the local planning authority not later than three years from the date of this permission.

Reason: Required to be imposed pursuant to Section 92 (2) of the Town and Country Planning Act 1990.

3. The development shall begin either before the expiration of five years from the date of this permission or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason: Required to be imposed pursuant to Section 92 (2) of the Town and Country Planning Act 1990.

4. The reserved matters submission shall be in accordance with the parameters of scale for the development and broadly in accordance with other considerations as set out on the indicative Proposed Site Layout (Drawing Number 03 Revision A 1:500) and Planning Report and Design and Access Statement received 1 December 2014.

Reason: In order to be clear on the **scale** of development approved in principle in the interests of visual amenity and the special qualities of the National Park. Policy: Local Development Plan - Policies 8 (Special Qualities), 15 (Conservation of the Pembrokeshire Coast National Park) and 30 (Amenity).

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5. The reserved matters submission shall include full details of topography and cross sections indicating the relationship between dwellings proposed on the site and adjacent dwellings at Driftwood Close and Webbs Hill. The development shall thereafter only be carried out in accordance with the approved Cross Sections.

Reason: In the interests of visual amenity and the amenities of neighbouring occupiers. Policy: Local Development Plan - Policies 8 (Special Qualities), 15 (Conservation of the Pembrokeshire Coast National Park) and 30 (Amenity).

6. The reserved matters submission shall include a comprehensive Tree and Landscaping Scheme which shall provide full details of all existing trees and hedges to be retained as part of the development including the planting of additional native species throughout the development site. The development shall thereafter only be carried out in accordance with the approved details.

Reason: In the interests of providing for a suitable scheme of landscaping to protect the visual amenity of the area. Policy: Local Development Plan - Policies 8 (Special Qualities), 15 (Conservation of the Pembrokeshire Coast National Park) and 30 (Amenity).

7. The proposed development shall be served by an estate road laid out and constructed, including pedestrian crossing points and a means of surface water disposal, in accordance with the current Pembrokeshire County Councils Highway Requirements for Development and guidance contained within Manual for Streets, details of which are to be submitted to and approved in writing by the local planning authority and prior to first occupation the road will be brought up to base course level and prior to final occupation the road shall be surfaced to wearing course level.

Reason: To ensure an adequate access is provided in the interests of highway safety. Policy: Local Development Plan – Policy 53 (Impacts of Traffic).

8. No part of the completed development shall be used or occupied until the car parking areas, access and turning areas have been completed and marked out up to the property in accordance with drawings approved as part of any subsequent Reserved Matters permission. The car parking areas, access and turning areas shall thereafter be retained in accordance with the approved plans and available for use for car parking and turning.

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Reason: To ensure adequate car parking and turning is provided within the curtilage of the site, in the interests of highway safety.
Policy: Local Development Plan – Policy 53 (Impacts of Traffic).

9. Prior to commencement of any works in relation to the proposed footpath as indicated on the illustrative drawings full details of the footpath shall be submitted to and approved in writing by the local planning authority. The footpath shall thereafter be fully implemented in accordance with the approved details prior to first occupation of the development site.

Reason: The application is made in outline and insufficient details are provided to consider the full impacts of the proposed footpath. Policy: Local Development Plan – Policies 8 (Special Qualities), 15 (Conservation of the Pembrokeshire Coast National Park), 30 (Amenity) and 53 (Impacts of Traffic).

10. No development shall commence until details of a comprehensive scheme for the disposal of foul and surface water has been submitted to and agreed in writing by the local planning authority. The scheme shall be implemented in accordance with the approved details prior to the first beneficial use of the development and retained in perpetuity.

Reason: To protect the integrity of the Public Sewerage System and to ensure that effective drainage facilities are provided for the proposed development and that no adverse impact occurs to the environment or the existing public sewerage system. Policy: Local Development Plan – Policies 29 (Sustainable Design) and 32 (Surface Water Drainage).

11. No building shall be occupied until a sustainable drainage system for the site has been completed in accordance with details first submitted to and agreed in writing by the local planning authority. The sustainable drainage system shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan.

Reason: To ensure that effective drainage facilities are provided for the proposed development and that no adverse impact occurs to the environment or the existing public sewerage system. Policy: Local Development Plan – Policy 29 (Sustainable Design).

