

Item 5 - Report on Planning Applications

Application Ref: NP/16/0219/OUT

Case Officer	Andrew Richards		
Applicant Agent	Mr L Richards, Vivard Ltd		
Proposal	New housing development of 13 units		
Site Location	Land adjacent to Primary School, Trewarren Road, St Ishmaels, Pembrokeshire		
Grid Ref	SM83660711		
Date Valid	16-May-2016	Target Date	10-Jul-2016

Summary

The application site forms part of an allocated housing site identified in the Local Development Plan (MA733). The site, along with the adjoining land to the West, is allocated for a total of 40 dwellings. The site falls immediately to the east of the local primary school within St Ishmaels. The application is submitted in outline form and seeks consideration for the access of the development with the appearance, landscaping, layout and scale reserved for consideration at a later stage. The proposed access will involve the removal of a section of the existing mature hedgerow located to the front of the site.

It is considered that the principle of developing the site for residential accommodation is consistent with the aims of the Local Development Plan which identifies that the site forms part of a housing allocation. The proposed access, subject to provision of conditions relating to its formation, will be suitable having regard to surrounding visual amenity and accessibility. The indicative layout provides for an interesting development site not dominated by highway surfacing but to be supplemented by shared surfacing and planting throughout.

In summary it is concluded that, on balance, the development complies with the requirements of policies 1, 6, 8, 10, 11, 13, 15, 29, 30, 32, 34, 44, 45, 52 and 53 of the Pembrokeshire Coast National Park Local Development Plan (Adopted September 2010) and National Policy in the form of Planning Policy Wales (Edition 8, January 2016). Therefore, subject to legal agreements to cover affordable housing and planning obligations the application can be supported by officers.

Consultee Response

PCNPA - Tree and Landscape Officer: Conditional consent to ensure the need for a detailed landscaping scheme for the development site and its boundary treatments, management plan indicating landscape implementation details, tree replacement, Arboricultural Method Statement and pre-development tree work.

PCC - Waste & Recycling Manager: Do not seek any contributions towards waste management and recycling services and no concerns with storage of waste for majority of houses. Concerns raised with layout of roadway and the need for waste recycling collection vehicles to reverse an excessive distance.

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PCC - Education Dept: A full contribution of £438.48 per open market dwelling is sought in relation to primary and secondary education (10 x £438.48 = £4,38.48)

PCC - Ecologist: Conditional consent to cover reptile survey, lighting plan and landscape and ecological management plan.

PCC - Drainage Engineers: Conditional consent to cover sustainable drainage systems

PCC - Community Regeneration Manager: A contribution is required for 3+ bedroom properties of £949 per property which would be spent in the existing village play area to mitigate against the pressures that this development will bring about. No contributions required for the affordable housing or 1-2 bed properties.

Mid & West Wales Fire Brigade: The site plan of the above proposal has been examined and the Fire and Rescue Authority would wish the following comments to be brought to the attention of the committee/applicant. It is important that these matters are dealt with early on in any proposed development.

The developer should consider the need to provide adequate water supplies for fire fighting purposes on the site and general guidance on this matter is given in the attached Appendix.

Furthermore, the applicant should be advised to contact the Local Authority Building Control Department, which is the responsible authority, when determining issues concerning means of warning and escape, internal fire spread (linings and structure), external fire spread, access and facilities for the Fire and Rescue Service, in accordance with the 2007 version of Approved Document B.

Mid & West Wales Fire Brigade: Informative to be added to any consent issued on water supplies to the site.

Dyfed Powys Police: - Concerns raised lack of natural surveillance, mixed of residential and school parking and location of residential parking for several properties. Informative to be added to any consent issued.

Dwr Cymru Welsh Water:- Conditions to cover disposal of foul, surface, and land water and to mark position of mains sewer on site. Advisory Notes to be included within any planning consent

St Ishmaels Community Council: No objection

Dyfed Archaeological Trust: No objection

PCNPA - Park Direction: No objection - The site forms part of a wider mixed use allocation (MA733), the density is considered to be acceptable in this rural area and 3 units of affordable housing are proposed which is also in accordance with the required 30%.

PCC - Ecologist: Conditional Consent

Natural Resources Wales: Conditional Consent - Conditional consent to cover external lighting and also to retain vegetation around the boundaries of the development to mitigate against potential interruption of existing bat roost and key flight routes.

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Dwr Cymru Welsh Water: Conditional Consent - Further to previous letter of 15th June, attached conditions should be included in the event of permission being granted:-

1. No development shall commence until a drainage scheme for the site has been submitted to and approved in writing by the local planning authority. The scheme shall provide for the disposal of foul, surface and land water, and include an assessment of the potential to dispose of surface and land water by sustainable means. Thereafter the scheme shall be implemented in accordance with the approved details prior to the occupation of the development and no further foul water, surface water and land drainage shall be allowed to connect directly or indirectly with the public sewerage system.

2. The proposed development site is crossed by a public sewers with their approximate position being marked on the attached Statutory Public Sewer Record. Their position shall be accurately located marked out on site before works commence and no operational development shall be carried out within X metres either side of the centreline of the public sewers.

PCC - Transportation & Environment: Conditional consent to ensure full details of the proposed vehicular and pedestrian access into and within the site.

PCC - Access Officer: No Response Received

PCC - Housing Commissioning Officer: No Response Received

Public Response

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

One letter of concern/objection has been received from the agent of the adjoining site. The points raised mainly relate to the capacity of the sewage treatment works within St Ishmaels and that their client has an appeal that will be determined following an inquiry later in the year.

