

Application Ref: NP/18/0610/FUL

Case Officer Kate Attrill
Applicant Mr H Thomas, Landway Developments Ltd
Agent Mr W Beynon
Proposal Residential development of 38 houses (27 open market houses & 11 affordable)
Site Location Land opposite Bush Terrace, Jameston, Tenby, Pembrokeshire
Grid Ref SS05929913
Date Valid 24-Oct-2018 **Target Date** 06-Mar-2019

This application is being brought to Committee as it is a major application.

Consultee Response

Campaign for Protection of Rural Wales: Objecting

PCC - Drainage Engineers: No adverse comments with regard to the principle of the proposed method of surface water but locations of the detention basins and soakaway/infiltration basin will need to be agreed, together with suitable access in order that they can be maintained.

Western Power Distribution: Requirements regarding Health and Safety Executive Guidance is sought prior to works starting on site

PCNPA Tree and Landscape Officer: Further information required

PCNPA Planning Ecologist: Works should be in accordance with the recommendations of the survey report

PCNPA Access Manager: Conditional Consent

PCC - Transportation & Environment: Conditional Consent

Dyfed Archaeological Trust: Conditional Consent

Dwr Cymru Welsh Water: Conditional Consent

Manorbier Community Council: Recommend Refusal

Public Response

The Town and Country Planning (Development Management Procedure) (Wales) Order 2012 requires that proposed developments are advertised by way of either neighbour letters or a site notice. In this case, both methods were utilised with neighbouring properties consulted by letter and a site notice was displayed on the footpath sign adjacent to the bus stop from the 31st of October 2018.

Several objections have been received in respect of the proposed development, and the relevant points will be discussed within the Amenity section of this report. A large part of the received objections referred to the process of the site becoming allocated in the adopted Local Development Plan (LDP) and the progress of other nearby developments, which are not material considerations in respect of this application as the site is an allocated site in the adopted LDP, and is being

considered on its own merits. Reasons as to why the site should not be included in the LDP would have been considered at allocation stage by the Planning Inspector.

The Community Council were consulted through the major scheme pre-application consultation process and felt disappointed that their comments at that stage did not result in any alterations to the scheme proposed now. They have objected to the proposal citing the following reasons:

1. Haulage routes - routes for haulage during construction should be in place during development
2. Safety on the main road – MCC wish to see a footpath to Manorbier School and to see traffic calming measures on the approach to Jameston
3. Existing footpath through the site – a definite plan should be made for siting of the path through the development phases
4. Need to conserve existing features, especially the stone wall
5. Proposed play area – MCC not prepared to take on management of play area at this location
6. Sewerage system – concerns over capacity
7. Allotments – wish to see allotments provided either near or on the site
8. Density of the development – too dense and out of keeping with village location
9. Affordable housing – more integration of the open market housing and affordable housing would aid inclusion
10. General amenities – lack of GP's and dentists in the area
11. Live/work units should be provided

An objection from Campaign for the Protection of Rural Wales has also been received on the basis of the development: being out of scale with the landscape, building over Grade 3 Agricultural Land, the separation of the affordable and open market homes is not socially inclusive, a condition for preventing homes being sold as second homes or the development should be refused, insufficient steps have been taken to restrict pollutants from this estate to help climate change, presence of public transport does not mean it is fit for purpose, footpath across the site must be clearly waymarked, meagre environmental enhancement.

The loss of agricultural land would have been a consideration at allocation stage, and the principle of development has already been agreed through the LDP. The remaining objections of CPRW are addressed below in the 'Other Material Considerations' section.

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
LDP Policy 45 – Affordable housing
LDP Policy 52 - Sustainable Transport
LDP Policy 53 - Impacts on traffic
PPW10
SPG05 - Sustainable Design
SPG06 - Landscape
SPG12 - Parking
SPG13 - Archaeology
SPG20 - Accessibility
TAN 06 - Planning for Sustainable Rural Communities
TAN 12 - Design
TAN 23 - Economic Development
TAN 24 - The Historic Environment

Constraints

LDP Allocation
LDP Mineral Safeguard
Historic Landscape
Rights of Way Inland - within 50m
LDP Centre:50pc aff housing;30 units/ha
Recreation Character Areas
Landscape Character Assessment

Officer's Appraisal

Site and Context

The site lies on the eastern edge of Jameston fronting the A4139 and is opposite Bush Terrace, a development of semi-detached dwellings which sit on the ridgeline when viewed from within the development site.

The site is a large arable field which falls away gently to the south with a hedgerow to the northern boundary fronting the A4139.

Relevant Planning History

PA/15/0141 Pre-application submission of proposed layout for development

Description of Proposal

The development proposed consists of 27 Open Market and 11 Affordable Units. The proposal comprises a mix of bungalows, houses and flats.

The 27 open Market units comprise:-

The Ash; 6 number two bed / four person two storey house.

The Elm; 4 number three bed / 6 person two storey house.

The Rowan; 3 number four bed / 7 person two storey house.

The Willow; 5 number four bed / 8 person two storey house.

The Oak; 3 number four to five bed / 8 person two storey house.

The Beeches; 2 number three to four bed / 7 person dormer house.

The Hawthorne; 4 number three bed / 5 person bungalow.

The 11 affordable Units comprise:-

2 number two bed / 3 person bungalow units.

1 number four bed / 6 person house.

4 number one bed / 2 person flats

4 number two bed / 4 person house.

