

Application Ref: NP/19/0257/S73

Case Officer Caroline Bowen
Applicant Mr P Morgan
Agent Mr W Harries, Harries Design & Management
Proposal Amend design of Plots 10, 11 & 17 within the market residential element from 1-bed bungalows to 2 bed 1.5 storey dwellings.
Site Location Land north of Feidr Eglwys, Newport, Pembrokeshire
Grid Ref SN05933893
Date Valid 10-May-2019 **Target Date** 31-Jul-2019

The application is reported to the Development Management Committee as the Town Council views differ to that of your planning officer.

Consultee Response

Newport Town Council: Recommend Refusal

PCNPA Planning Ecologist: No further comments

PCC - Transportation & Environment: No objection

PCC - Public Protection: No adverse comments

PCC - Drainage Engineers: No adverse comments

Dyfed Archaeological Trust: No adverse comments

Dwr Cymru Welsh Water: No adverse comments - but request that any previous drainage conditions are maintained

Public Response

The application has been advertised by means of site notice and by letters to properties immediately surrounding the site. Responses from seven individuals have been received – one in support, six in objection - who make, in summary, the following comments (please note, the comments extracted are those based on land use planning matters only – other non-material matters are raised in the correspondence that are not reported here);

- As a local housebuilder operating in the area for 40 years, I can say with some confidence that demand is always far greater for properties that have adaptability designed in their construction, rather than those which restrict the life choices of their occupants.
- 1 ½ storey buildings will be more obvious than single storey buildings...
- This development will, inevitably, increase the traffic on the narrow lanes and accent the lack of sufficient car parking spaces.
- There will always be a demand for smaller properties – whether they are habited by a couple trying to get onto the first rung of the housing ladder, retirees or a single working person... Pembrokeshire Coast National Park have a role to play – a duty – in making this possible.

- Local Market Housing Assessment indicates there is a big demand for 1-bedroom properties and with the ageing population of Newport, this is not going to decline. The information now supplied by the agent shows examples for developments in other areas of Pembrokeshire, where there are no 1-bedroom open market properties included, but it does not supply demographics for these areas or Newport. The evidence also claims that the current proposal meets the requirement of LDP Policy 20 Scale of Growth. In fact, the so-called suitable mix of tenure is skewed to the 3-bedroom, and in particular 4-bedroom properties for maximum profit. There is only one 2-bedroom property on the open market site. The majority of the proposed properties are totally out of the price range of most local families. By using percentages to try to illustrate this, it would appear there are sufficient 1-bedroom properties in the overall scheme, but of course this is not the case with the removal of the open market 1-bedroom properties. There are no 1-bedroom properties for sale, only to rent, thus alienating people who could buy and not be eligible for the rented properties.
- The special problems affecting the town are highlighted in the Local Development Plan. We are acutely aware of them, as are all local residents. Among them are the problems of traffic congestion and the passage of traffic through the town, as well as the very high percentage of second-home ownership, and the chronic lack of opportunity for many young local people to gain a foothold onto living accommodation within the town...the proposal before you seeks to fly in the face of the needs of young local people by rendering a disproportionate selection of larger properties, placing the possibilities previously on offer even further out of their reach.
- This proposal increases the size of the only houses on this site which are currently potentially affordable to people on average local wages, making them unaffordable to those people after all. The agent has now produced analysis of the proportion of various house sizes on sites elsewhere, recently given approval by the Authority. Most of these would have been considered before PPW 10 was introduced and any relevance to housing need in the Newport area with its different particular demographics and economic structure is not explained.

Policies considered

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

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

LDP Policy 01 - National Park Purposes and Duty

LDP Policy 03 - Newport Local Centre

LDP Policy 08 - Special Qualities

LDP Policy 09 - Light Pollution

LDP Policy 11 - Protection of Biodiversity

LDP Policy 15 - Conservation of the Pembrokeshire Coast National Park

LDP Policy 29 - Sustainable Design

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LDP Policy 30 - Amenity
LDP Policy 32 - Surface Water Drainage
LDP Policy 44 - Housing
LDP Policy 45 – Affordable housing
LDP Policy 52 - Sustainable Transport
LDP Policy 53 - Impacts on traffic
PPW10
SPG04 - Planning Obligations
SPG06 - Landscape
SPG08 - Affordable Housing
TAN 02 - Planning and Affordable Housing
TAN 12 - Design