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

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LDP Policy 06 - Rural Centres
LDP Policy 08 - Special Qualities
LDP Policy 10 - Local Sites of Nature Conservation or Geological Interest
LDP Policy 11 - Protection of Biodiversity
LDP Policy 13 - Historic Landscapes Parks and Gardens
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 34 - Flooding and Coastal Inundation
LDP Policy 44 - Housing
LDP Policy 45 – Affordable housing
LDP Policy 52 - Sustainable Transport
LDP Policy 53 - Impacts on traffic
PPW8 Chapter 03 - Making and Enforcing Planning Decisions
PPW8 Chapter 04 - Planning for Sustainability
PPW8 Chapter 05 - Conserving and Improving Natural Heritage and the Coast
PPW8 Chapter 06 - Conserving the Historic Environment
PPW8 Chapter 08 - Transport
PPW8 Chapter 09 - Housing
PPW8 Chapter 12 - Infrastructure and Services
PPW8 Chapter 13 - Minimising and Managing Environmental Risks and Pollution
SPG04 - Planning Obligations
SPG05 - Sustainable Design
SPG06 - Landscape
SPG08 - Affordable Housing
SPG12 - Parking
SPG13 - Archaeology
SPG20 - Accessibility
TAN 02 - Planning and Affordable Housing
TAN 05 - Nature Conservation and Planning
TAN 06 - Planning for Sustainable Rural Communities
TAN 12 - Design
TAN 15 - Development and Flood Risk
TAN 18 - Transport
TAN 23 - Economic Development

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Constraints

Special Area of Conservation - within 500m
 LDP Allocation
 Biodiversity Issue
 Historic Landscape
 Potential for surface water flooding
 LDP Centre:50pc aff housing;30 units/ha
 Recreation Character Areas

Officer's Appraisal

Background and History

The application site forms part of an allocated housing site identified in the Local Development Plan (MA733). The site, along with the adjoining land to the West, is allocated for a total of 40 dwellings. The site falls immediately to the east of the local primary school within St Ishmaels.

The applicant has been involved in pre-application discussions with officers of the Authority prior to submission of the current application.

No relevant planning history has been identified for this site.

Current Proposal

The application is submitted in outline form and seeks consideration for the access of the development for 13 new residential dwellings with the appearance, landscaping, layout and scale reserved for consideration at a later stage. The proposed access will involve the removal of a section of the existing mature hedgerow located to the front of the site.

Key Issues

The application raises the following planning matters:-

- Policy and Principle of Development
- Visual Amenity and Special Qualities of the National Park
- Amenity and Privacy
- Highway Safety and Access
- Landscaping
- Biodiversity
- Water Drainage and Flooding

Policy and Principle of Development:

The application site is located to the south of St Ishmaels which is identified as a 'Rural Centre' within the Local Development Plan (Policy 6 refers). The site forms part of a housing allocation, identified in the as reference MA733 which includes a total of forty residential units. The original allocation intended to provide land for educational purposes in connection with the adjoining Primary School. However the Education Department of Pembrokeshire County Council have since confirmed that this land is no longer required. The site can therefore be developed solely for housing.

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The LDP sets out within policies 44 and 45 that schemes of housing development shall deliver affordable housing. The LDP identified, in relation to the MA733 allocation of 40 dwellings, that the site should accommodate 50% affordable housing. The revised SPG (November 2014) confirms a new percentage of 30% which is a further material consideration to take into account.

Therefore the affordable housing requirement for the current site, which when rounded down to the nearest unit equates to 3 of the 13 units proposed. The submitted DAS states a commitment to provide affordable housing on site in accordance with the 30% requirement via a Section 106 agreement.

The proposed number of units falls below the general 30 units per hectare density aspired to in the LDP Centres (LDP para 4.200). This application proposes a density of 17 per hectare. The site as a whole, at 2.39 hectares, is allocated for 40 units (also 17 units per hectare). The proposal therefore mirrors the original allocated density, which albeit included the original provision of land for educational purposes. Whilst a neighbouring planning application for 27 units in the adjoining section of the allocation was ultimately refused (NP/15/0031), the same density was accepted as appropriate for that application site. It is also acknowledged that the narrow nature of the proposed site places limitations on layout design for higher densities on landscape and amenity grounds. The proposed density is therefore considered acceptable at this site.

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').

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

In terms of existing character it can be noted that the village of St Ishmaels comprises a mixed range of housing blocks and types. There is no set theme

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throughout the village although the 'Brook Inn' provides a useful punctuation point for visitors to the area, and is of a generally traditional two storey form. The applicant's Design and Access Statement comments that their *'illustrative layout attempts to improve upon mediocrity'* and that the aim is to create attractive streetscapes. They further advise that the design philosophy is to achieve an organic village feel where harmonious built relationships define architectural spaces.

The proposed access will involve the removal of part of the hedgerow which adjoins the highway in order to create the access and visibility splays required to meet the required highway standards for this allocated site.

In respect of layout, whilst this matter is reserved for future consideration an indicative layout has been provided, and it can be noted that this layout seeks to follow the contours of the site in terms of its development. The five dwellings, when viewed from the adjacent road provide a formal frontage for the site and with existing soft landscaping to the east and west framing this formal frontage. The site rises from the road as you enter and reaches its highest around mid-point of the site, and then slopes down to the rear of the site.

The surrounding properties whilst mainly screened by existing mature landscaping are predominately two storey and the applicant has provide an illustration of a proposed solar barn house style which indicates a 1½ storey property set within a plot surrounded by soft landscaping which highlights the potential relationship of the proposed plots to its surroundings.

It can be noted that the current scheme breaks away from a standard housing layout by focusing on providing shared surfaces throughout particularly with the provision of alternative surfaces and car parking being pepper potted around the site as opposed to regimented in layout. The indicative layout proposed will not harm the character or appearance of the surrounding area or the special qualities of the National Park and subject to further detailing of the layout, form and nature of the dwellings at reserved matters stage complies with the requirements of policies 8, 15, 29 and 30 of the LDP.