Key Issues

The application raises the following planning matters:

- Policy and Principle of Development
- Siting, Design and Impact upon the Special Qualities of the National Park
- Amenity and Privacy
- Access and Parking
- Landscaping
- Biodiversity
- Land Stability
- Land Drainage
- Other Material Considerations

Policy:

The site is allocated for residential development in the Local Development Plan. The Plan had estimated the number of units to be developed on the site as 35. The proposal has increased the number by 3, but the proposal is acceptable in principle subject to other development management considerations.

In the Inspectors Report for the current LDP, in respect of the application site the Planning Inspector said at paragraph 3.27 of his report:

'a total of 47 dwellings would be built on the three sites allocated in Jameston, with the prospect of further extension of the site accessed opposite Bush Terrace (HA730) beyond the plan period. However, Jameston is much larger than Manorbier Station and to my mind well able to absorb the additional population without an undue change to the character of the village. There is a good range of local facilities and the same reasonably frequent bus service on the Tenby/Pembroke route shared with Manorbier Station.

3.28 ... The larger allocation though (HA730) has no natural boundaries other than on its northern side and would amount to the partitioning off of parts of two large, open fields. I do not, however, consider that its visual impact would be as significant as this description suggests. The south side of the A4139 has a mature hedge which would need to be breached only for the point of access, and there is already development in depth on the north side of this road. There would be a substantial change in character to the footpath which crosses the site from north to south but that impact would be limited to the immediate area.

3.29 The site is within a Registered Landscape of Special Historic Interest and as a result a formal Assessment of the Significance of the Impact of Development on the Historic Landscape (ASIDOHL) was commissioned. The study concluded that housing development would have a moderate direct and indirect physical impact on the historic landscape and a moderate indirect visual impact. I do not disagree with the conclusions of the ASIDOHL and they were not seriously challenged during the examination. It is one factor to be weighed in the balance against the need to accommodate necessary built development satisfactorily. Given sensitive design of the buildings and marginal landscaping, achievable through other policies in the LDP, I do not consider that there would be an appreciable visual harm to the coastal area to the south or to the setting of the village itself. Whilst a number of houses on the south side of the A4139 would lose their rear outlook over open farmland, that is a matter to which I can ascribe only limited weight and it would be straightforward to design any dwellings to avoid undue loss of privacy. After careful consideration of these factors I make no recommendation for any change to the allocations in Jameston'.

There is therefore no policy objection in principle to the development as proposed.

Affordable Housing

There is a requirement to provide affordable housing on the site. It is proposed to provide 11 units which meets the 30% requirement set out in the Authority's Supplementary Planning Guidance on Affordable Housing, the provision of which will be secured via a legal agreement.

Siting, Design and Impact upon the Special Qualities of the National Park

Layout:

Many of the received objections have cited the separation between the 11 affordable houses and the 27 open market houses as being unsustainable and failing to meet to the requirement for inclusive development as recommended in TAN 12 (2.5 & 5.3) and PPW10.

PPW10 states that good design is inclusive design, and states that: high quality places are barrier-free and inclusive to all members of society. They ensure everyone can live, work, travel and play in a way that supports good physical and mental health. Our built and natural environments should be planned to promote mental and physical well-being (page18).

At paragraph 3.5 of PPW10 the stated aim is that inclusive development proposals should: place people at the heart of the design process, acknowledge diversity and difference, offer choice where a single design solution cannot accommodate all users, provide for flexibility in use and provide buildings and environments that are convenient and enjoyable to use for everyone.

In this instance, the affordable housing providers preferred option is to have a self-contained site in which they can deliver the affordable housing and necessary infrastructure without awaiting the development of the open market housing. Both the affordable housing and the open market housing have a good range of housing types within them and both will enable a good integration with the existing dwellings and local community because of their layout. Given the need to provide affordable housing in the National Park, the layout proposed here is considered acceptable. Although 'pepper-potting' is considered to be good planning practice, on a small development such as this, where the Registered Social Landlord (RSL) is building the dwellings and providing the infrastructure directly, pepper potting is not a practical solution. The links between the two parts of the site through the provision of the open space will create a socially inclusive development.

In terms of the character of the village, the housing directly opposite the affordable section of this site was originally built as council housing and the suggested layout is not therefore entirely inappropriate given the immediate context of the surrounding development. The layout in itself is not considered to give rise to any harm to the special qualities of the National Park.

Assessment of the Significance of the Impact of Development on the Historic Landscape ASIDOHL

An Assessment of the Significance of the Impact of Development on the Historic Landscape (ASIDOHL) was commissioned by PCNPA and undertaken by Dyfed Archaeology in 2009 as a part of the LDP adoption process as the site lies within a Registered Landscape of Special Historic Interest (RHILA).

The ASIDOHL referred to a surrounding planting area covering a further 1.64 hectares to screen the site but this was not shown in plan form and the Inspector at the LDP examination stated (as at 3.29 above) '*given sensitive design of the buildings and marginal landscaping, achievable through other policies in the LDP, I*

do not consider that there would be an appreciable visual harm to the coastal area to the south or to the setting of the village itself'.

When viewing the village from the land immediately to the south of the development site, the houses at Bush Terrace are on the skyline with hedgerows between. Provided that an appropriately phased landscaping scheme is conditioned, it is considered that the visual impact of the development will not be detrimental to the special qualities of the National Park and the development can be supported as compliant with Policies 8 and 15 of the Pembrokeshire Coast National Park Local Development Plan.

