

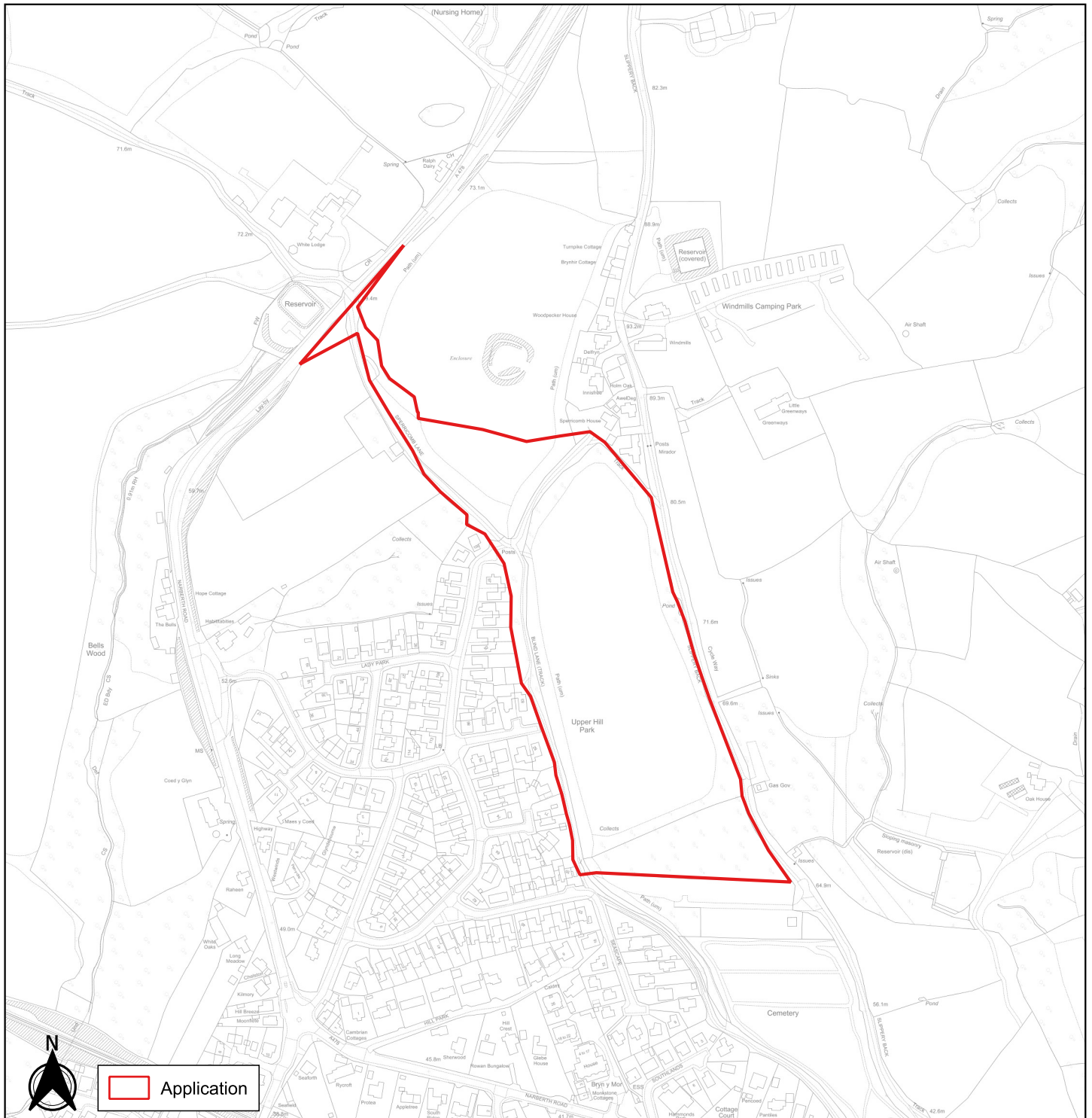
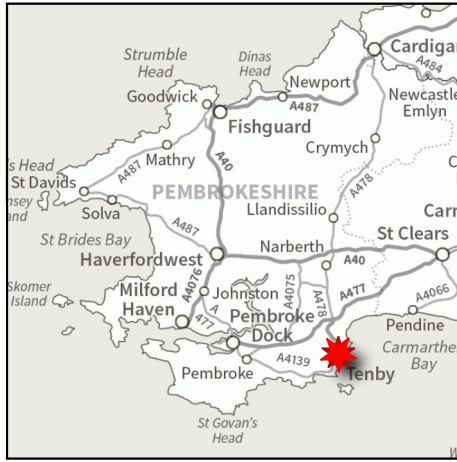
NP/23/0458/RES