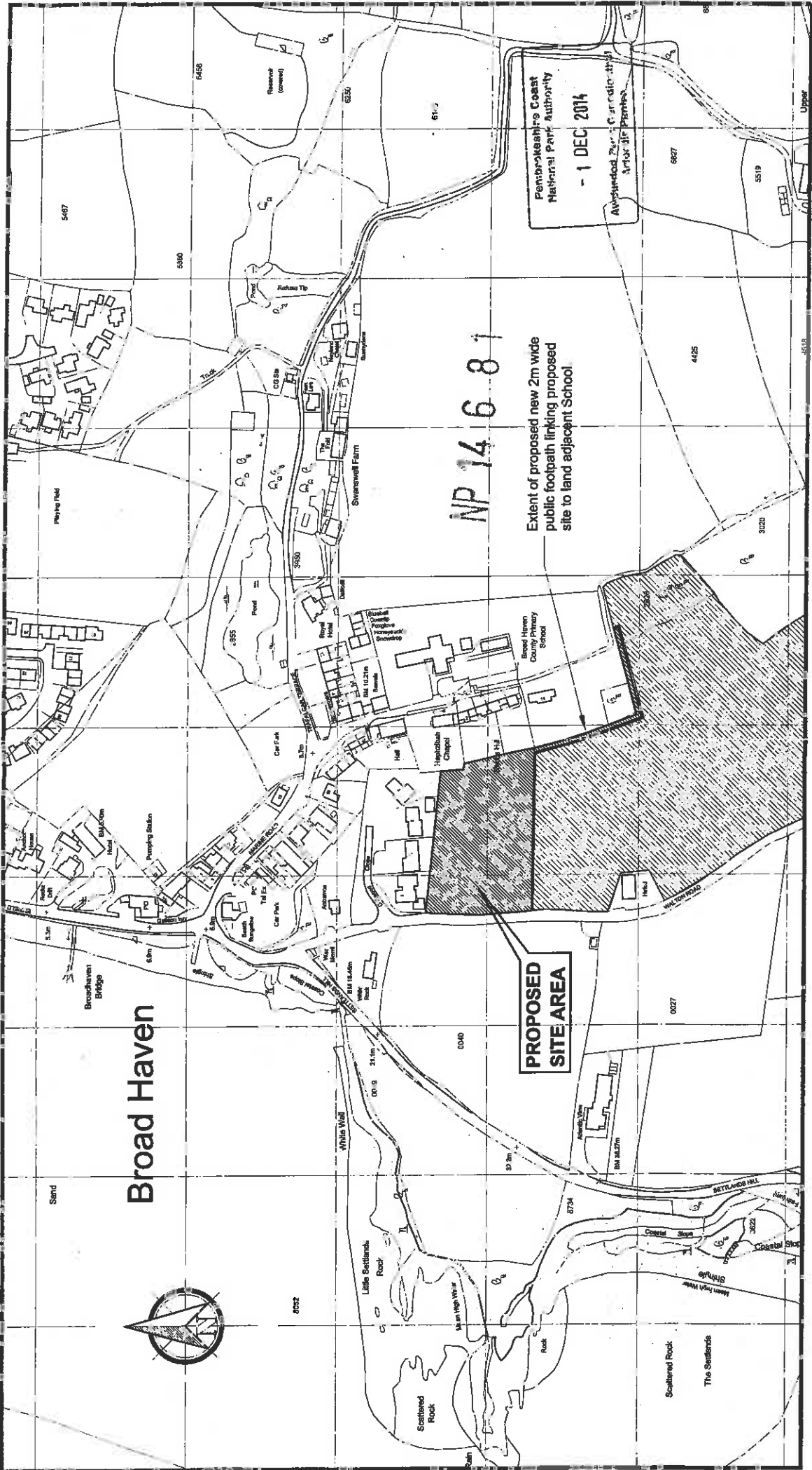
12. No development shall take place until details of biodiversity enhancement measures have been submitted to and approved in writing by the local planning authority as part of a reserved matters submission. The measures shall reflect the recommendations made by Kite Ecology, January 2015, and
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include details on vegetation clearance, lighting and location/type of enhancement. The measures shall be installed prior to first beneficial use of the development and retained thereafter.

