

Application Ref: NP/19/0338/FUL

Case Officer Caroline Bowen
Applicant Mr C Preece
Agent Mr K Morgan
Proposal 4 dwellings
Site Location Land adj. to Blockett Farm, Blockett Lane, Little Haven,
Haverfordwest, SA62 3UF
Grid Ref SM85801268
Date Valid 28-Jan-2020 **Target Date** 23-Mar-2020

The Application is subject to an objection from Havens Community Council which is contrary to the recommendation of approval to the Committee.

Consultee Response

The Havens Community Council: Objecting

PCC - Transportation & Environment: Supporting - see attached

Coal Authority: If planning permission granted please include Standing Advice

Natural Resources Wales: No objection subject to advisory comments on landscape and foul water disposal

PCC - Public Protection: No objection

PCNPA Planning Ecologist: Conditional Consent

PCC - Drainage Engineers: Conditional Consent - SAB approval will be required

Dwr Cymru Welsh Water: Conditional Consent

PCNPA Tree and Landscape Officer: Conditional Consent

Public Response

Five Third parties and neighbours have responded to the consultation and raised the following concerns and objections to the proposal:

- Concerns that the proposal will use third party land;
- Detrimental impact on highway safety and the free flow of traffic due to the increase in traffic on a substandard highway;
- Inappropriate increase in the number of properties in terms of the character of the area. The proposal would result in a cramped and urban appearance to the site which would be inappropriate in its rural context;
- The proposal may impact on the acceptability of applications submitted on neighbouring properties;
- Consider that an affordable housing scheme would be more appropriate to avoid properties being used as second homes;
- The amount of made up ground shown on the plans will result in houses that are many metres above the natural slope and will be

- visually dominant of neighbouring properties, particularly when the trees have lost their leaves;
- The proposed sewer along Blockett Lane will be overwhelmed by extreme weather and flow into neighbouring property;
- Excavations of the site have been undertaken including the removal of a retaining wall on the site boundary leaving an exposed bank with implications for the stability and safety of neighbouring property;
- The proposal contains inadequate parking provision.

The objections and comments received can be viewed in full on the application file. The majority of the objections are addressed in the main body of the report, however, the following comments are offered in respect of those not covered:-

- Landownership clarification was sought from the applicant's agent and he has indicated that there is the possibility that some land maybe in separate ownership and control and notice under an ownership certificate has been signed and notice served on a neighbour. The Local Highways Authority has been re-consulted following this to ensure that it does not impact on the conditions that they have recommended. It is also noted that it is recommended that a legal agreement would be signed in relation to this proposal and during the preparation of this agreement full proof of title will be required.

Policies considered

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

LDP Policy 01 - National Park Purposes and Duty
 LDP Policy 07 - Countryside
 LDP Policy 08 - Special Qualities
 LDP Policy 09 - Light Pollution
 LDP Policy 11 - Protection of Biodiversity
 LDP Policy 15 - Conservation of the Pembrokehire Coast National Park
 LDP Policy 29 - Sustainable Design
 LDP Policy 30 - Amenity
 LDP Policy 31 - Minimising Waste
 LDP Policy 32 - Surface Water Drainage
 LDP Policy 52 - Sustainable Transport
 LDP Policy 53 - Impacts on traffic
 PPW10
 SPG04 - Planning Obligations
 SPG05 - Sustainable Design
 SPG06 - Landscape
 SPG08 - Affordable Housing
 SPG12 - Parking
 TAN 12 - Design

Constraints

Special Area of Conservation - within 500m
Safeguarding Zone
Ancient Monument - within 500m
Hazardous Zones
Recreation Character Areas
Low Coal Risk
Surface Coal
Affordable Housing Submarkets
Seascape Character Areas

Officer's Appraisal

Introduction

This application is for the erection of 4 dwellings on land at Blockett Farm, Blockett Lane, Little Haven.

Site Description

The site of development is an irregularly shaped parcel of land to the South of the settlement of Little Haven. The site is around 0.16 ha and once formed part of a turkey farm. The wider former turkey farm site is around 6.2 ha and contained a large number of large intensive agricultural buildings. These buildings have now been demolished and there is an extensive planning history for the development of the site as outlined in the planning history section below.

Access to the site is provided along Blockett Lane which travels south from the village linking to the B4327 to the South. The site of development has been largely cleared and there is an existing access to Blockett Lane. Some engineering works have occurred at the site with the site being largely levelled.

To the South and east it is bounded by the curtilage of the properties known as Overhaven House and Mightywaters House. These are two large contemporary properties. To the north is an area of cleared land formerly part of the Turkey Farm. Beyond this are two residential properties and a large shed which were formerly related to the Turkey Farm. On the west side of Blockett Lane are the properties known as Penberry and Hillcroft Cottage. The existing boundaries are hedges and banks, some of the banks particularly to the south and east are steeply sloping and bare earth / grassed.

