

Application Ref: NP/15/0194/FUL

Case Officer	Caroline Bowen		
Applicant	Mr J Roberts		
Agent	Mr I Johnston, Harries Design & Management		
Proposal	Residential development of 35 dwellings (including 14 affordable units) incorporating open space & new access points of Feidr Eglwys and Feidr Bentinck		
Site Location	Land off Feidr Eglwys, Newport, Pembrokeshire		
Grid Ref	SN05943893		
Date Valid	30-Mar-2015	Target Date	24-May-2015

Summary

This planning application is brought before the Development Management Committee as it is a major application, as defined under the terms of the Town and Country Planning (Development Management Procedure)(Wales) Order 2012.

The application site is located to the south east of the main settlement of Newport. The site falls within the Centre Boundary for Newport, as detailed in the Key diagram and Proposals Map which accompanies the Pembrokeshire Coast National Park Local Development Plan, and is allocated in the Plan for housing. This allocation refers to 20 dwellings.

Full planning permission is sought for a residential development comprising 35 dwellings on land adjacent to Feidr Eglwys, Newport. The proposal also incorporates open space and new access points off Feidr Eglwys and Feidr Bentinck. Of the 35 dwellings proposed, 14 will be affordable units, which will be accessed via Feidr Eglwys. A further 2 dwellings will be accessed via Feidr Eglwys, and the remaining dwellings will be set out in two 'cul-de-sacs' both accessed via Feidr Bentinck. The existing field boundaries are to be retained, with the housing development set out between them.

Following detailed consideration of the issues, and of the responses received from statutory consultees and the public, the proposed development is considered to be appropriate to the setting, and would be in accordance with national and local planning policy. The recommendation is, therefore, of approval, subject to conditions and the entering into a Section 106 agreement to provide for the delivery of affordable housing and planning obligations in respect of Education, Transportation, Open Space and Libraries & Community Facilities.

Consultee Responses

Newport Town Council: Objecting - The number of dwellings (35) proposed considerably exceeds that stipulated in the Local Development Plan (12) or that given in the Supplementary Planning Guidance. Highway safety - a major concern of the local populace. Increased traffic.

PCNPA - Tree and Landscape Officer: Conditional Consent - There are no Tree Preservation Orders on or immediately adjacent to the proposed development site. The site is not within Newport Conservation Area. The proposed development is acceptable in principle. Some further information will be required to allow an informed response to be made on the suitability of the proposed development in accordance with the tree and landscape features on and immediately adjacent to the development site.

PCNPA - Park Direction: No objection - The site is allocated for 20 dwellings in the Local Development Plan (Policy45/Table 7). The principle of residential development on this site has been established through the Local Development Plan process. The updated Supplementary Planning Guidance on Affordable Housing sets a requirement that 40% of the total dwellings should be for affordable housing provision. Based on 20 dwellings, this would be a requirement of 8 dwellings. The Authority seeks to negotiate this requirement with developers based on a viability appraisal. The actual level of provision may therefore differ from the requirement.

PCNPA - Buildings Conservation Officer: Supporting -

1. Impact on the setting of listed buildings. Whilst a material planning consideration, there is no legal definition of what comprises a setting of a listed building, but views in, out and across form are an obvious test, defined by case law. The 'sense of place' is another consideration. The listed buildings of the town are scattered across the settlement, forming part of the 'grain' of the streetscape with the exception of the major accents of the castle and church. The latter will both remain as such, albeit with lesser views from the east - the main panoramic views from the south (downhill) and north (from the Parrog with Carningli as the backdrop) will retain both buildings as landmarks. In terms of the setting of the 'lesser' buildings, the proposed layout of the development nods towards the medieval grid pattern of the existing streets without introducing an incongruous pattern of development in terms of scale, density and form. The impact on the setting of the listed buildings overall is considered to be neutral. In terms of the sense of place, the proposed development is considered appropriate in terms of its residential use, providing a sensitive extension of the town, respecting both the existing streetscape and semi-rural character.

2. Impact on the setting of the adjacent conservation area/its character and appearance. The setting of a CA is not a material consideration (character and appearance only so when considering development within CA boundaries). The consideration of the wider landscape is strictly a planning consideration, but the site forms part of the important outlying area of the conservation area, as identified within the Proposals Document (SPG). The relevant defined outlying area is large, covering the whole of Carn Ingli. In visual terms, the proposed development logically extends the site eastwards, respecting the existing semi-rural character and adjacent historic street pattern in its layout and landscaping. In terms of the potential loss of archaeological features, our expert consultees are best placed to comment.

PCC - Transportation & Environment: Conditional Consent - Vehicular traffic can link to the development site from various routes, The route along Feidr Eglwys and Church Street through the tighter streets within the middle of the town is a Class 3 Road, but using a route along Feidr Bentick which is

the shortest link to the A487 Trunk Road (375 metres rather than 475 metres) will inevitably take the majority of traffic even from dwellings to be accessed directly onto Feidr Eglwys. The traffic onto Feidr Bentick will be at a point only 210 metres from the Trunk Road A487, and therefore traffic to and from these would be unlikely to proceed further up Feidr bentick to use Feidr Eglwys or to turn along Goat Street.

We calculate that a mixture of private and social houses as proposed will generate in the region of 3.41 vehicular trips per house per day. The peak hour for trip generation from a residential development is between 17:00 and 18:00 hours when 18% of the trips are likely to occur. This equates to a peak flow for the whole development of 21 vehicles over that hour or approximately 1 vehicle every 3 minutes during that hour.

Revised plans have been submitted which now show that a 25 metre visibility splay (as measured from 2.4 metres back) will be constructed looking up the hill from the estate road junction. This visibility splay has been assessed from looking at the tables in Manual For Streets and takes into account that the proposed alterations to the junction of Feidr Bentick with Feidr Eglwys (opposite Kings Street/Terrace) will naturally reduce speeds from the top of this hill. Further minor visibility splays and minor alterations at two accesses onto Feidr Eglwys are included on this revised plan.

There will be a requirement that Public Rights of passage are established at an early stage for the pedestrian route through the site from Feidr Eglwys, which starts at Plot 7 and later splits to both a ramp for prams and scooters and a stepped pathway down onto Goat Street. There will not only be available for the occupiers of the 35 dwellings but also to further dwellings to the south and from the Cilgwyn area just 300 metres beyond (the potential of a further 20 to 50 dwellings) encouraging a more sustainable means of getting closer to the heart of the community where shops, schools and community buildings are located. A safety gate/barrier is required at the top of this footpath and a disabled friendly kissing gate is proposed on the revised plan mentioned above.

PCC - Head of Public Protection: Conditional Consent - The proposed development site is currently utilised for agricultural purposes. There are no records of the site having had a historically contaminative land use. The following report was submitted for review with the above planning application; 'Terra Firma (Wales) Ltd. Geotechnical and Geo Environmental report for Proposed Development at Feidr Eglwys, Newport, Pembrokeshire. December 2011.

The Pollution Control Team has reviewed the report and can make the following comments. Given that there are no known contamination issues at the site, it is considered that the scale of the investigation was suitable...There is no evidence therefore, that there is significant contamination at the proposed development site and remediation will not be required unless contamination is identified during construction.

