

Application Ref: NP/18/0488/OUT

Case Officer	Andrew Richards		
Applicant	Messrs Pert & Holmes		
Agent	Mr A Vaughan-Harries, Hayston Development & Planning		
Proposal	Proposed planning (outline) for 11 residential units in total with 9 no. 4/5 bed full market dwellings and 2 no. affordable dwellings		
Site Location	Land off Nun Street & East of Ysgol Dewi Primary School, St Davids, Pembrokeshire, SA62 6NX		
Grid Ref	SM75432563		
Date Valid	14-Aug-2018	Target Date	12-Dec-2018

The application is referred to the Development Management Committee for consideration as the application is a major development.

Consultee Response

St Davids City Council: Refuse

PCNPA Tree and Landscape Officer: Conditional consent

PCNPA Planning Ecologist: Conditional consent

PCNPA Park Direction: Support

PCNPA Access Manager: No adverse comments

PCC Public Art: No response received

PCC Waste and Recycling Manager: No response received

PCC Transportation and Environment: Conditional consent

PCC Private Sector Housing and Strategy: No response received

PCC Public Protection: Conditional consent

PCC Cultural Services: No response received

PCC Education Department: No response received

PCC Drainage Engineers: Conditional consent

PCC Community Regeneration Manager: Financial contribution required

Dyfed Archaeological Trust: Conditional consent

Cadw: No comment

Dwr Cymru Welsh Water: Conditional consent plus informative

Natural Resources Wales: No adverse comments plus informative

National Trust: 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.

Eighteen responses have been received which raise the following concerns/objections:

- Excessive scale
- Amenity and privacy
- Over development of plots 1, 2 and 3 including siting, orientation and scale

- Landscape impact on surrounding areas
- Traffic impact, safety and access visibility
- Excessive density
- Light pollution
- Ecological impact
- Drainage capacity
- Electrical capacity
- Character
- LDP Policies 8 (Special Qualities) and 15 (Conservation of the Pembrokeshire Coast National Park)
- Landscape character assessment
- Layout and topography
- Design
- Road Layout and maintenance
- Site should be made available for local residents only
- Impact on setting of nearby listed buildings
- Impact on historic hedgerows

The above issues apart from the non-material matters have been considered in the main report below.

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 05 - St Davids Local Centre

LDP Policy 08 - Special Qualities

LDP Policy 09 - Light Pollution

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 21 - Minerals Safeguarding

LDP Policy 29 - Sustainable Design

LDP Policy 30 - Amenity

LDP Policy 31 - Minimising Waste

LDP Policy 32 - Surface Water Drainage

LDP Policy 33 - Renewable Energy

LDP Policy 34 - Flooding and Coastal Inundation

LDP Policy 44 - Housing

LDP Policy 45 – Affordable housing

LDP Policy 48 - Community Facilities and Infrastructure Requirements

LDP Policy 53 - Impacts on traffic
PPW9 Chapter 03 - Making and Enforcing Planning Decisions
PPW9 Chapter 04 - Planning for Sustainability
PPW9 Chapter 05 - Conserving and Improving Natural Heritage and the Coast
PPW9 Chapter 06 - Conserving the Historic Environment
PPW9 Chapter 08 - Transport
PPW9 Chapter 09 - Housing
PPW9 Chapter 12 - Infrastructure and Services
PPW9 Chapter 13 - Minimising and Managing Environmental Risks and Pollution
PPW9 Chapter 14 - Minerals
SPG05 - Sustainable Design
SPG06 - Landscape
SPG08 - Affordable Housing
SPG10 - Safeguarding Mineral Zones
SPG12 - Parking
SPG13 - Archaeology
SPG20 - Accessibility
SPG23 - Enabling Sustainable Development in Welsh NPAs
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 24 - The Historic Environment

Constraints

LDP Allocation
LDP Designation
LDP Mineral Safeguard
Biodiversity Issue
Historic Landscape
Safeguarding Zone
Rights of Way Inland - within 50m
Hazardous Zones
Potential for surface water flooding
LDP Centre:50pc aff housing;30 units/ha
Recreation Character Areas
Landscape Character Assessment

Officer's Appraisal

Background and History

Pembrokeshire Coast National Park Authority
Development Management Committee – 5th December 2018

The site is located within St Davids and comprises two agricultural fields with the field to the north east having a direct access off Nun Street. The fields are mainly bounded by mature hedge banks and are currently in use as grazing land, the applicants also own adjacent land to the northwest. St Davids Primary school is located to the west and National Trust land to the north.

The site is currently an allocated site within the Local Development Plan under reference HA789, which indicates that the site is 0.55 hectares in area and has been allocated for 10 dwellings.

- NP/00/097 - Temporary school accommodation – Approved 25.04.2000

Current Proposal

Planning approval in outline, with all matters reserved for future consideration, is sought for the development of 11 residential units with nine open market units and two affordable units.

Key Issues

The application raises the following planning matters:-

- Policy and Principle of Development
- Visual Amenity and Special Qualities of the National Park
- Impact on the Adjacent Listed Buildings
- Affordable Housing and Planning Obligations
- Siting and Sustainable Design
- Amenity and Privacy
- Highway Safety and Access
- Landscaping
- Biodiversity
- Land Drainage and Flooding
- Other Material Considerations

Policy and Principle of Development:

The site lies within the Local Centre of St Davids as defined by the Pembrokeshire Coast National Park Local Development Plan (LDP). The relevant key policies in relation to the principle of development include Policy 5 (St Davids Local Centre) and Policy 44 (Housing). The site comprises an allocated site for 10 residential housing units within the LDP and the principle of the development is therefore established.

One consultation response letter refers to the site having an excessive density. This outline application seeks to increase the number of residential units allocated on the site by 1 to a total of 11 residential units, and is considered to be more in line with the minimum density required by Policy 44 of the LDP. Policy 44 requires a minimum density of 30 dwellings per hectare on housing developments in the Centres where this is compatible with the character of the Centres. The required density of the site,

without taking into account the semi-rural centre character, in line with Policy 44 would be 16 dwellings based on a site area of 0.55 hectares.

