

Application Ref: NP/17/0315/FUL

Case Officer	Caroline Bowen		
Applicant	Waterstone Homes		
Agent	Mr L Hallett		
Proposal	Residential development comprising 18 dwellings with associated works		
Site Location	Land off Walton Road, Broad Haven, Haverfordwest, Pembrokeshire, SA62 3JX		
Grid Ref	SM86071345		
Date Valid	31-May-2017	Target Date	31-Jan-2018

Background and site description

The application site comprises a 0.69ha section of an existing agricultural field sited immediately to the south of Driftwood Close and on the eastern flank of Walton Road in the village of Broad Haven. The site is allocated in the Local Development Plan as HA734 – South of Driftwood Close. This allocation makes reference to the provision of 8 residential units.

The land slopes downward to the north with the proposed development concentrated to the northernmost part of the site. Driftwood Close lies to the north at a lower ground level, and to the east (also at a lower level) lie the rear gardens of properties along Marine Road, the Baptist Church and graveyard. To the south, the remaining field and to the west, the land is bordered by Walton Road.

In 2014, outline planning permission was granted with all matters reserved (subject to legal agreements) for the development of ten dwellings - six full market dwellings and four affordable housing apartments in a single block. The application also included a new access road, public footpath link and landscaping.

Illustrative plans submitted at the time indicated a layout comprising six detached 4/5 bedroom dwellings and four 2 bedroom apartments arranged around a new estate road with turning facilities. The proposed dwellings along the northern side of the estate road would be split level and cut into the shallow gradient of the field.

Planning History

- NP/14/0681 - Proposed residential development of six dwellings and four affordable housing apartments. Access road, public footpath link and landscaping. (Outline). Approved.

Current Proposal

Full planning permission is sought for the construction of eighteen dwellings – four detached 4-bed market dwellings, eight semi-detached 4-bed market dwellings and six affordable houses provided as one-bed apartments in a single block.

The proposed development will be arranged around a new estate road with turning facilities, provided off Walton Road. The proposed dwellings along the northern side of the estate road would be split level and cut into the shallow gradient of the field.

Officer appraisal

Members will recollect that at the Development Management Committee meeting held on the 8th November 2017, a site visit was moved and seconded in order to allow members to view the proposal's location.

A site visit was held on Monday 20th November 2017, where Members viewed the site and its setting.

The main land use considerations and conclusion for this proposal are referred to in the original officer's report for this application, which is attached at Appendix 1.

Matters arising since November's meeting;

Officers have been in discussion with the applicants, their agent and the Highway Authority in respect of the issue of achieving safe access and link between the application site and Broad Haven village. The starting point for discussion was based on the following;

- The Highways Authority themselves currently do not have a preferred route or an existing scheme for a pedestrian route that a planning contribution could enable – this is partly because the 2014 application had included a suggested route by the then applicant.
- As recommended in the original committee report, the increase in density above the original allocation would be likely to lead to a greater number of trips to and from the site – as the main road is narrow and there is no current safe route for pedestrians, officers would prefer a safe route to be agreed as part of the application. Members also had indicated at the site visit that they would want to see a safe route presented to them prior to the determination of the application.
- The Highways Authority had considered the proposed route from the 2014 permission, and agreed with the agent that this route would be unworkable due to land ownership, and the likely need for extensive engineering to achieve such a route.
- In the event that land ownership issues prevent a footpath route being provided, the Highways Authority would be likely then revert back to the request for a contribution, which would then be used for traffic calming and dual user measures to address the pedestrian and vehicle safety on Walton Road.

Following discussions held after the November meeting, the applicants have put forward a detailed proposal for highway improvements to Walton Road which would consist of the creation of a 'Quiet Lane' between its junctions with Settlands Hill and Walton West crossroads. "Quiet Lanes" are defined as minor rural roads which are appropriate for shared use by walkers, cyclists, horse riders and motorised users, and – together with Home Zones - are part of an accepted traffic calming measure available under the Transport Act 2000. Planning Policy Wales supports their use by local authorities, subject to the traffic management measures being sympathetic to the character of the area whilst achieving reduced traffic speed, environmental and safety improvements.

The introduction of a Quiet Lane at this location is considered by officers an appropriate dual user and traffic calming measure that would not just address the

issue of achieving a safe route for the proposed development, but also a public benefit through the provision of a safe route for users of Walton Road overall. The scheme requires the use of signage to indicate the extent of the traffic calming measures, and - being within an already developed part of the settlement – the signage is not considered to be obtrusive within this setting. Furthermore, and most importantly, the Highways Authority have no objection to this proposal as submitted, subject to the necessary highway agreements being obtained. As the proposed works would involve works outside of the application 'red line', these would be secured by a 'Grampian' condition, and this condition has been included in the recommendation below.

Conclusion

The original conclusion that;

'Following consideration of the policies within the Local Development Plan it can be concluded that the principle of development of this site for housing purposes is acceptable. The increase in density would not be considered harmful to the setting, and, subject to the approval of amended plans detailing the inclusion of a pedestrian route and the completion of a legal agreement to secure a contribution toward the delivery of the same, the proposal can be supported by officers.'

is now revised to take account of the proposed "Quiet Lane" and following consideration of the policies within the Local Development Plan, it can be concluded that the principle of development of this site for housing purposes is acceptable. The increase in density would not be considered harmful to the setting, and measures for safe access to and from the site can be provided to the satisfaction of the Highways Authority.

Recommendation

That planning permission be granted, subject to a Section 106 Legal Agreement which addresses the following necessary planning obligations;

- Procure that 35% of the dwellings built on the site pursuant to the planning permission are built and thereafter maintained as affordable housing units in perpetuity;
- Pay planning contributions towards play equipment and community facilities;
- If the Section 106 legal agreement is not completed within 3 months of the resolution then delegated powers be given to the Chief Executive/Director of Park Direction/Team Leader Development Management to refuse permission on non-compliance with Policies 45 & 48

and subject to the following conditions

1. The development shall begin not later than five years from the date of this decision.
Reason: Required to be imposed pursuant to Section 91 (1) of the Town and Country Planning Act 1990 (as amended).
2. The development shall be carried out in accordance with the approved plans and documents reference 2219/FP2 Rev A.

Reason: In order to be clear on the approved scheme of development in the interests of protecting visual amenity and the special qualities of the National Park. Policy: Local Development Plan – Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 15 (Conservation of the Pembrokeshire Coast National Park) and 29 (Sustainable Design).

3. A Construction Method Statement shall be submitted to, and approved in writing by, the local planning authority prior to the start of construction. The approved statement shall be adhered to throughout the construction period and shall provide for:
- i) the parking of vehicles of site operatives and visitors;
 - ii) loading and unloading of plant and materials;
 - iii) storage of plant and materials used in constructing the development;
 - iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
 - v) wheel washing facilities;
 - vi) measures to control the emission of dust and dirt during demolition and construction; and
 - vii) a scheme for recycling/disposing of waste resulting from demolition and construction works.