Amenity and Privacy:

The application site is positioned immediately to the east of the existing primary school and also to the west of 1A Trewarren Close.

The indicative layout of the scheme will cause no adverse impact upon the amenities of neighbouring occupiers in the area. A section of existing hedgerow to the front of the site will be maintained, whilst the remaining existing landscaped boundaries will be retained to provide separation between this site and the adjoining properties and land.

As a result the development proposed complies with the requirements of policies 29 and 30 of the LDP.

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Highway Safety and Access:

Policies 52 and 53 of the Local Development Plan refer to sustainable transport and the traffic impacts of proposed development. The Highway Authority has been consulted and advise that the principle of an access onto Trewarren Road is acceptable subject to a number of works, including some opening up of the visibility splay at the access point.

Whilst the layout submitted is only indicative the Highway Authority has confirmed the concerns raised by the Waste and Recycling department in which they raise concerns with the road layout within the site and the very likely need for such vehicles to access the rear of the site and the adjacent housing allocation without excessive reversing of vehicles. This is likely to be related to the geometry layout which can be addressed by tracking at the detailed stage.

Conditions have been suggested including the provision of full details of the proposed vehicular and pedestrian access including visibility splays, cross sections and details of surface water drainage as part of the construction phase. Such conditions are reasonable in the interests of the development with particular regard to highway safety.

Landscaping:

Whilst landscaping matters are reserved for the detailed stage, a BS5837 tree report has been submitted and an initial consideration has been undertaken on the existing site. The proposed development of the site would be acceptable in principle regarding trees, hedges and landscape. However, there are key issues that would require clarification at detailed matters stage and the fact that the details provided within the tree report do not reflect what the ecologist and Natural Resources Wales require on biodiversity. The key issues of note are the lack of details which confirm loss or retention of the existing boundary landscaping. It is considered that any significant loss could compromise the screening and successful interaction of the development site with the adjoining landscape and especially from a biodiversity aspect.

As such condition(s) will need to ensure the need for a detailed landscaping scheme for the development site and its boundary treatments, management plan indicating landscape implementation details, tree replacement, Arboricultural Method Statement and pre-development tree work.

Biodiversity:

The application was accompanied by a Phase 1 Habitat Survey and Ecological Appraisal carried out in October 2013. Given the date of this report being in excess of 24months old a further update report was also submitted in May 2016 to ensure the findings are up to date and relevant.

The Phase 1 Habitat Survey aims and objectives were to identify and record the habitat types occurring within the survey site, to assess the potential impact of the site on these habitats, to identify constraints which might be imposed on the development proposals and to identify opportunities for

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habitat conservation, enhancement or creation which might be presented as a result of the site development.

The vegetation types were mapped and these include improved grassland/scrub with the main area of the site comprises dense bramble scrub. Protected Species and other significant fauna were also assessed.

With regard to European protected species the survey identifies that bats have been recorded within the wider area, which offers excellent habitat for bats. A pipistrelle maternity roost occurs in a property to the south of the site. The roost will not be directly affected by the proposed development of the site, but the local hedgerows potentially provide navigation corridors and foraging opportunities for bats using this roost and other bats in the surrounding area. If left undisturbed or managed to conservation standards, the site would be expected to rapidly develop moderate to high value foraging habitat for bats.

The survey considers Nationally Protected Species specifically badgers, otters, barn owls, reptiles and birds and raises no reports of these during the survey although indicates potential of the site to support some of these species.

The Authority's Planning Ecologist and Natural Resources Wales have considered the application and the Ecologist notes that an Ecological Management Plan will be required for the whole site and that this shall be provided at reserved matters stage. In addition a Construction Environmental Management Plan will be required along with a full lighting scheme, compensation for the loss of bird nesting opportunities within the site and enhancement of bat roosting opportunities as required by the Ecologist and Natural Resources Wales. Appropriate conditions can be required to deal with the submission of this information.

On the basis of the information provided as part of the application and the retention of wildlife areas in addition to further conditions to control the nature of the development it can be concluded that the scheme would not disturb or harm protected species or their habitats in accordance with the requirements of Policy 11.

Water Drainage and Flooding:

The scheme proposes connection to the existing drainage system and that foul sewerage be disposed of through the mains sewer. With regard to flood risk the application form submitted identifies that surface water will be disposed of through a mix of sustainable drainage system, soakaway and main sewer.

In respect of sewerage, initial comments received from Welsh Water early in the application process advised that the St Ishmaels waste water treatment works (WwTW) could only accommodate an additional 27 units. The correspondence also noted that a separate planning application for 27 units on the adjacent site was refused recently and is now subject to an appeal. Welsh Water indicate that there will be a need to consider how the available

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capacity at the WwTW will be apportioned and controlled via the planning process for any new development within the catchment. Once the capacity is reached Welsh Water will be objecting to any new development.

The Policy officers have been in discussion with Welsh Water regarding this matter, and it has been confirmed that the capacity will be given on a first come first serve basis. A second letter has now been received from Welsh Water which indicates the suggested planning condition(s) to be added to any consent granted, and these will cover details on disposal of foul, surface and land water, and include an assessment of the potential to dispose of surface and land water by sustainable means. Together with the position of the public sewer marked out on site prior to work commencing and no work carried out with the relevant exclusion zone.

Natural Resources Wales has offered no objection to the application on water drainage or flooding grounds.

As a result it is considered that the development proposed can be adequately accommodated within the site and this complies with the aims and requirements of policies 32 and 34.