Open Space

The open space provision has been designed to be accessible to both the open market and affordable dwellings and provides a link through to the public right of way. A condition to ensure that the open space and footpath link is provided before occupation of the affordable housing has been suggested to ensure its timely delivery and benefit to all future occupants of the development.

Wall

Many of the objections to the development have referred to the 'medieval' stone wall which runs through the centre of the development site and is intended to be removed as part of the proposal and re-used for the entrances to both parts of the site. However, the report from Trysor Archaeology in the Historic Environment Assessment stated the wall to be of post-medieval or modern date and not of archaeological or historic significance. It is however an attractive stone wall and does unquestionably provide a feature of local interest. The application has proposed re-using the stone from the wall to build walls to either side of both vehicular access points, and also to re-use in the hedge banks provided at the entrance to the footpath section at the southern end of the site. This could be secured by condition. Given this re-use of the stone to provide a feature at the entrances the case officer is satisfied that the proposal is in accord with Policy 15 which aims to prevent the loss of important traditional features.

The electricity pylons running through the site are intended to be under-grounded as part of the development proposals so a relevant condition has been added to the list of suggested conditions.

Design of Dwellings:

The dwellings are of a traditional form and scale, in keeping with the village context and are similar in nature to other modern developments allowed in recent years in the village. The dwellings take a simple traditional pitched roof form, with plain rendered external walls and uPVC fenestration. A colour palette of pastel paint finishes has been suggested for the houses.

Chimneys have been added during the application process to make the dwellings appear more traditional. There has been discussion as to whether natural slate or

artificial slate should be used, the case officer being of the opinion that a large edge of village development in a Registered Historic Landscape such as this merits a more traditional material such as natural slate. A condition requiring the use of natural slate has therefore been suggested.

Street frontage elevations for the development have been submitted, both for the north to the A4139 and from the south. Internal street views have also been submitted for consideration. The frontage to the A4139 will contain three bungalows a semi-detached dwelling with two storey dwellings visible behind.

The design of the dwellings is not considered out of place in the context of the village and will not cause any harm to the special qualities of the National Park. As such, the development, in terms of design, siting, and layout is considered to comply with Local Development Plan Policies.

Amenity and Privacy:

Policy 30 of the LDP refers to 'amenity' in general with criteria (a) and (b) seeking to avoid incompatible development and significant adverse impact upon the amenity enjoyed by neighbouring properties.

There are two dwellings adjacent to north west boundaries of the site, Stones Throw and Orchard Cottage.

Plot 24 (the Beeches) which lies to the immediate south of Stones Throw is 28 metres from the rear wall of the existing house.

The Beeches is a dormer bungalow with dormers to the front elevation and a single first floor window facing back towards Stones Throw. A general acceptable distance between facing windows at first floor level is at least 20 metres and in this case, a distance of 28 metres is considered to be acceptable and is not likely to provide an unacceptable level of impact on the adjacent property.

The three proposed dwellings located to the east are 'The Hawthorne' house type which are single storey bungalows with no first floor accommodation. From the side wall of Stones Throw to the rear wall of Plot 27, there is a distance of 14 metres with a proposed garage 5.5 metres from the boundary fence. The garage is 6 metres high and is shared between Plots 27 and 26. In order to ensure there are no future issues of amenity were the garage to be converted by the owners of the dwelling, a condition to remove permitted development rights for rear windows is suggested. Given that these dwellings are single storey, there are not considered to be any issues of overlooking contrary to Policy 30.

Plot 23, 'The Oak' is proposed to the south west of Stones Throw, and is a detached two storey dwelling. There are two first floor windows facing the north at a distance of approximately 35 metres immediately to the south of Orchard Cottage. The distance is such that there are not considered to be any unacceptable amenity issues.

The use of single storey dwellings to the east of the existing dwellings and the orientation and design of the dwellings to the south is not considered to give rise to any harm to amenity to the adjacent dwellings and the proposals are therefore in accordance with Policy 30 of the Local Development Plan.

Access and Parking:

Vehicular Access

It is proposed that there will be 2 vehicular and pedestrian access points onto the A4139, both of which would be within the existing 30mph speed limit utilising a 40 to 60 metre x 2.4metre visibility splay in both directions.

Although the Inspectors report for the site allocation referred to a single access point, the treatment of the two accesses now proposed at either end of the site is not considered to lead to an unacceptable visual impact.

The Highways Officer at Pembrokeshire County Council has stated that both accesses: 'will have acceptable visibility and this option cannot be objected to, although the eastern access, for the Housing Association is significantly closer to the edge of the 30MPH speed zone. A Transportation Contribution is warranted for the development, enough to pay for traffic calming to include a pair of flashing speed reduction signs (Vehicle Activated Signs) and road bar markings. These will be for the benefit of the whole village. A footway connection to Manorbier School, as suggested by the Community Council, is very unlikely to be deliverable within 5 years. There is no Highways Scheme programmed and this is beyond what can be expected to be achieved from a Contribution from this site; but some footway improvements, such as a crossing point over to the Bush Terrace footway, could be carried out'.

A number of conditions were recommended which have been added as suggested conditions.

The proposed development is therefore considered to comply with Policy 53 of the LDP.

Footpath Diversion

The proposed development would affect part of a registered public right of way (Public Footpath SP23/8).

If the planning application is approved, it will be necessary for the public right of way to be diverted to accommodate the proposed development. The applicant would therefore have to apply for a Public Path Diversion Order prior to the commencement of any approved work on the line of the public footpath.