Reason: To reduce the likelihood of obstruction of the highway, danger to road users, to conserve public health and local amenity, to ensure satisfactory standard of sustainable development and in order to ensure a proper standard of development and appearance in the interests of conserving the amenities and special qualities of the area. Policy: Local Development Plan – Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 15 (Conservation of the Pembrokeshire Coast National Park), 25 (Recycled, Secondary and Waste Materials), 29 (Sustainable Design), 30 (Amenity), 31 (Minimising Waste) and 53 (Impacts of Traffic).

4. Prior to the beneficial occupation of the 9th dwelling hereby approved, the footway improvements and 'Quiet Lane' measures, as set out on the approved Drawing 2219/FP2 RevA, shall be constructed and completed in accordance with the approved details.

Reason: To reduce the likelihood of obstruction of the highway or danger to road users, to maintain a minimum amount of interference to the free flow of through traffic and in the interests of road safety. Local Development Plan Policy 53 - Impacts of Traffic.

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

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

- Traffic).
6. No part of the completed development shall be used or occupied until the car parking areas, access and turning areas have been completed and marked out up to the property in accordance with drawings approved as part of any subsequent Reserved Matters permission. The car parking areas, access and turning areas shall thereafter be retained in accordance with the approved plans and available for use for car parking and turning.
Reason: To ensure adequate car parking and turning is provided within the curtilage of the site, in the interests of highway safety. Policy: Local Development Plan – Policy 53 (Impacts of Traffic).

 7. The development hereby approved shall be carried out in accordance with the Construction Environmental Management Plan dated 4th October 2017.
Reason: To ensure a proper standard of development and appearance in the interests of conserving the biodiversity and natural environment of the area. Local Development Plan - Policies 1 - National Park Purposes and Duty, 8 - Special Qualities, 11 - Protection of Biodiversity, 15 - Conservation of the Pembrokeshire Coast National Park and 30 - Amenity.

 8. Land preparation, groundworks and subsequent construction activities shall only take place within the following time constraints 08:00 to 18:00 Monday to Friday and 09:00 to 13:00 hours Saturday. There shall be no working on Sundays and Bank Holidays. Dust suppression shall be utilised to control the emissions of dust arising from land preparation, groundworks and subsequent construction activity. There shall be no burning of any materials at any time during the whole of the development period.
Reason: To protect human health and the local amenity from the adverse impact of noise, dust and odour. Pembrokeshire Coast National Park Local Development Plan Policies 8 (Special Qualities), 15 (Conservation of the Pembrokeshire Coast National Park) and 30 (Amenity).

 9. Prior to the erection of any external lighting on the development, a light mitigation strategy, including measures to reduce light spillage onto foraging habitats for bats and protected species shall be submitted to and approved in writing by the local planning authority for both the lighting to the dwellings and for 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).

Application Ref: NP/17/0315/FUL

Case Officer	Caroline Bowen		
Applicant	Waterstone Homes		
Agent	Mr L Hallett		
Proposal	Residential development comprising 18 dwellings with associated works		
Site Location	Land off Walton Road, Broad Haven, Haverfordwest, Pembrokeshire, SA62 3JX		
Grid Ref	SM86071345		
Date Valid	31-May-2017	Target Date	08-Nov-2017

This application is being brought to Committee as it is classed as major development.

Consultee Response

PCC - Education Dept: - There will be no requirement for a contribution towards primary or secondary education.

PCC - Community Regeneration Manager: - Seek S106 funds for Open access play and recreation, and Community facilities

Natural Resources Wales: - No objection but see letter received 22 June 2017 for their comments

PCNPA Planning Ecologist: - The hedgerow is shown on the plans however the bird and bat boxes are not. Prior to commencement of works on site an updated plan will be required detailing the inclusion of these features. We will also require an external lighting plan showing street lighting and lighting on each property. Details should include type of light and features to mitigate the impacts of light spill such as sensors, hoods and cowls. The boundary hedgerows should remain as dark corridors and this should be demonstrated on the lighting plan

NATS: No objection

Coal Authority: No objection

Dyfed Powys Police: Conditional Consent

Dwr Cymru Welsh Water: Conditional Consent - Conditions and Advisory Note to be added to any planning permission

PCC - Drainage Engineers: Conditional Consent - Further response received on 20th October 2017 still requiring Conditional Consent

PCC - Waste & Recycling Manager: Conditional Consent - Further comments made on 20th October 2017

PCC - Transportation & Environment: Conditional Consent

PCC - Head of Public Protection: Conditional Consent

The Havens Community Council: Recommend Refusal - Further comments received by email on 18th October 2017 giving Comments from Local Community
A further letter received on 19th October 2017 - concerned about lack of consultation and communication.

Pembrokeshire Coast National Park Authority
Development Management Committee – 8th November 2017

Public Response

The application was appropriately advertised in accordance with statutory requirements, and the application was supported by a Pre Application Consultation Report detailing the outcome of formal pre-application consultation for the major development, which is required by Welsh Government.

8 letters of concern have been received by the Authority, and full copies of these responses are held on the planning application file. In summary, the concerns raised include;

- Site storm water drainage – in particular how the surface water from the roadway is to be drained.
- The existing Walton Hill roadway – this is a very busy route and it is considered that a new footpath is required to provide safe access.
- The original site analysis for the site stated that it would be reasonable to develop no more than eight homes on the site. This rose to 10 in 2014 and now eighteen are proposed. This would be contrary to the Plan and to National Park purposes.
- Concern that the existing infrastructure will be unable to accommodate the additional density proposed.
- Potential for surface water runoff to impact on adjacent properties and buildings (including the graveyard).
- The development would result in overlooking and loss of privacy.
- There has already been incremental 'development creep' extending over land which was never part of Broad Haven's built village environment.
- Impact on the wider vista, landscape and skyline of Broad Haven.
- Loss of agricultural land
- Unwarranted pressure and conflict of users on local roads

Policies considered

Please note that these policies can be viewed on the Policies page Pembrokeshire Coast National Park website - <http://www.pembrokeshirecoast.org.uk/default.asp?PID=549>

LDP Policy 01 - National Park Purposes and Duty

LDP Policy 06 - Rural Centres

LDP Policy 08 - Special Qualities

LDP Policy 09 - Light Pollution

LDP Policy 11 - Protection of Biodiversity

LDP Policy 15 - Conservation of the Pembrokeshire Coast National Park

LDP Policy 29 - Sustainable Design

LDP Policy 30 - Amenity

LDP Policy 32 - Surface Water Drainage

LDP Policy 44 - Housing

Pembrokeshire Coast National Park Authority

Development Management Committee – 8th November 2017

LDP Policy 45 – Affordable housing
 LDP Policy 52 - Sustainable Transport
 LDP Policy 53 - Impacts on traffic
 PPW9 Chapter 03 - Making and Enforcing Planning Decisions
 PPW9 Chapter 04 - Planning for Sustainability
 PPW9 Chapter 09 - Housing
 SPG08 - Affordable Housing
 TAN 02 - Planning and Affordable Housing
 TAN 12 - Design