Conclusion

It is considered that the principle of developing the site for residential accommodation is consistent with the aims of the Local Development Plan which identifies that the site forms part of a housing allocation. The proposed access, subject to provision of conditions relating to its formation, will be suitable having regard to surrounding visual amenity and accessibility. The indicative layout provides for an interesting development site not dominated by highway surfacing but to be supplemented by shared surfacing and planting throughout.

In summary it is concluded that, on balance, the development complies with the requirements of policies 1, 6, 8, 10, 11, 13, 15, 29, 30, 32, 34, 44, 45, 52 and 53 of the Pembrokeshire Coast National Park Local Development Plan (Adopted September 2010) and National Policy in the form of Planning Policy Wales (Edition 8, January 2016). Therefore, subject to legal agreements to cover affordable housing and planning obligations the application can be supported by officers.

Recommendation

Therefore, the recommendation is for the application to be delegated to the Chief Executive or Director of Planning to grant planning permission subject to the conditions as outlined within the report and subject to receipt of completed Section 106 legal agreements to cover affordable housing and planning obligations. The Section 106 legal agreements will be required within three months of the date of the meeting, and if not received within this time, officers should be authorised to exercise their discretion to refuse the application due

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to the lack of provision of affordable housing and other planning obligations required.

Conditions

1. Any application for approval of the reserved matters shall be made to the local planning authority not later than three years from the date of this permission.
Reason: Required to be imposed pursuant to Section 92 (2) of the Town and Country Planning Act 1990.
2. 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.
3. Details of the 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.
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 MNSE/C/04/Rev A Revision A 1:500), Planning Report, Design and Access Statement received 16 May 2016 and e-mail detailing scale parameters received 16 May 2016.
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).
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 primary school and dwellings in Trewarren Road, Trewarren Close and Lindsway Villas including full details of screening. The development shall thereafter only be carried out in accordance with the approved Cross Sections and details.
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).

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6. Trees and Pembrokeshire Hedgebank Survey and Protection with Pre-development tree work

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 and Pembrokeshire Hedgebanks on the proposed site. 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 scale plan showing the position of every tree and Pembrokeshire Hedgebank on the site and on land adjacent to the site (including street trees and trees on hedgebanks) that could influence or be affected by the development, indicating which trees and sections of Pembrokeshire Hedgebank 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 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 also including:
 - the protection of retained sections of Pembrokeshire Hedgebank
 - finishes to any breaches made to Pembrokeshire hedgebanks

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), 30 (Amenity).

7. Landscaping (hard and soft)

No development shall take place until details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority. These details shall include:

- A statement setting out the design objectives and how these will be delivered;
- earthworks showing existing and proposed finished levels or contours;

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- means of enclosure and retaining structures;
- other vehicle and pedestrian access and circulation areas;
- hard surfacing materials;
- minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, etc.), and water features.

Soft landscape works shall include [planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants noting species, plant supply sizes and proposed numbers/densities where appropriate; and implementation programme (including phasing of works where relevant).

Reason: In the interest of protecting visual amenity and the special qualities of the 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), 30 (Amenity).

8. Landscaping (management plan)

A landscape management plan, including management responsibilities and maintenance schedules for all landscaped areas, other than privately owned domestic gardens, shall be submitted to and approved in writing by the local planning authority prior to the occupation of any of the dwellings on the site. The landscape management plan shall be carried out as approved.

Reason: In the interest of protecting visual amenity and the special qualities of the 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), 30 (Amenity).

9. Trees (Replacement)

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 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 - Policy: 1 (National Park Purposes and Duty), 8 (Special Qualities), 11 (Protection of Biodiversity), 15 (Conservation of the Pembrokeshire Coast National Park), 30 (Amenity).

10. Trees (Arboricultural Method Statement)

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

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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 & 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), 30 (Amenity).

- 11.** Prior to the commencement of any works on site or clearance of any areas of vegetation a reptile survey will be required. The report should deal with relocation and mitigation as required. Any recommended works shall be carried out in accordance with the survey report.
- Reason:** 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).
- 12.** The reserved matters submission shall include a lighting plan should be submitted detailing the location of any type of external lights. The development shall be carried out in accordance with the approved details.
- Reason:** 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).
- 13.** The reserved matters submission shall include a Landscape and Ecological Management Plan (LEMP). This should consider the findings and recommendations of the Ecological Survey Report, Gould Ecology, May 2016 and the letter from the applicant Vivard Ltd, dated 8th June 2016 and should include details of:
- The retention and rebuilding of the hedgerow along the northern boundary of the site
 - A new Pembrokeshire hedgebank along the entire length of the western boundary
 - Retention of the hedgerow along the eastern boundary
 - Enhancement of the southern boundary including habitat creation and retention of the trees/scrub in the south west corner
 - Planting and landscaping around the site
 - Bird and bat boxes to be included in 50% of the proposed dwellings

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- Long term conservation management of the site

No development shall commence unless the LEMP has been approved in writing by the LPA and the development shall be carried out in accordance with the approved details.

Reason: 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).

14. Full surface water drainage disposal method details shall be submitted at reserved matters stage. Surface water drainage systems should be designed to cater for the 1 in 100 year rainfall event plus 30% allowance for climate change. The development shall utilise soakaways/infiltration type SuDS to dispose of surface water. If, however, ground conditions are not suitable for the use of soakaways/infiltration type SuDS, an alternative method of disposal will be required, which shall be agreed, in writing, with the local planning authority. The development shall be carried out in accordance with the approved details.
- 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 – Policies 29 (Sustainable Design) and 32 (Surface Water Drainage).
15. No development shall commence until a drainage scheme for the site has been submitted to and approved in writing by the local planning authority. The scheme shall provide for the disposal of foul, surface and land water, and include an assessment of the potential to dispose of surface and land water by sustainable means. Thereafter the scheme shall be implemented in accordance with the approved details prior to the occupation of the development and no further foul water, surface water and land drainage shall be allowed to connect directly or indirectly with the public sewerage system.
- Reason:** To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment. Policy: Local Development Plan – Policies 29 (Sustainable Design) and 32 (Surface Water Drainage).
16. The proposed development site is crossed by a public sewer with the approximate position being marked on the attached Statutory Public Sewer Record. Their position shall be accurately located marked out on site before works commence and no operational development shall

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be carried out within 3 metres either side of the centreline of the public sewers.