In November 2017 a pre-application meeting was held with the agent and applicant to discuss options for a suitable route for the diversion of the public footpath. The necessity of the diversion has resulted from the particular layout of the housing

estate which was largely dictated by the vehicular access onto the highway and the need to deliver the required density of units within a well-designed site. Consequently, the proposed diversion route was agreed which is detailed on the submitted plans (Plan P201).

The diversion of the public footpath would comply with the published guidance (Rights of Way Review Committee Practice Guidance Note 6; Planning and Public Rights of Way), which was provided to the applicant. The diversion does not confine pedestrians to an enclosed corridor/alley and runs through open areas, connecting two amenity areas of green space. The diversion also largely preserves the direction and continuity of the registered route thereby not unduly inconveniencing the footpath users. Following the pre-application meeting the applicant agreed to the width and surface treatment of the proposed footpath diversion as follows:

- The pavements accommodating the public footpath diversion would be 1.8m width and finished with either paviers or tarmacadam.
- The two crossings of the estate road for the public footpath diversion would have an appropriate surface treatment to calm the speed of approaching motor vehicles and that the pedestrian surface width of 1.8m will be retained as a sealed surface rather than cobbles.
- The southern section of the public footpath which is not on the estate road, and that runs between plot numbers 14 & 15, would be of 3m width with 2m wide compacted stone surface with verges of 0.5m width either side.

Landscaping:

A traditional Pembrokeshire hedgebank is proposed to the western, southern and eastern boundaries of the site. The landscaping scheme shown on the submitted plans is indicative at present, but following a site meeting with the case officer, applicants and the Tree and Landscape Officer a phased landscaping plan is expected before the date of the Development Management Committee. A condition requiring surveys and landscaping schemes has been suggested.

The hedgerow to the frontage of the site bordering the A4139 will either be kept in its current location or translocated to allow for visibility splays and footpath creation. A hedgerow survey to confirm whether translocation will be required has been requested. Of the 135 metres of existing hedgerow, 72 will be either retained or translocated with the remainder removed to allow for the two vehicular accesses.

The Inspectors report for the site allocation referred to 'the access point' whereas this proposal seeks approval for two access points, one at either end of the development site. Bush Terrace, the development opposite, is accessed off a lay-by at either end, whilst the houses each then have an individual access. Although the form of Bush Terrace is linear, the provision of an access at either end is broadly similar to that proposed here and is not considered to be out of character with the immediate context.

The use of the stone from the wall within the site will provide for locally distinctive features at the access point whilst the hedgerow will be either retained in situ or

translocated. Those sections of hedgerow which are to be replaced with the access points will be re-used in creating the new hedgerow boundaries to the west, east and southern boundaries of the site, aiding in the landscape integration of the development site.

Biodiversity:

Policy 11 of the Local Development Plan requires that any development which may disturb or harm protected species will only be allowed where the effects will be acceptable minimised or mitigated through careful design, work scheduling or other measures.

An ecological survey was undertaken and concludes the site is of low ecological value, the proposed development being unlikely to result in any adverse impacts or harm on protected species or sites. Overall the site has no features of high value and no evidence of species present on site.

The planting of the new hedgebanks to the south, east and west boundaries will improve biodiversity on site but there are opportunities to provide more enhancement in the form of bird and bat boxes on the new dwellings. Works should be in accordance with the recommendations of the survey report and a relevant condition will require this.

The application is therefore considered to comply with Policy 11 of the Local Development Plan.

Land Drainage:

The drainage for the scheme is proposed to be in the form of drainage basins in the field to the south of the development, which is also owned by the applicants. Although outside of the red line of the development, it could be conditioned as a Grampian condition.

The engineers at Pembrokeshire County Council have commented that the locations of the detention basins are not detailed on the application and will need to be agreed together with suitable access in order that they can be maintained. This can be achieved through an appropriate condition.

Dwr Cymru/Welsh Water have raised no objection to the proposals but have recommended a condition be imposed that states no development shall take place until a drainage scheme has been submitted and approved.

The site is located on Carboniferous Limestone, classified as a principal aquifer and within Park Springs source protection zone (SPZ) 1. SPZs are designated by Natural Resources Wales to identify those areas close to drinking water sources where the risk associated with groundwater contamination is greatest.

Natural Resources Wales have commented on the application in terms of both land contamination and drainage due to the site being located in a SPZ1. They have

raised no objection to the development subject to an appropriate condition requiring submission of a foul and surface water drainage scheme which has been added to the suggested conditions.

Other Material Considerations:

Received Objections:

The Campaign for Protection of Rural Wales (CPRW) and several objectors letters have objected to the loss of agricultural land.

The Inspectors report for the land allocation did deal with this point as follows:

3.5 Although protection of the countryside from unsatisfactory development was paramount to the formulation of the overall strategy, the background information used in preparation of the LDP in respect of agricultural land classification was available only on 1:250,000 maps which are unsuitable for identifying the grading of individual fields and in any event do not distinguish between Grades 3a and 3b. As a consequence some housing allocations on the edge of existing settlements have been proposed on land that is likely to be in Grade 3a which is, apart from a small proportion of Grade 2 land (about 1%), the best agricultural land in the NP.