Constraints

Special Area of Conservation - within 500m
 Contaminated Land
 LDP Allocation
 LDP Mineral Safeguard
 Safeguarding Zone
 Hazardous Zones
 LDP Centre:50pc aff housing;30 units/ha
 Recreation Character Areas
 Low Coal Risk
 Surface Coal
 High Coal Risk
 Landscape Character Assessment
 Seascape Character Assessment

Officer's Appraisal

Background and site description

The application site comprises a 0.69ha section of an existing agricultural field sited immediately to the south of Driftwood Close and on the eastern flank of Walton Road in the village of Broad Haven. The site is allocated in the Local Development Plan as HA734 – South of Driftwood Close. This allocation makes reference to the provision of 8 residential units.

The land slopes downward to the north with the proposed development concentrated to the northernmost part of the site. Driftwood Close lies to the north at a lower ground level, and to the east (also at a lower level) lie the rear gardens of properties along Marine Road, the Baptist Church and graveyard. To the south, the remaining field and to the west, the land is bordered by Walton Road.

In 2014, outline planning permission was granted with all matters reserved (subject to legal agreements) for the development of ten dwellings - six full market dwellings and four affordable housing apartments in a single block. The application also included a new access road, public footpath link and landscaping.

Pembrokeshire Coast National Park Authority
 Development Management Committee – 8th November 2017

Illustrative plans submitted at the time indicated a layout comprising six detached 4/5 bedroom dwellings and four 2 bedroom apartments arranged around a new estate road with turning facilities. The proposed dwellings along the northern side of the estate road would be split level and cut into the shallow gradient of the field.

Planning History

- NP/14/0681 - Proposed residential development of six dwellings and four affordable housing apartments. Access road, public footpath link and landscaping. (Outline). Approved.

Current Proposal

Full planning permission is sought for the construction of eighteen dwellings – four detached 4-bed market dwellings, eight semi-detached 4-bed market dwellings and six affordable houses provided as one-bed apartments in a single block.

The proposed development will be arranged around a new estate road with turning facilities, provided off Walton Road. The proposed dwellings along the northern side of the estate road would be split level and cut into the shallow gradient of the field.

Key Issues.

Paragraph 3.1.3 of Planning Policy Wales (currently Edition 9 – November 2016) advises that applications for planning permission should be determined in accordance with the approved or adopted development plan for the area, unless material conditions indicate otherwise. This application raises the following planning matters, which are to be considered against the policies of the Pembrokeshire Coast National Park Local Development Plan;

- The principle of the development
- Visual amenity and special qualities of the National Park
- infrastructure
- Amenity
- Biodiversity
- Landscaping
- Material considerations.

The principle of the development

The application site is located on the southern fringe of Broad Haven - a recognised Rural Centre within the Local Development Plan, and is allocated for housing purposes as part of the strategic aims of the Plan. The aims of Policy 6 – Rural Centres are to a) to meet the housing, in particular affordable housing needs, b) to encourage small scale employment developments and c) to protect and enhance the Centre's range of facilities.

The original housing allocation refers to 8 residential units being provided on the site, and in 2014, outline permission was granted for a total of 10 residential units provided across 8 buildings taking into account that four affordable housing units are proposed within a semi-detached pair of buildings, and that the site was considered physically capable of accommodating the number of units proposed.

The current application again seeks to increase the number of market dwellings on the site – this time, through the substitution of the four previously approved detached dwellings to the northmost part of the planned development, with eight semi-detached dwellings occupying a similar footprint.

The Authority's strategy Policy 44 – Housing advises of a requirement for a minimum density of 30 dwellings per hectare for housing development in Centres. The original allocation falls below this which would likely reflect that development on the edge of settlement would be less intense in appearance and would allow space for the retention and enhancement of natural landscape features which denote the change in landscape character from settlement to countryside. Thus, officers consider that it is important to ensure that any proposed development at this location is of a density appropriate to its setting – particularly where the land is an otherwise undeveloped buffer between the rural settlements of Broad Haven and Little Haven.

Policy 45 – Affordable Housing requires the provision of units on site in all developments of two or more dwellings. The Authority's Supplementary Planning Guidance (November 2014) sets a requirement of 35% provision for this site, which would equate to 6 units. The chosen one-bed apartments would address the current housing need for this type of accommodation in The Havens community area.

It is considered that in this particular instance, the increased density can still be satisfactorily assimilated – however, this is only through the substitution of detached dwellings for semi-detached dwellings on a similar footprint, and not through the addition of any wholly new footprint. Whilst emphasis has been placed on the requirement to limit the density in order to reduce the visual and physical impact of the development, it is considered from the plans submitted that the development of the site would not result in a cramped layout or a form of development that is incompatible to the Rural Centre. The proposed development has taken into account the emphasis placed on the existing landscaping in the Plan commentary for the housing allocation, and a detailed landscape scheme seeks to retain and strengthen the existing hedgerow boundaries, shrubs and trees on the site.

The site is in reasonable proximity to existing services and as such the addition of residential units on the site above the allocation can be supported in principle in accordance with the aims of policies 6, 44 and 45 in providing for new housing to meet the aims of Broad Haven as a Rural Centre.

Visual Amenity and Special Qualities of the National Park

Policy 8 of the Pembrokeshire Coast National Park Local Development Plan (LDP) is a strategic policy which refers to the special qualities of the National Park and lists priorities to ensure that these special qualities will be protected and enhanced. Policy

Pembrokeshire Coast National Park Authority
Development Management Committee – 8th November 2017

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 site comprises a roughly rectangular parcel of land forming part of a larger field enclosure. It is bordered along the west by an established hedgebank set against Walton Road and is separated from existing dwellings along Driftwood Close by timber fencing. The ground slopes generally downwards to the village in a northerly direction from its south facing boundary, and longer range views of the site can be seen from the north of the village.

Cross sectional plans submitted with the application show the general form of the buildings in relation to the prevailing sloping ground level, and the suggested layout shows that the dwellings will 'step down' to the north, with the houses closest to Driftwood Close being set down into the site as per the 2014 permission. The modern design reflects traditional proportions and the use of a mix of external finishes adds visual interest.