Reason: In the interests of providing ecological enhancements to the site as a result of the loss of green field land and to ensure that animal and plant species and habitats listed under the Conservation of Habitats and Species Regulations 2010 are adequately protected, and to protect and enhance the character and appearance of the site and its setting within the Pembrokeshire Coast National Park. Policy: Local Development Plan – Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 11 (Protection of Biodiversity) and 15 (Conservation of the Pembrokeshire Coast National Park).

If the Section 106 legal agreement is not completed within 3 months of the foregoing resolution then delegated power be given to the Chief Executive (National Park Officer) / Director of Park Direction and Planning / Head of Development Management to exercise discretion to refuse the application on the grounds of non-compliance with policies 45 and 48 of the Local Development Plan.



SITE LOCATION PLAN

Scale - 1:2500

SITE AREA IN RED
(includes footpath link area)
1.752 ACRES
0.711 HECTARES

Proposed Public Footpath indicated
Date: 11/10/14

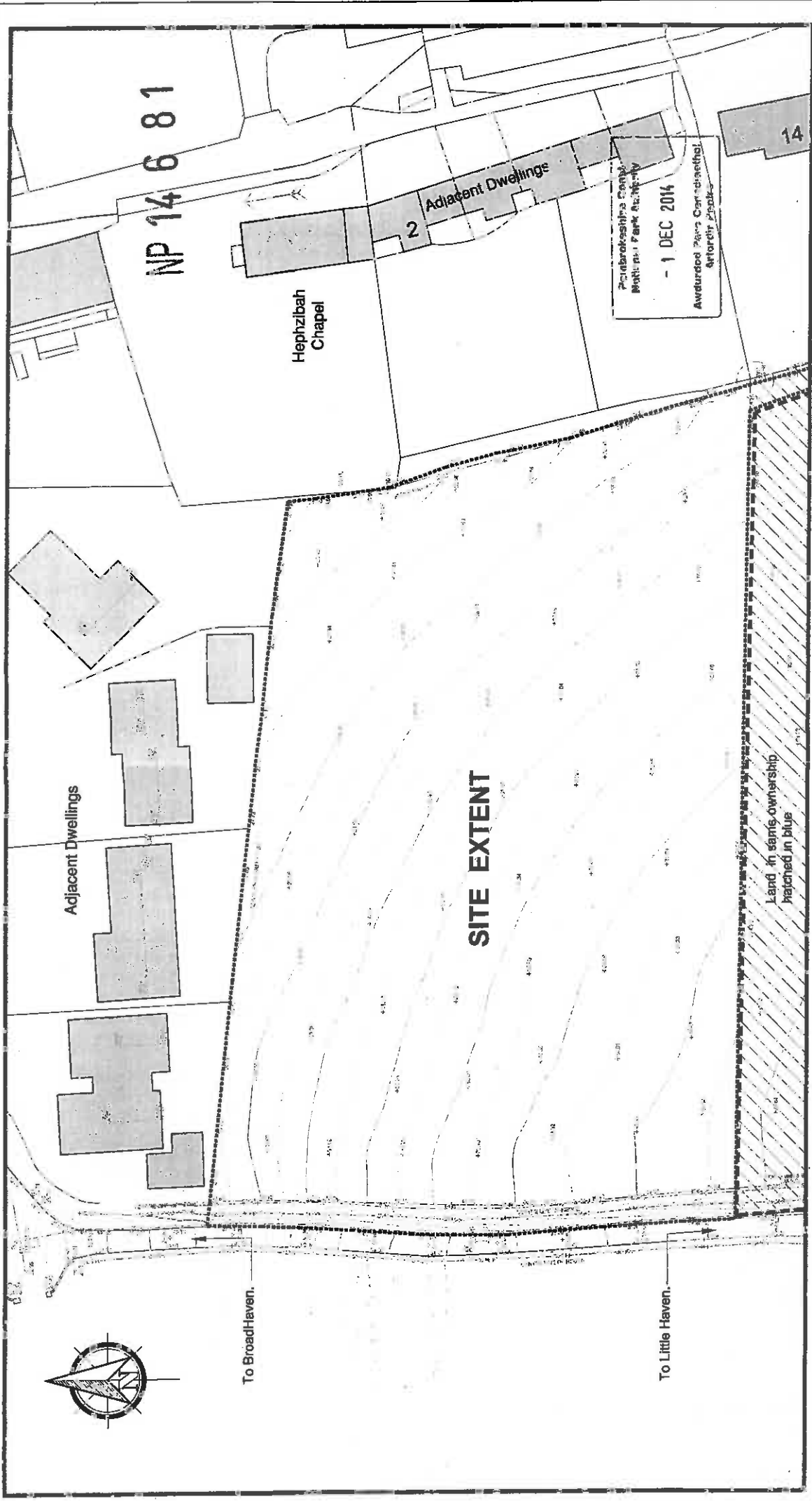
Project No.	001/27/14	Date	
Site No.			
SITE LOCATION PLAN			