3.6 Grading is in essence a measure of the potential productivity of land and only one of the allocated sites is in arable use⁵. Since the proportion of the overall area of agricultural land in the NP affected by the allocations is extremely small, the impact on production would be insignificant and no evidence was produced to suggest that the viability of any holding would be damaged by proposals for development. Whilst protection of the best land is desirable, government advice is that the quality of agricultural land should be considered and the effects on the environment minimised. There is no preclusion of built development on higher grade land where other factors carry greater weight and I consider that the NPA has correctly weighed the competing factors in the balance on this point.

As stated above, the issue of loss of agricultural land was dealt with during the LDP process and is not a reason for refusal as the principle of the site being developed has been established.

The scale of development is not considered to be out of scale with the landscape, the dwellings being of traditional scale and appearance, the separation of the affordable and open-market has been discussed in the Layout section and allows for the quicker delivery of the affordable than the open market dwellings, the open market homes cannot be condition to prevent them being second homes as that would not be a reasonable condition. The affordable dwellings will be managed by the RSL in perpetuity, but the open market dwellings can be used for any use which falls within the use class. Pollutants from the construction of the estate cannot be considered as it is not a material condition and is covered through other legislation. The site is a rural settlement and is adjacent to the public transport network. The footpath diversion will be controlled through a Public Footpath Diversion Order.

The comments of the Community Council have been noted, and the majority of the issues identified are dealt with in the relevant sections of the report. The provision of

allotments cannot be considered as material to this application, as it is not relevant to the proposed development which has provided for adequate public open space and private gardens. Neither can the number of dentists or GP's be taken into account in the consideration of this application.

Archaeology:

Dyfed Archaeological Trust (DAT) have recommended that CADW be consulted with regard to the potential impact on the Registered Historic Landscape and their consultation response is awaited and will be reported verbally to the Development Management Committee.

A geophysical survey was recommended in respect of archaeological remains and was submitted in January. DAT have confirmed that no further action is required in respect of archaeology.

Contaminated Land

A Contaminated Land report (Phase 1 – Preliminary Risk Assessment of Land Quality/Desk Study, Report No. G40001.0038/DS, November 2017) was submitted in November 2018 and Natural Resources Wales were consulted.

They responded to confirm that they are satisfied with the findings of the report which conclude that there are no unacceptable risks that may give rise to contamination due to the lack of previous development on the application site and do not require any further information regarding land contamination.

S106 Contributions

The Planning Obligations Supplementary Planning Guidance (Adopted 12th September 2016) requires a financial contribution towards the provision of services and infrastructure including: affordable housing, recreational and amenity open space, education, sustainable transport facilities, community facilities, public art and biodiversity.

In this case, contributions towards education and sustainable transport have been identified as the primary requirements and a draft S106 is being prepared.

Based on the 27 open market dwellings, there is a requirement of £915.90 per dwelling towards secondary education totaling £24,729.33.

The Highways contribution has been stated to be £19,000 to allow for traffic calming measures at a rate of £500 per dwelling.

The provision of 11 affordable dwellings meets the 30% requirement set out in the Authority's Supplementary Planning Guidance on Affordable Housing

Conclusion

The proposed development of 38 houses on this allocated site is considered to provide for a balanced mix of open market and affordable needs housing in a form which accord with the adopted LDP policies.

Delegated approval is sought from the Development Management Committee subject to the completion of a S106 Agreement regarding affordable housing and financial contributions.

Recommendation

APPROVE, subject to the following conditions:

Conditions/Reasons

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: Site Layout: P201 received 18th December 2018

Amended Proposed Elevations P204 received 18th December 2018

Topographical Survey 470137

Location Plan 1:1250

Site Layout Phase 2 – Affordable

Site Layout P201

Phase 2 Elevations

1 bed/2 person AF-1B2P

2 bed/3 person AF-2B3P

2 bed/3 person AF-2B3P

2 bed/4 person AF-2B4P

4 bed/6 person AF-4B6P

Double Garage Plan and Elevations G02

Twin Garage G03

Single Garage G01

The Ash Plots 1-6 A201

The Beeches Plots 8 & 24 B01

The Elm Plots 15, 16, 21 & 22 E01

The Hawthorn Plots 7, 25 & 27 H02

The Hawthorn Plot 26 T02

The Oak O01, Plots 10, 19 & 23

The Rowan Plots 11, 14 & 20 R01

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 development hereby permitted shall not be commenced until such time as a scheme to dispose of foul and surface water 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. The scheme shall be implemented as approved.
Reason: To protect the environment and to prevent hydraulic overloading of the public sewerage system and in accordance with Policy 32 of the Pembrokeshire Coast National Park Local Development Plan. The site is located on a principal aquifer and in a source protection zone 1.
4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended for Wales) (or any order revoking and reenacting that Order with or without modification), no fences, gates or walls shall be erected within the curtilage of any dwelling house forward of the principle elevation of that dwelling house.
Reason: To protect the character and appearance of the building and its setting and the amenity and appearance of the Pembrokeshire Coast National Park. Policy: Local Development Plan – Policies 1 (National Park Purposes and Duty), 8 (Special Qualities) and 15 (Conservation of the Pembrokeshire Coast National Park).
5. 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 within the curtilage of the dwellinghouse), no development of Parts 1 and 2 of Schedule 2 to that Order (or any Order revoking or re-enacting that Order) on Plots 27, 26, 25, 24 & 23 shall be carried out without specific planning permission being obtained.
Reason: To preserve the character of the area and in accordance with the Local Development Plan - Policies 1 - National Park Purposes and Duty and 15 - Conservation Policy 30 - Amenity - of the Pembrokeshire Coast National Park.
6. No development, demolition or site clearance shall take place until there has been submitted to and approved in writing by the local planning authority a scheme relating to the immediate landscape. The approved scheme shall include the following details:
Proposed landscaping details including:
 - Clarification of any planting / landscaping proposals
 - Scale plan on proposed site layout showing precise site specific locations
 - Schedules of plants (trees and hedges)
 - Plant species
 - Plant supply sizes
 - Proposed numbers of each proposed species
 - Hedge planting density and method (e.g. double staggered)
 - Implementation programme / timescale / phasing of planting

- Management and replacement of failures 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), 30 (Amenity).