Reason: To protect the integrity of the public sewers and avoid damage thereto, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment. Policy: Local Development Plan – Policies 29 (Sustainable Design) and 32 (Surface Water Drainage).

17. Prior to commencement of development full details of the proposed vehicular and pedestrian access including visibility splays, cross sections and details of surface water drainage shall be submitted to and approved in writing by the Local Planning Authority and prior to first occupation the proposed access shall be completed in all respects in accordance with the details approved under this condition, and shall be retained as such thereafter.

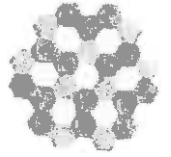
Reason: To ensure an adequate vehicular access in the interests of highway safety. Policy: Local Development Plan – Policy 53 (Impacts of Traffic).

Informatives

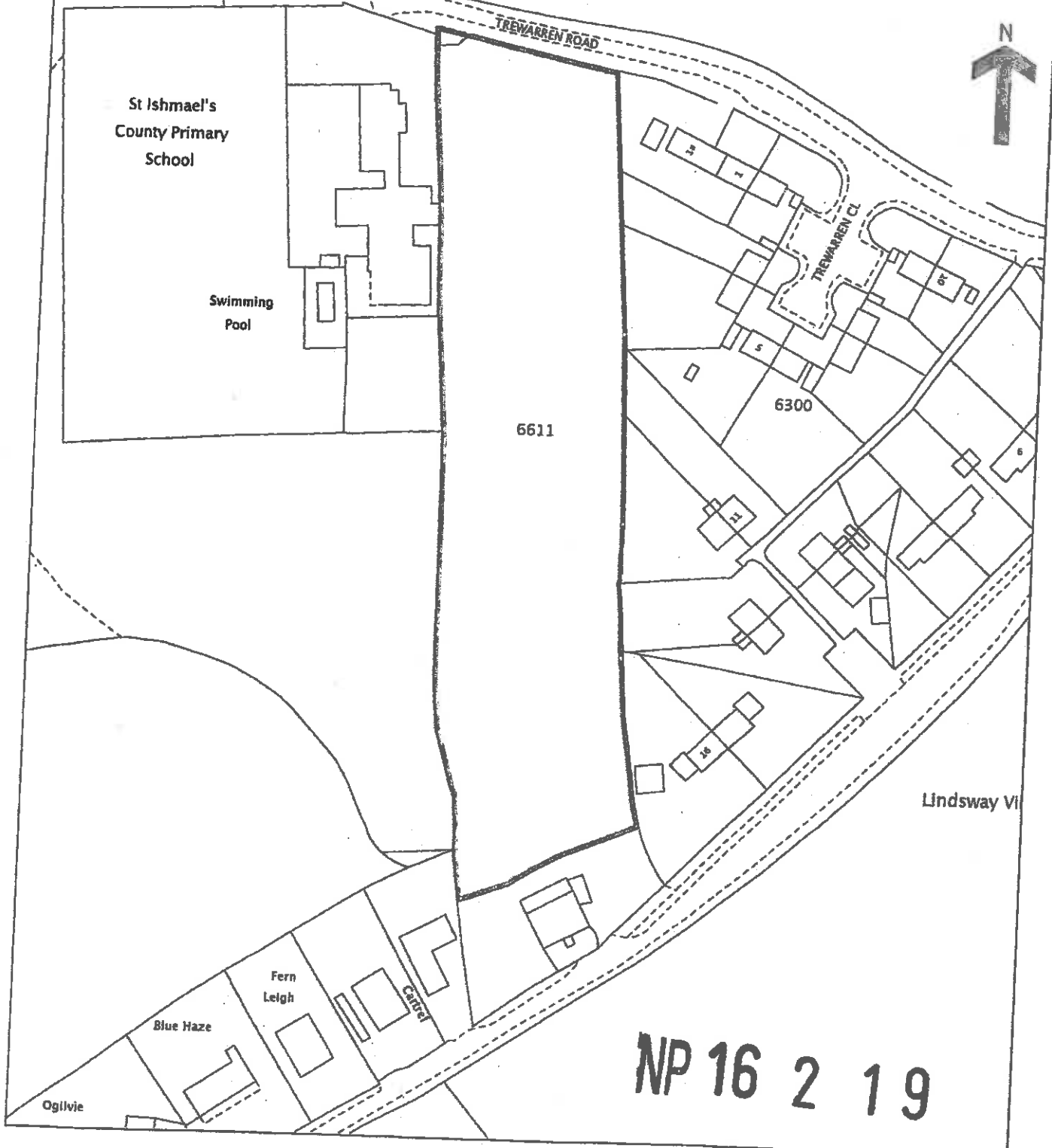
This Planning Permission is subject to 2 x Section 106 Agreements for Affordable housing and for other Planning Obligations.