Client	Mt M. Lewtelling
Project	Proposed Outline Planning application for 10 no. residential dwellings to Land off Walton Road, Broad Haven, Pembrokeshire
Drawn	01
Checked	A
Scale	1:2500
Date	July 2014

Item 15

Hayston
Developments
& Planning Ltd

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EXISTING SITE SURVEY
 Scale - 1:500

Rev A: Plot boundary has been added. 4.1.2014

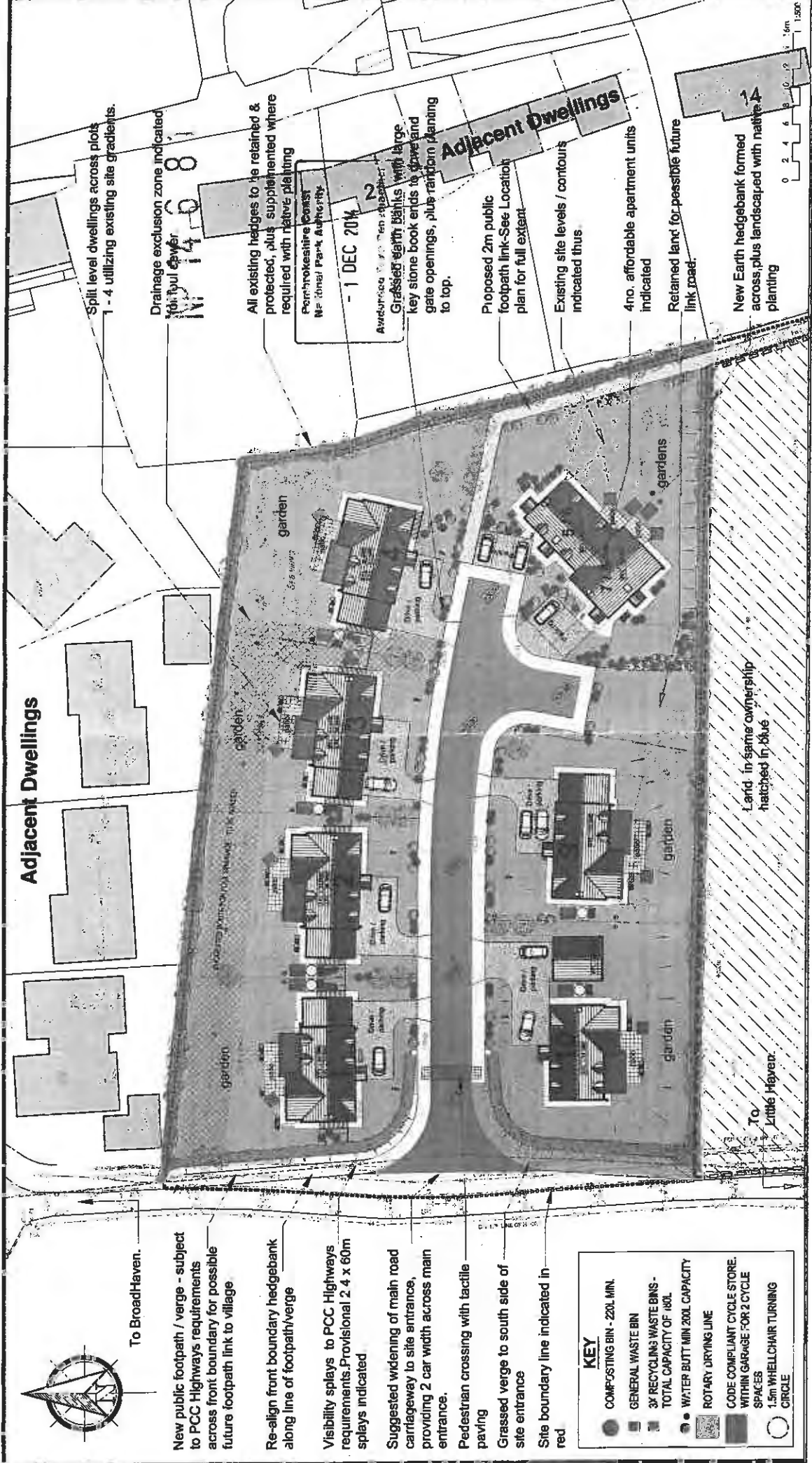
Drawn by:	Drawn on:	Date:

02/14
EXISTING SITE LAYOUT

Client: **Mr M. Llewellyn.**

Project: **Proposed Outline Planning application for 10no. residential dwellings to Land off Wolkun Road, Broad Haven, Pembrokeshire.**

Drawn by:	Scale:	Date:
02	A	1:500
		July 2014



Split level dwellings across plots 1 - 4 utilizing existing site gradients.

Drainage exclusion zone indicated by blue hatched area.

All existing hedges to be retained & protected, plus supplemented where required with native planting

Permitted by Council - 14 DEC 2014

Grassed verges with large key stone book ends to driveway gate openings, plus ramp planning to top.

Proposed 2m public footpath link-See Location plan for full extent

Existing site levels / contours indicated thus

4no. affordable apartment units indicated

Retained land for possible future link road.

New Earth hedgebank formed across, plus landscaped with native planting

Adjacent Dwellings

To Broad Haven.

New public footpath / verge - subject to PCC Highways requirements across front boundary for possible future footpath link to village

Re-align front boundary hedgebank along line of footpath/verge

Visibility plays to PCC Highways requirements. Provisional 2.4 x 60m plays indicated

Suggested widening of main road carriageway to site entrance, providing 2 car width across main entrance.

Pedestrian crossing with tactile paving

Grassed verge to south side of site entrance

Site boundary line indicated in red

- KEY**
- COMPOSTING BIN - 220L MIN.
 - GENERAL WASTE BIN
 - 3rd RECYCLING WASTE BINS - TOTAL CAPACITY OF 180L
 - WATER BUTT MIN 200L CAPACITY
 - ROTARY DRYING LINE
 - CODE COMPLIANT CYCLE STORE WITHIN GARAGE FOR 2 CYCLE SPACES
 - 1.5m WHEELCHAIR TURNING CIRCLE

PROPOSED SITE LAYOUT

Scale - 1:500

GENERAL SERVICES KEY

- FOLL GRAVITY DRAIN
- SURFACE WATER DRAINAGE
- WM - WATER MAIN
- NOTE: SERVICE POSITIONS ARE SUGGESTED ONLY AND ARE SUBJECT TO ENGINEER'S SERVICE PROVIDED DESIGN / DETAILS, AND ARE FOR ASSISTANCE ONLY

SCHEDULE OF ACCOMMODATION

- 6NO - LUXURY PLOTS (catering 4/5 bed dwellings with integral or detached garages)
- 4NO - AFFORDABLE APARTMENTS (2bed units)
- 2 x parking spaces per dwelling 1.5 per apartment

LANDSCAPING

- DRIVES PAVED WITH PERMEABLE BRICK OR BLOCK PAVEMENT
- PATIO AREAS - PAVIMENT OR PAVING SLAB FINISH
- TARMAK/GRASS FINISH ROAD & PAVEMENTS TO ADJUSTABLE STANDARDS
- GRASSED GARDEN AREAS TO FRONT AND REAR OF DWELLINGS.
- 1.8M HIGH CLOSE BOARDED FENCES / GATES
- VARIOUS ORNAMENTAL PLANT SPECIES
- INDICATIVE POSITIONS FOR NEW SEMI-MATURE TREES TO BE PLANTED
- NEW GRASSED EARTH BANK 600-1200MM HIGH WITH PLANTING ON TOP
- NOTE: ALL EXISTING HEDGES SUPPLEMENTED WITH ADDITIONAL NATIVE SHRUBS/PLANTS TO INCREASE DENSITY, WHERE NECESSARY.