The proposed density for this site will be 11 dwellings and the proposed layout shows that this number of dwellings can be accommodated at the site without resulting in a cramped layout. The proposed layout is not considered to have an adverse impact on the local centre character of St Davids. Therefore, the proposed development is considered to comply with the aims of the relevant LDP policies and is supported.

Impact on the Adjacent Listed Buildings:

There are several listed buildings near to the host site namely:-

- 75 Nun Street
- The Round House, Quickwell Hill
- 10-12 Quickwell Hill
- Ty Pererin
- Buildings in the Cathedral Close

In terms of 75 Nun Street, there is no inter-visibility from the street front. The house forms part of a continuous terrace, inset between its taller neighbouring properties. There is inter-visibility from the rear, but this is more 'incidental' in context rather than part of any design concept and no known historic association with the land. The rear of the house has been much modernised and extended and 'reads' from the site as typical rear premises of terraced housing (rather than a building originally conceived to take in the views or orientated within a wider holding). In sensory terms, the proposed provision of housing does not introduce an alien element.

In terms of the remaining properties, the existing school building, its boundary and landscaping effectively screen the development from them. This area of St Davids lies in the zone between the built-up city centre and undeveloped cathedral close – the proposed development is not considered to diminish this attractive wider setting of the several listed buildings within the Cathedral Close – the proposed development is effectively framed by the school and buildings along Nun Street and 'reads' more as an extension of the housing at the farther end of Nun Street.

Therefore, the impact of the proposed development on the surrounding listed buildings is considered to be low and acceptable in this instance.

Visual Amenity and Special Qualities of the National Park:

Correspondence has been received which raises the following issues: Landscape impact on surrounding areas, Light pollution, Character, LDP Policies 8 (Special Qualities) and 15 (Conservation of the Pembrokeshire Coast National Park) and Landscape character assessment.

In considering the application the impact of the proposal on the National Park landscape is a key consideration and therefore Policies 8 and 15 are particularly relevant. Policy 15 aims to control development causing a significant visual intrusion.

In addition to these policies the Authority has adopted a Landscape Character Assessment (LCA) Supplementary Planning Guidance (SPG) of which the site falls within the boundary of LCA 17 (St Davids).

LCA 17 recognises that this is an area which comprises the urban area of St David's and is surrounded by open rolling lowland landscape of the St David's Headland. The LCA was defined by the urban form of the city and there is a strong sense of place and the nature and extent of the imposing cathedral building and its ecclesiastical ruins generates an awareness of the long-established importance of this settlement in Welsh History. The Medieval buildings and features within the cathedral close are the core defining characteristic. St David's and its environs have an historical landscape of outstanding value and is arguably of international significance for its importance within the Christian church.

Management guidance indicates that new development should seek to maintain the integrity of historic buildings and archaeological sites, with particular emphasis on their visual setting. The need to preserve the traditional city character, through planning of developments to ensure they are in-keeping with the character of the traditional built form, whilst balancing the need for sustainable economic development serving the needs of visitors and residents alike.

There is a need to conserve the local vernacular of stone buildings with slate/grouted roofs and ensure that the siting, form, layout, construction materials and finishes of new or refurbished building is appropriate to the character of the city, especially at 'gateways' where such buildings will create important first impressions for the first-time visitor. There is also a need to rehabilitate the edges of the settlement so as to be more sympathetic to the surrounding Landscape of Outstanding Historic Interest in Wales, with particular emphasis on achieving a smooth transition from the urban edge to the open countryside.

The housing allocation within the LDP seeks any proposed development to take full advantage and provide additional planting within the site, particularly within the north-western portion which will be required to assimilate this site into the sensitive landscape.

The central hedgebank between both fields will be removed to facilitate the proposed layout with all boundary hedges being retained. Additional landscaping in the form of a new hedgebank and native landscaping on top is proposed to the north-west boundary of the site as required and this together with supplemented planting to all existing boundary hedgebanks is considered to provide a robust scheme of landscaping to prevent the development causing any significant visual intrusion. Landscaping is a reserved matter for future consideration.

To allow safe access to the site a small section of existing hedgebank fronting Nun Street will be removed. This small loss is not considered to result in any detrimental effect on the character and special qualities of this part of the National Park.

Consultation response letters received have raised matters relating to the development causing an adverse impact on the landscape character and

appearance of the area and the development resulting in over-development of the site.

The proposed development when viewed from the surrounding landscape will be read in context with the existing built form within St David's. Given the existing topography of the site and the location of the nearby residential developments along Nun Street and further south east, the proposed development when viewed from the surrounding landscape will not be considered to have an adverse impact. The development is also well related to the existing built form of St Davids and development along Nun Street. As such any lighting proposed with this development scheme will not be considered in this instance to have a significant detrimental impact on the surrounding landscape or night sky at this location. Detailed consideration will be given to these issues at reserved matters stage.

As such, it is considered that the current proposal is acceptable in terms of visual amenity and retains the special qualities of this area of the National Park and also the character and identity of the local centre of St David's.

Affordable Housing and Planning Obligations:

Policy 5 of the LDP requires consideration of the need for affordable housing where new units of residential accommodation are proposed and Policy 45 of the LDP seeks to deliver affordable housing in the National Park and the policy is subject to viability as outlined in the adopted SPG on Affordable Housing.

The National Park has adopted a Planning Obligations Supplementary Planning Guidance (SPG) in order to ensure that local services and infrastructure have adequate capacity to meet the additional demands arising from new development. The SPG covers the following services, facilities and infrastructure that the Local Planning Authority will seek contributions and obligations on and includes: Affordable Housing, Recreational and Amenity Open Space, Sustainable Transport Facilities, Education, Community Facilities, Public Art and Biodiversity. It is recognised that there is a need for affordable housing within St David's, and the threshold for negotiating provision of units is two or more residential units as indicated within the SPG.