PCC - Ecologist: Conditional Consent - There are some aspects that are agreeable in principle but will require further clarification, these include dormouse mitigation, a lighting scheme and on-going site management plan, It is felt that this can be achieved by condition.

As a European Protected Species, dormouse, has been recorded on site, a Development Licence will be required to authorise the proposed works.

Natural Resources Wales: Supporting - Original response - We object to the above application at this time until further information regarding dormice, a European Protected Species, has been provided and assessed by us. Our requirements are listed below for your convenience. Additionally we require confirmation from Dwr Cymru Welsh Water that there is capacity in the Newport sewer system to accommodate this development.

28/8/2015 - We offer no objection to the application, but ask that the following information be included. We would reiterate our previous comments in our letter of 28 July 2015 regarding European Protected Species but note drawing number 12 'Site Layout' Revision B, dated 27 July 2015 and drawing number 30 'Tree Mitigation and Planting' Revision B dated 27 July 2015 appear to be inconsistent with the dormouse mitigation commitments as illustrated on drawing number 25 'Dormice Mitigation Plan' Revision B, dated 7 July 2015.

It was on the basis of drawing number 25 that NRW removed our previous objection to the scheme. Drawings 12 and 30 indicate areas of wildflower verge and grass within the dormouse mitigation areas. However, such habitats would also likely be inconsistent with the nature of planting of these areas within any final dormouse mitigation scheme, in particular on the western side of the site. Therefore, we advise that the current revisions of drawings number 12 and 30 should not be implemented.

Dyfed Archaeological Trust: Conditional Consent - This search has revealed that the proposed development has previously been the subject of an archaeological field evaluation which has revealed the presence of important surviving archaeological deposits on site. The site also lies within close proximity to several scheduled ancient monuments which comprise Newport Castle and two early medieval prescribed stones. In view of the proximity of the proposed development to these designated assets, we recommend that you consult with Cadw on the issue of the impact on the setting of the statutorily protected monuments.

Consequently it is likely that archaeological material extends into the application area and that any remains surviving as buried archaeological features will clearly be adversely affected by the proposed development, should consent be forthcoming.

Therefore, in order to protect potential archaeological interests, we recommend that a grampian style condition should be attached to the application, should consent be given.

Dwr Cymru Welsh Water: Conditional Consent - Sewage treatment.

No problems are envisaged with the Waste Water Treatment Works for the treatment of domestic discharges from this site.

Water supply.

Dwr Cymru Welsh Water has no objection to the proposed development.

CADW - Protection & Policy: The proposed development is located within the vicinity of the scheduled monuments known as

PE087 Newport Castle (unoccupied parts)

PE304 Pillar Cross in Newport Churchyard

PA305 Pillar Cross 140m SE of Newport Church

and also inside the registered Newport and Carningli Landscape of Special Historic Interest.

The views from the castle to the north, northeast and northwest have always been of a townscape. Whilst the application area has been less developed since the medieval period there is likely to always have been some structures in this area. The proposed layout of the development is clearly influenced by the medieval street pattern of the town and incorporates the existing field boundaries into the design. Whilst the addition of the new buildings into this area will be a change to the current views from the castle, they will be partly screened by existing and additional vegetation, and as discussed above, this was an area where some medieval settlement occurred. It is therefore Cadw's opinion that the impact of the proposed development on the setting of the designated monument will be slight.

All views of the development area (located some 98m to the west) from PE304 Pillar Cross in Newport Churchyard, will be blocked by the building of St. Mary's Church and therefore the development will be no impact on the setting of this monument. PE305 Pillar Cross 140m SE of Newport Church is located in the garden of Maen-y-Groes. The monument like PE304 is an early Christian monument bearing an incised cross on its' eastern face. The monument is located some 20m south of the application area was originally in a field but Maen-y-Groes was constructed in the 1960s and it became part of the garden. Views to the proposed development site are significantly screened by existing vegetation and even if this was removed the significant changes made already to the setting of the monument by the construction of the bungalow mean that the impact would be very slight at worst.

As noted above the application area is inside the registered Newport and Carningli Landscape of Special Historic and more specifically inside the Newport Historic Character Area. This character area is composed of the houses, gardens, shops, school, roads and other infrastructure of the town, but includes pockets of fields and other open ground between the built-up areas. The proposed development will remove one of the small pockets of fields between the built up areas, but in Cadw's opinion this only constitutes a slight impact on the historic landscape character area and a very slight impact on the Registered Historic landscape as a whole.

Trunk Road Agency: Reply - Original response - A Transport Statement is required to include a full appraisal of the developments impact on the junction between Feidr Bentick and A487 trunk road. Consent should be withheld until further details are submitted for approval by NPA and Trunk Road Agency.

10 August - The supporting TS (Transport Statement) demonstrates that impacts to the several junctions already in regular use downstream of the LDP site would not be material. Traffic speeds through Newport are restricted by

the historical alignment and are generally low. Furthermore there are no notable recorded collision history at the junction locations. The Welsh Government(Transport) therefore has no objection or further comments to make with regard to the above planning application.

Public Response

The application has been advertised by means of site notice and by letters to neighbours immediately surrounding the site. The application has been advertised as both a major development, and as a departure from the Local Development Plan, as the number of dwelling proposed is more than is indicated in the Plan itself.

Public consultation was undertaken twice – once on the submission of the original drawings, and, following further revisions to take account of protected species, again on the revised plans.

Responses from 72 individuals have been received, both to object (58 letters) and to support the proposal (14 letters). In summary, the issues raised in the letters on file encompass the following land use considerations;

- That the existing infrastructure around the site and within Newport is unable to accommodate the number of dwellings proposed.
- That the number of dwellings proposed exceeds the allocation given in the Local Development Plan.
- The narrow lands surrounding the site will not be able to sustain the increased traffic.
- That trees and hedgerows would be removed to facilitate the new access, which would have an adverse impact on the landscape character of the area.
- That the sewerage system for Newport would not be able to cope with the new dwellings.
- The plans look like they will offer a range of properties suitable for our family's needs.
- There is an excessively high level of proportion of market housing, which does not reflect the needs of the local community.
- The market dwellings would not be affordable to the local community.
- An opportunity to give families and chance to live in Newport, to inject new life into the town.
- The impact of noise and movement entering and exiting the site and travelling along Feidr Bentick.
- The affordable housing element is segregated from the rest of the site.
- There was little community involvement prior to the submission of the planning application.
- The proposal is overdevelopment as it cannot be supported by the adjacent road network.
- Much of the mature trees will be retained as well as hedgerows. The properties would be within walking distance to the shops and other amenities.