Nevertheless, this site is prominent in the wider landscape setting. In the Authority's supplemental planning guidance on Landscape Assessment, the site falls within the LCA 12 – St Bride's Bay, which comprises a large expanse of rolling lowland and associated cliffs and beaches between Solva and Little Haven. The special quality of this landscape has a strong connection to the coastline and offers broad views of mostly undeveloped coastline. The management guidance advises the assimilation of developments into the landscape at the edges of settlements through careful siting, selection of materials, form and screening

A Landscape Character and Visual Impact Assessment submitted for the proposal concludes that whilst the new development would have a slight adverse impact on the visual amenity of the area (being a new development on undeveloped land), when judged against the existing developed footprint, and the fallback position of the 2014 permission, the visual impact would be broadly similar in impact.

The provision of further planting and retention of existing hedgerows, as well as the split level nature of the dwellings, will help to assimilate the proposed development with existing development. It can be concluded, therefore, that the general scale of this development for the mix of units proposed would meet the requirements of Policies 8, 15, 29 and 30, and can be delivered in a way that does not impact unacceptably on general visual amenity of Broad Haven as the development forms a natural continuation of the built form of the village to the east which is allocated for housing.

Infrastructure.

The key infrastructure issues for this development are surface water drainage and highways matters.

Policy 32 refers to Surface Water Drainage, where the requirement is for developments in the National Park to incorporate sustainable drainage systems. Following consultation, Dwr Cymru/Welsh Water have advised that a water supply can be made available to serve the development, and that there would be no problems envisaged with the Waste Water Treatment Works for the treatment of domestic discharges from this site. In respect of sewerage, a condition has been recommended requiring the submission of a drainage system for the site, which shall provide for the disposal of foul, surface and land water, and should include an assessment of the potential to dispose of surface and land water by sustainable means. A drainage strategy has been submitted by the applicant, but - in light of the size of the proposed development and its position on elevated land - officers considered that a comprehensive drainage system should be submitted at this stage, so that it can be shown that a sustainable system can be accommodated within the application site.

On the issue of surface water drainage, Natural Resources Wales have requested that all roof down pipes are sealed to minimise the risk of polluting material entering the surface water system and impacting on the water catchment for Broad Haven beach.

The Highway Drainage Engineer and Natural Resources Wales have agreed that the proposed Permeable Paving Infiltration System proposed for the main access road is an acceptable choice, but the Drainage Engineer has advised that the design of the access road at the junction with Walton Road should be such that surface water from Walton Road cannot not enter the site access road, as this could result in the capacity of the system being flooded by water runoff from the adjacent road. As concerns have also been raised by adjacent properties that surface water may run off the proposed development onto Walton Road and neighbouring land, officers requested that full details/calculations of the surface water drainage system proposed should be submitted prior to determination, to ensure the concerns are adequately addressed. At the time of writing the report, the applicant had forwarded the requested information, and a re-consultation of the details was underway. Officers will make a verbal update on this issue at the meeting.

Policies 52 and 53 of the Local Development Plan refer to sustainable transport and the traffic impacts of proposed development. In respect of the highways issues, there have been objections to the development on the grounds of increased traffic and lack of footpaths to link to the village. The Highways Authority response of conditional consent, however, advises that a planning contribution of £20,000 is required for the design and provision of additional footway links to the village from the development site. Officers consider that if the Authority is to accept an increase in density on this site, then safe pedestrian links to the village should be included as part of the application in order to ensure that a suitable footpath link can be

delivered, and to meet the Authority's duty under the requirements of the Active Travel (Wales) Act 2013. At the time of writing this report, officers are in discussion in respect of this issue – a verbal update on the outcome of these discussions will be made at the meeting.

Neighbouring Amenity

Policy 30 of the Local Development Plan refers to matters of amenity, and requires proposals to be appropriate to where people live and work, compatible with its setting, should not lead to an increase in traffic, odour, noise or light, and should not be visually intrusive.

The principle of further residential development at this location is acceptable – the use would be compatible with the setting and neighbouring development. In respect of privacy, the application site is at a higher gradient than the existing properties at Driftwood Close, therefore the layout is expected to show regard to the topography and viewpoints offered from each dwelling. The proposed separation between the rear elevations at Driftwood Close and the north facing elevations of the new properties is approximately 21 metres. The new dwellings are set back slightly in position when compared to the 2014 permission, and the planned balconies are to be integral to the dwelling, rather than as the raised platforms originally proposed. The aspect from the northernmost row will be over and above the roofs of Driftwood Close, but, to ensure the privacy of the rear gardens to the existing Close, the hedgerow to the northern boundary will be retained.

It is considered that the principle of developing the site without adversely impacting the amenity of existing residents can be achieved and as such the proposal complies with the requirements of Policy 30 of the Local Development Plan.

Biodiversity

Policy 11 refers to the protection of biodiversity, and requires that development that would impact on habitats and species will only be permitted subject to suitable mitigation. The Authority's Ecologist has assessed the information provided - which advises that there is limited ecological value for the site – and has recommended that a suitable condition be attached to require full details of biodiversity enhancements and external lighting to be agreed prior to works commencing. As such the scheme complies with the requirements of Policy 11 which requires that any impacts to protected species or their habitats will only be permitted where the effects will be acceptably minimised or mitigated.

Landscaping.

There are no Tree Preservation Orders on the site and the site does not fall within a conservation area where works to trees would require separate permissions. A detailed scheme of landscaping has been submitted, which retains and enhances the existing natural boundaries with a variety of native species. This is considered acceptable.

Other Matters.

- **Planning Obligations**

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

Officers have consulted with the relevant sections of Pembrokeshire County Council and, in addition to the £20,000 requested by the Highways Authority, Pembrokeshire County Council have confirmed that there is no requirement for a contribution toward primary and secondary education; in relation to the 3+ bedroom properties, a contribution of £948.56 per property is sought which would be used to enhance the play area and towards work on the boardwalk, with £948.56 sought per 1 bed property to be used toward the boardwalk (a total of £17,074.08). In relation to community facilities, a contribution of £187 per property is sought towards work to the Village Hall, which will be £3366 in total. No contribution is required for waste and recycling. The applicant has agreed to the provision of these contributions through a Section 106 agreement.

- **Third Party Concerns**

Officers consider that the main issues raised have been addressed in the above report. In summary, the site is an allocated site within the LDP and the principle is already supported for residential development. Whilst the density is to be increased, matters of amenity and appearance can still be adequately addressed, and the development would not be significantly different to that previously approved in 2014. However, the increased density would result in additional traffic and movement, which officers consider should be addressed as part of the current application to ensure that the development does not create additional pressure on the existing infrastructure. As previously advised, officers are in discussion at the time of writing the report and will make a verbal report on this at the meeting.

Other material considerations.

Other than the fallback position of the 2014 outline planning permission (which is extant until April 2018), there are no other material considerations to be taken into account.

Conclusion

Following consideration of the policies within the Local Development Plan it can be concluded that the principle of development of this site for housing purposes is acceptable. The increase in density would not be considered harmful to the setting, and, subject to the provision of amended plans detailing the inclusion of a pedestrian route within the current scheme, or if this cannot be achieved, a legal agreement to secure a contribution toward a safe pedestrian route, the proposal can be supported by officers.