The updated Supplementary Planning Guidance on affordable housing requires a 15% contribution at this site which would result in 1.65 dwellings being required. The Authority rounds this figure down to whole units so only 1 affordable dwelling is required to meet the requirements within the LDP. The developer has in the current scheme proposed 2 affordable dwellings which is also considered acceptable and will provide additional affordable units to serve the local community. These affordable units will be secured by a section 106 legal agreement, which has not been submitted to date.

Consultations have also been undertaken with the relevant bodies and the following contributions are requested by way of planning obligations:

Recreation and Open Space £2,601.00p (9 x £289 per dwelling)

The contribution towards recreation and open space will also be secured by a section 106 legal agreement, which has not been submitted to date.

Siting and Sustainable Design:

Policy 8 of the Pembrokeshire Coast National Park Local Development Plan (LDP) is a strategy 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', 'b' and 'd' resisting development that would cause significant visual intrusion, be insensitively and unsympathetically sited within the landscape, and/or fail to harmonise with, or enhance the landform and landscape character of the National Park. Policy 29 of the LDP requires all development proposals to be well designed in terms of place and local distinctiveness (criterion 'a').

Consultation response letters have been received which raise issues relating to the development having an excessive scale, over development of plots 1, 2 and 3 including siting, orientation, design, layout and topography concerns.

The new dwellings have a two storey scale which follows the general provision of existing dwellings along the western side of Nun Street and therefore is not considered in this instance to have an excessive scale. The indicative layout and orientation of the proposed residential units is considered to have been carefully designed to ensure that the adjacent neighbour's properties are sufficiently protected and this will be further controlled through careful consideration at reserved matters stage on location and orientation of new fenestration.

The submitted details indicate an indicative residential layout for the redevelopment of the existing agricultural fields with 11 new dwellings proposed off a central access road. The indicative layout shows that all the new dwellings can be located at appropriate distances away from adjacent existing dwellings and this together with orientation and landscaping features will ensure that the visual impact from the development, its siting and proposed layout are considered to be acceptable. The layout will be fully considered at reserved matters stage.

Indicative details show that the proposed dwellings have been designed to integrate the traditional form of existing residential units within St Davids with key features of the design being neutral rendered external finishes and simple pitched roofs detailed with chimney stacks. Natural stone cladding will also be used on several properties as features. The design will be fully considered at reserved matters stage.

The proposed levels indicated on the site layout plan are considered to be appropriate for this site and show a drop in level from the main entrance to the rear west corner of some 5.7 metres which will follow topography of the existing fields.

Whilst units 1, 2 and 3 are near the front of the site and have small plots, these dwellings are not considered in this instance to constitute over development of these plots. These details are indicative and will be fully considered at reserved matters stage.

The proposed method of construction will be sustainable in nature and include high energy performing fabric to ensure buildings are well insulated and energy efficient. As such, the proposal is considered to be acceptable in siting and sustainable design terms.

Amenity and Privacy:

Policy 30 of the LDP states that development will not be permitted where it has an unacceptable impact on amenity. The City Council has raised concerns on the proposed height of the properties and the possibility of the new dwelling causing overshadowing on neighbouring dwellings.

Given the orientation of the proposed dwellings mainly to the north of the existing adjacent dwellings it is considered that there is unlikely to be any overshadowing from the new development on these existing dwellings. In addition the orientation and the distance of separation together with the proposed boundary landscaping and the location of the proposed boundary fence it is considered that any impact on amenity or privacy will be mainly mitigated through the above features. As layout and design are reserved for future consideration, these matters will be dealt with in details at reserved matters stage.

Therefore, it is considered that whilst there may be a small impact on the amenity of the existing dwellings adjacent to the proposed development site, this would not be at a level which would be considered to have a significant detrimental impact on the amenity of these neighbours. As such, the proposal can be supported in terms of Policy 30 of the LDP.

Highway Safety and Access:

Consultation response letters have been received which raise concerns with poor visibility at the new road access point, additional traffic along Nun Street which has a one way system in place due to its narrow aspect, road layout and future highway maintenance.

The proposed access arrangements within the current application are considered to be the only viable means of access to this allocated site. The frontage at this access point measures approximately 15 metres wide and incorporates a visibility splay looking south west down the one way system of 2.4 metres by 33 metres.

Whilst access is a matter for reserved matters stage, the Highway authority has been consulted and indicated that the current scheme has already been considered at pre-application stage. There are existing yellow line parking restrictions where the proposed access is being formed, and the access is sufficiently located away from the existing residents parking bays so as not to be an issue. The visibility is considered acceptable over the existing footway and the layout of the estate road will also be acceptable together with proposed parking provision.

Overall the access roads, the proposal for dealing with road surface water and the parking and turning are all satisfactory and accord with current standards. It is anticipated that the current detail will form part of a Section 38/278 agreement for a future road adoption with the highway authority on part of the proposed estate road.

Based on the current information the highway authority supports the submitted scheme subject to planning conditions to cover access and estate roads including footways, turning areas, parking, loading, unloading and storage areas are provided to a level, before housing works commence and once complete the parking areas are retained for no other use other than parking, management of surface water runoff from the development, preservation of existing surface water drainage rights onto or across development site, details indicating levels, gradients and construction for the access roads and a construction method statement.

The access officer has also confirmed that no public rights of way will be affected as part of the current proposed scheme.

Landscaping:

The existing site has a mixture of mature trees and traditional Pembrokeshire hedgebanks along its boundary which will be retained as part of the proposed scheme.

Correspondence has been received which raises the loss of historic hedgerow as a concern. The current proposal includes a small section of hedgerow loss on the street frontage adjacent to Nun Street and a length of hedgerow which runs between the two fields on a south east to northwest axis.

The loss of these historic hedgerow features when considered against the overall development, the maintained boundary features and enhancement of these boundary features is considered in this instance to be acceptable.

Whilst the current indicative layout plans indicate that the boundary treatments in general are to be retained and enhanced there is a lack of detail to confirm these aspects. As such, further information by way of a planning condition is required to consider the protection of these features and should include a tree survey, tree protection details, Arboricultural method statement, pre-development tree work and details of any landscaping and new planting.