Brynhir, Old Narberth Road, Tenby,
Pembrokeshire, SA70 8TT
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SA70 8TT



Parc Cenedlaethol
Arfordir Penfro
Pembrokeshire Coast
National Park

Graddfa/Scale: 1:5,000



Ref No: NP/23/0458/RES

Proposed Development: Approval of detailed access, appearance, landscaping, layout and scale associated with NP/19/0361/OUT

Site Location: Brynhir, Old Narberth Road, Tenby, Pembrokeshire SA70 8TT

Applicant: Mr G Toft

This item is being presented to the Development Management Committee as the application is contrary to the provisions of the Development Plan but is to be recommended for approval.

1. Summary:

The application site is currently a green field, located to the north and east of Upper Hill Park on the edge of Tenby. Footpaths provide pedestrian access to the site from Upper Hill Park and a bridleway provides access from the A478 highway to the north-west. Slippery Back lane runs along the eastern boundary of the site and a footpath runs along the western boundary. There are a number of protected trees to the boundary of the central field which are proposed to be retained as part of the development. The site is owned by Pembrokeshire County Council and is agricultural land, however it is understood that local residents have used this site as a recreational/dog walking space for many years and some benches have been placed at the top of the site.

The site was allocated as a housing site under the previous Local Development Plan (LDP1). Planning permission for the outline permission, which establishes the formal granting of permission was given in the time period immediately prior to the formal adoption of the current Local Development Plan (LDP2). The site is not allocated within LDP2 therefore whilst technically a departure from LDP2, nevertheless, outline permission is in place and the principle of development is established, within the parameters determined by the outline permission.

The application seeks approval of all reserved matters (Access, Appearance, Landscaping, Layout and Scale) following the granting of outline consent under planning reference: NP/19/0361/OUT.

The proposal is for 125 residential units comprising 32 open market dwellings and 93 affordable housing units. The development will be served by associated open space areas and highway infrastructure. Access to the site will be gained by a new access road to the north west of the site from the A478 and an emergency (only) access route off Upper Hill Park.

It is considered that the proposed appearance, landscaping, layout, access and scale of the proposed scheme would be in accordance with the parameters set out at outline stage. Following consideration of the policies contained within the statutory Development Plan (Future Wales and Local Development Plan 2) and National Planning Policy in the form of Planning Policy Wales (Edition 12) and having regard to all material considerations it is considered that the development will be in keeping with the aims of the LDP2 and Future Wales in that the development is considered to provide a new residential estate to meet the requirements set out in the outline consent whilst sustaining the local character.

The full application documents can be viewed on-line at: [Citizen Portal Planning - application details \(aqileapplications.co.uk\)](https://aqileapplications.co.uk)

2. Consultee Response

Tenby Town Council: Approval in principle, subject to agreeing a set of further detailed comments and observations to be done in conjunction with Tenby Civic Society.

PCNPA Ecologist: Conditional consent

PCNPA Buildings Conservation officer: No adverse comments

PCNPA Tree and Landscape officer: Further information required

PCNPA Access manager: No objection subject to informative being added

PCC Transportation and Environment: Conditional consent

PCC Drainage Engineers: SAB approval required

PCC Public Protection: No adverse comments raised

Cadw: No response received to date

Natural Resources Wales: Conditional consent

Dwr Cymru Welsh Water: No objection and add informative to any consent granted to cover existing water main location

Mid and West Wales Fire & Rescue Service: No objection

Coal Authority: No objection

Tenby Civic Society: Concerns raised which can be addressed through planning conditions

Western Power: No response received to date

Heneb: No response received to date

3. Public Response

A site notice and neighbour notification letters were posted in accordance with requirements of the Town and County Planning (Development Management Procedure) (Wales) Order 2012.