Description of Development

The development originally proposed six dwellings this was reduced to four dwellings following negotiations with the applicant's agent.

The four dwellings proposed are of two types, they are served by an altered access to the public highway and a drive will serve the properties from the access. The access will also be shared with the two properties to the South.

Plots 1 and 2:

These plots are two storey four bed detached dwellings. They are 12.0m in width and 7.5m in depth. To the front elevation is a porch (2.7m by 3.9m) and to the rear elevation is a sun room (4.2m by 4.6m). Plot 1 is positioned to the north of the new proposed access with Plot 2 sited to its north. The plots are orientated into the site with a parking area to the front and side of the properties. The rear of the plots are orientated towards Blockett Lane.

Plots 3 and 4:

These plots are two storey three bed detached dwellings. They are 11.7m in width and 7.1m in depth. The dwelling is 4.8m to eaves and around 8.8m to ridge. The plots are sited to the north western corner of the site with parking proposed to the front of the properties.

The materials proposed are smooth render for the walls under a natural slate roof, with white uPVC windows and doors.

The existing hedgerow to the north is proposed to be retained with a 1.8m close boarded fence positioned along the hedge. A gate is proposed to allow access into adjoining land to the north. The eastern boundary to Blockett Lane is proposed to be constructed from gabion baskets with a 1.8m high close boarded fence proposed on top of the baskets. The eastern site boundary is to be a 3 metre high concrete retaining wall with a 1.8m high close boarded timber fence. The retaining wall reflects the change in level at the site to the neighbouring property of Overhaven house.

Planning History

The planning history for this site is extensive and material considerations are numerous:

- NP/15/0036/FUL – Residential development comprising of four dwellings (with one affordable unit) – Approved (Subject to an agreement under Section 106 of the Town and Country Planning Act 1990).
- NP/13/0463 – (Plot 4) Construction of dwelling – Refused - 20 November 2013 (Appeal dismissed on 21 October 2014)

- NP/13/0462 – (Plot 3) Construction of dwelling and detached garage (revised design) – Refused - 20 November 2013 (Appeal dismissed on 21 October 2014)
- NP/13/0461 – (Plot 2) Construction of dormer cottage – Refused - 20 November 2013 (Appeal dismissed on 21 October 2014)
- NP/13/0460 – (Plot 1) Construction of dormer cottage – Refused - 20 November 2013 (Appeal dismissed on 21 October 2014)
- NP12/0480 – (Plot 4) Construction of single dwelling – Refused - 19 June 2013
- NP12/0479 – (Plot 3) Construction of dwelling and detached garage – Refused - 22 May 2013
- NP12/0478 – (Plot 2) Construction of dormer cottage – Refused - 19 June 2013
- NP/12/0477 – (Plot 1) Construction of dormer cottage – Refused - 19 June 2103
- NP10/511 – (land to the north of the site) 6 dwellings – Approved - 28 November 2011
- NP08/392 – (Plot 4) Reserved matters application for single dwelling – Withdrawn - 19 September 2008
- NP08/337 – (Plot 3) Reserved matters application for single dwelling – Withdrawn - 12 September 2008
- NP05/628 – (Approximately Plots 4 and 3) Outline for 2 dwellings - Approved - 24 January 2006
- NP05/357 – (Approximately Plots 4 and 3) Outline for 3 dwellings - Approved - 8 March 2006
- NP04/586 – 5 dwellings – Refused - 29 November 2004
- NP02/189 – (Approximately Plots 4 and 3) Outline application for two dwellings – Refused 20 June 2002 (Appeal allowed 11th December 2002)

Planning Policy Context and Key Planning Issues

The development plan for the area is the Pembrokeshire Coast National Park Local Development Plan (end date 2021) (hereafter LDP), which was adopted by resolution of the National Park Authority on the 29th September 2010.

Principle of development

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires all development control decisions to be made in accordance with the development plan unless material considerations dictate otherwise. In relation to this planning application, the policy position is clear that the site is located in the Countryside, where there would be a general presumption against new residential development in accordance with Policy 7 of the Local Development Plan and national planning policy contained within Planning Policy Wales.

The planning history for the site, as outlined above, is significantly material. Regardless of any decision on this application there remains an extant planning permission for the development of the site NP/15/0036/FUL, this consent will only lapse on 22 May 2022. An extant planning permission for a site could be viewed as a material consideration and an important input to decision making. Such considerations are normally known as a “fallback”. The fallback for a development site should be rationalised, with the weight to be given depending on the real likelihood of any fallback actually being exercised in the event of refusal. In this case it is considered that the fallback development remains extant and capable of lawful implementation. The existence of the previous planning permissions should be accorded significant weight. Decision making on the proposal should focus on the differences between the current proposal and the extant planning permission. It is also noted that two dwellings have been built to the south of the site, and planning permission has also previously been given for a further six dwellings to the north (NP/10/511).