Biodiversity:

The planning ecologist has commented on the application stating that the phase 1 habitat report concludes the site is primarily poor, semi improved grassland of low ecological value, bordered by stone faced earth banks of some value to reptiles, nesting birds and commuting bats. The boundary features are mainly unaffected by development apart from a section removed for the proposed access and central area of the site. The site boundary has development on three sides with a sheltered valley to the northwest.

The report recommends a method statement is required to ensure that the construction phase does not result in any harm to reptiles. The ecologist supported this aspect and confirms that this will need to be conditioned and required to be approved in writing at reserved matters stage.

A lighting plan will also be required to assess potential light spill onto the boundary features and seek to reduce the potential impact of light from the development on the surrounding wildlife. These details will need to include external lighting on each dwelling and proposed street lighting and would be expected to be agreed prior to installation.

The proposed site layout indicates that perimeter hedges and hedge banks are to be retained and protected. In addition these features are to be supplemented where required with native species planting and this aspect will help to compensate the loss of the central hedgerow. These aspects will be required to be agreed in writing with the local planning authority at reserved matters stage.

The ecologist also requests the submission of a Construction Environmental Management Plan which shall be agreed in writing with the local planning authority prior to any works commencing on site.

Natural Resources Wales have also responded to indicate that they do not have any comment to make on the proposed development.

Land Drainage and Flooding:

Pembrokeshire County Council Drainage Engineers have indicated that whilst the proposed scheme indicates that all surface water will be disposed of to 'soakaway' and should therefore not have a detrimental effect on ordinary watercourses with regard to additional flows.

Due to the limited detailed information available with regard to surface water disposal, it is necessary to impose a condition requiring detailed surface water drainage proposals to be submitted to and agreed in writing by the local planning authority prior to any works commencing on-site.

Correspondence has been received which raises sewage capacity as a concern.

Dwr Cymru Welsh Water indicate that the proposed development will increase the risk to the Environmental Discharge Consent at the local treatment works and therefore a Developer Impact Assessment is required to understand the impact, and identify any required reinforcement works. Initial assessment also indicates that the proposed development would cause detriment to the existing potable water supply, and therefore a Hydraulic Modelling Assessment will need to be undertaken to identify the extent of the impact, and identify required reinforcement works.

As such, conditions will need to be imposed to ensure that these aspects are suitably addressed and agreed in writing with the local planning authority prior to any development commencing on site.

Other Material Considerations:

Pembrokeshire County Council Pollution Control section indicates that the proposed development site lies adjacent to a former concrete works. Whilst the current development site itself has not previously been developed and the gradient of the

land means significant contamination of the proposed development site is unlikely from the adjacent former concrete works. The potential for contamination cannot be completely discounted.

A residential development with garden areas represents a vulnerable receptor. It is therefore considered essential that mitigation measures are in place should any contamination be identified during construction works in the interest of protecting human health.

There is potential for the development to have an adverse impact upon public health and local amenity to occur during the construction phase with specific regard to local air quality and noise levels. As such, it is proposed to cover these aspects through appropriate conditions relating to contamination measures and mitigation / remediation works, control on timing of construction works, control of emission of dust from the site and also vehicles visiting and leaving the site and to also prevent the burning of any materials anywhere on the application site.

Dyfed Archaeological Trust has indicated that the proposed site is located within the Historic Landscape of St Davids and Ramsey Island and specifically within the Historic Character Area of Warpool. There is a strong possibility that archaeological material may extend into the application area and that any deposits surviving as buried or concealed archaeological features will clearly be adversely affected by the proposed development.

As such, it is recommended that a condition is imposed to ensure a written scheme of investigation is submitted and approved in writing with the local planning authority in line with Planning Policy Wales section 6.5.7 and TAN 24 sections 4.13 and 4.14.

Western Power Distribution has been consulted in respect of the concerns raised on electricity capacity for the St Davids area and they have confirmed that they are not aware of any issues with the capacity to supply 11 residential dwellings in St Davids.

Conclusion

Following consideration of the policies contained within the Local Development Plan and National Planning Policy in the form of Planning Policy Wales (Edition 9, November 2016) and having regard to all material considerations it is considered that the development will be in keeping with the aims of the LDP in that the development is considered to provide new residential properties whilst sustaining the local character and not impacting on privacy or amenity of neighbours. As such, and subject to S106 Agreements and a schedule of suitable conditions, the development is considered to be acceptable and complies with the requirements of policies 1, 5, 8, 9, 11, 13, 15, 21, 29, 30, 31, 32, 33, 34, 44, 45, 48 and 53 of the adopted Local Development Plan.

Recommendation

That the application be delegated to the Chief Executive/Director of Planning / Development Management Team Leader to grant outline planning permission subject to the conditions as outlined within the report and completion of S106

Agreements in respect of the provision of affordable housing and planning obligations within 3 months of this meeting. 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 will refuse the application on lack of information under delegation procedures.

1. Details of the access, appearance, landscaping, layout, and scale, (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the local planning authority before any development begins and the development shall be carried out as approved.
Reason: The application, in outline form, does not give sufficient detail for consideration of these matters at this time.
2. Any application for approval of the reserved matters shall be made to the local planning authority not later than three years from the date of this permission.
Reason: Required to be imposed pursuant to Section 92 (2) of the Town and Country Planning Act 1990.
3. The development shall begin either before the expiration of five years from the date of this permission or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.
Reason: Required to be imposed pursuant to Section 92 (2) of the Town and Country Planning Act 1990.
4. The first reserved matters application shall follow the scaled parameters for all the new dwellings within the development site as set out on drawing reference: P03/B (Received 04.09.2018). The 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 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).
5. No development shall take place until a qualified and competent archaeologist has submitted a written scheme of investigation (WSI) for approval in writing by the local planning authority. This WSI will describe the different stages of the work and demonstrate that it has been fully resourced and given adequate time. On behalf of the local planning authority, their archaeological advisors (DAT DM) will monitor all aspects of this work through to the final discharging of the condition. This work will not be deemed complete until all aspects of the WSI have been addressed and the final report submitted and approved.
Reason: To protect historic environment interests whilst enabling development. Policy: Local Development Plan – Policy 8 (Special Qualities) and Planning Policy Wales (Edition 9, November 2016) – Chapter 6 (Conserving the Historic Environment).
6. The first reserved matters application shall include a detailed scheme of landscaping which is to be approved in writing by the local planning authority.