7. Prior to the occupation of the dwellings hereby approved a plan indicating the positions, height, design, materials and type of boundary treatment to be erected shall be submitted to and approved by the local planning authority. The boundary treatment shall be completed as approved before the dwellings are occupied.

Reason: In the interest of maintaining a satisfactory scheme of landscaping and to protect the visual amenity of the area. Policy: Local Development Plan – Policy 15 (Conservation of the Pembrokeshire Coast National Park).

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

- i) A statement setting out the design objectives and how these will be delivered;
- ii) earthworks showing existing and proposed finished levels or contours;
- iii) means of enclosure and retaining structures;
- iv) other vehicle and pedestrian access and circulation areas;
- v) hard surfacing materials;
- vi) minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, etc.), and water features.

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

Reason: In the 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).

9. The landscaping works shall be carried out in accordance with the agreed implementation program. The completed scheme shall be managed and/or maintained in accordance with an approved scheme of management and/or maintenance.

Reason: In the interest of protecting visual amenity and the 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).

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

Reason: In the interest of protecting visual amenity and the special qualities of the area. Policy: Local Development Plan - 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).

11. No development shall commence until details of existing ground levels and proposed finished ground and floor levels 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: In order to be clear on the levels of the development approved to provide for 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), 29 (Sustainable Design) and 30 (Amenity).

12. Prior to the construction of the dwellings and garages hereby approved details and/or samples of the materials to be used in the construction of the external surfaces of the dwellings and garages 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).

13. The roofs of the dwellings hereby approved shall be covered with natural slates.

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, 7 - Countryside, 8 - Special Qualities, 11 - Protection of Biodiversity, 15 - Conservation of the Pembrokeshire Coast National Park, 29 - Sustainable Design 30 - Amenity.

14. The garages hereby approved shall not be converted to ancillary living accommodation, nor have any additional windows inserted without the prior written consent of the Local Planning Authority.
Reason: In order to protect the amenity of adjoining neighbouring properties in accordance with Policy 30 of the Pembrokeshire Coast Local Development Plan.
15. Prior to the occupation of any of the affordable dwellings (plots 2-11) being occupied, the open space shown on Plan P201 shall be provided and landscape in accordance with Condition 9 above.
Reason: In order to ensure the amenity space proposed is delivered in a timely fashion, and for the benefit of all occupants of the development.
16. A sample panel of suitably pointed stonework (utilising the existing stone from the wall within the site) for the 2 site entrances shall be prepared on site for inspection and approval, in writing, by the National Park Authority. The works shall thereafter be carried out and retained 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, 8 - Special Qualities, 15 - Conservation of the Pembrokeshire Coast National Park, 29 - Sustainable Design and 30 - Amenity.
17. Detailed plans shall be submitted showing levels, gradients and construction for the access roads, and to include details of the collection and disposal of surface water from the access roads, and these plans must be approved before any construction work commences on site.
Reason: To ensure a satisfactory standard of estate road design in accordance with Policy 53 of the Pembrokeshire Coast National Park Local Development Plan.
18. Prior to commencement of development, detailed plans shall be submitted of the western access to the Highway, to include detail of the Bus stop and of the pedestrian crossing of the carriageway A4139, together with any alterations necessary, and these plans must be approved before any construction work commences on site.
Reason: In the interest of road safety and in accordance with Policy 53 of the Pembrokeshire Coast National Park Local Development Plan.
19. The link footway between the accesses to the two development areas shall be complete before any of the Affordable Housing units are first occupied.
Reason: In the interest of road safety and in accordance with Policy 53 of the Pembrokeshire Coast National Park Local Development Plan.
20. 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 interest of road safety and to ensure that no deleterious

material is carried onto the road in accordance with Policy 53 of the Pembrokeshire Coast National Park Local Development Plan.

21. 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.

Reason: To reduce the likelihood of obstruction of the highway or danger to road users and in accordance with Policy 53 of the Pembrokeshire Coast National Park Local Development Plan.

22. 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 and in accordance with Policy 53 of the Pembrokeshire Coast National Park Local Development Plan.

23. 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 in accordance with Policy 53 of the Pembrokeshire Coast National Park Local Development Plan.

24. All surface water shall be trapped and disposed of so as not to flow onto any part of the public highway and no surface water from any part of the development shall be connected into existing highway surface water drains.

Reason: In the interests of road safety and in accordance with Policy 53 of the Pembrokeshire Coast National Park Local Development Plan.

25. 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 and in accordance with Policy 53 of the Pembrokeshire Coast National Park Local Development Plan.

26. Before development commences details of all external lighting to dwellings and streetlight pillars, including measures to control light spillage, shall be submitted to the National Park Authority for approval, in writing. Development shall be carried out and maintained in accordance with the approved details.