Planning permission NP/15/0036/FUL has a larger site extent than this proposal. In particular it includes an additional plot to the North of the development site which is separated from the site by 40 metres. The land forming the “gap plot” between the current application site and the additional plot is in third party ownership. It is also noted that the ownership has changed between NP/15/0036/FUL and the current proposal. In this specific situation, where the ownership of the site of development has fragmented, it would not be reasonable for the Authority to approach this proposal as a piecemeal development of the wider development site of NP/15/0036/FUL.

Policy 44 of the LDP (Housing Strategy Policy) sets out that all land should be developed at a minimum of 30 dwellings per hectare (dph), where this is appropriate to the settlement character. The development site which is

approximately 0.16 ha achieves a density of 25dph. There is clear support in national and local policy for the efficient use of land, ensuring that development makes use of land as efficiently as possible, as it is a finite resource. The previous consent NP/15/0036/FUL allowed for dwellings to be constructed with similar siting, in effect one of the plots is now subdivided to provide two instead of one dwelling. This is an edge of the settlement site. The character of the landscape is changing from agricultural land towards the centre of the village and it is considered that the proposal strikes an appropriate density balance in terms of the density of development and the still somewhat rural character and appearance of the area.

Tenure and mix of dwellings

Policy 7 of the Local Development Plan states that where residential development is acceptable, affordable housing provision will take priority. Policy 45 states that “To deliver affordable housing the National Park Authority will as part of the overall housing provision” require under Policy 45(c) states that “where affordable housing need has been identified prioritise affordable housing provision in countryside locations through filling in or rounding off or through conversion. 50% affordable housing to meet an identified need in developments of 2 or more residential units will be sought.”

The application site falls within the St Brides Bay area where 30% of dwellings are required to be delivered on site for schemes of 2 or more dwellings. As such the provision of one affordable dwelling, when rounded down from 1.2 to 1.0, is in accordance with the terms of the Adopted Supplementary Planning Guidance on Affordable Housing (November 2014).

The applicant has suggested that a single isolated (from other affordable housing) residential unit would not be attractive to a registered social landlord and that provision of a commuted sum equivalent to an onsite dwelling contribution would be appropriate. It has been suggested that the affordable housing be either Low Cost Home Ownership and/or for use by Pembrokeshire Housing Association to allow flexibility and deliverability of the affordable unit. Such matters can be negotiated through the terms of a Section 106 agreement to provide the affordable housing unit.

The proposal is considered to achieve an appropriate mix and tenure of properties and subject to appropriate provisions in a Section 106 planning obligation securing a contribution to affordable housing it is considered to be in accordance with Policy 7 and 45 of the Local Development Plan.

Impact upon special qualities of the National Park

Policy 8 of the LDP is a strategic policy which refers to the special qualities of the National Park and lists priorities to ensure that these special qualities will be protected and enhanced. Policy 15 of the LDP seeks the conservation of the Pembrokeshire Coast National Park with criteria 'a' and 'b' resisting development that would cause significant visual intrusion and/or, that would be insensitively and unsympathetically sited within the landscape. Criteria 'd' and 'e' resist development that would fail to harmonise with, or enhance the landform and landscape character of the National Park, and/or fail to incorporate important traditional features.

Policy 29 of the LDP requires all development proposals to be well designed in terms of place and local distinctiveness (criterion 'a'). Policy 30 of the LDP seeks to avoid development that is of an incompatible scale with its surroundings (criterion 'b') or is visually intrusive (criterion 'd').

The site, with the other existing and proposed development nearby forms the beginning of the differentiation between agricultural land and urban form at the edge of Little Haven. This is a sensitive site on the approach to the settlement from the South along Blockett Lane. Blockett Lane is a single track road with informal passing places. On each side of the road are high banks containing trees and hedgerows, typical of Pembrokeshire. The access to the two existing houses to the South and the former Turkey Farm is a wide access which is out of character to the access points to dwellings along Blockett Lane which tend to be narrower. Further the traditional Pembrokeshire hedgerows also described above do not exist in the same form as along other parts of Blockett Lane close to the existing access. There is an embankment but it is shallower than other parts of the lane. The landscaping detail submitted, is limited and indicates only the provision of the gabion baskets and a fence. It is considered that additional landscaping is required along the frontage, there appears to be room to create an embankment with a hedgerow planted on top to the front of the site. This can be secured through a planning condition.