The approved scheme shall include the following details:

- Initial tree, hedge and hedgebank information
- Proposed site specific tree, hedge and hedgebank work
- Tree, Hedge and Hedgebank Protection
- Arboricultural Method Statement (AMS)
- Pembrokeshire hedgebank implementation details
- Proposed landscaping details

An informative has been attached to provide further guidance on the exact information required for the subsequent discharge of the landscaping scheme. The development shall be carried out in accordance with the approved details.

Reason: In the interests of maintaining a suitable scheme of landscaping to protect the visual amenity of the area, to maintain the special qualities of the landscape and habitats through the protection, creation and enhancement of links between sites and their protection for amenity, landscape and biodiversity value. 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).

7. Before any housing 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. In addition adequate facilities for parking shall be made available at all times within the curtilage of the site. These facilities shall be constructed in accordance with plans submitted to and approved in writing by the local planning authority and shall be completed before the development is brought into use.

Reason: To reduce the likelihood of obstruction of the highway or danger to road users. Policy: Local Development Plan - Policy 53 - Impacts on Traffic.

8. All surface water shall be trapped and disposed of so as not to flow onto any part of the public highway. Any existing highway surface water drainage rights onto or across the application site shall be preserved and protected.

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

9. No development shall take place, 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:

- a) The development construction will not result in any harm to reptiles.
- b) Construction phase operating hour restrictions.
- c) Construction phase restrictions on emissions of dust.
- d) Construction phase restrictions on burning of materials within the site.
- e) The parking of vehicles of site operatives and visitors.
- f) Loading and unloading of plant and materials used in constructing the development.
- g) Wheel washing facilities.

Informatives have been attached from Public Protection section and the Ecologist to provide further guidance on the exact information required for the

subsequent discharge of the Construction Method Statement. The development shall be carried out in accordance with the approved details.

Reason: In the interests of road safety and to protect the amenity of local residents from excessive noise, vibration, smoke, odour and dust. 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), Policy 30 (Amenity), Policy 53 (Impacts on Traffic) and Planning Policy Wales (Edition 9, November 2016) – Chapter 13 (Minimising and Managing Environmental Risks and Pollution).

10. 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.

Reason: In the interests of road safety and to ensure that no deleterious material is carried onto the road. Policy: Local Development Plan - Policy 53 - Impacts on Traffic.

11. 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.

Reason: In the interests of public amenity and convenience. Policy: Local Development Plan - Policy 53 - Impacts on Traffic.

12. 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. Policy: Local Development Plan - Policy 53 - Impacts on Traffic.

13. No development shall take place until details of the proposed surface water drainage have been submitted to, and approved in writing, by the local planning authority. The development shall be carried out in accordance with the approved details.

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

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

required, the development shall not be occupied/used until a Validation Report, to show that 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 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 off site receptors. Policy: Local Development Plan – Policy 30 (Amenity) and Planning Policy Wales (Edition 9, November 2016) – Chapter 13 (Minimising and Managing Environmental Risks and Pollution).

15. Prior to the installation of any external lighting within the development site a light mitigation strategy shall be submitted to, and approved in writing, by the local planning authority. The light mitigation strategy is required to assess potential light spill onto boundary features and reduce the potential impact of light pollution on wildlife, from proposed external lighting on each dwelling and proposed street lighting. 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).

16. 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 – Policy 29 (Sustainable Design) and Planning Policy Wales (Edition 9, November 2016) – Chapters 12 (Infrastructure and Services) and 13 (Minimising and Managing Environmental Risks and Pollution).

17. No development shall take place until a scheme for upgrading of the St David's Waste Water Treatment Works has been submitted to, and agreed in writing, by the local planning authority in order to allow it to accommodate the foul discharges from the development hereby approved without increasing the risk of breaches to the discharge consent for the waste water treatment works. Thereafter the development shall not be occupied until the agreed scheme has been completed.

Reason: In order to allow the Waste Water Treatment works to receive foul discharges from the development without increasing the risk of breaches of the

works discharge consent, to protect the health and safety of existing residents and prevent pollution of or detriment to the environment. Policy: Local Development Plan – Policy 29 (Sustainable Design) and Planning Policy Wales (Edition 9, November 2016) – Chapters 12 (Infrastructure and Services) and 13 (Minimising and Managing Environmental Risks and Pollution).

18. No development shall take place until a potable water scheme to serve the site has been submitted to, and approved in writing, by the local planning authority. The scheme shall demonstrate that the existing water supply network can suitably accommodate the proposed development site. If necessary a scheme to upgrade the existing public water supply network in order to accommodate the site shall be delivered prior to the occupation of any building. Thereafter, the agreed scheme shall be constructed in full and remain in perpetuity.

Reason: To ensure the site is served by a suitable potable water supply.

Policy: Local Development Plan – Policy 29 (Sustainable Design) and Planning Policy Wales (Edition 9, November 2016) – Chapters 12 (Infrastructure and Services) and 13 (Minimising and Managing Environmental Risks and Pollution).

19. 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 and 5 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. Policy: Local Development Plan - Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 15 (Conservation of the Pembrokeshire Coast National Park) and 30 (Amenity).

20. 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. Policy: Local Development Plan - Policies 1 (National Park Purposes and Duty) and 15 (Conservation of the Pembrokeshire Coast National Park).

Informatives

- This consent is subject to legal Agreements.
- NRW consultation response.
- DAT consultation response.
- Dwr Cymru Welsh Water consultation response.
- PCNPA Tree and Landscape officers' consultation response.
- PCC Public Protection consultation response.
- PCNPA Ecologist consultation response.