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- The layout proposed is not sympathetic to the existing terraced character of Newport.
 - The mix and type of housing lends itself to people like me to move back to my town.
 - Cyclists and pedestrians will be in danger from additional traffic on the narrow lanes.
 - Concern at noise and disturbance from the above ground transformer.
 - The existing fields and natural habitat will be blighted by the new development.
 - The provision of much needed affordable housing.
 - It will put life and young people back in the community.
 - The development would have an adverse impact on the setting of nearby listed buildings – the rural backdrop to the adjacent church and graveyard is a key positive aspect of its setting.
 - The proposed development would adversely affect a prominent view into Newport Conservation Area, which is identified in the Conservation Area Proposals for Newport and Newport Parrog.
 - The proposed development is unsympathetic and of poor design quality. It has a lack of response to local character and fails to achieve a strong sense of place.
 - It is a great idea to have a footpath through the estate which will make walking into and out of town safer.
 - I feel these houses will be ideal as they will be for local people.
 - It will offer affordable housing for local people, an increase in trade for local businesses, and would fit in well to the area causing little disturbance to residence due to the availability of off road parking ensuring there is little increase in traffic.
 - The plan to keep many of the original hedges and borders will be beneficial to nature and will maintain a natural look that will not destroy the breathtaking views of the area.
 - The development would detract from the attractiveness of the town, and would have an adverse impact on tourism.
 - The likely difficulties resulting from increased road use and parking will impact on local businesses as people will stay away.
 - The building of foundations for this level of housing will affect the underwater streams and potentially cause flooding to Bentick Terrace and Goat Street.
 - The application may be in breach of the Future Generations Act as it does not ensure benefit to present and future generations through environmental, economic and social improvements.
 - The layout of properties have good parking facilities and gardens and are in walking distance from shops.
 - No safe or navigable route to the town centre is provided for anyone confined to a wheelchair or encumbered by a pushchair with young children.
 - The town needs people to live in Newport to support the school and local businesses during the winter months.
 - Newport needs to be a thriving, growing community, not a museum piece.
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- There would be inadequate soakaways for the development.
- Concern at the loss of agricultural land.

The Authority have also received a petition comprising 314 signatures, who ...'object strenuously and in the strongest possible terms to the current development proposal for 35 dwelling units... ..to be built on land to the north of Feidr Eglwys in Newport, Pembrokeshire. This development proposal is almost three times larger than the "12 dwellings" promised as a maximum in the Local Development Plan 2010 and among other reasons for objection would have a disastrous adverse effect on both traffic management and road safety in the vicinity, is completely out of character with the far lower density of existing housing in the area and finally would utterly despoil the conservation area Newport Gateway aesthetic, including both castle and church. A detailed document containing comments from the Bentick Development Opposition Group on the proposed development, was also submitted for consideration to the Authority.

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 03 - Newport Local Centre
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 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 09 - Housing
SPG04 - Planning Obligations
SPG06 - Landscape
SPG08 - Affordable Housing
TAN 02 - Planning and Affordable Housing
TAN 12 - Design

Constraints

Contaminated Land
LDP Allocation
LDP Mineral Safeguard
Biodiversity Issue
Historic Landscape
Ancient Monument - within 50m
Potential for surface water flooding
LDP Centre:70pc aff housing;30 units/ha
Recreation Character Areas

Officer's Appraisal

Site description

The land subject of this application is comprised of five field parcels partitioned by existing mature hedgebanks, with the prevailing ground levels sloping down from south to north. The site is bordered on three sides by rural roads - Goat Street lies to the north, with residential development beyond; Feidr Bentick lies to the east, with a small number of dwellings located on the eastern flank of the road, opposite the site; and Feidr Eglwys lies to the south, with residential dwellings along the southern flank. To the west, between St Mary's Church, the cemetery and the application site, runs a minor watercourse (Nant Ysgolheigon) which is bordered by existing trees.

The site measures approximately 1.5 hectares and is currently pasture. There is an existing access onto the site via Feidr Eglwys.

Planning History

- NP/11/453 – Screening opinion for proposed residential development. Decision – EIA not required - December 2011.

Constraints

- LDP Centre 40% Affordable Housing, 30 units/ha
- LDP Allocation
- LDP Mineral Safeguard
- Biodiversity
- Contaminated Land
- Historic Landscape
- Ancient Monument – within 50m
- Potential for Surface Water Flooding
- Recreation Character Areas
- Conservation Area

Current Proposal

The development comprises the following elements;

- 21 full market dwellings set out in a configuration of two cul-de-sacs accessed via Feidr Bentick. The dwellings will comprise a mix of single storey and two storey detached dwellings. Each will have private garden space and parking.
- 14 affordable dwellings set out in a mews configuration, together with a new access via Feidr Eglwys. The dwellings will be a mix of a single short terrace and four semi-detached pairs. Each will have private gardens, with parking provided centrally to this part of the development.
- The creation of informal open space areas to the western boundary adjoining Nant Ysgolheigon, and to the north east part of the site.
- The construction of a ground-mounted transformer to the north of the site.
- Two footpaths to link the development to Goat Street.

Key issues

- **The principle of the development**

The application site falls within the settlement boundary of Newport, thus whilst the plan should be read as a whole, Policy 3 sets out specific land use priorities for Newport. These include the aim to meet the housing, and in particular, the affordable housing needs of the local area (a) and to ensure that developments permitted contribute to the protection and enhancement of the town's special qualities (e).

Residential development is, therefore, supported within the Centre boundary for Newport. Strategic Policy 44 – Housing advises of a requirement for a minimum density of 30 dwellings per hectare for housing development in Centres. In this instance, the application site is subject of a housing allocation (HA825: North of Feidr Eglwys) which states an allocation of 20 dwellings. During the Plan period (end date of 2021), land is to be released for the provision of approximately 962 dwellings. Whilst there is already land with planning permission for housing, this would result in less than half of the dwellings required, therefore the density of 30 dwellings per hectare is required to make best use of the land which is made available, which is expected to include small windfall sites and through unforeseen opportunities in the Centres.

The most recent planning performance figures for the period July 2014 to June 2015 produced by the Welsh Government, demonstrate that

the current housing land supply in the National Park is below the Welsh target, being at 2.7 years set against the target of 4 years supply. As such the proposals, which seek to provide additional housing, particularly within Centre locations such as this proposal, need to be carefully considered.

In the Planning Statement, submitted as part of the planning application, the applicant has sought to explain the rationale for the denser development of 35 units. It is stated that;

'The potential constraints (identified in the 4-stage sustainability appraisal at LDP preparation stage) were identified respectively as,

- a) The impact on the character conservation area*
- b) Potential access issues*
- c) Potential impact on archaeological remains*
- d) Potential impact on Natura 200 sites*

The above impacts were assessed at allocation stage without the benefit of relevant survey and investigation and so the initially low allocation numbers represent a conservation reaction to perceived constraints on the site. Those constraints have now been quantified by the findings of relevant surveys, which have in turn informed the development potential of the site. It is also incumbent on any developer to ensure the efficient development of the site: this is in line with the sustainability objectives as set out in Planning Policy Wales that seeks to promote the resource-efficient development of land to minimize land-take and urban sprawl. This objective is also implied in policy 44 of the LDP, which requires a minimum density of 30 dwellings on sites within centres. Given the scarcity of development land in the national park as a whole and the fact that this is the most significant allocation in the north of the park, the efficient development of the land is even more important.'

Policy 45, supported by Supplementary Planning Guidance on Affordable Housing (which updates the affordable housing requirements on allocated sites) seeks a provision of 40% affordable housing. The applicant has designed the development to provide the required percentage of affordable housing, and by providing the affordable housing to the south-west section of the site, accessed via Feidr Eglwys, it is intended that the affordable element can be achieved and delivered independently of the market housing element. The applicant has provided written confirmation of an offer of interest from Cymdaithas Tai Cantref in providing the affordable housing, but has also indicated that discussions are taking place with a number of Registered Social Landlords.