The principle of the residential development of this site has been established and the density of development complies with local and national policies. The general scale and massing of the proposed buildings are considered to fit in with the surrounding properties. It is considered that the layout of the development, the scale of the buildings, the mix of house types and the palette of materials to be used on the site are generally acceptable in design terms subject to the future approval of material samples.

The site has been largely cleared and there remains some vegetation on the fringes of the site. There are significant changes in levels between the site and adjoining land. This has resulted in the need for the construction of a

retaining wall which is likely to be up to 3 metres tall to the adjoining property known as Overhaven House. On the land on top of the wall a 1.8m close boarded fence is proposed. The change in levels between the site to the public highway has resulted in the need to construct gabion baskets, the application proposes the establishment of a Pembrokeshire hedgerow and subject to a condition securing the provision of this it is considered that this will provide acceptable landscaping in line with what has previously been considered acceptable at the site.

Taking into account all material considerations it can be concluded that the layout, design and appearance of the development would not harm the special qualities of the National Park and would comply with the aims of policies 8, 15, 29 and 30 of the Local Development Plan.

Accessibility to the site

Policies 52 and 53 of the Local Development Plan refer to sustainable transport and the traffic impacts of proposed development. Some concerns have been raised by the Community Council and local residents about the potential impact of the development upon highway safety in the locality.

The public highway serving the site, Blockett Lane, is a narrow lane which has substandard horizontal and vertical alignment, lacking both lighting and footways. It has the character of a rural lane on the outskirts of the village leading into countryside. The lane serves existing properties towards Little Haven as well as further properties in the rural areas to the South.

As outlined in the above the site is accessed by vehicles from Blockett Lane. A single vehicular access is proposed to the site which will serve both the development site and the neighbouring existing properties of Overhaven House and Mightywaters House. It is noted that additional dwellings have also been consented to the North which would also be served by Blockett Lane.

The Community Council and other third party representations have raised concerns regarding the access and highway network serving the proposal. There are concerns regarding the impact of the proposal on the highway safety and free flow of traffic on Blockett Lane. The highway network serving the site is substandard, however it is considered that the proposal can

Following amendment to the proposal and the provision of additional information; the Local Highway Authority (LHA) has advised that they are satisfied with the highways impact of the current proposal. The previous permission at the site was subject to the provision of contributions to transportation to provide a further 3 or 4 passing places within the highway verge on the 2 kilometre route to the south down to the junction with the

B4327 thus improving the route and encourage drivers to access this way rather than up the hill from the village. The LHA has advised that this contribution continues to be a requirement for the development to have an acceptable impact on the highway network.

In light of the advice of the LHA it is considered that the proposal is in accordance with Policies 52 and 53 of the LDP. Appropriate planning conditions have been requested by the LHA and the requirement for a contribution can be secured through an agreement under Section 106 of the Town and Country Planning Act 1990.

Neighbouring Amenity and Living Conditions

Policy 30 of the Local Development Plan refers to amenity in a general sense, seeking to avoid incompatible development and significant adverse impact upon the amenity enjoyed by neighbouring properties. The nearest existing residential property is to the south-east of the site, on higher land, so that it would look down towards Plot 4. A previous planning permission allows the development of further dwellings to the west and north of the application site.

Concerns were raised from nearby properties specifically relating to the access proposed at the site. As explained in earlier paragraphs the Highway Authority raise no objection to the development subject to condition. As such no objection can be sustained on grounds of concerns with safety.

Other concerns are raised in relation to the application representing an overdevelopment of the site.

Following assessment of the impact of the development upon amenity it is considered that subject to suitable planning conditions to deal with matters such as boundary enclosures as well as removal of permitted development rights to prevent the addition of further development without planning permission the scheme complies with the requirements of Policy 30.

Water, Drainage and Flooding

Policy 32 of the Local Development Plan requires development to incorporate sustainable drainage systems for the disposal of water on site. The proposed dwellings would be linked to the main sewer whilst surface water would go to a soakaway. Both Natural Resources Wales ('NRW') and Welsh Water have been consulted on the application.

It is noted that previous consents were subject to conditions to secure a Construction Method Statement to ensure that appropriate pollution prevention measures were in place. While, NRW have not requested this condition for this proposal, it is considered an appropriate safeguard to ensure that appropriate mitigation is in place to prevent harm to the local

environment. The proposal will be required to include Sustainable Drainage Systems (SuDS) features that comply with national standards. Pembrokeshire County Council as the Sustainable Drainage Approval Body, will secure appropriate and sustainable drainage for the site.

Welsh Water offer no objection to the scheme provided that foul and surface water discharges are separately drained, no surface water connects to the public sewerage system and land drainage run-off shall not be permitted to discharge into the public sewerage system.