Twenty letters of objection have been received and their concerns relate to the following:

- Highway concerns
- Privacy and amenity issues
- Boundary planting to be increased
- Light pollution impacting on neighbours and protected species
- Housing mix
- Loss of green space
- Loss of biodiversity and wildlife habitat
- Loss of grade 3 agricultural land
- Visual impact on character, appearance and amenity of the area
- Surface water discharge
- Lack of public transport
- Sewage capacity and potential for overflow
- Traffic congestion in Tenby
- Disturbance from construction phase
- Foul water connection
- Value of adjacent properties
- Impact on local services
- Potential for anti-social behaviour within play area
- Radon gas
- The site is no longer an allocated site for housing and not supported in LDP 2
- Overdevelopment of the site
- Limitation on second homes/holiday lets required
- More robust biodiversity enhancements required
- Design of housing units has no architectural merit

- Loss of view
- Skyline development
- 3 storey flat blocks not in-keeping
- Housing needs to be for local people
- What other sites have been considered for this development
- The design is overbearing and out of scale
- Impact on peace and quiet of Tenby
- Traffic fumes from the increase in vehicles
- The development is inappropriate by virtue of its siting, size and design
- Main water pressure already too low
- Access off the A478, through a green wedge is not desirable and inappropriate

The report below addresses the material considerations raised above.

4. **Policies considered**

4.1 National Policy

All planning applications in Wales need to be determined in accordance with the statutory National Development Plan:

- [Future Wales: The National Plan 2040](#) (FW)
- [Planning Policy Wales 12](#) (PPW12).

4.2 Technical Advice Notes

The Future Wales Plan should be seen and read as a whole, and in conjunction with National planning policy in the form of Planning Policy Wales (Edition 12, February 2024) as well as considering the following Welsh Government Technical Advice Notes (TAN's)

www.gov.wales/technical-advice-notes:

TAN 2: Planning and Affordable Housing
 TAN 5: Nature Conservation and Planning
 TAN 6: Planning for Sustainable Rural Communities
 TAN 8: Renewable Energy
 TAN 10: Tree Preservation Orders
 TAN 11: Noise
 TAN 12: Design
 TAN 15: Development and Flood Risk
 TAN 16: Sport, Recreation and Open Space
 TAN 18: Transport
 TAN 24: The Historic Environment

4.3 Local Development Plan 2 (Adopted September 2020)

Additionally, within the Pembrokeshire Coast National Park, The Local Development Plan 2 (LDP2) is also the relevant development plan with the following Policies being applicable to this proposal These policies can be viewed on the Policies page of Pembrokeshire Coast National Park website:

<https://www.pembrokeshirecoast.wales/wp-content/uploads/2024/01/LDP-Text-for-Adoption-Web.pdf>

- Policy 01 (National Park Purposes and Duty)
- Policy 07 (Countryside)
- Policy 08 (Special Qualities)
- Policy 10 (Sites and Species of European Importance)
- Policy 11 (Nationally Protected Sites and Species)
- Policy 14 (Conservation of the Pembrokeshire Coast National Park)
- Policy 29 (Sustainable Design)
- Policy 30 (Amenity)
- Policy 31 (Minimising Waste)

- Policy 32 (Surface Water Drainage)
- Policy 33 (Renewable Energy and Low Carbon Energy)
- Policy 34 (Flooding and Coastal Inundation)
- Policy 46 (Housing)
- Policy 47 (Housing Allocations or Land with Planning Permission)
- Policy 48 (Affordable Housing)
- Policy 50 (Housing Development Proposals)
- Policy 51 (Housing Densities)
- Policy 52 (Housing Mix)
- Policy 55 (Infrastructure Requirements)
- Policy 59 (Sustainable Transport)
- Policy 60 (Impacts of traffic)