In respect of current affordable housing need, the most recent figures from the Local Housing Market Assessment (LHMA) indicate that across the Community Council areas of Newport, Cwm Gwaun, Dinas

Cross and Nevern, the following number of properties need to be developed per year for each of the next 5 years;

Affordable Rented (Newport figure in brackets):

1-bedroom – 39.3 (18.8)
2-bedroom – 3.9 (1.8)
3-bedroom – 0.0
4-bedroom – 1.1 (0.7)
5-bedroom – 0.6 (0.4)
6-bedroom – 0.0

Low Cost Home Ownership (Newport figures in brackets):

1-bedroom – 6.3 (1.9)
2-bedroom – 0.0
3-bedroom – 0.0
4-bedroom – 0.0
5-bedroom – 0.0
6-bedroom – 0.0

The methodology of the Local Housing Market Assessment has been approved by the Welsh Government Data Unit as a consistent approach to be used to assess housing need across Wales.

The LHMA does use the existing need taken from the Housing Register. It should be noted though that the data taken from the Housing Register is only those households from Gold to Silver band and therefore classed as in 'housing need' under the Allocation Policy – households who are suitably housed with no additional needs are not included.

When calculating the need for affordable housing the LHMA uses this existing housing need from the register but then also takes into account arising need and supply over the next five years by looking at:

- The turnover of existing social housing in an area,
- The number of new households likely to be formed in that period,
- Average earnings in the area,
- The cost of renting privately and purchasing in the open market,
- The number of mortgage repossessions
- Information on homelessness presentations.

These elements are all drawn together to see how existing supply can meet current and future demand, and produces a figure of new housing required to meet any unmet need.

This development proposes seven 1-bedroom units, five 2-bedroom units and two 3-bedroom units, which would be considered an

acceptable mix of tenure in respect of the existing affordable housing need.

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The Authority's commentary for the original allocation advised that:

'Development of this site will need to respect the character and setting of the Conservation Area and church and additional and significant planting within the site area will be required. The density of development will need to be limited to 12 dwellings to ensure that it does not harm the character of the area and to meet access constraints. It is not known whether there is an archaeological resource on site which would further constrain the development of this site... Site has been identified as having likely significant effect on Natura 2000 sites and should be subject to Habitats Regulations Assessment.'

The Inspectors Report on the examination into the Pembrokeshire Coast National Park Local Development Plan also provided a detailed appraisal of the allocated site (which was originally submitted for a smaller area, but the allocation was recommended to be expanded by the Inspector in their examination report). Amongst the comments made, he advised that;

...' the site is reasonably well-screened from local viewpoints, and in the more distant prospect of the town from the north any built development here would be seen within the context of the surrounding housing and against the background of the steeply rising ground around the Castle...'

It is considered that the proposed development has taken into account the emphasis placed on the existing landscaping, and seeks to retain and strengthen the existing hedgerow boundaries and mature trees on the site. It is demonstrated that the increased density can still be satisfactorily assimilated, and whilst emphasis has been placed on requirement to limit the density in order to reduce the visual and physical impact of the development, it is considered from the plans submitted that the development of the site would not result in a cramped layout or a form of development that is incompatible to the Centre.

On the basis of the above whilst it is accepted that the application proposes housing in excess of the allocation set out in the LDP, the increase in numbers can be justified having regard to the low housing supply and delivery, the compliance with the housing density set out in the LDP at 30 dwellings per hectare as well as the housing layout

taking full account of the existing site context and utilizing existing landscape qualities.

- **Siting**

In respect of siting this would include both the site in the wider landscape setting, and the proposed site layout itself. Policy 8 – Special Qualities states that the priorities will be to ensure (amongst other criteria) that the identity and character of towns and villages is not lost through coalescence and ribboning of development or through the poor design and layout of development (b), that the pattern and diversity of the landscape is protected and enhanced (c) and that the historic environment is protected and where possible, enhanced. In the SPG in Landscape Character Assessment, which supports this policy, the application site falls within Landscape Character Area 23 – Newport, within which the management guidance includes the conservation and enhancement of the coastal character of the town through sympathetic building, siting, layout, form and materials for any new development and to ensure that future building changes respect the historic value and the setting of the key buildings and historic sites.

The application site falls to the south east outskirts of Newport, but does not encroach past the existing developed part of the town. The site layout is less dense in character than the older burgage plots at the centre of Newport, and thus is considered to relate acceptably to the general decrease in density of development that can be seen further away from the central form of the town.

The site falls outside of Newport Conservation Area, but is adjacent to the important open space associated with St Mary's Church and Churchyard, as defined for the area in the Conservation Area Proposals. The church is Grade 2*, and the graveyard is Grade 2. The Authority is required to assess the proposal against sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, whereby, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses; and In the exercise, with respect to any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area. Welsh Office Circular 61/96 (Historic Buildings and Conservation Areas) is a material consideration.

In light of this, the Authority's Building Conservation Officer was consulted on the proposal. As set out above, his comments relate to the impact of the development on the setting of the listed buildings and on the setting of the adjacent conservation area, its character and appearance; and indicates support for the proposal which would not be considered to impact on the major accents of the Castle and Church.

Cadw were consulted on the revised drawings following advice to do so from Dyfed Archaeological Trust, in order to judge whether the proposal would have an impact on three scheduled monuments – the unoccupied part of Newport Castle, the Pillar Cross in Newport churchyard and the Pillar Cross 140m SE of Newport Church' *Whilst the addition of the new buildings into this area will be a change to the current views from the castle, they will be partly screened by existing and additional vegetation, and as discussed above, this was an area where some medieval settlement occurred. It is therefore Cadw's opinion that the impact of the proposed development on the setting of the designated monument will be slight. All views of the development area (located some 98m to the west) from PE304 Pillar Cross in Newport Churchyard, will be blocked by the building of St. Mary's Church and therefore the development will be no impact on the setting of this monument. PE305 Pillar Cross 140m SE of Newport Church is located in the garden of Maen-y-Groes. The monument like PE304 is an early Christian monument bearing an incised cross on its' eastern face. The monument is located some 20m south of the application area was originally in a field but Maen-y-Groes was constructed in the 1960s and it became part of the garden. Views to the proposed development site are significantly screened by existing vegetation and even if this was removed the significant changes made already to the setting of the monument by the construction of the bungalow mean that the impact would be very slight at worst.*

...the application area is inside the registered Newport and Carningli Landscape of Special Historic and more specifically inside the Newport Historic Character Area. This character area is composed of the houses, gardens, shops, school, roads and other infrastructure of the town, but includes pockets of fields and other open ground between the built-up areas. The proposed development will remove one of the small pockets of fields between the built up areas, but in Cadw's opinion this only constitutes a slight impact on the historic landscape character area and a very slight impact on the Registered Historic landscape as a whole.'

Dyfed Archaeological Trust have recommended that it is likely that archaeological material extends into the application area and that any remains surviving as buried archaeological features will clearly be adversely affected by the proposed development, should consent be forthcoming. The Trust have recommended a condition requiring that no development shall take place until archeological work in accordance with a written scheme of investigation has taken place.

- **Design**

Planning Policy Wales Edition 7 advises that;

4.11.9 The visual appearance of proposed development, its scale and its relationship to its surroundings and context are material planning

considerations. Local planning authorities should reject poor building and contextual designs. However, they should not attempt to impose a particular architectural taste or style arbitrarily and should avoid inhibiting opportunities for innovative design solutions.