Subject to the imposition of suitable planning conditions to deal with these matters the development complies with the requirements of policy 32.

Contaminated land matters

Following consultation with the Public Protection Division of Pembrokeshire County Council, the Authority has been advised that the site is a former turkey farm where an extensive range of buildings have been demolished.

Paragraphs 6.9.18 and 6.9.19 of Planning Policy Wales (10th Edition, 2018) are clear that where contamination is suspected that the local planning authority should be fully informed of the potential risks of contamination prior to determining the application. The need for pre-determination information has also been supported in case law, such as (Technoprint Plc & Anor, R (on the application of) v Leeds City Council & Anor [2010] EWHC 581 (Admin) (24 March 2010).

In assessing the risk of a particular site the Local Planning Authority relies on the specialist advice of a contaminated land officer. In reaching their view on an application they assess the likely risk of development of a particular site and whether information is required prior to determination or can be submitted at a later date through the use of planning conditions. In this case the PCC Contaminated Land Officer has advised that the application can be permitted subject to planning conditions. This is based on their assessment of the risk of the site based on the previous uses.

While there is support from national policy and case law for the submission of comprehensive pre-determination information, this has not been submitted in this case. The statements in Planning Policy Wales are general statements and the case law is concerned with the particulars of a specific situation; it is not considered that the requirement for pre-determination information should apply in all situations where there is a concern a site might be contaminated. It is considered that the specialist advice of the PCC Public Protection should be given the most weight as this relates to the specific situation of the site and the risks that development of this particular site will incur. The PCC Public

Protection has recommended conditions and it is viewed that these will be sufficient to ensure that the site is effectively remediated.

Coal referral area matters

The site lies in a Coal Standing Advice Area, whereby Planning Policy Wales confirms that the responsibility for determining the extent and effects of unstable ground remain with the developer, and that the responsibility and subsequent liability for safe development and secure occupancy of the site rests with the developer and / or landowner (paragraphs 13.8.3 and 13.9.2 respectively). The Coal Authority is a statutory consultee for development within defined coal mining areas, and there is a duty on the National Park Authority to consider ground stability issues when determining applications within these areas. The Coal Authority has raised no objection to the proposal, apart from requiring its Standing Advice as an informative on any planning permission.

Planning Obligations

A request was made to provide a contribution towards the provision of passing places near the site and incorporated into the section 106 agreement associated with planning permission reference NP/15/0036/FUL. Such a request is reasonable in relation to the development of 4 dwellings sought having regard to the existing narrow lanes in the vicinity and can be re-incorporated into a section 106 agreement.

Conclusion

Having carefully considered the proposal against all material planning considerations and the relevant national and local development plan policies the principle of the scheme proposed is acceptable.

Subject to the applicant first entering into a section 106 agreement(s) to provide for an affordable housing contribution and to provide funding towards the creation of passing bays in the vicinity of the site and the imposition of planning conditions to control the nature and form of the development, the scheme is considered to be acceptable and complies with the principles and requirements of policies 1, 8, 9, 11, 15, 29, 30, 31, 32, 52 and 53 of the Pembrokeshire Coast National Park Authority Local Development Plan (Adopted September 2010).

Recommendation

The application be delegated to the Chief Executive (National Park Officer) / Director of Park Direction and Planning / Head of Development Management to grant planning permission subject to the interested person(s), within six

months, entering into a satisfactory agreement under section 106 of the Town and Country Planning Act 1990 containing the following necessary planning obligations:

- Affordable housing contribution equivalent to the provision of one affordable dwelling;
- Contribution to the provision of passing places on the local highway network.

And the following conditions:-

1. The development shall begin not later than five years from the date of this decision. **Reason:** Required to be imposed pursuant to Section 91 (1) of the Town and Country Planning Act 1990 (as amended).
2. The development shall be carried out in accordance with the following approved plans and documents: Site Location Plan (Drawing 19025 H-100 Rev G)
Proposed Site Plan (Drawing 19025 H- 102 Rev G)
Proposed Site Sections (Drawing 19025 H- 103 Rev G)
Proposed 4 Bed-Detached Dwelling (Plot 1) (Drawing 19025 H-04 Rev G)
Proposed 4 Bed-Detached Dwelling (Plot 2) (Drawing 19025 H-03 Rev G)
Proposed 3 Bed-Detached Dwelling (Plot 3) (Drawing 19025 H-01 Rev G)
Proposed 3 Bed-Detached Dwelling (Plot 4) (Drawing 19025 H-02 Rev G)
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. 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) wheel washing facilities;
 - v) measures to control the emission of dust and dirt during demolition and construction; and
 - vi) 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 architectural character of the area. Policy: Local Development Plan – Policies 1 (National Park Purposes and Duty); 8 (Special Qualities); 15 (Conservation of the Pembrokeshire Coast National Park); 29 (Sustainable Design).