Land Registry
Official copy of
title plan

Title number **CYM387178**
Ordnance Survey map reference **SM8307SE**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Pembrokeshire / Sir Benfro**



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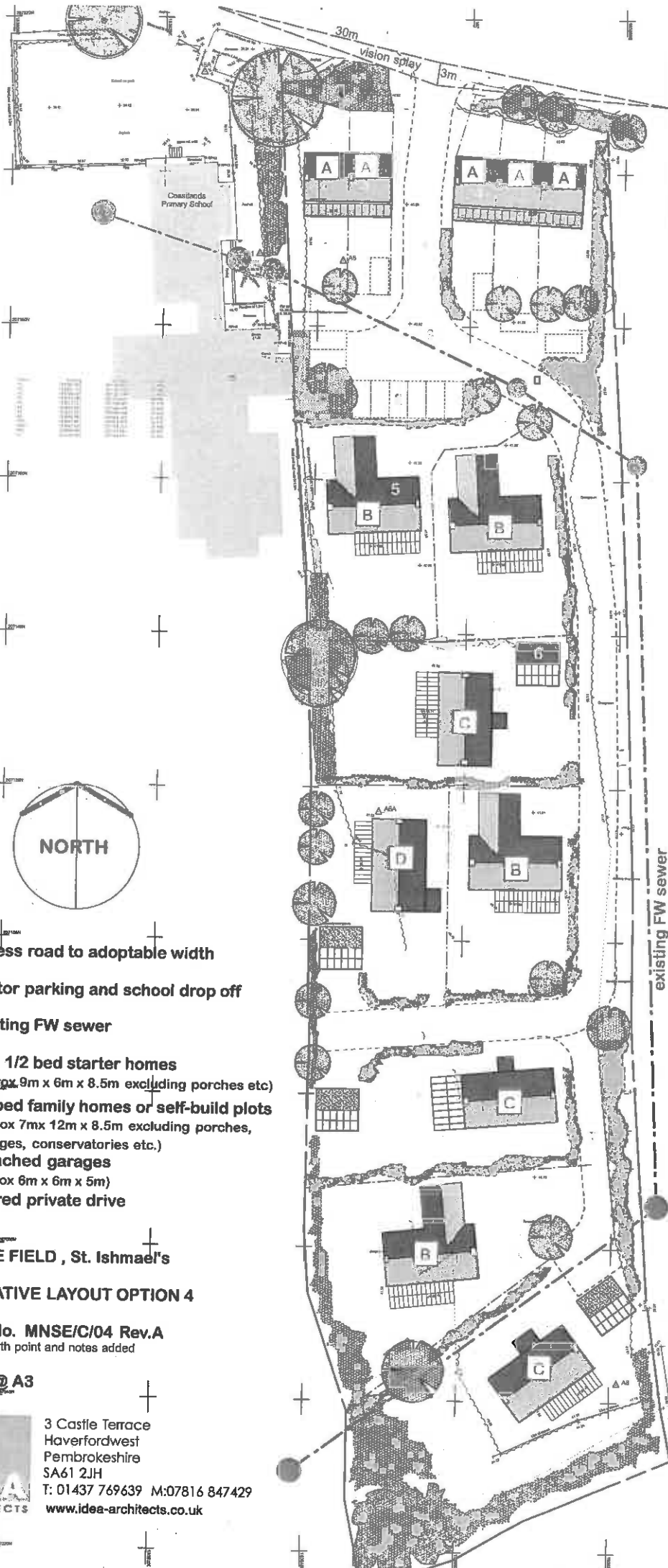
NP 16 2 19

**Pembrokeshire Coast
National Park Authority**
18 APR 2016
**Awdurdod Parc Cenedlaethol
Arfordir Penfro**

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Mae'r copi swyddogol hwn yn anghyflawn heb y dudalen nodiadau ffaenorol.

Identified Housing Types:
A, B, C & D

Measurements in Meters WxLxH
 TYPE A: 6m x 9m x 8.5m
 TYPE B: 12m x 12m x 8.5m
 TYPE C: 7m x 12m x 8.5m
 TYPE D: 7m x 12m x 8.5m



KEY:

- 1 Access road to adoptable width
- 2 Visitor parking and school drop off
- 3 Existing FW sewer
- 4 5no. 1/2 bed starter homes (approx 9m x 6m x 8.5m excluding porches etc)
- 5 3/4 bed family homes or self-build plots (approx 7m x 12m x 8.5m excluding porches, garages, conservatories etc.)
- 6 Detached garages (approx 6m x 6m x 5m)
- 7 Shared private drive