These policies can be viewed on the Policies page of Pembrokeshire Coast National Park website: <https://www.pembrokeshirecoast.wales/wp-content/uploads/2024/01/LDP-Text-for-Adoption-Web.pdf>

4.4 LDP2 Supplementary Planning Guidance

In addition, the Authority produces Supplementary Planning Guidance (SPG) on various topics, and these may be material considerations in the determination of any future application made. In respect of the proposal the most relevant SPG's are:

- Affordable Housing
- Landscape
- Planning Obligations
- Archaeology
- Biodiversity
- Coal Works
- Conservation Areas
- Parking Standards
- Renewable Energy
- Sustainable Design and Development
- Seascapes
- Trees and Woodland

5. Constraints

Special Area of Conservation - within 500m

Tree Preservation Order

Contaminated Land

LDP Green Wedge

LDP Open Space

Rights of Way Inland - within 50m

Ancient Monument - within 500m

ROW Coast Path - within 10m

Recreation Character Areas

Low Coal Risk

High Coal Risk

Affordable Housing Submarkets

Seascape Character Areas

Conservation Area Tenby

6. **Relevant Planning History**

NP/19/0361/OUT – Outline application with all matters reserved for 102 affordable residential units, 8 shared ownership residential units and 34 open market residential units together with associated access, drainage & landscaping – Approved

NP/23/0102/NMA – Non-material amendment to development description on NP/19/0361/OUT - Approved

NP/23/0328/MOD – Modification of Section 106 Legal agreement on NP/19/0361/OUT – Approved

7. **Officer's Appraisal**

Site and Proposed Development

The application site is currently a green field, located to the north and east of Upper Hill Park, a residential estate on the edge of Tenby. Footpaths provide pedestrian access to the site from Upper Hill Park and a bridleway provides access from the A478 highway to the north-west. Slippery Back lane runs along the eastern boundary of the site and a footpath runs along the western boundary.

There are a number of protected trees to the boundary of the central field which are proposed to be retained as part of the development.

The site is owned by Pembrokeshire County Council and is agricultural land, however it is understood that local residents have used this site as a recreational/dog walking space for many years and some benches have been placed at the top of the site.

The site was allocated as a housing site under the previous Local Development Plan (LDP1). Planning permission for the outline permission, which establishes the formal granting of permission was given in the time period immediately prior to the formal adoption of the current Local Development Plan (LDP2).

Current Proposal

The application seeks approval of all reserved matters (Access, Appearance, Landscaping, Layout and Scale) following the granting of outline consent under planning reference: NP/19/0361/OUT.

The development will be served by associated open space areas and highway infrastructure. Access to the site will be gained by a new access road to the north west of the site from the A478 and an emergency (only) access route off Upper Hill Park.

The proposal is for 125 residential units comprising:
32 open market dwellings
93 affordable housing units

Of the 32 Open market dwellings, 16 are shared ownership properties. These do not accord with the planning definition of affordable housing set out within the PCNPA LDP2 and adopted Supplementary Planning Guidance on Affordable Housing, as buyers would be able to

staircase up to 100% ownership and therefore the property would not be affordable in perpetuity.

The scheme also includes a LEAP (400m²) together with a smaller LEAP and other areas of open space and play. An attenuation basin is also provided together with linkages to all the surrounding footpaths.

8. **Key Issues**

The application raises the following planning matters:

- (a) Policy and Principle of Development
- (b) Impact on Special Qualities including Landscape and the Historic Environment
- (c) Siting and Sustainable Design
- (d) Amenity and Privacy
- (e) Access and Parking
- (f) Landscaping
- (g) Biodiversity
- (h) Land Stability
- (i) Land Drainage
- (j) Other Matters

(a) *Policy and Principle of Development:*

Section 38 of *The Planning and Compulsory Purchase Act 2004* requires that in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan for the National Park comprises Future Wales - The National Plan 2040 (FW) and the Local Development Plan 2 (LDP2).

Future Wales – The National Plan 2040 (FW), was adopted on 24th February 2021 and is the National Development Framework for Wales, and the national tier of the Development Plan. Policy 4 (Supporting Rural Communities) of FW states that Strategic and Local Development Plans must identify their rural communities, assess their needs, and set out policies to support them.