4. During both the demolition and construction phases of the development works shall not take place outside 08:00 hours to 18:00 hours Mondays to Fridays and 09:00 hours to 13:00 hours on Saturdays and at no time on Sundays and Bank Holidays or Public Holidays. **Reason:** To protect the amenity of local residents from excessive noise, vibration and dust. Policy: Local Development Plan – Policies 1 (National Park Purposes and Duty); 8 (Special Qualities); and 30 (Amenity).
5. 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:** to ensure a proper standard of development and appearance in the interests of conserving the amenities and architectural character of the area. Policy: Local Development Plan – Policies 1 (National Park Purposes and Duty); 8 (Special Qualities); 15 (Conservation of the Pembrokeshire Coast National Park); 29 (Sustainable Design); and 30 (Amenity).
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:
 - i. Arboricultural impact Assessment (AIA)
 - ii. Arboricultural Method Statement (AMS)
 - iii. Landscaping details. (these details shall include full details of the heights and form of all proposed hedgebanks and hedgerows)**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).
7. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting seeding seasons following the occupation of the buildings or the completion of the development, whichever is sooner; and any trees or plants which within a period of 5 years from the completion of the development site, 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).

8. 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 and approved visibility splays constructed. **Reason:** In the interests of road safety and to ensure that no deleterious material is carried onto the road. Policy: Local Development Plan – Policies 1 (National Park Purposes and Duty); 8 (Special Qualities); 15 (Conservation of the Pembrokeshire Coast National Park); and 53 (Impacts of Traffic).
9. 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. Policy: Local Development Plan – Policies 1 (National Park Purposes and Duty); 8 (Special Qualities); 15 (Conservation of the Pembrokeshire Coast National Park); 30 (Amenity); and 53 (Impacts of Traffic).
10. Before any dwelling is occupied the access roads and footways from the existing public highway shall be laid out and constructed to at least surface base course levels up to that dwelling. **Reason:** In the interests of public amenity and convenience. Policy: Local Development Plan – Policies 1 (National Park Purposes and Duty); 8 (Special Qualities); 15 (Conservation of the Pembrokeshire Coast National Park); and 53 (Impacts of Traffic).
11. 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. Policy: Local Development Plan – Policies 1 (National Park Purposes and Duty); 8 (Special Qualities); 15 (Conservation of the Pembrokeshire Coast National Park); and 53 (Impacts of Traffic).
12. Prior to their first use in construction of the development hereby approved, a schedule of proposed materials to be used on the dwellings and construction of all hard surfaces within the development site, and where requested samples, shall be submitted to and approved in writing by the Local Planning

Authority and the development shall thereafter be carried out in accordance with the approved details. **Reason:** To ensure a proper standard of development and appearance in the interests of conserving the amenities and architectural character of the area. Policy: Local Development Plan – Policies 1 (National Park Purposes and Duty); 15 (Conservation of the Pembrokeshire Coast National Park); and 29 (Sustainable Design).

13. No development shall commence until a drainage scheme for the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall provide for the disposal of foul, surface and land water, and include an assessment of the potential to dispose of surface and land water by sustainable means. Thereafter the scheme shall be implemented in accordance with the approved details prior to the occupation of the development and no further foul water, surface water and land drainage shall be allowed to connect directly or indirectly with the public sewerage system. **Reason:** To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment. Policy: Local Development Plan – Policies 29 (Sustainable Design); 30 (Amenity) and 32 (Surface Water Drainage).

14. 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 in writing by the Local Planning Authority. This 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 and approved in writing by the Local Planning Authority. **Reason:** To ensure that risks from land contamination to the future users of the land 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. Policy: Local Development Plan – Policies 29 (Sustainable Design); and 30 (Amenity).

15. Any topsoil (natural or manufactured), or subsoil, to be imported shall be assessed for chemical or other potential contaminants in accordance with a scheme of investigation which shall be submitted to and approved in writing by the Local Planning Authority in advance of importation. Only material approved by the Local