4.11.10 In areas recognised for their landscape, townscape or historic value, such as National Parks, Areas of Outstanding Natural Beauty and conservation areas, and more widely in areas with an established and distinctive design character, it can be appropriate to seek to promote or reinforce traditional and local distinctiveness. In those areas the impact of development on the existing character, the scale and siting of new development, and the use of appropriate building materials (including where possible sustainably produced materials from local sources), will be particularly important. The impact of development on listed buildings should be given particular attention

In the Local Development Plan, policies 15 and 29 seek to ensure that development does not have an adverse impact on the qualities and special character of the Park, and that proposals demonstrate an integrated approach to design and construction. The Design and Access Statement for the proposal – the use of which is recommended in TAN 12: Design – states that whilst the sensitive location, potential archaeology and nature conservation interests could be viewed as serious constraints, they can also be used to steer and inform the development to achieve an attractive urban extension to Newport. The development retains the existing field boundaries both for screening and conservation, and the dwellings are set within their own curtilage areas. The layout is, therefore, looser than can be seen in the historic core, and this reflects the prevailing pattern of development surrounding the central town.

The dwellings themselves – both market and affordable - are based on a number of types, which have been varied in height and tenure. The designs are simple and unfussy, but are varied enough within the site so as not to present as a uniform ‘estate’. All have traditional detailing and use traditional slate and render/timber that can be seen within Newport, and are of an external appearance that would be appropriate within the existing range of architectural styles at this location.

- **Access and parking**

Policies 52 and 53 relate to sustainable transport and the impacts of traffic. The issue of access to the site was addressed at the time of the allocation of the site for housing, with the Inspector’s Report stating that;

‘...I am conscious that some additional traffic would need to use the somewhat constricted road network in the immediate vicinity. The site is well-related to all the facilities in the centre of the town, however, and many trips to access these would be likely to be made by foot, not least because of the parking constraints in the town centre.’

The application proposes parking spaces to each dwelling, with the development served by three accesses. The affordable housing mews will be served with an access off Feidr Eglwys, which will be a new access point; the existing gate access on Feir Eglwys will serve two new dwellings, and a new access will be created on Feidr Bentick, near to the Goat Street junction.

The appropriate statutory consultee for Highway matters is Pembrokeshire County Council, and following consultation, they have recommended conditional consent advising (in summary) that vehicular traffic can link to the development site from various routes, and that the proposed visibility splay has been adequately assessed, which takes into account the proposed alterations to the junction of Feidr Bentick with Feidr Eglwys.

The Welsh Government Transport Division requested that a Transport Assessment was required, which was to include a full appraisal of the development 's impact on the junction between Feidr Bentick and the A487 Trunk Road. The applicant provided the required assessment, and the Welsh Government (Transport) subsequently advised that there was no objection to the proposal.

Officers consider the application site to be in a sustainable location, where residents will be able to walk to Newport for services, and access public transport from the town to destinations further afield. In light of this, the proposed development would not be considered to be unacceptable in this location.

- **Landscaping**

There are no Tree Preservation Orders on or immediately adjacent to the proposed development site, and the site does not fall within the Newport Conservation Area, albeit it is adjacent to it. The application was supported with a Tree Survey and Tree Identification Plans, and drawings to illustrate the proposed tree and hedgerow protection, mitigation and planting. As previously detailed, the proposal retains the existing trees and hedgerows that define the field parcels throughout the site, and the proposal is to strengthen the existing landscaping to the western boundary, to the existing hedgerows, to create the informal open space to the north east of the site, and to provide suitable mitigation for the sections of hedgerow which would be removed to create the new access. The Authority's Tree and Landscape Officer has been consulted on the proposal, and has recommended conditional consent.

- **Biodiversity**

Policy 11 states that development that would disturb or otherwise harm protected species or their habitats will only be permitted where the

Item 5 - Report on Planning Applications

effects will be acceptably minimised or mitigated through careful design, work scheduling or other measures.

The application was supported by a Protected Species survey, which identified that the proposed development site may be used by bats, dormice, otter, badger, reptiles and breeding birds, and the required mitigation was submitted on the planning drawings.

The Authority's Ecologist was consulted and advised that significant ecological surveys had been undertaken on the land off Feidr Eglwys, including surveys of the species identified above. The surveys covered the entire site and were undertaken throughout the survey seasons. She advised that some minor alterations were required to the proposed bat roost to the north-east corner of the site, and that conditions would be requested to address the issues of a method statement for dormice, an environmental site management plan, an external lighting scheme and a walkover survey prior to commencement to assess if there is any change in status on site.

Natural Resources Wales were consulted, and originally advised that further information in respect of the dormice was required. The applicant provided further information in the form of a revised drawing – Drawing No. 25 'Dormice Mitigation Plan Revision B, dated 7th July 2015. In response, NRW have advised that they have no objection to the proposed development, but this is subject to the areas of proposed wildflower verge and grass shown on the revised Drawing No's 12 'Site Layout' Revision B and 30 'Tree Mitigation and Planting' Revision B not being implemented. It is considered that this can be dealt with by planning condition.

A disturbance license will be required from NRW in respect of any impact on protected species, but it appears likely that this would be granted by NRW.

- **Amenity – physical and visual**

Policy 30 refers to amenity, and states that development will not be permitted where it has an unacceptable impact on amenity, particularly where the development is for a use inappropriate for where people live or visit (a), the development is of a scale incompatible with its surroundings (b), the development leads to an increase in traffic or noise or odour or light which has a significant adverse impact (c), and/or the development is visually intrusive (d)

The proposed development is residential in its entirety, and is compatible with the existing residential setting which borders the site to the north, south and partially to the east. The development is considered to respect the existing landscape characteristics and features as the built forms are positioned amongst the retained field boundaries and mature trees, which retains a semi-rural appearance,

and does not appear cramped or crowded in physical or visual terms. Whilst the development has required the construction of two new access points, necessitating the removal of two sections of existing hedgerow, the remaining hedgerows are strong enough to retain the appearance of the natural site boundaries, without significant impact in the wider streetscene.

In respect of privacy, the site layout demonstrates adequate separation between the new dwellings themselves, and from the existing dwellings surrounding the site, so as not to result in unacceptable overlooking, overshadowing or loss of privacy within private amenity spaces. The layout includes details of low level external lighting and street lighting for the development – the low level lighting is provided on the footpaths, close to where they link to the roads, and the street lighting is within the site on the corners of the cul-de-sacs. In respect of the impact of external lighting (which is also pertinent in terms of the protected species using the site), Policy 9 permits proposal where the lighting proposed relates to its purpose and where there is not a significant adverse affect on the character of the area, local residents, vehicle users, pedestrians and the visibility of the night sky. The Authority's Ecologist has suggested a condition to address external lighting on ecology – this condition could reasonably include details any external lighting proposed to the dwellings to ensure that any cumulative impact of external light proposed throughout the development would not harm the wider landscape setting.

- **Surface water, drainage and contaminated land.**

Policy 32 – Surface Water Drainage requires developments to incorporate sustainable drainage systems for the disposal of surface water on site. The applicant has indicated a detailed drainage system on drawing no. 27 'Drainage Plan' revision B, on which the proposed foul drainage, surface water drainage and soakaways are illustrated. The new cul de sacs road surfaces will be constructed of permeable material.