Constraints

Contaminated Land
LDP Allocation
LDP Mineral Safeguard
Biodiversity Issue
Historic Landscape
Ancient Monument - within 500m
Potential for surface water flooding
LDP Centre:70pc aff housing;30 units/ha
Recreation Character Areas
Article_4_Directions
Landscape Character Assessment
Seascape Character Assessment
Affordable Housing Submarkets
Seascape Character Areas

Officer's Appraisal

Site description

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

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

Planning History

Planning permission was granted in 2016 for a residential development comprising 35 dwellings on land adjacent to Feidr Eglwys, Newport. Of the 35 dwellings proposed, 14 were affordable units, accessed via Feidr Eglwys, a further 2 market dwellings will be accessed via Feidr Eglwys, and the remaining dwellings will be set out in two 'cul-de-sacs' both accessed via Feidr Bentick. The existing field boundaries were to be retained, with the housing development laid out between them.

The pre-commencement conditions were discharged under NP/16/0634/DOC; with Condition 22 (which referred to Welsh Water's requirement to provide potable water for the site) originally varied under NP/16/0585NMA and subsequently removed under NP/17/0702/S73.

Constraints

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

Current Proposal

The development comprises the following elements;

- To amend the design of Plot No.s 10, 11 and 17 of the full market houses from one-bedroom bungalows to two-bedroom dwellings of one and a half storeys. The layout remains the same and no other changes are proposed.

Key issues

- **The principle of the development.**

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

This application site was subject of a housing allocation (HA825: North of Feidr Eglwys) which stated an allocation of 20 dwellings, 40% of which were to be affordable units (as per the requirements of the adopted Supplementary Planning Guidance on Affordable Housing).

The principle of the residential development – which was for 35 dwellings, including 14 affordable housing units - has been accepted under the application NP/15/0194/FUL. This proposal seeks to vary the size of three of the market dwellings, which would not be considered a material change to the approved residential use of the site. However, since the grant of the original planning permission, the 10th version of Planning Policy Wales (PPW) has been released (December 2018), which is relevant to the determination of this application.

Paragraph 1.21 of PPW 10 reiterates that all applications are to be determined in accordance with the development plan, unless material considerations indicate otherwise. The new version of PPW also refers to the Well-being of Future Generations Act, which became part of the Welsh legislative basis in 2015. Paragraph 1.2 states that;

'The primary objective of PPW is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being of Wales, as required by the Planning (Wales) Act 2015, the Well-being of Future Generations (Wales) Act 2015 and other key legislation. A well functioning planning system is fundamental for sustainable development and achieving sustainable places.'

Of the seven well being goals, resilience and equality are particularly important - good housing, access to services, green spaces and community facilities help to create the right conditions for better health and well-being, and a more Equal Wales can be achieved by recognising the strengths of existing communities and securing socially inclusive development so they become desirable places in which to live and work for all members of society. To address the goals of resilience and equality the agent has provided additional information to support the amendment in the form of a written statement and supporting letters.

In summary, the agent advises that at the time of applying for planning permission, the site had no specific end user secured. At that time, there was believed to be a suitable demand for 1-bed market properties, however, this is now not considered to be the case. The supporting letter from J J Morris Estate agents advises that in their view, they question the practicality of 1-bed units, and that in anticipating the target market for the units, such occupants would still require a guest bedroom. The agent considers that the overall tenure mix of the approved development would not be materially changed by the loss of the three 1-bed units, with 1-bed units maintaining a 20% share of the total tenure on the site. Market Research of housing developments in

Pembrokeshire identifies that the typical mix of tenure is far narrower than for the application site.

In addition, the three 2-bed units would bring a further £9,192 additional education provision for the area, as the three 1-bed properties were originally exempt from planning obligation.

Officers consider that the arguments put forward by the agent and objectors are finely balanced. On the one hand, the current developer has re-examined the potential market and considers that the provision of 2-bed units would be a more appropriate response to the market demand in the locality. The additional bedroom offers greater flexibility to the occupant – indeed when looking at the principle of Lifetime Homes, new houses are expected to offer greater adaptability for the changing needs of occupants over a lifetime.