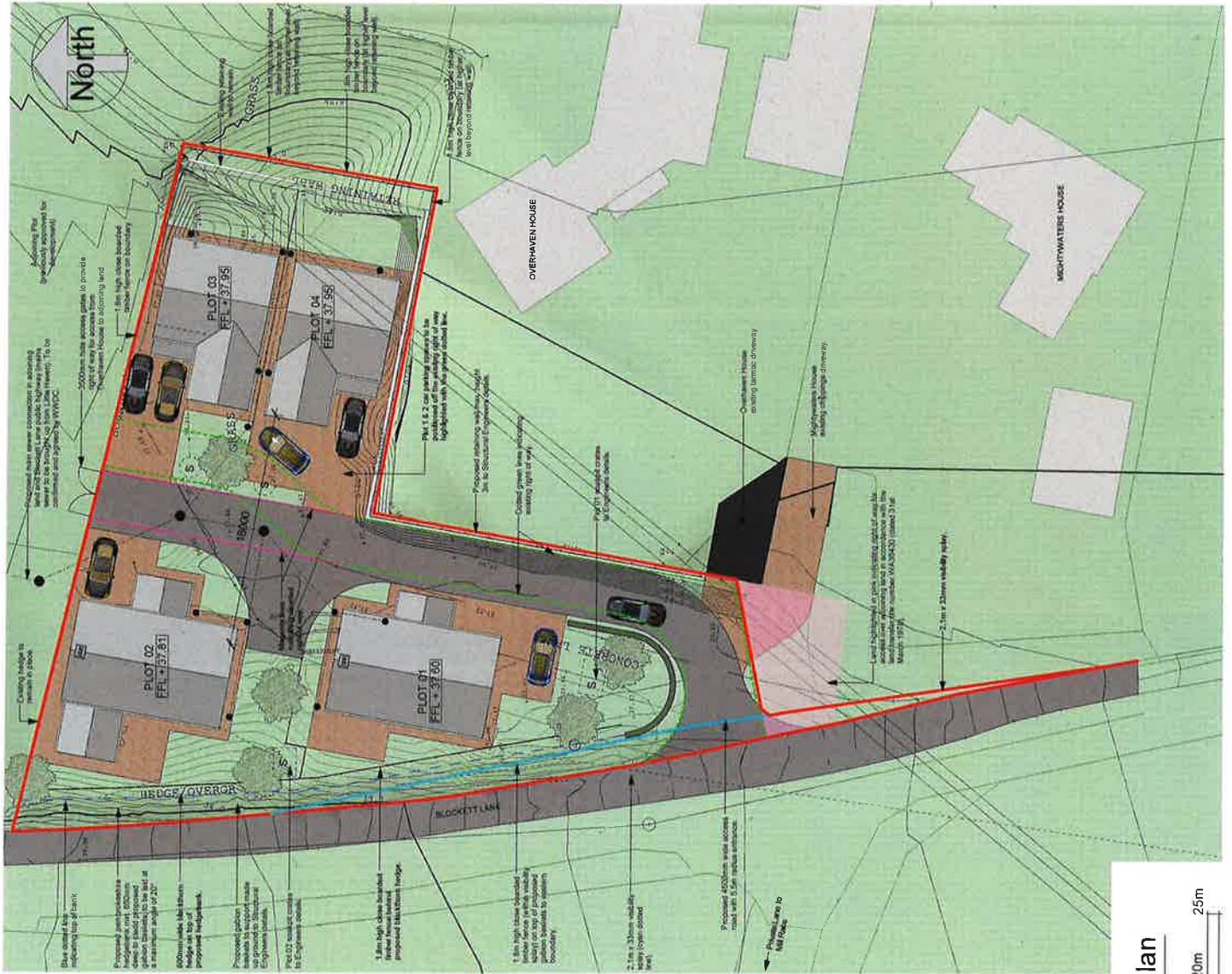
Planning Authority shall be imported. All measures specified in the approved scheme shall be undertaken in accordance with the WLGA guidance – “Requirements for the Chemical testing of Imported Materials for Various End Uses”.

Subject to approval of the above, sampling of the material received at the development site to verify that the imported soil is free from contamination shall be undertaken in accordance with the approved scheme. **Reason:** To ensure that risks from land contamination to the future users of the land 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. Policy: Local Development Plan – Policies 29 (Sustainable Design); and 30 (Amenity).

16. Prior to the commencement of development an ecological mitigation / enhancement scheme must be submitted. The scheme shall include details of three bat roosting or bird nesting features. These features shall be built in / integrated into the external wall structure of the building. There should be a mixture of bird and bat features and these should be placed appropriately. **Reason:** In the interests of biodiversity. 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).
17. The development shall be undertaken in accordance with the recommendations made in section 8.2 of the submitted Ecological Survey by Kite Ecology dated August 2019. **Reason:** In the interests of biodiversity. 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).
18. 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:** In the interests of visual amenity and in order to protect 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); 30 (Amenity); and 53 (Impacts of Traffic).
19. 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) no development of the types described in Part 1 Classes A, B, C, D, E, F, G, H; Part 2 classes A and B of schedule 2, other than that hereby permitted

shall be carried out without the express written permission of the Local Planning Authority. **Reason:** In the interests of visual amenity and in order to protect 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); 30 (Amenity); and 53 (Impacts of Traffic).