PROPOSED SITE AREA
Housing Allocation -HA789

NR 18 4 88

**ST DAVID'S
(TYDDEWI)**

SITE LOCATION PLAN Scale - 1:2500

page 10

SITE AREA IN RED-
1.351 ACRES
0.547 HECTARES

14 AUG 2018
Awdurood Parc Cenedlaethol
Artadair Ffentra

Rev A	Drawing description amended	14.8.18	Date
Revision	Description		
LOCATION PLAN			
<p>Mr Mr & Mrs B. & N. Pert. Proposed Outline Planning application for 11no residential dwellings. Nine 4/2 bedroom dwellings (units 1-4-17) and two affordable dwellings (units 2 & 3) to site off Nun Street, (REF-HA 789), ST.DAVID'S, Pembrokeshire.</p>			
Drawing Number	Revision	Scale	Date
P01	A	1:2500	July 2017

Hayston
Developments
& Planning Ltd

Head Office: 100, High Street, Pembrokeshire SA62 9JH
Tel: 01437 891 817
Fax: 01437 851 776
www.haystonplanning.co.uk



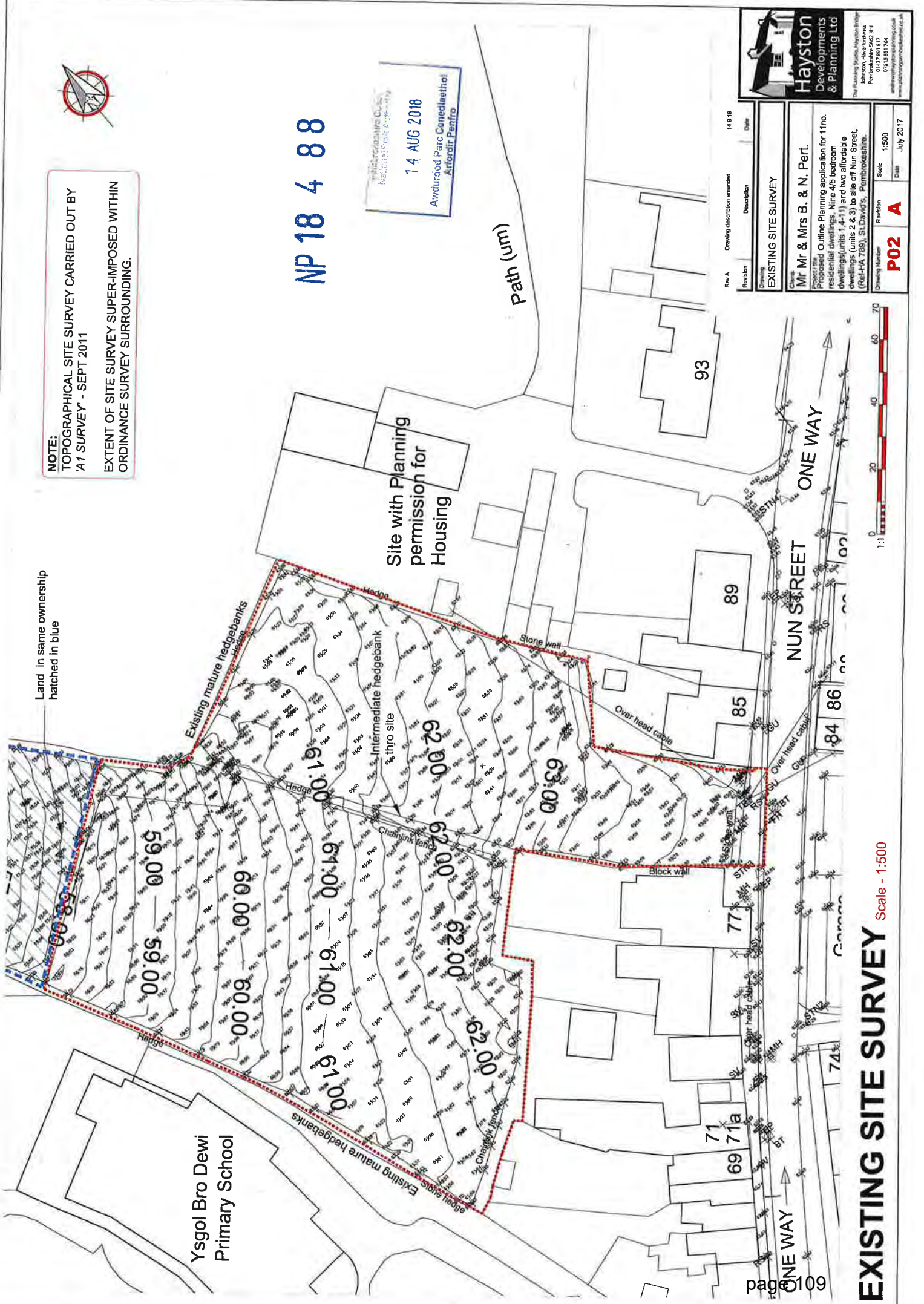
NOTE:
 TOPOGRAPHICAL SITE SURVEY CARRIED OUT BY
 'A1 SURVEY' - SEPT 2011
 EXTENT OF SITE SURVEY SUPER-IMPOSED WITHIN
 ORDINANCE SURVEY SURROUNDING.



NP 18 4 88

14 AUG 2018
 Awdurdod Parc Cenedlaethol
 Aiforddir Pentro

Land in same ownership
 hatched in blue



Rev A Drawing description amended 14.8.18

Revision	Description	Date
EXISTING SITE SURVEY		
Client	Mr Mr & Mrs B. & N. Pert.	
Project Title	Proposed Outline Planning application for 11no. residential dwellings, Nine 4/5 bedroom dwellings (units 1, 4-11) and two affordable dwellings (units 2 & 3) to site off Nun Street, (Ref-HA 789), St David's, Pembroke-shire.	
Drawing Number	P02	Scale 1:500
Revision	A	Date July 2017

Hayston
 Developments
 & Planning Ltd

The Hayston Estate, Hayston, Haywards
 Pembroke-shire SA62 3HJ
 01432 891917
 01432 891704
 www.haystonplanning.co.uk

EXISTING SITE SURVEY Scale - 1:500

Peninsula Regional Council
 National Planning Authority
 - 4 SEP 2018
 Awdurdod Parc Cenedlaethol
 Ardodir Penfro

New Earth hedgebank formed across rear boundary, landscaped with native planting

Grassed earth banks with large key stone book ends to drive and gate openings, plus random planting to tops.