On page 104, Future Wales states that: *‘National Park Authorities are unique planning entities with a specific remit to reflect the distinctive characteristics of their areas...and that Future Wales policies respect the functions of National Parks in terms of their statutory purposes...’*

The primary objective of PPW12 is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental, and cultural well-being of Wales, as required by the *Planning (Wales) Act 2015*, the *Well-being of Future Generations (Wales) Act 2015* and other key legislation and resultant duties such as the Socio-economic Duty.

A well-functioning planning system is fundamental for sustainable development and achieving sustainable places. PPW12 promotes action at all levels of the planning process which is conducive to maximising its contribution to the well-being of Wales and its communities.

Concerns have been raised regarding: the potential impact on local services; the site no longer being an allocated site for housing and not supported in LDP 2; potential limitation on second homes/holiday lets required, housing needs to be for local people, whether other sites have been considered for this development, housing mix and loss of grade 3 agricultural land.

The site lies outside the Centre Boundary of Tenby Service and Tourism Centre as defined by Local Development Plan 2 and is therefore classified as Countryside where development must be strictly controlled. Policy 7 (Countryside) identifies a limited range of potentially acceptable developments within the countryside. Policy 50 (Housing Development Proposals) identifies

acceptable locations for housing development. In the countryside housing development is permitted for exceptional land releases within and adjoining Centres for affordable housing, for development relating to housing which meets national policy requirements such as rural enterprise dwellings/One Planet Development, or for the conversion of an acceptable rural building. The proposal of a large-scale residential development which includes a small market housing element does not accord with these two policies.

As set out in the site history, planning permission for the site was granted under the previous Local Development Plan. WG Planning Circular 016/2014 clarifies the status of an outline permission: *“Once outline planning permission has been granted, it cannot be withdrawn except by a revocation order under section 97 of the Act, and any subsequent approval of reserved matters does not constitute the granting of a further planning permission.”*

The site benefits from Outline Planning Permission for 144 dwellings (NP/19/0361/OUT – approved 29/06/2020). The dwelling mix detailed in the outline application comprises 102 affordable units, 8 shared ownership units and 34 open market dwellings. A Non-Material Amendment to the outline application was approved on the 17th April 2023 with the words ‘up to’ inserted with regard to the dwelling numbers. A subsequent modification to the S.106 legal agreement was made requiring that the percentage of affordable housing does not drop below 71% and shared ownership should be provided at a minimum of 6% unless otherwise authorised by the Authority. Amendments were also made relating to the provision of the open spaces provided that the LEAP which provides the multi-use space for ball games exceeds the minimum LEAP space standards of 400m².

Whilst concerns have been raised that the site is no longer an allocated site for housing and not supported in LDP2, Officers consider that, as set out in the WG Circular 016/2014, the existing outline planning permission is extant and the subsequent approval of reserved matters for which an application was submitted within the time limits in the outline permission, represents clarification of the details of that permission. This legal position remains whilst the site is no longer within the LDP2 boundary.

As set out above the Reserved Matters application proposes a total of 125 dwellings with 32 market dwellings, of which 16 would be shared ownership and 93 dwellings to be provided as affordable units. This housing mix meets the minimum requirements for percentages as set out in the S106. The affordable units would be predominately social rented, with some intermediate rented.

The principle of residential development has been established through the outline planning application and the reduced number of dwellings remains compliant with Policy 51 of Local Development Plan 2 (Housing Densities) that states that residential development will be permitted where the density is a minimum of 30 dwellings per hectare. A concern was raised to query what other sites have been considered for housing in this area, it is noted that this site was historically an allocated site before being removed from LDP2, and with outline consent already being granted, the availability of alternative sites is not considered to be material.

New build affordable housing will be expected to meet the minimum gross internal floor areas and storage for the relevant property size as set out in Welsh Government Development Quality Requirements or any similar standards that may replace them from time to time. It is noted that the plans indicate that the DQR requirements will be met. The proposed mix of housing (as shown in the table below) is considered to comply with Policy 52 (Housing Mix) by providing a mix of dwelling sizes, types and tenures.