20. Prior to their use in the development and notwithstanding the details shown on the submitted drawings, full details of all means of boundary treatments (including retaining structures) to serve the development shall be submitted to and approved in writing by the Local Planning Authority. The details shall include the positions, height, design, materials and type of all boundary treatment proposed. The boundary treatments shall be implemented in accordance with the approved details prior to any associated dwelling being beneficially occupied. **Reason:** In the interests of visual amenity and in order to protect 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 30 (Amenity).



No.	Description	Date
A	Planning Application Drawings	17/06/19
B	Planning Revisions	16/09/19
C	Dwelling & Access Revisions	17/10/19
D	18m Between Habitable Room Windows	08/11/19
E	Entrance Revisions	12/11/19
F	Visibility Splay Included	28/01/20
G	Planning Revisions	26/02/20

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The Studio, Little Greenway,
 Crinow Road, Narberth,
 Pembrokeshire, SA67 8TA,
 01834 860 873

www.kenmorganarchitects.co.uk
 ken@kenmorgandbm.co.uk



KEN MORGAN
 Design and Building Management Ltd

PROJECT
**Proposed Development at
 Blockett Lane, Little Haven,
 Pembrokeshire.**

TITLE
Proposed Site Plan.

CLIENT
Mr. C. Preece.

DRAWN BY	CHECKED BY	DATE
A.D.	KRM	15/05/2019
SCALE (@ A2)	PROJECT NUMBER	
1 : 250	19025 H	
DRAWING NUMBER	REV	
102	G	



RIBA
 Royal Institute of
 British Architects

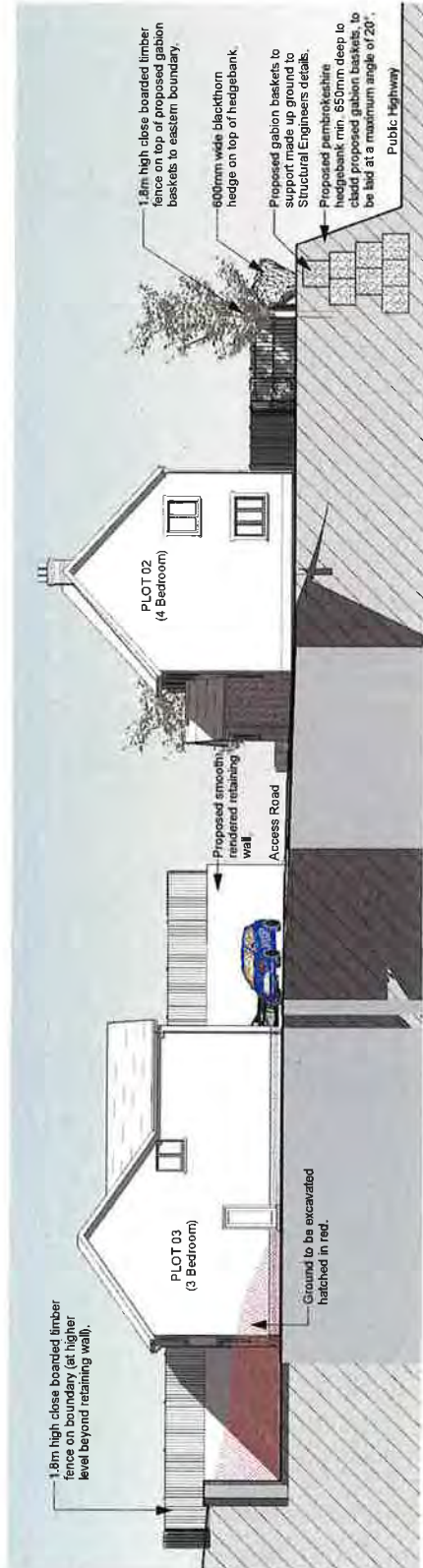


Professional Engineer
 Registered Professional



North/South Section

2 1 : 200



East/West Section

1 1 : 200



VISUAL SCALE 1:200



The Studio, Little Greenway, Crinow Road, Narberth, Pembrokeshire, SA67 8TA.
01834 860 873
www.kenmorganarchitects.co.uk
ken@kenmorgandbm.co.uk

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No.	Description	Date
E	Entrance Revisions.	12/11/19
F	Visibility Study Included.	28/01/20
G	Planning Revisions.	26/02/20

PROJECT
Proposed Development at Blockett Lane, Little Haven, Pembrokeshire.

SHEET
Proposed Site Sections.

CLIENT
Mr. C. Preece.

Date	13/06/2019	Scale (@ A3)	1 : 200
Project number	19025 H	DRAWING NUMBER	103
Drawn by	A.D.	Checked by	KRM
REV			G