Natural Resources Wales advised that confirmation be sought from Dwr Cymru Welsh Water that there is capacity in the Newport sewer system to accommodate the development. Welsh Water have advised conditional consent, confirming that no problems are envisaged with the Waste Water Treatment Works for the treatment of domestic discharges from this site.

Among the constraints for the site was that indicating the presence of contaminated land. The Pollution Control Team in Pembrokeshire County Council were consulted, and, based on evidence provided by the applicant, advised that there was no evidence that there is significant contamination at the proposed development site and remediation will not be required unless contamination is identified during construction. Basic radon protection will be required in all

buildings as the proposed development site lies within a Radon Action Area. The applicant has provided a Radon report, and these works will be assessed through Building Regulations requirements..

- **Section 106 Obligations**

The Authority's Policy 48 and Supplementary Planning Guidance on Planning Obligations would be relevant to this proposal, as the development proposes more than 3 dwellings. The applicant has clearly indicated that there is no objection to the provision of developer contributions, in addition to affordable housing requirements, and these are anticipated to be;

- Education (per unit for primary, secondary and lifelong learning)
- Transportation (a single total contribution)
- Open Space (a contribution per unit)
- Libraries & Community Facilities (a contribution per unit)

In respect of the detailing of the individual contributions sought as part of this development officers seek delegation to deal with the necessary obligations as part of the drafting of the terms of the Section 106 agreement. This will require an updated consultation with the responsible sections within Pembrokeshire Council and such obligations will only be required where these will be reasonably necessary in the interests of the development and its effects.

- **Other material considerations**

Officer response to public consultations.

The comments received as a result of the public consultation on the application have been carefully considered. The main issues of concern expressed would appear to be in relation to the increase in the housing density of the development, and to the impact of the development on the existing infrastructure.

Officers have set out the applicant's rationale for the proposed increase in density in the above report, and it is considered that the impact of the development has been fully assessed by the Highways Authority the Welsh Assembly Transport Division and Welsh Water. There are not considered to be material grounds to withhold the grant of planning permission on the basis of the concerns raised by third parties.

Conclusion

Following detailed consideration of the planning issues identified during the consideration of the planning application; and of the responses received from statutory consultees and the public, the proposed development – whilst greater in density than advised in the housing allocation in the Pembrokeshire Coast National Park Local Development Plan – would provide a previously

Item 5 - Report on Planning Applications

unforeseen opportunity for the provision of new dwellings within the Centre of Newport, the development of which can still be demonstrated as being appropriate to the site and setting in terms of siting, design, access, landscaping and external appearance. The proposal would be in accordance with national and local planning policy, and the recommendation is, therefore, of 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 in respect of the provision of affordable housing, and to planning obligations in respect of Education, Transportation, Open Space, and Library & Community use. The terms of the Section 106 agreement(s), including necessary contributions in-line with the CIL Regulations, as well as any phasing, is to be negotiated with the applicant.

And subject to the following conditions:

1. The development shall begin not later than five years from the date of this decision.
Reason: Required to be imposed pursuant to Section 91 (1) of the Town and Country Planning Act 1990 (as amended).
2. The development shall be carried out in accordance with the following approved plans and documents: Drawing Numbers 09 to 31 inclusive, all Revision B dated 4th August 2015, Protected Species Surveys Updated Report March 2015 by Hartley Preserve.
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 – Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 15 (Conservation of the Pembrokeshire Coast National Park) and 29 (Sustainable Design).
3. Following site clearance and prior to the commencement of any construction work, site profiles of the external ground and internal finished floor levels shall be set out on site for approval by the National Park Authority. The works shall thereafter be carried out and retained in accordance with the approved plans.
Reason: To ensure a proper standard of development and appearance in the interests of conserving the amenities and architectural character of the area. Local Development Plan - Policies 1 - National Park Purposes and Duty, Policy 8 - Special Qualities, 15 - Conservation of the Pembrokeshire Coast National Park, 29 - Sustainable Design and 30 - Amenity.

4. Prior to the construction of the dwellings hereby approved, samples of the materials to be used in the construction of the external surfaces of the dwellings shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.
- Reason:** To ensure a proper standard of development and appearance in the interests of conserving the amenities and special qualities of the area. Policy: Local Development Plan – Policies 1 (National Park Purposes and Duty), 15 (Conservation of the Pembrokeshire Coast National Park) and 29 (Sustainable Design).
5. No development shall commence, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved statement shall be adhered to throughout the construction period. The statement shall provide for:
- i) the parking of vehicles of site operatives and visitors;
 - ii) loading and unloading of plant and materials;
 - iii) storage of plant and materials used in constructing the development;
 - iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
 - v) wheel washing facilities;
 - vi) measures to control the emission of dust and dirt during demolition and construction; and
 - vii) a scheme for recycling/disposing of waste resulting from demolition and construction works.
- Reason:** To reduce the likelihood of obstruction of the highway, danger to road users, to conserve public health and local amenity, to ensure satisfactory standard of sustainable development and in order to ensure a proper standard of development and appearance in the interests of conserving the amenities and special qualities of the area. Policy: Local Development Plan – Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 15 (Conservation of the Pembrokeshire Coast National Park), 25 (Recycled, Secondary and Waste Materials), 29 (Sustainable Design), 30 (Amenity), 31 (Minimising Waste) and 53 (Impacts of Traffic).
6. No development shall take place, nor any demolition works or site clearance, until there has been submitted to and approved in writing by the local planning authority details of a scheme for the protection of trees shown on the approved drawings. The approved scheme shall be carried out during the demolition of the buildings and throughout the course of the development and shall include:
- a) a plan, at 1:2500 showing the position of every tree on the site and on land adjacent to the site (including street trees) that could influence or be affected by the development, indicating which trees are to be removed;
 - b) and in relation to every tree identified a schedule listing:
 - information as specified in paragraph 4.4.2.5 of British Standard

Item 5 - Report on Planning Applications

BS5837:2012 - Trees in Relation to Design, Demolition and Construction - Recommendations;

- any proposed pruning, felling or other work;
- c) and in relation to every existing tree identified to be retained on the plan referred to in (a) above, details of:
 - any proposed alterations to existing ground levels, and of the position of any proposed excavation, that might affect the root protection area;
 - all appropriate tree protection measures required before and during the course of development (in accordance with BS5837:2012).
- d) areas of existing landscaping to be protected from construction operations and the method of protection.

Reason: To prevent detrimental impact to trees, hedges and other landscape features which contribute to the amenity, landscape & biodiversity of the site and surrounding area. **Policy:** Local Development Plan - Policy: 1 (National Park Purposes and Duty), 8 (Special Qualities), 11 (Protection of Biodiversity), 15 (Conservation of the Pembrokeshire Coast National Park) and 30 (Amenity).