The objections to the change are equally valid – the removal of the 1-bed market dwellings takes away an option of 1 bed home ownership, as the remaining 1-bed units would only be available for rent through a qualifying process.

The current Local Development Plan states that the strategy is to provide for land for development predominantly for affordable housing allowing sufficient percentage of market housing to subsidise that affordable housing (which otherwise could not be provided through public subsidy). This development has already met the policy requirements for the provision of affordable units, and the provision of these units would be unaltered by the current application. Whilst the Authority does have a duty to ensure that development contributes to the well-being of all of the population, it cannot enforce a particular mix of tenure for market housing, as there is no evidence base or policy to base a decision upon. In light of this, there is no objection to the principle of the amendment.

- **Siting**

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

The application site falls to the south east outskirts of Newport, but does not encroach past the existing developed part of the town. The site layout itself will not change as a result of the proposed amendment, and would still be considered to relate acceptably to the general character of development to the south of the main town.

- **Design**

In the Local Development Plan, policies 15 and 29 seek to ensure that development does not have an adverse impact on the qualities and special character of the Park, and that proposals demonstrate an integrated approach to design and construction.

The market dwellings are based on a number of types, which are varied in height and level of accommodation. Whilst the number of bedrooms for the three dwellings would increase to two, which adds a half storey to the houses, the footprint and traditional detailing of the houses will be unchanged by the application, and the dwellings remain of an external appearance that would be appropriate within the existing range of architectural styles at this location.

- **Access and parking**

Policies 52 and 53 relate to sustainable transport and the impacts of traffic. Following consultation, the Highways Authority have recommended they have no objection to the proposal on highway grounds.

- **Landscaping**

There are no Tree Preservation Orders on or immediately adjacent to the proposed development site, and the site does not fall within the Newport Conservation Area. The original application was supported with a Tree Survey and Tree Identification Plans, and drawings to illustrate the proposed tree and hedgerow protection, mitigation and planting. Existing trees and hedgerows define the field parcels throughout the site, and the proposal is to strengthen the existing landscaping to the western boundary; to the existing hedgerows, to create the informal open space to the north east of the site; and to provide suitable mitigation for the sections of hedgerow which would be removed to create the new access.

No landscaping changes are proposed as a result of this application - the Authority's Tree and Landscape Officer has been consulted on the proposal, and has advised that he has no further comments to add to those on the original application.

- **Biodiversity and green infrastructure**

The Environment (Wales) Act 2016 introduced an enhanced biodiversity and resilience of ecosystems duty (Section 6 Duty). This duty applies to public

authorities in the exercise of their functions in relation to Wales and will help maximise contributions to achieving the well-being goals. (Paragraph 6.4.2 of Planning Policy Wales 10)

In the Local Development Plan, Policy 11 states that development that would disturb or otherwise harm protected species or their habitats will only be permitted where the effects will be acceptably minimised or mitigated through careful design, work scheduling or other measures.

The original application was supported by a Protected Species survey, which identified that the proposed development site may be used by bats, dormice, otter, badger, reptiles and breeding birds, and the required mitigation was submitted on the planning drawings. No alteration is proposed to the details previously approved.

Both the Authority's Ecologist and Natural Resources Wales were consulted, and advised that there were no objections to the application.

- **Amenity – physical and visual**

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

The proposed development is residential in its entirety and is compatible with the existing residential setting which borders the site to the north, south and partially to the east. The amended house types retain the same footprint as originally approved, thus is still considered to respect the existing landscape characteristics and features. The built forms are positioned amongst the retained field boundaries and mature trees, which retains a semi-rural appearance, and ensures that the development does not appear cramped or crowded in physical or visual terms.

In respect of privacy, the amended house types are in the same position as originally approved, thus the amended site layout still demonstrates adequate separation between the new dwellings themselves, and from the existing dwellings surrounding the site, so as not to result in unacceptable overlooking, overshadowing or loss of privacy within private amenity spaces.

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

Policy 32 – Surface Water Drainage requires developments to incorporate sustainable drainage systems for the disposal of surface water on site. No amendments are made for the drainage arrangements previously consented.