MANSE FIELD, St. Ishmael's
INDICATIVE LAYOUT OPTION 4

Dwg. No. MNSE/C/04 Rev.A
 Rev.A North point and notes added

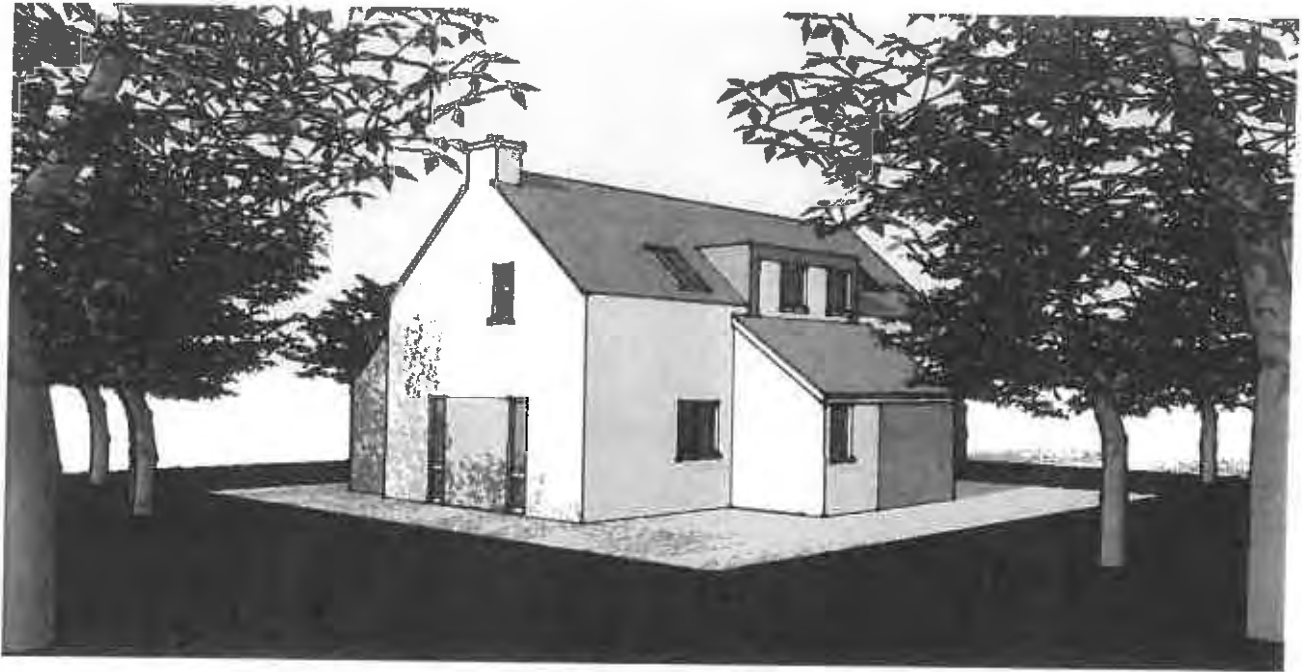
1:500 @ A3



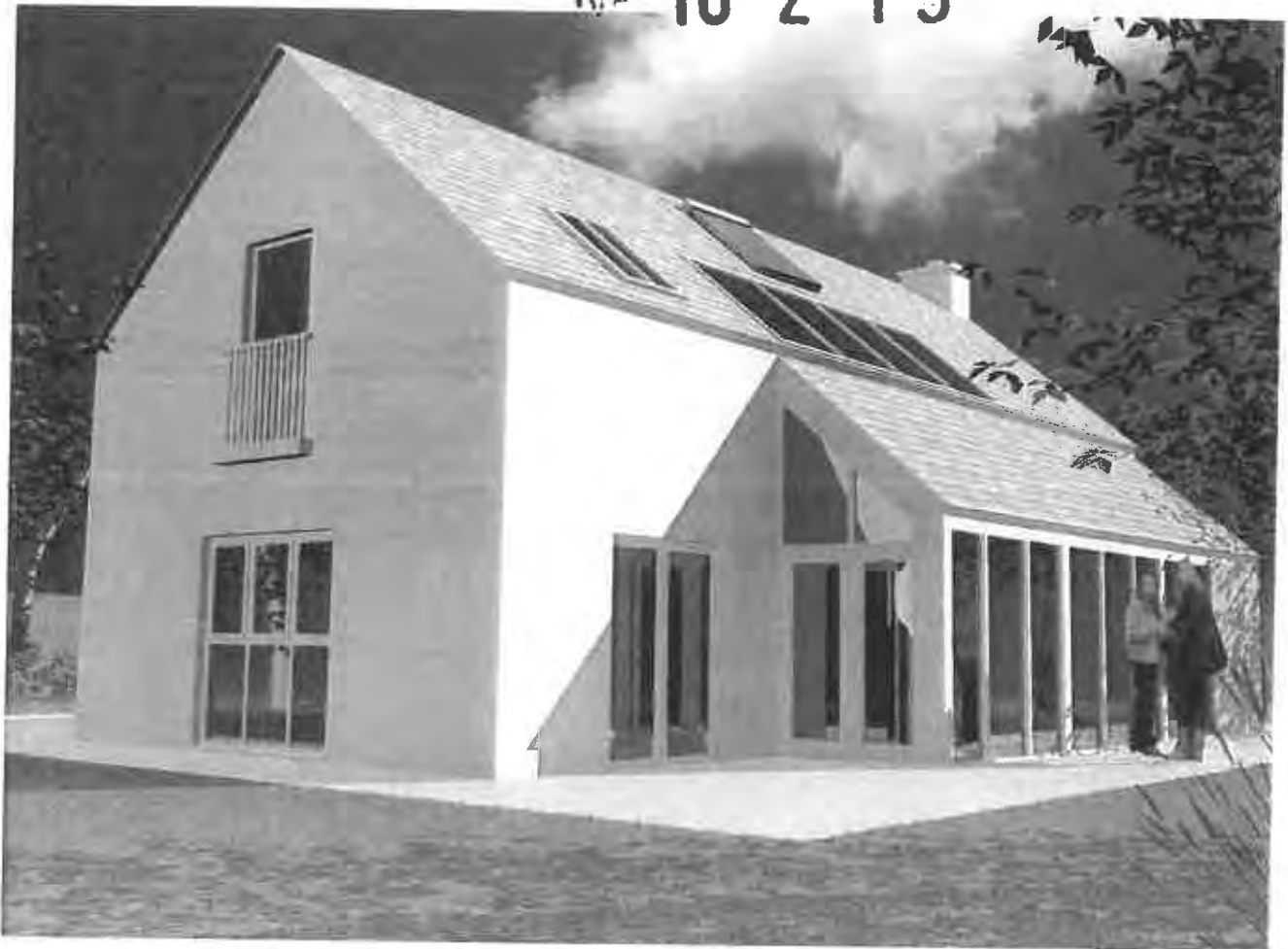
3 Castle Terrace
 Haverfordwest
 Pembrokeshire
 SA61 2JH
 T: 01437 769639 M:07816 847429
 www.idea-architects.co.uk

NP16 2 19

Pembrokeshire Coast
 National Park Authority
 16 MAY 2016
 Approved Site Plan
 NP16 2 19