Reason: To ensure that lighting proposed is not excessive given its edge of village location and in accordance with Policy 9 of the Pembrokeshire Coast National Park Local Development Plan.

27. 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 and the existing pylons running across the site shall be undergrounded.

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.

28. Prior to commencement of development, the applicant is required to apply for a Public Path Diversion Order, which must be made and confirmed by the National Park Authority prior to the commencement of any approved work on the line of the public footpath

The pavements accommodating the public footpath diversion to be a minimum width of 1.8 metres and finished with either paviers or tarmacadam.

The two crossings of the estate road for the public footpath diversion to have an appropriate surface treatment and be level with the pavements to calm the speed of approaching motor vehicles and a pedestrian surface of minimum width 1.8 metres to be retained as a sealed surface rather than cobbles.

The southern section of the public footpath which is not on the estate road, and that runs between plot numbers 14 & 15, to be a minimum of 3 metres width with 2 metre wide compacted stone surface, with verges of 0.5 metre width either side.

Reason: in order to ensure that the Public Footpath is diverted appropriately and in accordance with Policy 1 of the Pembrokeshire Coast National Park Local Development Plan.

29. The works shall be carried out in accordance with the recommendations of the Ecological Survey/Report.

Reason: In order to protect biodiversity in accordance with Policy 11 of the Pembrokeshire Coast National Park Local Development Plan.

30. Prior to commencement of development, a scheme for biodiversity enhancements in the form of bat and bird boxes shall be submitted and approved to the Local Planning Authority. Such scheme as is agreed shall be implemented prior to the occupation of the dwellings and retained as such.

Reason: In order to protect biodiversity in accordance with Policy 11 of the Pembrokeshire Coast National Park Local Development Plan.

31. Prior to commencement of development, an implementation schedule (to include phasing of development if necessary) for the provision of the footpath diversion shall be submitted to, and approved by the Local Planning Authority.

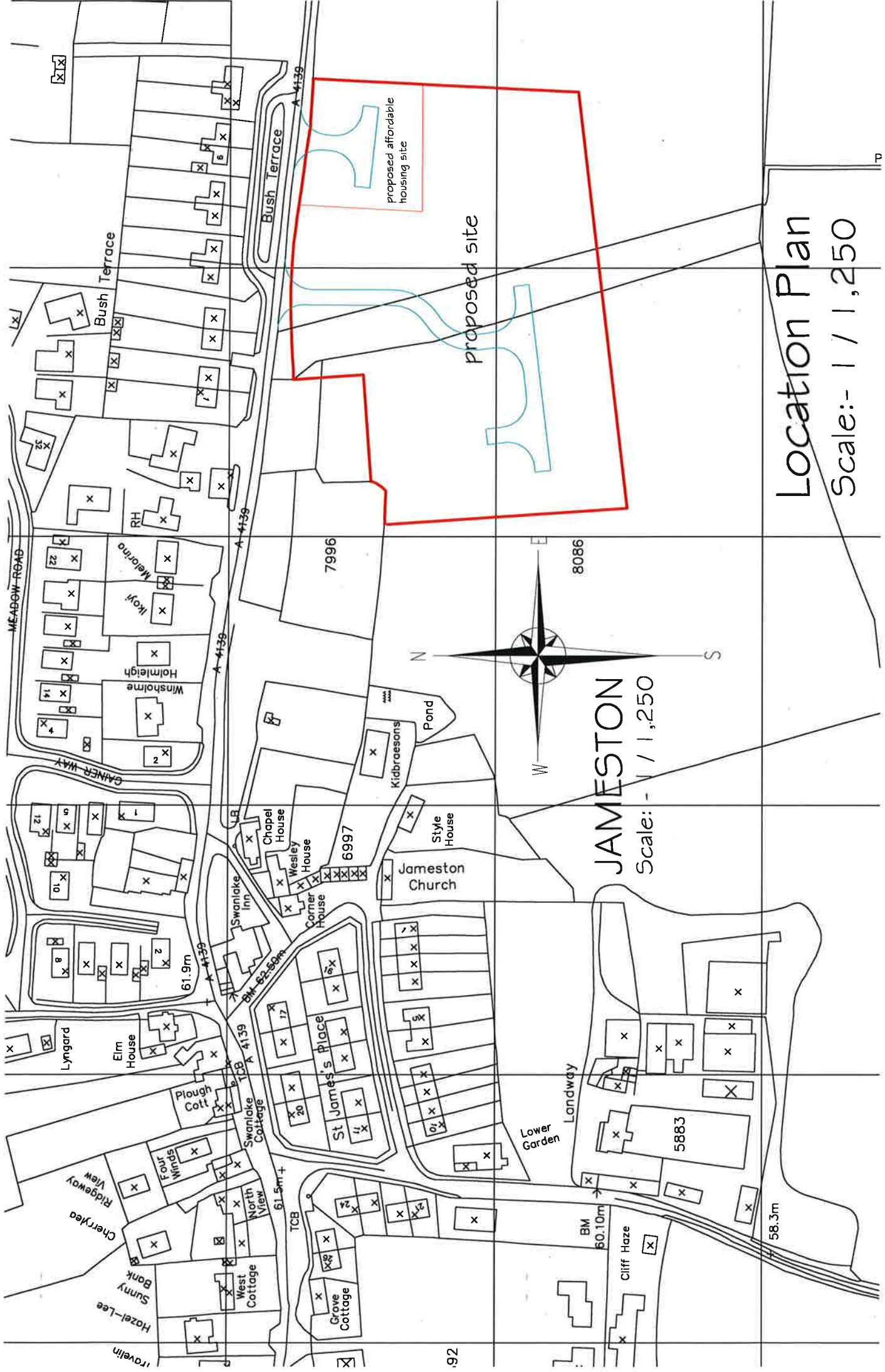
Reason: In order to comply with Pembrokeshire Coast National Park Local Plan Policy 30: Amenity.