Recommendation

The application be delegated to the Chief Executive (National Park Officer) / Director of Park Direction and Planning / Head of Development Management to grant planning permission subject to the following;

The interested person(s) first entering into a satisfactory Section 106 Legal Agreement or Agreements to include the following necessary planning obligations:

- Procure that 35% of the dwellings built on the site pursuant to the planning permission are built and thereafter maintained as affordable housing units in perpetuity.
- Pay planning contributions towards highways, play equipment and community facilities.

Should amended plans be subsequently received for the provision of a footpath link, then the highways contribution will be suitably amended or removed from the legal agreement accordingly. The development shall be carried out in accordance with the conditions outlined below.

If the Section 106 legal agreement is not completed within 3 months of the foregoing resolution then delegated power be given to the Chief Executive (National Park Officer) / Director of Park Direction and Planning / Head of Development Management to exercise discretion to refuse the application on the grounds of non-compliance with Policies 45, 52 and 53 of the Local Development Plan.

Subject to the following conditions...

1. The development shall begin not later than five years from the date of this decision.

Reason: Required to be imposed pursuant to Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

2. The development shall be carried out in accordance with the approved plans and documents.

Reason: In order to be clear on the approved scheme of development in the interests of protecting visual amenity and the special qualities of the National Park. Policy: Local Development Plan – Policies 1 (National Park Purposes

and Duty), 8 (Special Qualities), 15 (Conservation of the Pembrokeshire Coast National Park) and 29 (Sustainable Design).

3. The proposed development shall be served by an estate road laid out and constructed, including pedestrian crossing points and a means of surface water disposal, in accordance with the current Pembrokeshire County Councils Highway Requirements for Development and guidance contained within Manual for Streets, details of which are to be submitted to and approved in writing by the local planning authority and prior to first occupation the road will be brought up to base course level and prior to final occupation the road shall be surfaced to wearing course level.
Reason: To ensure an adequate access is provided in the interests of highway safety. **Policy:** Local Development Plan – Policy 53 (Impacts of Traffic).
4. No part of the completed development shall be used or occupied until the car parking areas, access and turning areas have been completed and marked out up to the property in accordance with drawings approved as part of any subsequent Reserved Matters permission. The car parking areas, access and turning areas shall thereafter be retained in accordance with the approved plans and available for use for car parking and turning.
Reason: To ensure adequate car parking and turning is provided within the curtilage of the site, in the interests of highway safety. **Policy:** Local Development Plan – Policy 53 (Impacts of Traffic).
5. The development hereby approved shall be carried out in accordance with the Construction Environmental Management Plan dated 4th October 2017.
Reason: To ensure a proper standard of development and appearance in the interests of conserving the biodiversity and natural environment of the area. 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.
6. Land preparation, groundworks and subsequent construction activities shall only take place within the following time constraints 08:00 to 18:00 Monday to Friday and 09:00 to 13:00 hours Saturday. There shall be no working on Sundays and Bank Holidays. Dust suppression shall be utilised to control the emissions of dust arising from land preparation, groundworks and subsequent construction activity. There shall be no burning of any materials at any time during the whole of the development period.
Reason: To protect human health and the local amenity from the adverse impact of noise, dust and odour. Pembrokeshire Coast National Park Local Development Plan Policies 8 (Special Qualities), 15 (Conservation of the Pembrokeshire Coast National Park) and 30 (Amenity).
7. Prior to the erection of any external lighting on the development, a light mitigation strategy, including measures to reduce light spillage onto foraging habitats for bats and protected species shall be submitted to and approved in

writing by the local planning authority for both the lighting to the dwellings and for 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).

Do not scale this drawing. Discrepancies to its reported irremediably

FOR PLANNING



Item 5b)

NP 17 3 1 5

Printed on behalf of the Client
 W. & A. Partnership
 31 MAY 2017
 A67032



T 01656 665267
 E mail@spring-consultancy.co.uk

Land off Walton Road, Broad Haven, Pembrokehire for Waterstone Homes
 2219-02: Site Location Plan

Page 52
 Ordnance Survey, (c) Crown Copyright 2016. All rights reserved. Licence number 100022432

**Land off Walton Road, Broad Haven, Pembrokehire for Waterstone Homes
 SCHEME DESIGN - Site Location Plan**

Unit Two Chapel Bams, Merthyr Mawr, Bridgend, CF32 0LS

© Crown Copyright 2016. Ordnance Survey, (c) Crown Copyright 2016. All rights reserved. Licence number 100022432

Do not scale this drawing. Discrepancies to be reported immediately!

FOR PLANNING



Item 5b)

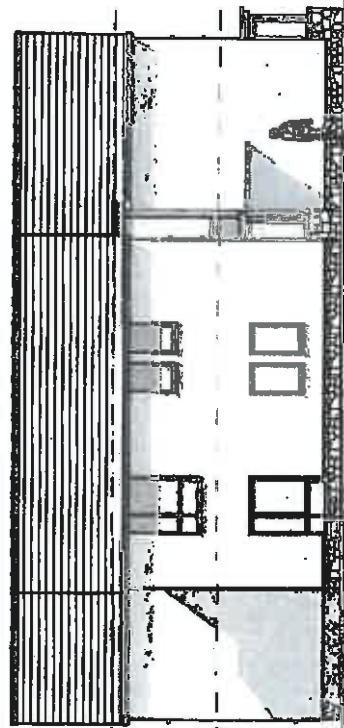
Land off Walton Road, Broad Haven, Pembrokeshire for Waterstone Homes
 SCHEME DESIGN - Proposed Site Plan



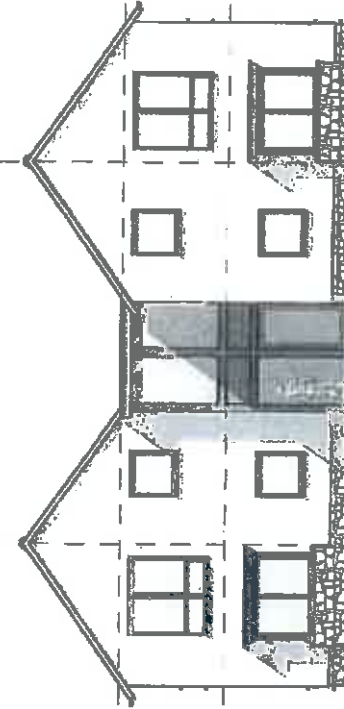
Land off Walton Road, Broad Haven, Pembrokeshire for Waterstone Homes
 0248 245222