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

Conclusion.

The proposed amendment to the 3 market houses does not affect the deliverability of affordable housing, which is a major priority for the Authority. The change in design and scale would still be acceptable to the development, and would not be considered to have an adverse impact on visual and physical amenity. As such, there is no objection to the application.

That Condition 2 of NP/15/0194/FUL be varied to;

The development shall be carried out in accordance with the following approved plans and documents: drawing numbers 09 to 31 inclusive, all revision B drawings dated 4th and 10th August 2015, Protected Species Surveys updated report March 2015 by Hartley Preserve; and subject to the amendments as set out on drawing no. 02 Rev A and 18 Rev B dated 10th May 2019.

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).

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

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

2. The development shall be carried out in accordance with the following approved plans and documents: drawing numbers 09 to 31 inclusive, all revision B drawings dated 4th and 10th August 2015, Protected Species Surveys updated report March 2015 by Hartley Preserve; and subject to the amendments as set out on drawing no. 02 Rev A and 18 Rev B dated 10th May 2019.

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).

(subject to variations under NP/18/0542/S73 and NP/19/0171/S73, and non-material amendments under NP/19/0073/NMA and NP/19/0171/NMA.)

3. Full details of the phasing arrangements for each constituent part of the development hereby approved shall be submitted to and approved in writing prior to the commencement of development on any part of the site.
Reason: To ensure that the constituent parts of the development are developed in a systematic and coherent manner. Policy: Local Development Plan Policies 8 (Special Qualities), 15 (Conservation of the Pembrokeshire Coast National Park), 30 (Amenity) and 44 (Housing).

(This condition was discharged under NP/16/0634/DOC)

4. Following site clearance and prior to the commencement of any construction work on the respective phase of the development, site profiles of the external ground and internal finished floor levels for that phase of the development shall be set out on site for approval by the National Park Authority. The works shall thereafter be carried out and retained in accordance with the approved plans.
Reason: To ensure a proper standard of development and appearance in the interests of conserving the amenities and architectural character of the area. Local Development Plan - Policies 1 - National Park Purposes and Duty, Policy 8 - Special Qualities, 15 - Conservation of the Pembrokeshire Coast National Park, 29 - Sustainable Design and 30 - Amenity.

(This condition was discharged under NP/16/0634/DOC)

5. Prior to the construction of the dwellings hereby approved, samples of the materials to be used in the construction of the external surfaces of the dwellings shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.
Reason: To ensure a proper standard of development and appearance in the interests of conserving the amenities and special qualities of the area. Policy: Local Development Plan – Policies 1 (National Park Purposes and Duty), 15 (Conservation of the Pembrokeshire Coast National Park) and 29 (Sustainable Design).

(This condition was discharged under NP/16/0634/DOC)

6. No development shall commence, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved statement shall be adhered to throughout the construction period. The statement shall provide for:
- i) the parking of vehicles of site operatives and visitors;
 - ii) loading and unloading of plant and materials;
 - iii) storage of plant and materials used in constructing the development;
 - iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;

- v) wheel washing facilities;
- vi) measures to control the emission of dust and dirt during demolition and construction; and
- vii) a scheme for recycling/disposing of waste resulting from demolition and construction works.

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

(This condition was discharged under NP/16/0634/DOC)

7. No development shall take place, nor any demolition works or site clearance, until there has been submitted to and approved in writing by the local planning authority details of a scheme for the protection of trees shown on the approved drawings. The approved scheme shall be carried out during the demolition of the buildings and throughout the course of the development and shall include:
- a) a plan, at 1:2500 showing the position of every tree on the site and on land adjacent to the site (including street trees) that could influence or be affected by the development, indicating which trees are to be removed;
 - b) and in relation to every tree identified a schedule listing:
 - information as specified in paragraph 4.4.2.5 of British Standard BS5837:2012 - Trees in Relation to Design, Demolition and Construction - Recommendations;
 - any proposed pruning, felling or other work;
 - c) and in relation to every existing tree identified to be retained on the plan referred to in (a) above, details of:
 - any proposed alterations to existing ground levels, and of the position of any proposed excavation, that might affect the root protection area;
 - all appropriate tree protection measures required before and during the course of development (in accordance with BS5837:2012).
 - d) areas of existing landscaping to be protected from construction operations and the method of protection.