No. of units	Type	No. beds
Open Market		
7	House	2
6	House	3
3	House	3
Total : 16		
WDQR Standard		
2	House	5
5	House	4
3	House	3
4	House	3
8	House	3
5	House	3
16	House	2
4	House	2
2	House	2
1	House	3
2	House	3
6	GF Flat	1
6	FF Flat	1
12	GF Flat	1
12	FF Flat	1
12	SF Flat	1
5	Assisted Living Flat	1
2	Flat	1
2	Flat	4
Total: 109		
Total number units: 125		

The proposed bedroom numbers are summarised below:

	One Bedroom	Two Bedroom	Three Bedroom	Four Bedroom	Five Bedroom
Open Market	0	7	9	0	0
WDQR standard	55	22	23	7	2
Percentage of housing provided	44%	23.2%	25.6%	5.6%	1.6%

The proposal provides a mix of dwelling sizes, types and tenures which accords with LDP 2, Policy 52 'Housing Mix'. The mix of dwelling sizes is broadly in line with the evidence of need contained in the latest Local Housing Market Assessment (LHMA), as discussed below. The proposal includes a high level of 55, one-bedroom units, which the LHMA shows has the highest level of need.

The latest 2023 LHMA has been prepared in accordance with a new Welsh Government methodology. The 2023 LHMA is awaiting Welsh Government approval before being published, however, this 2023 LHMA contains the most up to date information on affordable and market housing need in Pembrokeshire. The methodology utilises information from the Housing Register and assumes that the existing housing need would be met within the first five years. For the remaining 10-year period, the LHMA estimates newly arising need, based on six different growth scenarios.

Using the LDP growth scenario of 435 homes per year for Pembrokeshire (which includes Pembrokeshire County Council’s area), the total need for affordable housing in the Tenby Housing Market Area over a 15-year period is for 223 affordable homes, comprising of 177 social rented properties and 46 intermediate rent and LCHO. This equates to a need for 79% social rented and 21% intermediate rent.

The LHMA provides information on the annual need for social rented bedroom sizes, over the first five years only as follows:

	One bedroom	Two bedrooms	Three bedrooms	Four bedrooms
Annual need	17	7	4	2
Need over five-year period	85	35	20	10
Percentage of housing need	56.6%	23.3%	13.3%	6.6%

Correspondence has been received which queries whether controls over the market homes in the form of a planning condition limiting use to C3 (primary dwelling) only is required. The WG Circular 016/2014 is clear that any conditions relating to anything other than the reserved matters should be imposed when outline permission is granted (paragraph 5.9). The only conditions which can be imposed when the reserved matters are approved are conditions which directly relate to those matters and do not materially derogate from the outline permission. It would not therefore be reasonable for such a condition to be imposed at this stage. Officers also consider however that even if it were possible to apply such a condition at the reserved matters stage, that it would not be necessary in this instance as the main bulk of residential units to be provided as part of the current scheme will be affordable housing units which will be controlled for sole and main residential units by the Council in their scope to provide much need affordable housing for the Tenby area.

Some representors have flagged concerns regarding a need to prioritise housing for local people. There are 16 proposed market homes which will be available for general purchase on the open market. In relation to the potential allocation of the Affordable Housing units and the Shared Ownership properties, this issue was considered at the outline stage and is addressed by the existing Section 106 legal agreement. That legal agreement covenants the Council to agree a Local Lettings policy for the Affordable Housing units in writing with the Local Planning Authority prior to the first occupation of the Housing units and thereafter from time to time for further allocation. This policy shall give preference to local persons who require Affordable Housing and are on the Pembrokeshire Common Housing Register or any replacement thereof.

A further requirement applies in relation to the Shared Ownership properties which requires submission of Shared Ownership Scheme to be approved in writing by the Authority prior to the disposal of the Shared Ownership units and which shall include criteria to ensure that the allocation of the Units are to relevant persons or households that alleviates local housing need and that ensures the Shared Ownership units shall be occupied at all times as the sole

permanent and principle dwelling of the owner and occupier who shall not be permitted to let, sub-let or underlet the Shared Ownership Unit under any circumstances.