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

Suggested proposed floor levels shown-subject to site road full design

Existing intermediate hedgebank removed

Adjacent planning approval for housing development

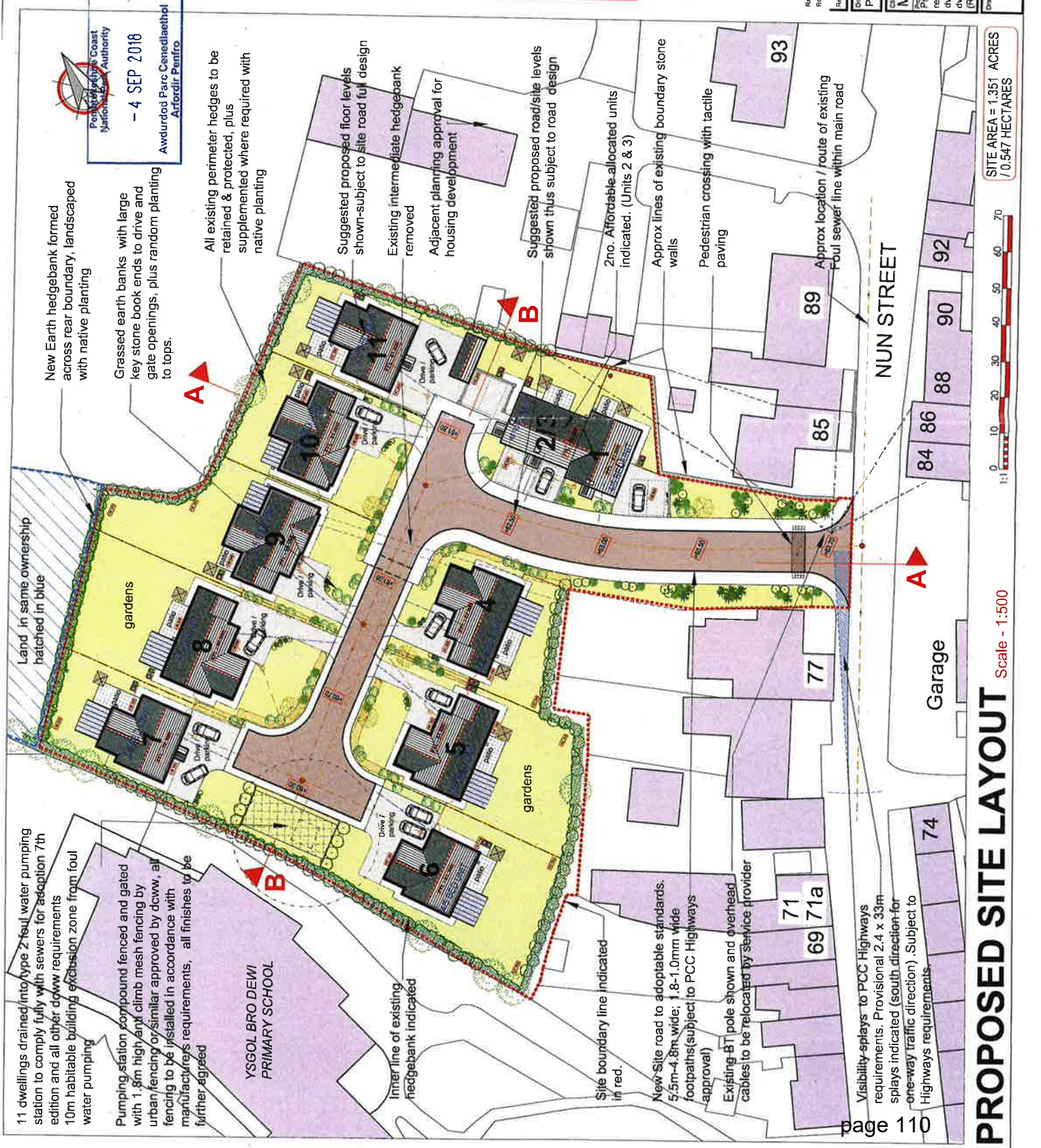
Suggested proposed road/site levels shown thus subject to road design

2no. Affordable allocated units indicated. (Units 2 & 3)

Approx lines of existing boundary stone walls

Pedestrian crossing with tactile paving

Approx location / route of existing foul sewer line within main road



SITE AREA = 1.351 ACRES
 / 0.547 HECTARES

Scale - 1:500

PROPOSED SITE LAYOUT

LANDSCAPING

- DRIVES PAVED WITH PERMEABLE BRICK OR BLOCK PAVEMENTS
- PATIO AREAS - PAVOUR OR PAVING SLAB FINISH
- TARMACADAM FINISH ROAD & PAVEMENTS TO ADAPTABLE STDS.
- GRASSED GARDEN AREAS TO FRONT AND REAR OF DWELLINGS.
- 1.8M HIGH CLOSE BOARDED FENCES / GATES
- VARIOUS ORNAMENTAL PLANT SPECIES

INDICATIVE POSITIONS FOR NEW SEMI-MATURE TREES - POSITIONS TO BE AGREED

NEW GRASSED EARTH-BANK 600-1200MM HIGH WITH NATIVE PLANTING TO TOPS

NOTE: ALL EXISTING HEDGES SUPPLEMENTED WITH ADDITIONAL NATIVE SHRUBS/PLANTS TO INCREASE DENSITY WHERE NECESSARY.

GENERAL SERVICES KEY

- FOUL GRAVITY DRAINS
- SURFACE WATER DRAIN / SOAKAWAYS
- WATER MAINS SUPPLY
- RISING/PURIFIED FOUL DRAIN

NOTE: SERVICE POSITIONS ARE SUGGESTED ONLY AND ARE SUBJECT TO ENGINEERS / SERVICE PROVIDER DESIGN / DETAILS, AND ARE FOR ASSISTANCE ONLY.