Unit Two Chapel Bams, Marthyr Mawr, Bridgend CF32 0LS

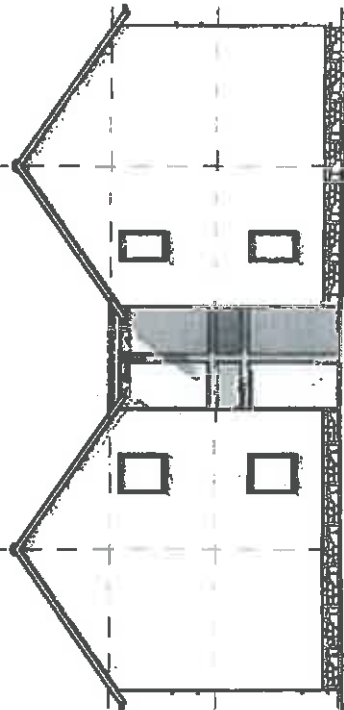
FOR PLANNING



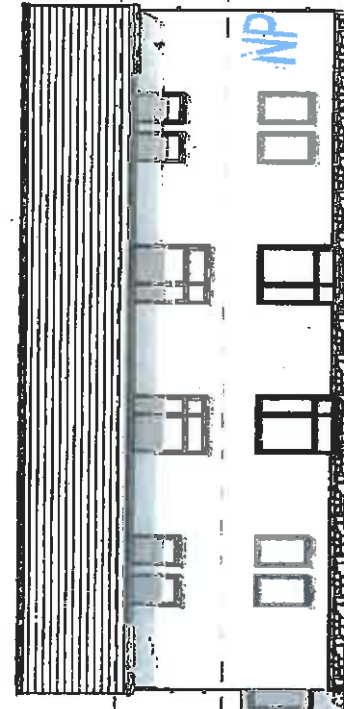
Side Elevation



Front Elevation



Rear Elevation



Side Elevation

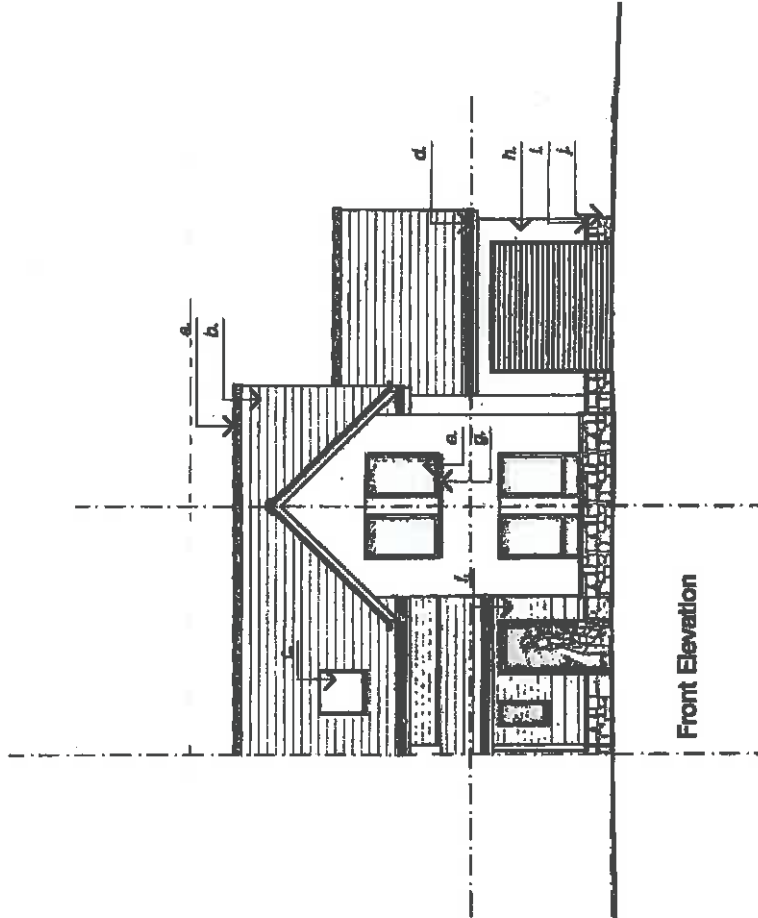
Pembrokeshire Coast
National Park Authority
- 4 OCT 2017
Awarded to Spring Design Ltd

Item 5b)

Land off Walton Road, Broad Haven, Pembrokeshire for Waterstone Homes
SCHEME DESIGN - Apartment Block - Proposed Elevations



FOR PLANNING



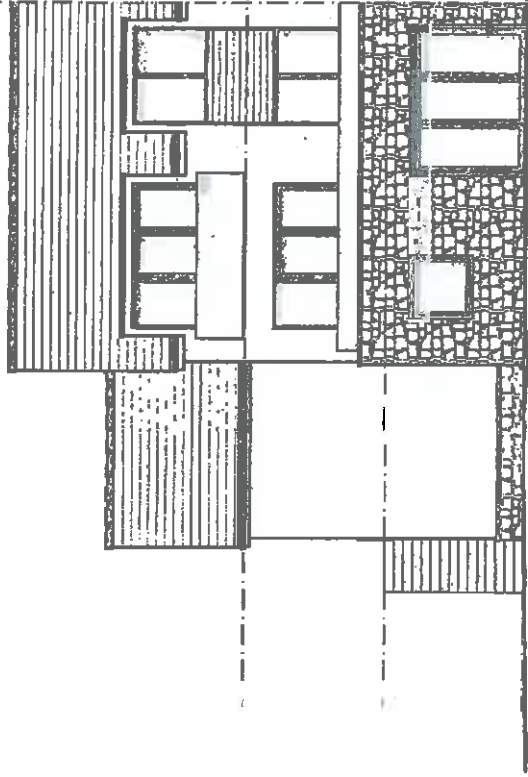
Front Elevation

MATERIALS:

- a. - dark grey ridge tiles.
- b. - reconstituted roof tiles.
- c. - conservation roof light
- d. - pressed metal rainwater goods.
- e. - aluminium timber composite windows.
- f. - decorated timber cladding.
- g. reconstituted stone cl.
- h. light grey up and over garage door.
- i. reconstituted stone coping.
- j. - stone cladding.