SCALED PARAMETERS

- 4/5 BED DWELLINGS**
- Main Length=13.14m; main width=7.5m;
 - main ridge=7.5-8.5m
 - Adjoining projections -
 - Length=6.5-7.5m; width=2.5-3.5m; Ridge=7.5-8.5m
 - Integral garage/accommodation -
 - Length=7-8m; width=4-5m; ridge 7-8m.
 - Detached garage -
 - Length=6-8.5m; width=4.5-5m; ridge 4.5-5m
- AFFORDABLE UNITS**
- Width(Gable) 7.5-8.0m; Length=10-10.5m; ridge=7.5-8.5m
 - (Combined overall block = 17.5-18m x 7.5-8.0m)
 - Typical porches generally -
 - Length=2.5-3.5m; width=1.5-2.5m; Ridge=3.5-4m

Rev A - 11/10/14

PROPOSED SITE LAYOUT

Mir M. Llewellyn

Proposed Outline Planning application for 10no residential dwellings to Land off Walkton Road, Broad Haven, Pembrokeshire

03 A

1:500

July 2014

Hayston

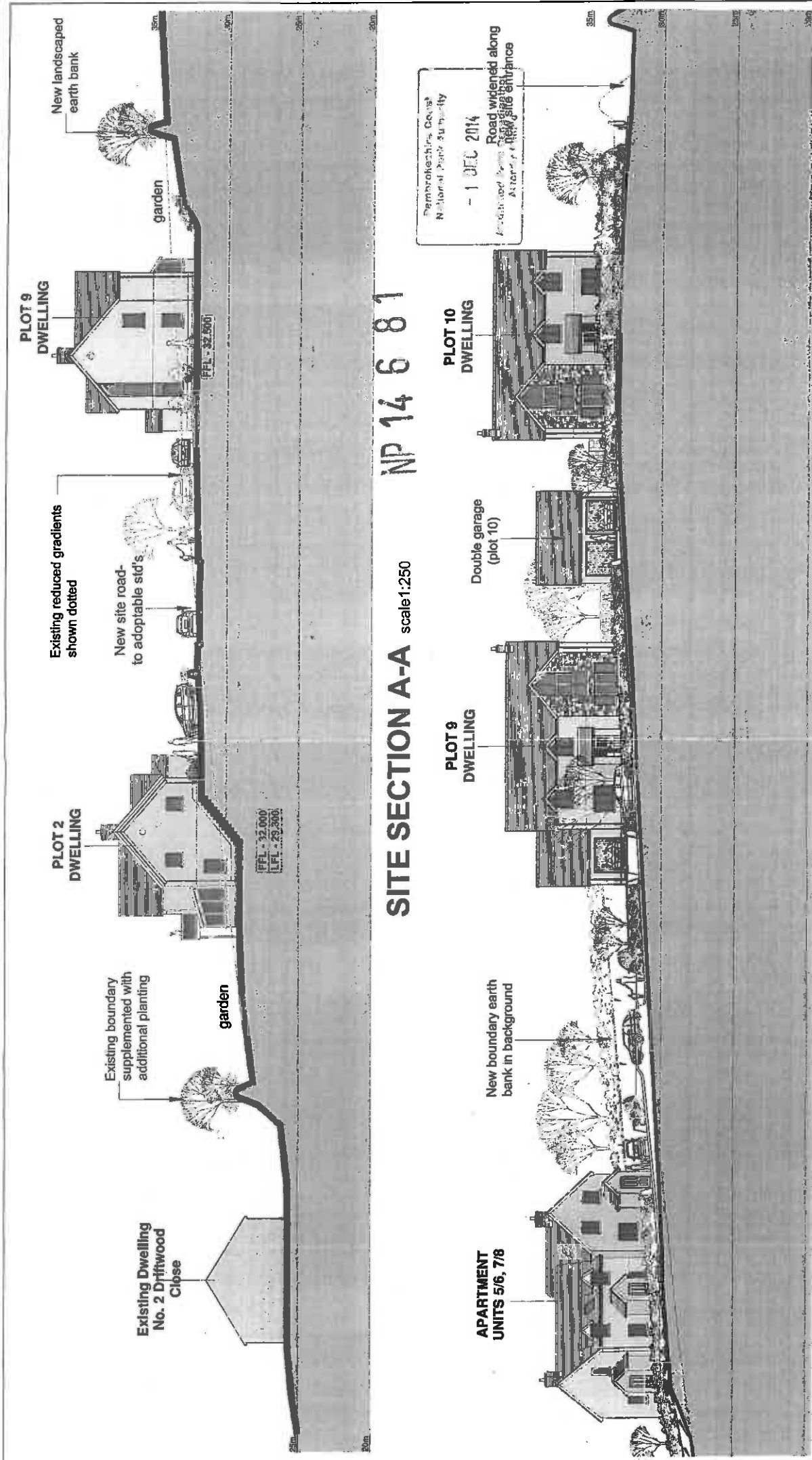
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Pembrokeshire County
 National Park Authority
 - 1 DEC 2014
 Road widened along with new site entrance