KEY

- COMPOSTING BIN
- GENERAL WASTE BIN
- RECYCLING WASTE BINS
- WATER STORAGE BUTT
- ROTARY DRYING LINE

SCALED PARAMETERS

4/5 BED DWELLINGS -
 Main Length (inc. integral garage) = 13.4m; Main Length (excl. integral garage) = 10.3m
 main width = 8.5m; main ridge = 2.8-3m

Integral garages: Length = 5.7-5m; depth = 3.4-3m; Ridge = 2.8m
Integral garages/commodes: Length = 7.7-5m; width = 3.5-3m; ridge = 7.8m
Detached garages: Length = 6.6-5m; width = 3-5m; ridge = 4-5m
Rear conservatories/balconies: Length = 4.4-5m; width = 3-4m; height = 3-4m

AFFORDABLE UNITS 2 AND 3 -
 Width (Gable) = 7.5-8.0m; Length = 10-10.5m; Ridge = 2.5-2.8m
 (Combined overall block with unit 1) = 17.5-18m x 7.5-8.0m Gable
 Typical pitches generally:
 Length = 2.3m; width = 1.5-2.5m; Ridge = 3-4m

NP 18 4 88

SCHEDULE OF ACCOMMODATION

9NO - PLOTS (catering 4/5 bed dwellings with integral or detached garages) - UNITS 1, 4-11

2NO - AFFORDABLE DWELLINGS (FLAT UNITS 2 & 3)

2 x parking spaces per dwelling

Revision	Description	Date
Rev B	Plot 9 and 10 revised	26.8.18
Rev A	Drawing description amended: 4/5 bed units clarified on drawing	14.8.18

Drawing Number	Revision	Scale	Date
P03	B	1:500	July 2017

PROPOSED SITE LAYOUT

Client: Mr Mr & Mrs B. & N. Pert.

Project / site: Proposed Outline Planning application for 11no. residential dwellings, Nine 4/5 bedroom dwellings (units 1, 4-11) and two affordable dwellings (units 2 & 3) to site off Nun Street, (Ref: HA 789), St David's, Pembrokeshire.

Hayston Developments & Planning Ltd
 The Peninsula Skills Institute Building
 Pembrokeshire SA62 3HU
 0137 891 817
 andrew@haystonplanning.co.uk
 www.haystonplanning.co.uk

11 dwellings drained into type 2 foul water pumping station to comply fully with sewers for adoption 7th edition and all other dww requirements

10m habitable building exclusion zone from foul water pumping

Pumping station compound fenced and gated with 1.8m high anti climb mesh fencing by urban fencing of similar approved by dww, all fencing to be installed in accordance with manufacturer's requirements, all finishes to be further agreed

YSGOL BRO DEWI PRIMARY SCHOOL

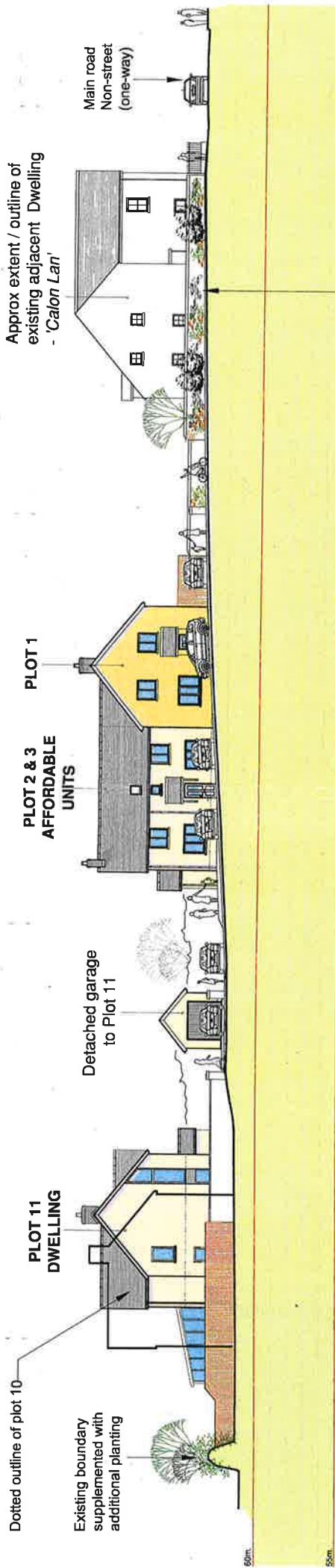
Inner line of existing hedgebank indicated

Site boundary line indicated in red.

New Site road to adoptable standards. 5.5m-4.8m wide; 1.8-1.0m wide footpaths (subject to PCC Highways approval)

Existing BT pole shown and overhead cables to be relocated by service provider

Visibility splays to PCC Highways requirements. Provisional 2.4 x 33m splays indicated (south direction for one-way traffic direction). Subject to Highways requirements.



SITE SECTION A-A scale 1:250

Pembrokeshire Coast National Park Authority
 - 4 SEP 2018
 Awdurdod Parc Cenedlaethol Afonddir Penfro



SITE SECTION B-B scale 1:250

Rev B	Comments omitted	28.8.18
Rev A	Drawing description amended	14.8.18

Revision	Description	Date
PROPOSED SITE SECTIONS		
Client: Mr Mr & Mrs B. & N. Pert.		
Project title: Proposed Outline Planning application for 11no. residential dwellings, Nine 4/5 bedroom dwellings (units 1, 4-11) and two affordable dwellings (units 2 & 3) to site of Nun Street, (Ref:HA 789), St David's, Pembrokeshire.		
Drawing Number	Revision	Scale
P04	B	1:250
	Date	July 2017

Hayston Developments & Planning Ltd
 The Planning Studio, Western Bridge, Johnston, New Burwest, Pembrokeshire SA5 3JU
 01302 891 817
 andrew@haystondevelopments.co.uk
 www.haystondevelopments.co.uk

NP 18 4 88



PROPOSED SITE SECTIONS