The submitted plans show 2 No. LEAP open space facilities along with informal open green space around the perimeter of the site. The statutory and informal walking routes that are currently around the perimeter of the site are proposed to be retained and incorporated into the development design.

The main LEAP provision is to be provided in the Central Village Green Area and comprises a mixture of gym equipment, formal play features and nature play along with an area for ball games. The proposed area of 550 m² exceeds the minimum LEAP space requirements and is considered to comply with the S106. A further, smaller LEAP, more natural in character, is proposed in the south of the site. Whilst a site of this size would normally necessitate the provision of a MUGA in line with the adopted SPG on Planning Obligations, the greater level of space and provision of equipment above the standard LEAP provision is considered acceptable. This matter was previously approved by DM Committee in their consideration of a variation of the S.106 agreement for this site under NP/23/0328/MOD.

The majority of the site is located on soil classified as Grade 3a agricultural land. National Planning Policy (PPW 12) seeks to protect such land as a finite resource and prevent its loss. In this case the existing outline permission represents an existing extant planning permission and therefore this is given minimal weight in this instance. This issue was taken into consideration during the preparation of the previous LDP1 and the allocating of land for development. The plan process was subject to a Sustainability Appraisal which filtered out the overall least sustainable sites. The need to develop land within the best and most versatile agricultural grades was considered against the need to provide for housing and affordable housing needs in the National Park.

Officers note that concerns have been raised around the potential for the development to have an adverse impact on local services. It is inevitable that an increase in housing will result in an increased use of services within Tenby. Tenby is one of the centres with the greatest level of services in the National Park, including transport connections and local schools. Impact on services was considered when the permission was granted at outline stage and cannot be revisited when considering the reserved matters (details of the application). The site in providing much needed affordable housing for Tenby could also be considered to support the viability of key local services.

The granting of the existing outline means that the policy and principle of the development is established. At this stage, only detailed matters can be considered. The overall mix of housing is compliant with the requirements of the outline permission and Section 106 legal agreement and is considered appropriate. The onsite open space is also in line with the legal agreement requirements for the site. Overall the reserved matters proposal is acceptable in terms of the principle and policy of the matters proposed.

(b) *Impact on the Special Qualities of the National Park (including Landscape and Historic Environment):*

Policy 8 (Special Qualities), of LDP2, is a strategy policy which refers to the special qualities of the National Park and lists priorities to ensure that these qualities will be protected and enhanced. These qualities are characteristics and features which individually or in combination contribute to making the National Park unique. The historic environment and landscape pattern and diversity are amongst the special qualities relevant to this application.

The proposed development when viewed from the surrounding landscape and seascape will be read in context with the existing developments within Tenby. Given the existing topography of the site and existing landscape features only glimpses of the development site will be

afforded from nearby residential developments and from within Tenby and the coastal landscape. The development includes 2, 2&1/2 and 3 storey buildings and the landscaping scheme includes additional planting to assist with screening to the wider landscape so the development will not appear to be significant skyline development when viewed from these areas. This approach is considered to adequately protect the landscape character of this area of the National Park.

Officers consider that the proposal will not have an adverse impact on the setting of Tenby Conservation Area (due to the surrounding topography) or the setting of nearby listed buildings within this area of the National Park.

Officers are satisfied that the proposal is acceptable overall in terms of its impact on the special qualities of the National Park.

(c) *Siting and Sustainable Design:*

Policy 14 (Conservation of the Pembrokeshire Coast National Park) of LDP2 seeks the conservation of the Pembrokeshire Coast National Park, resisting development that would cause significant visual intrusion, be insensitively or unsympathetically sited within the landscape, and/or fail to harmonise with, or enhance the landform and landscape character of the National Park. Policy 29 (Sustainable Design) of LDP2 requires all development proposals to be well designed in terms of place and local distinctiveness.