NP 14 6 8 1

SITE SECTION A-A scale 1:250

SITE SECTION B-B scale 1:250



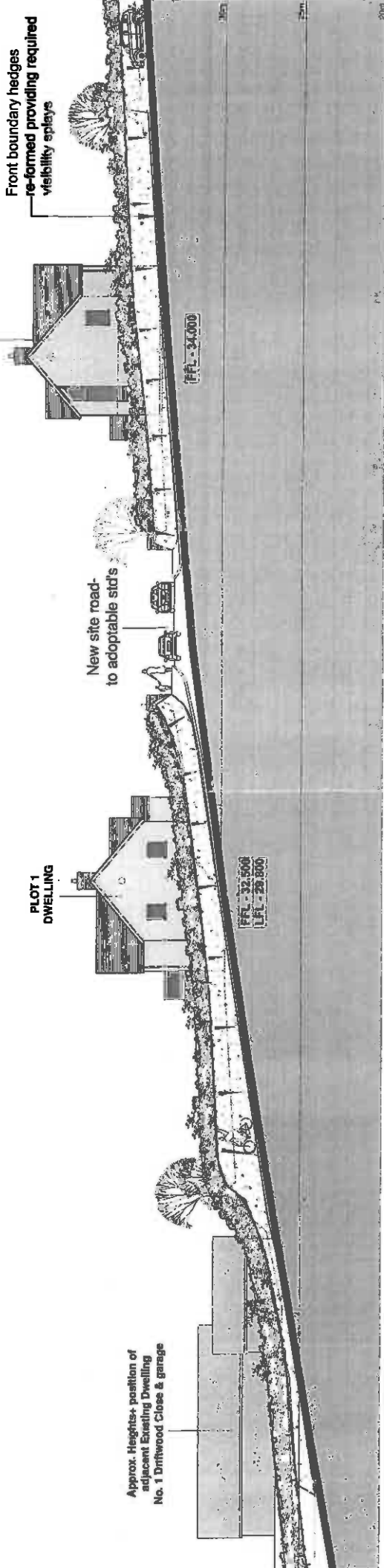
Rev. A	4.11.2014	4.11.2014	1:250	July 2014
PROPOSED SITE SECTIONS				
Client: Mr M Llewellyn				
Proposed Outline Planning application for 10no. residential dwellings to Land off Walton Road, Broad Haven, Pembrokeshire				
Plotting Number	04	Zone	A	Scale
Plotting Number	04	Zone	A	Scale

PROPOSED SITE SECTIONS Scale 1:250



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NP 14 6 8
 14 DOT 18
 DWELLING



Approx. Heights- position of adjacent Existing Dwelling No. 1 Driftwood Close & garage

FFL - 34,000

FFL - 32,500
 LFL - 29,500

SITE ENTRANCE VIEW scale 1:250

Pembrokeshire Coast National Park Authority
 - 1 DEC 2014
 Ardwrdded Parc Cenedlaethol A. Tor-dir Penfro

Rev A	Util numbers updated	01.11.2014
Author	Design	Date
PROPOSED SITE ENTRANCE VIEW		
MR M. Llewellyn		
Proposed Outline Planning application for 10no. residential dwellings to Land off Walton Road, Broad Haven, Pembrokeshire		
Part of No.	Section	Scale
05	A	1:250
Date		July 2014

item 50

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PROPOSED SITE ENTRANCE VIEW IN CONTEXT

Scale 1:250