NP 17 3 15

Rear Elevation



Pembrokeshire
National Park, 2017

- 4 OCT 2017

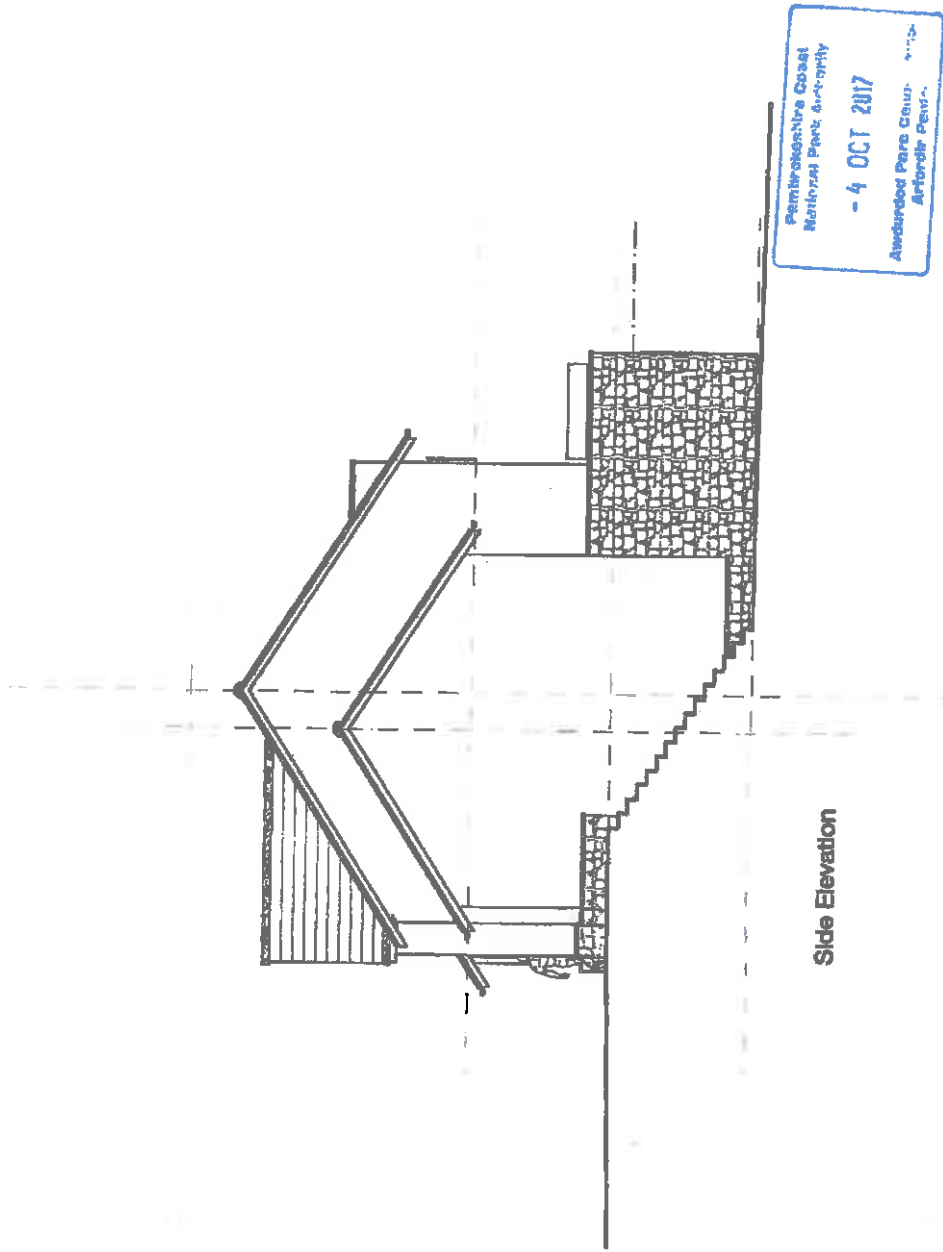
Awarded Pans Centre
Aberdwr, 2017

Item 5b)



Land off Walton Road, Broad Haven, Pembrokeshire for Waterstone Homes
 SCHEME DESIGN - House Type 'A' Proposed Elevations (Sheet 1 of 2)

FOR PLANNING



Pembrokeshire Coast
 National Park Authority
 - 4 OCT 2017
 Approved Plans Group
 Airborne Permit

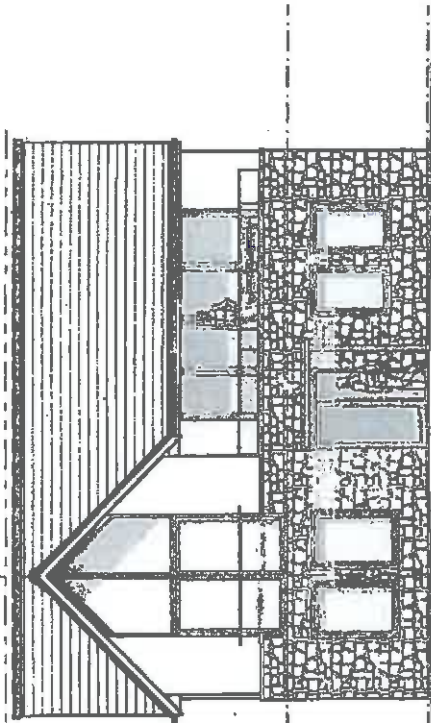
Item 5b)

NP 17 3 15

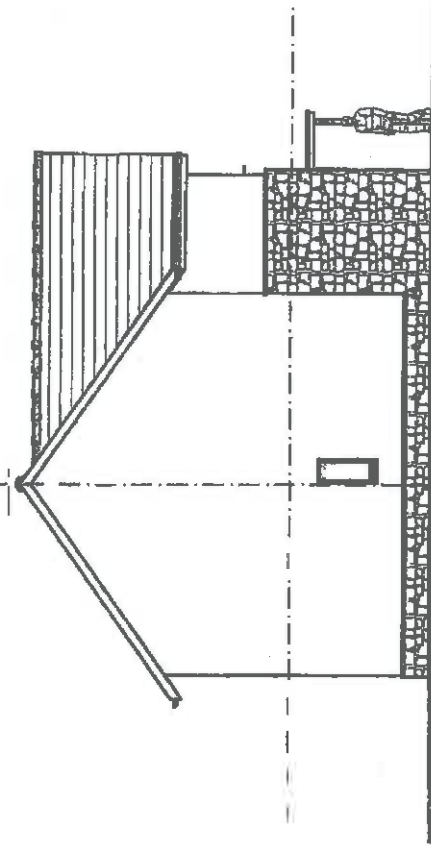
Land off Walton Road, Broad Haven, Pembrokeshire for Waterstone Homes
 SCHEME DESIGN - House Type 'A' Proposed Elevations (Sheet 2 of 2)