Informatives

The proposed development affects a registered public right of way, Public Footpath SP23/8. The planning permission does not authorise the stopping up or diversion of the public right of way.

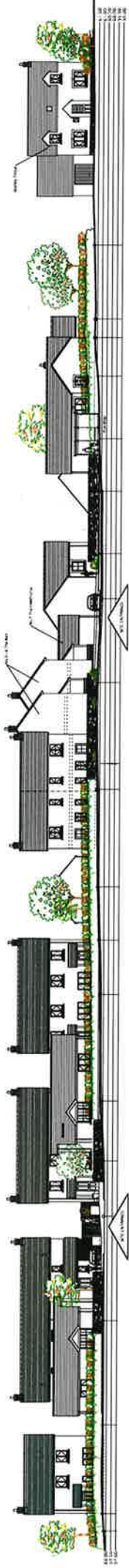
The public right of way must be diverted by Order under section 257 of the Town & Country Planning Act 1990, provided that the Order is made and confirmed before the development is carried out.

The granting of planning permission does not authorise the applicant to obstruct the public footpath during construction work. If the public right of way would need to be closed during building operations, the applicant would have to consult the National Park Authority with sufficient notice in order for the National Park Authority to make the appropriate highway temporary closure Order.

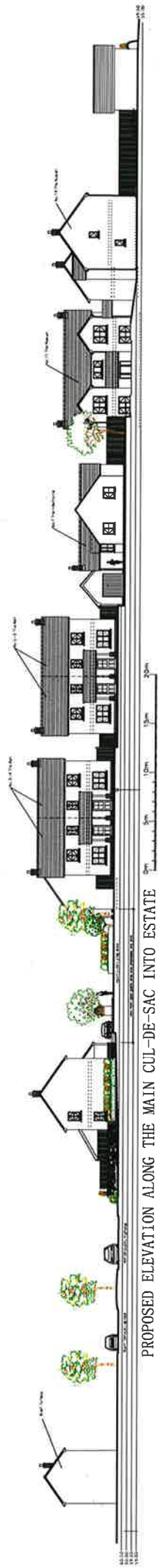


Location Plan
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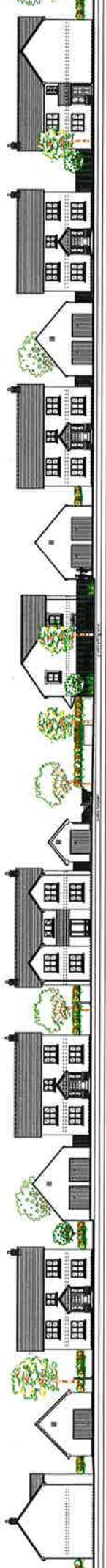
JAMESTON
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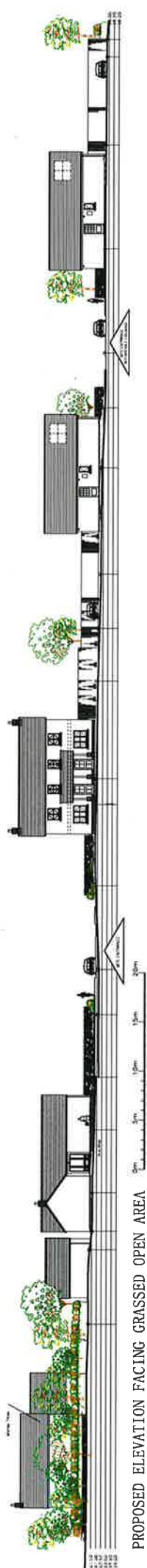
PROPOSED ELEVATION ALONG THE A4139 FACING BUSH TERRACE



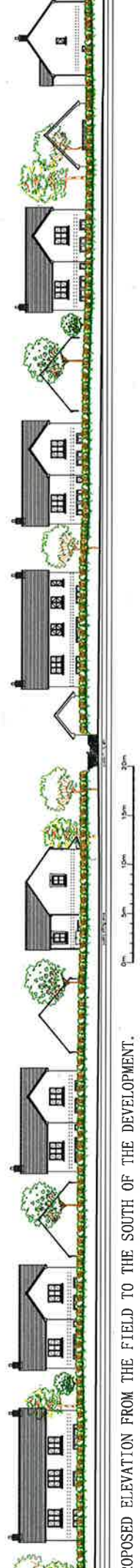
PROPOSED ELEVATION ALONG THE MAIN CUL-DE-SAC INTO ESTATE



PROPOSED ELEVATION ALONG THE EAST WEST CUL-DE-SAC.



PROPOSED ELEVATION FACING GRASSED OPEN AREA



PROPOSED ELEVATION FROM THE FIELD TO THE SOUTH OF THE DEVELOPMENT.

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Rev	Issue	Rev	Issue	Rev	Issue
A	1	A	1	A	1

Project Name: Proposed Elevations
 Drawing No: P204
 Date: 20/04/2017
 Scale: 1/250

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