NO 16 2 19



FOR ILLUSTRATIVE PURPOSES ONLY

Pembrokeshire Coast National Park Authority
18 APR 2016
 www.pembrokeshirecoast.gov.uk
 Arfordir Penfro
 3 Castle Square
 Haverfordwest
 Pembrokeshire SA61 2JH

Revisions	Date

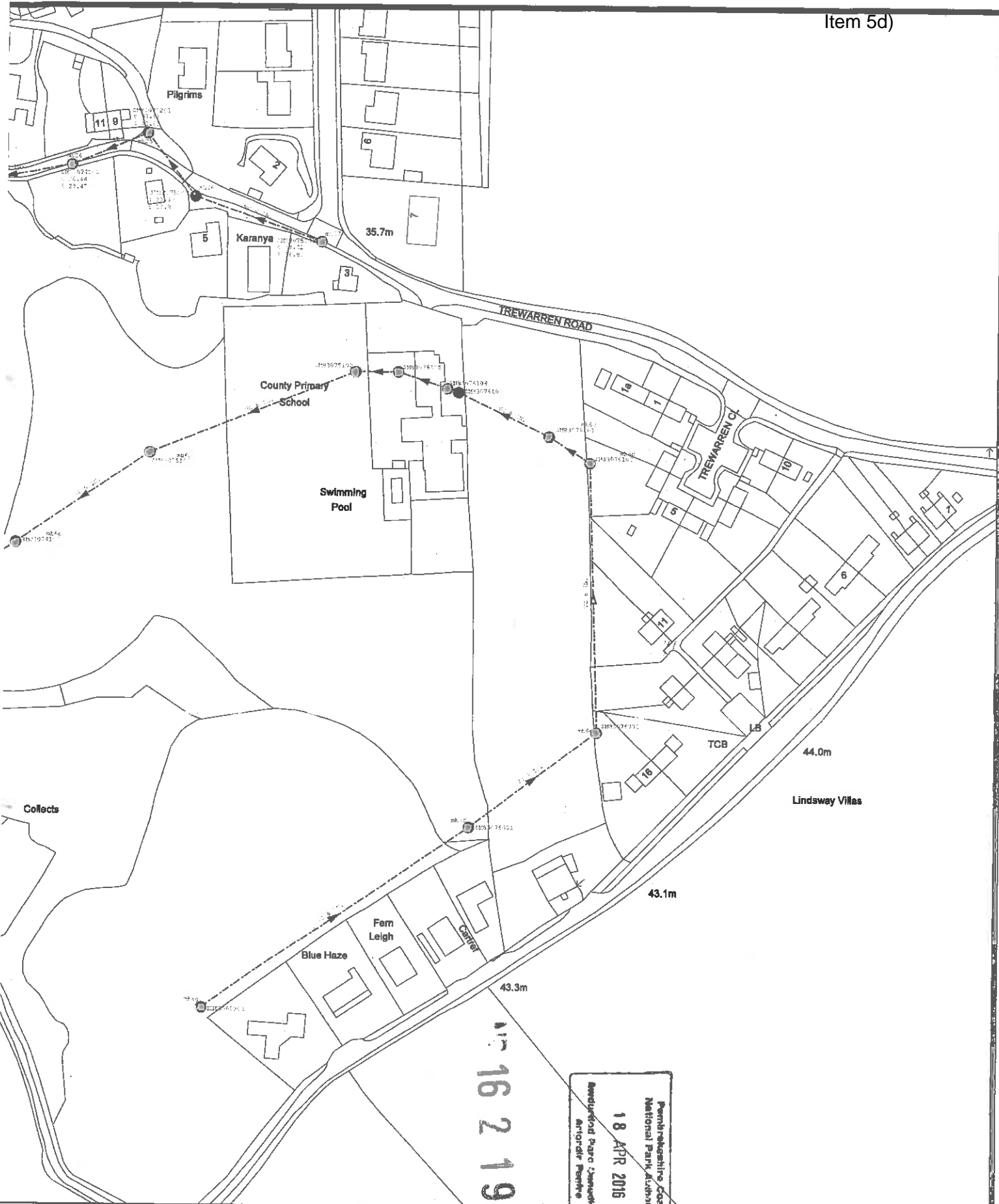
Client: **Vivard Ltd**
 Project: **Manse Field, St. Ishmael's**
 Drawing: **Illustrative views of solar barn housetype**

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Scale NTS Dwg.No MNSE/C/06 Date 04/16

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LEGEND(Representative of most common features)

Waste networks	Foul chamber	Outfall
Surface water chamber	Storm overflow	Manhole
Combined chamber	Rising main	Private sewer
Combined sewer overflow	Gravity sewer	Private sewer subject to Sect. 104 adoption agreement
Special purpose chamber	Private sewer	Private Sewer Transfer
Treatment works	Private sewer	Lateral Drains
Pumping station	Private sewer	Inspection Chamber

NS: Sewer symbol colour indicates the type.
RED - Combined
GREEN - Surface Water
BROWN - Foul
Purple - For use 524 meters (for inspection purposes only)

Notes:

Penrhynwg Cymru
 18 APR 2016
 National Park, Ayrshire
 Arddor Penrhyn

The Company gives this information as to the position of its underground apparatus by way of general guidance only on the basis of the best information available and no warranty as to its correctness is relied upon by you. It must be understood that the furnishing of the information is entirely without prejudice to the provisions of the New Roads and Streetworks Act 1991 and of the Company's right to be compensated for any damage to its apparatus.

Service pipes are not generally shown but their presence should be anticipated.

EXACT LOCATIONS OF ALL APPARATUS TO BE DETERMINED ON SITE.

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 Map scale: 1:1,250
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