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

15 (Conservation of the Pembrokeshire Coast National Park) and 30 (Amenity).

(This condition was discharged under NP/16/0634/DOC)

8. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: In the interests of protecting the visual amenity and special qualities of the area. Policy: Local Development Plan - Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 11 (Protection of Biodiversity), 15 (Conservation of the Pembrokeshire Coast National Park) and 30 (Amenity).

9. If within a period of 5 years from the date of the planting of any tree proposed as part of the landscaping scheme, or any tree planted in replacement of it, is removed, uprooted or destroyed or dies or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree of the same species and size as that originally planted shall be planted at the same place during the next planting season immediately following the death/removal/destruction of that tree.

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

10. No development shall take place until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved, in writing, by the National Park Authority, prior to development commencing. The written scheme of investigation shall be drawn up with due regard to the phasing arrangements as set out in condition 3.

Reason: To assess the archaeological value of the site and the Local Development Plan - Policy 8 - Special Qualities and PPW3 Chapter 6.

(This condition was discharged under NP/16/0634/DOC)

11. Before any housing construction is commenced, on any individual phase of the development as set out in condition 3, the access, estate road and turning area of the respective phase of the development must be constructed up to and including road base level and be suitably drained for the use of construction traffic, and approved visibility splays constructed.

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

12. Before any construction work is commenced on any individual phase of the development, adequate and suitable areas shall be provided within the phased area for the parking and turning, loading and unloading of all vehicles attracted to the site and for the storage of building materials clear of the public highway.

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

13. Before any dwelling is occupied on any individual phase of the development, the access roads and footways within the phased area to the existing public highway shall be laid out and constructed to at least surface base course levels up to that dwelling, all to the satisfaction of the Local Planning Authority.

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

14. All surface water to be trapped and disposed of so as not to flow onto any part of the public highway.

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

15. There shall be no growth or obstruction to visibility over 0.6m above the level of the crown of the adjacent carriageway within 2.1m of the near edge of the carriageway, over the frontage of the site to the County road.

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

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

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

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

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

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

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

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

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

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

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

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

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

22. Prior to the construction of the walls of the first dwelling to be constructed on site, a scheme for the supply of potable water to the development shall be submitted to and approved in writing by the local planning authority. The scheme shall include a hydraulic modelling assessment of the public water supply system and a proposed connection point to that system; together with any necessary off-site improvements to enable that connection. The scheme shall be implemented prior to the occupation of any of the dwellings.

Reason: To ensure that the development is served by an adequate supply of potable water to protect the health, safety and amenity of the residents of the development. Local Development Plan - Policy 30 (Amenity)

Condition 22 has been removed under the application NP/17/0702/S73

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

Reason: To ensure a proper standard of development and appearance in the interests of conserving the amenities of the area, and to ensure that animal and plant species listed under the Conservation of Habitats and Species Regulations 2010 are adequately protected. Policy: Local Development Plan - Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 11 (Protection of Biodiversity) and 15 (Conservation of the Pembrokeshire Coast National Park).

(This condition was discharged under NP/16/0634/DOC)

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

Reason: To ensure that animal and plant species listed under the Conservation of Habitats and Species Regulations 2010 are adequately protected. Policy: Local Development Plan - Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 11 (Protection of Biodiversity) and 15 (Conservation of the Pembrokeshire Coast National Park).

(This condition was discharged under NP/16/0634/DOC)

25. If evidence of contamination is found in or around the development area, development must not proceed until a report on potential contamination of the site has been prepared by an appropriately qualified person and submitted to and approved by the local planning authority. The report shall include a phased investigation approach, incorporating risk assessment, to identify the extent of contamination and any measures required to remediate the site, including post-development monitoring. Where remediation works are required, the development shall not be occupied/used until a Validation Report to show that the works have been satisfactorily carried out, has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors. Policies - Local Development Plan Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 11 (Protection of Biodiversity) and 15 (Conservation of the Pembrokeshire Coast National Park).

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

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

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

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