7. Details of foundation design to take account of existing trees / future tree planting / tree removal shall be submitted to and approved in writing by the local planning authority before the commencement of the development. Development shall thereafter take place in accord with the approved details.
- Reason:** To prevent detrimental impact to trees, hedges and other landscape features which contribute to the amenity, landscape and biodiversity of the site and surrounding area. **Policy:** Local Development Plan – Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 11 (Protection of Biodiversity), 15 (Conservation of the Pembrokeshire Coast National Park) and 30 (Amenity).
8. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.
- Reason:** In the interests of protecting the visual amenity and special qualities of the area. **Policy:** Local Development Plan - Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 11 (Protection of Biodiversity), 15 (Conservation of the Pembrokeshire Coast National Park) and 30 (Amenity).
9. If within a period of 5 years from the date of the planting of any tree proposed as part of the landscaping scheme, or any tree planted in replacement of it, is removed, uprooted or destroyed or dies or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree of the same species and size as

Item 5 - Report on Planning Applications

that originally planted shall be planted at the same place during the next planting season immediately following the death/removal/destruction of that tree.

Reason: To prevent detrimental impact to trees, hedges and other landscape features which contribute to the amenity, landscape & biodiversity of the site and surrounding area. Policy: Local Development Plan - Policies: 1 (National Park Purposes and Duty), 8 (Special Qualities), 11 (Protection of Biodiversity), 15 (Conservation of the Pembrokeshire Coast National Park), and 30 (Amenity)

10. No development shall take place until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved, in writing, by the National Park Authority, prior to development commencing.
- Reason:** To assess the archaeological value of the site and the Local Development Plan - Policy 8 - Special Qualities and PPW3 Chapter 6.
11. Before any housing construction work is commenced the access, estate road and turning area must be constructed up to and including road base level and be suitably drained for the use of construction traffic and approved visibility splays constructed.
- Reason:** In the interests of road safety and to ensure no deleterious material is carried onto the road. (Pembrokeshire Joint Unitary Development Plan. Local Development Plan - Policy 53 - Impacts of Traffic.
12. Before any construction work is commenced adequate and suitable areas shall be provided within the site for the parking and turning, loading and unloading of all vehicles attracted to the site and for the storage of building materials clear of the public highway.
- Reason:** To reduce the likelihood of obstruction of the highway or danger to road users. Local Development Plan, Policy 53 - Impacts on Traffic.
13. Before any dwelling is occupied the access roads and footways from the existing public highway shall be laid out and constructed to at least surface base course levels up to that dwelling, all to the satisfaction of the Local Planning Authority.
- Reason:** In the interests of public amenity and convenience. Local Development Plan - Policy 53 - Impacts of Traffic.
14. All surface water to be trapped and disposed of so as not to flow onto any part of the public highway.
- Reason:** In the interests of road safety. The Local Development Plan, Policy 53 - Impacts of Traffic.
15. There shall be no growth or obstruction to visibility over 0.6m above the level of the crown of the adjacent carriageway within 2.1m of the near

Item 5 - Report on Planning Applications

edge of the carriageway, over the frontage of the site to the County road.

Reason: In the interests of road safety. Local Development Plan Policy 53 - Impacts of Traffic.

16. The off-street parking facilities (for all vehicles, including cycles) shown on the plan hereby approved shall be provided before the building is first occupied and thereafter retained for that purpose.

Reason: To ensure the satisfactory provision of parking facilities and in the interest of highway safety and the amenity of the area. The Local Development Plan, Policy 53 - Impacts of Traffic.

17. Detailed plans shall be submitted showing levels, gradients and construction for the access roads, and to include details of the collection and disposal of surface water from the access roads, and these plans must be approved before any construction work commences on site.

Reason: To ensure a satisfactory standard of estate road design. The Local Development Plan, Policy 53 - Impacts of Traffic.

18. The alterations at the junction between Feidr Eglwys and Feidr Bentick shall be fully complete before any dwellings on the development are first occupied.

Reason: In the interests of road safety. The Local Development Plan, Policy 53 - Impacts of Traffic.

19. Foul water and surface water discharges must be drained separately from the site.

Reason: To protect the integrity of the Public Sewerage system. Local Development Plan - Policy 32 - Surface Water Drainage and Planning Policy Wales Edition 5 - Chapter 12.

20. No surface water shall be allowed to connect (either directly or indirectly) to the public sewerage system unless otherwise approved in writing by the Local Planning Authority.

Reason: To protect the integrity of the Public Sewerage system. Local Development Plan - Policy 32 - Surface Water Drainage and Planning Policy Wales Edition 5 - Chapter 12.

21. Land drainage run-off shall not be permitted to discharge, either directly or indirectly, into the Public Sewerage System.

Reason: To protect the integrity of the Public Sewerage system. Local Development Plan - Policy 32 - Surface Water Drainage and Planning Policy Wales Edition 5 - Chapter 12.

22. Details of the external lighting for the development shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works. The details shall include proposed external lighting to individual dwellings and full specification of the lighting shown on the approved plan.

Item 5 - Report on Planning Applications

Reason:To ensure a proper standard of development and appearance in the interests of conserving the amenities of the area, and to ensure that animal and plant species listed under the Conservation of Habitats and Species Regulations 2010 are adequately protected. 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).

23. The development and works hereby permitted shall be implemented in accordance with drawing No. 25 'Dormice Mitigation Plan' Revision B, 7th July 2015 and drawing No. 26 'Protected Species Enhancement', 27th March 2015. Prior to any development commencing on site, details of a dormouse Management Plan shall be submitted to and agreed in writing by the National Park Authority. The Management Plan shall be prepared in accordance with the principles set out in the 'Protected Species Surveys Updated Report', Hartley Preserve, dated 27th March 2015. The Management Plan should include details for timing of works, method of works, monitoring scheme and details of hedgerow management to maintain habitat suitability.

Reason:To ensure that animal and plant species listed under the Conservation of Habitats and Species Regulations 2010 are adequately protected. 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).

24. Prior to any development commencing on site, details of a Site Management Plan shall be submitted to and agreed in writing by the Local Planning Authority. The Management Plan shall detail the ongoing management requirements including which areas are to be managed, ownership, access, financial arrangements for contractors including ecological consultants (responsible for dormouse licensing and details of hedgerow, open space and stream corridor management).

Reason:To ensure that animal and plant species listed under the Conservation of Habitats and Species Regulations 2010 are adequately protected. 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).

25. If evidence of contamination is found in or around the development area, development must not proceed until a report on potential contamination of the site has been prepared by an appropriately qualified person and submitted to and approved by the local planning authority. The report shall include a phased investigation approach, incorporating risk assessment, to identify the extent of contamination and any measures required to remediate the site, including post-development monitoring. Where remediation works are required, the

Item 5 - Report on Planning Applications

development shall not be occupied/used until a Validation Report to show that the works have been satisfactorily carried out, has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors. Policies - 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).

26. Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) Order 1995, (or any Order revoking or re-enacting that Order) any electricity or telephone supplies to the site shall be by underground cables.

Reason: To preserve the character of the area. Local Development Plan - Policies 1 - National Park Purposes and Duty and 15 - Conservation of the Pembrokeshire Coast National Park.

27. Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) Order 1995, (relating to extensions to, and changes to the external appearance of, the dwelling and to development or the siting of a caravan within the curtilage of the dwellinghouse), no development of Parts 1, 2, 5 and 40 of Schedule 2 to that Order (or any Order revoking or re-enacting that Order) shall be carried out without specific planning permission being obtained.

Reason: To preserve the character of the area. Local Development Plan - Policy 1 - National Park Purposes and Duty, 8 - Special Qualities, 15 - Conservation of the Pembrokeshire Coast National Park and 30 - Amenity.