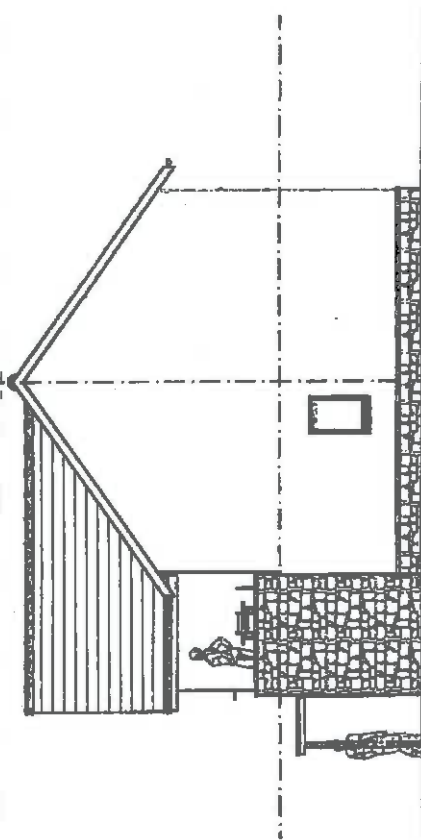
FOR PLANNING



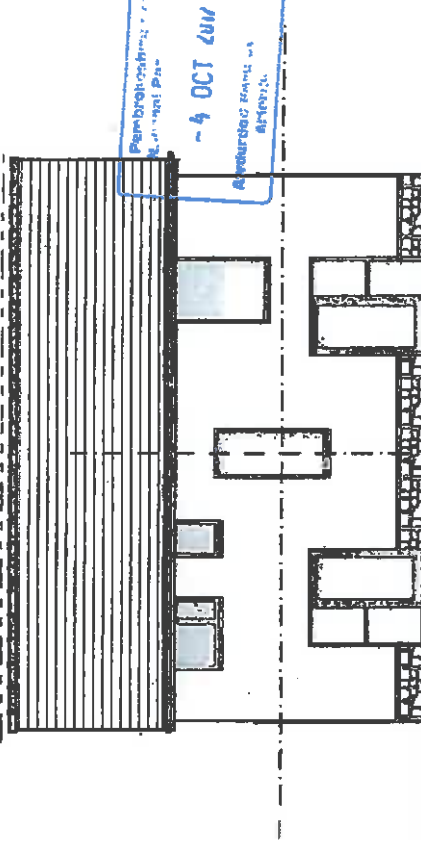
Front Elevation



Side Elevation



Side Elevation



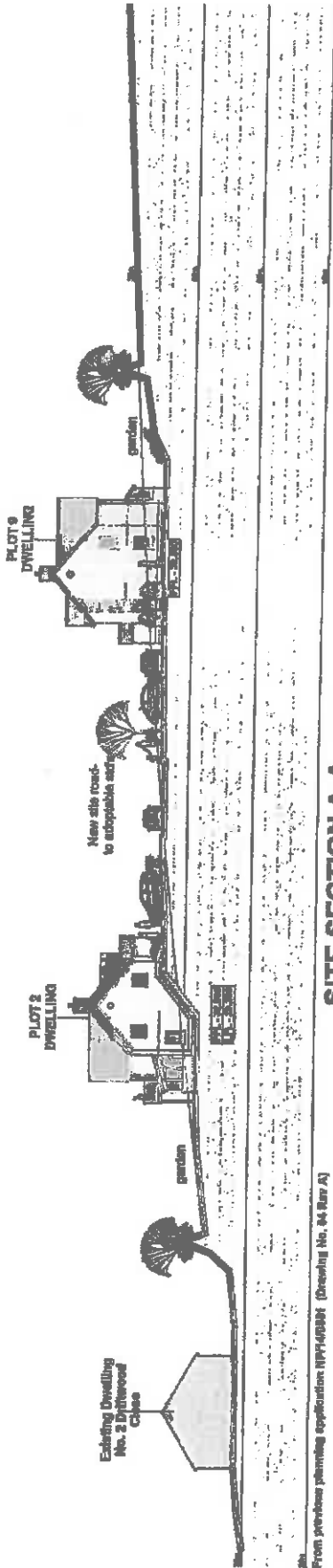
Rear Elevation

NP 17 3 15



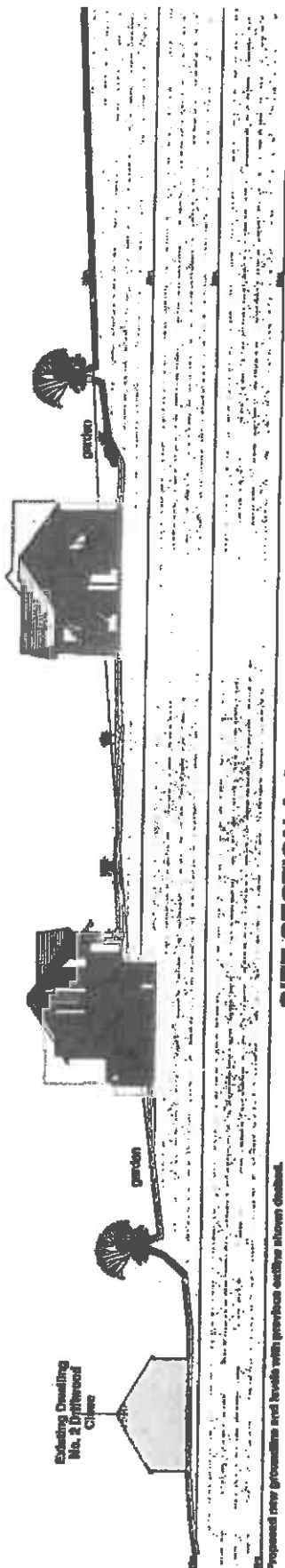
Approved for Planning
- 4 OCT 2017
Approved for Planning
- 4 OCT 2017

Item 5b)



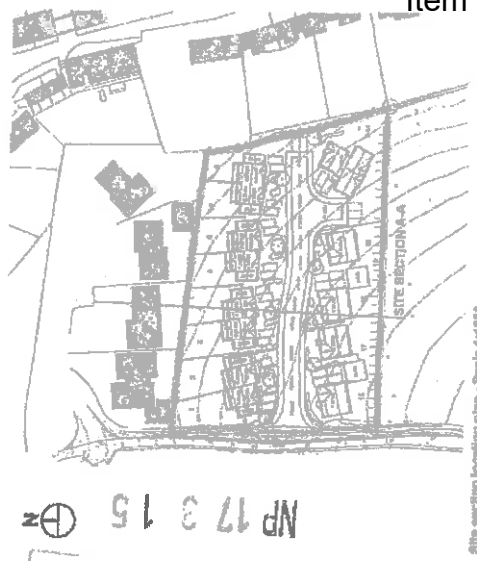
SITE SECTION A-A scale: 1:250

From previous planning application NPP1403851 (Drawing No. 44 Rev A)



SITE SECTION A-A scale: 1:250

Proposed new groundline and levels with previous outline shown dashed.



Status: PRELIMINARY.

This drawing is copyright and its use or reproduction without the permission of Spring Design Consultancy Limited. All rights reserved. No responsibility is accepted for any design used for construction without the receipt of professional approval.

rev	date	description	by

Drawn: CSM
 Checked: CTW
 Date: Mar. 2017
 Scale: As Shown.

Client: Waterstone Homes.
 Project: Walton Road, Broad Haven.
 Title: Site Cross Section.
 Ref: 22197501 | Rev: /

spring design
 Unit 4, Chestnut Barns, 1, Merthyr, Lawer
 01496941, Cross City, 01496 662247
 info@springdesign.co.uk