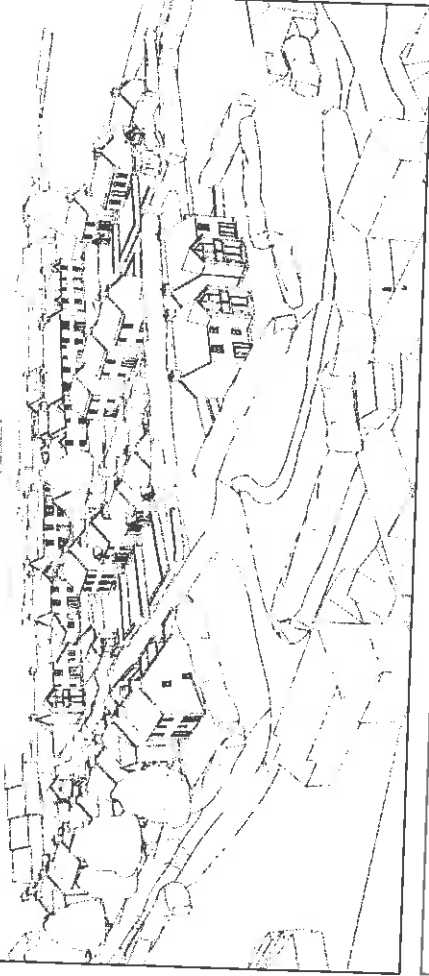
The attention of the applicant is drawn to the following notes:

Dwr Cymru Welsh Water Advisory Notes contained in their letter received on the 11th June 2015.

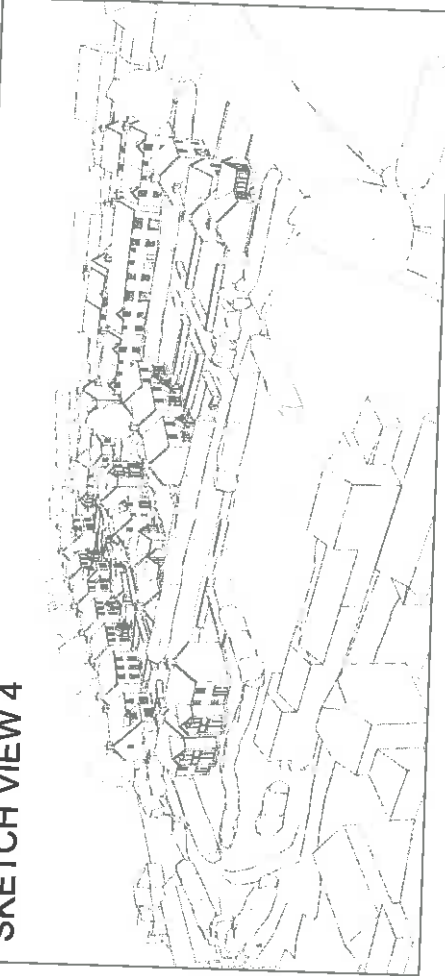
Highways Informative - The crossing of the Highway verge/footway and the alteration to the junction.

THE PROPERTY OF THIS DRAWING & DESIGN IS VESTED IN HARRIES DESIGN & MANAGEMENT AND MUST NOT BE COPIED OR REPRODUCED IN ANY WAY WITHOUT WRITTEN CONSENT OF HARRIES DESIGN & MANAGEMENT THIS DRAWING IS TO BE READ IN CONNECTION WITH ALL OTHER INFORMATION WITH ALL OTHER INFORMATION AND OTHER CONSULTANT DRAWINGS & SPECIFICATIONS RELATING TO THIS PROJECT THE CONTRACTOR IS RESPONSIBLE FOR ALL SETTING OUT & MUST CHECK DIMENSIONS ON SITE BEFORE WORK IS PUT IN HAND

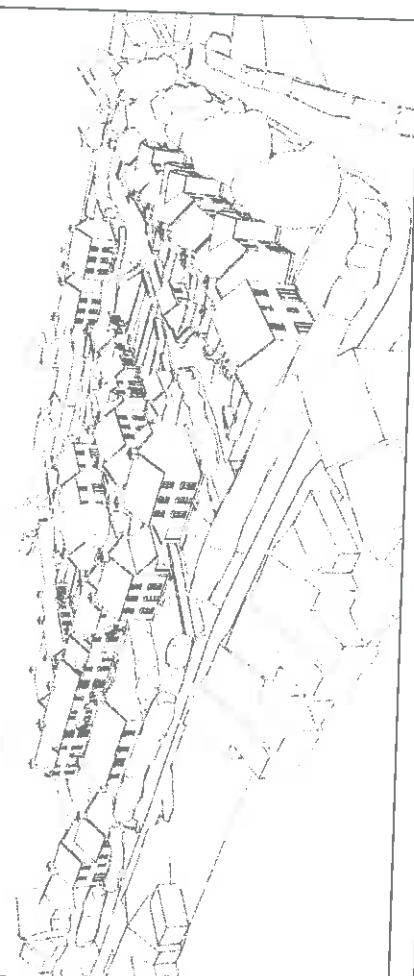
SKETCH VIEW 1



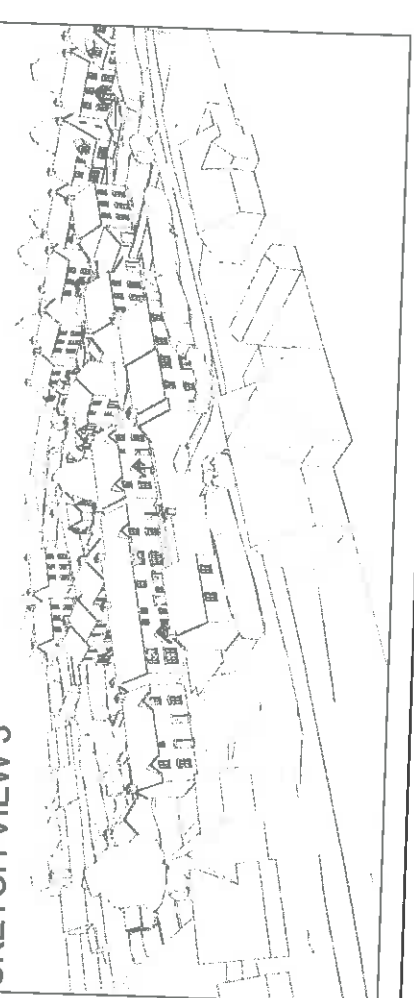
SKETCH VIEW 4



SKETCH VIEW 2



SKETCH VIEW 3



ORIGINAL DRAWING A1
 REV COMMENTS DATE
 0 UPDATE BLOCK PLAN AND ROAD ALL TO MATCH DWG 27/12/2015
 DRAWING RECORDED

PLANNING APPLICATION
 CURRY Bentinck Developments

HARRIES DESIGN & MANAGEMENT
 PROJECT Proposed Works to Land Off Feidr Eglwys, Newport, Pembrokeshire.

ISO9001
 THE ORIGINAL ASSURANCE OF QUALITY

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SKETCH VIEWS
 SCALE 1:200 DRAWN BY 11 CHECKED DATE 27/03/2015
 1200 DRAWING No 11 REV B