Concerns have been raised that the development is inappropriate by virtue of its siting, size and design; that the design is overbearing and out of scale, 3 storey flat blocks not in-keeping, skyline development, design of housing units has no architectural merit and overdevelopment of the site

The outline consent conditioned scale parameters which limited any reserved matters application to comprise of a mixture of dwellings ranging from 5.5m - 9.8m in height and flats ranging from 8.5m – 12.5m in height (3 storey). The submitted scheme is considered to fall in line within these parameters and is supported.

The proposed scale of the development is in line with what was considered at outline stage and is acceptable, it is noted that the scheme includes three storey flatted blocks, but these are located within the centre area of the development and not along any boundary thus the outer residential units will help screen these from the wider landscape and thus reduce any visual impact from the higher buildings incorporated within the scheme. Therefore, officers do not consider the levels of the proposed dwellings or the adjacent ground levels to be excessive in this instance and can be supported. As such, the siting and design of the new residential dwellings are acceptable. Therefore, the concerns raised on siting, scale, design, skyline and overdevelopment as detailed above are not shared by officers.

The application scheme has an external materials layout plan which details a full schedule of materials proposed on the residential units which incorporates a mix of render, stone and cladding finishes to the walls with slate roof tiles being utilised throughout the development. The colours have been amended from the initial white palette to embrace a mix of pastel colours so that this ties in with the existing residential estates surrounding the site. These amendments are most welcomed and supported by officers as they are considered to provide a scheme with appropriate external materials.

The outline consent included conditions to limit permitted development on parts 1 & 2 relating to design alterations/extensions and minor works respectively. In addition, a further condition was added to ensure that all services to the site are provided underground. These conditions were considered necessary at outline stage and officers consider that it would again be appropriate to impose them on the reserved matters to preserve the design integrity of the

overall scheme and ensure that no services and associated structures are included within the scheme which would detract from the current design.

The design details submitted are considered to be acceptable and to meet the requirements of the LDP2.

(d) *Amenity and Privacy:*

Policy 30 of the LDP refers to 'amenity' in general seeking to avoid incompatible development and significant adverse impact upon the amenity enjoyed by neighbouring properties particularly where the development is an inappropriate use, is of a scale incompatible with its surroundings, development leads to an increase in traffic, noise, odour or light or the development is visually intrusive.

Correspondence has been received which raises concerns on the impact on peace and quiet of Tenby, potential for anti-social behaviour within play area, disturbance from construction phase, visual impact on character, appearance and amenity of the area, light pollution impacting on neighbours and privacy and amenity issues.

The application site is surrounded by residential properties to the northeast, west and south west with the existing cemetery located immediately adjacent to the south of the site. Agricultural fields flank both sides of the main access road and a public footpath runs the entire length of the eastern side of the site linking Tenby to New hedges. As set out above, the overall design is considered to be acceptable and thus will help to maintain the existing character, appearance and amenity of this area within Tenby.

The concerns raised in respect of dust and noise during construction works will be addressed via a condition to ensure that a Construction Environmental Management Plan is submitted and agreed prior to any works being commenced on the site.

Concerns have been raised in relation to the potential for the development to have an impact on the peace and quiet of Tenby. Whilst the existing site will change from a green field to a residential estate and therefore noise levels will increase, this is not considered to be at a level which would significantly impact on the wider landscape of areas surrounding the site or Tenby centre as a whole.

Concern has been raised regarding the potential for the height of the buildings to create amenity issues to neighbours. Officers consider that the scale of the development is acceptable and at a sufficient distance from neighbours to protect their amenity and privacy.

Light pollution has been raised as a concern and principally from vehicles moving around the site. The scheme incorporates robust landscaping to the boundary areas which is considered to reduce any significant impact from this type of light spillage on adjacent neighbours. A lighting scheme (discussed further in the biodiversity section) will also assist in reducing potential impacts.

Any potential anti-social behaviour from within the site of especially from within the open play space will be dealt with when reported via the public protection team at PCC or the police under separate legislation and is not considered to be a matter capable of justifying refusal of the application at this time. It is noted that the degree of natural surveillance to the main LEAP area is high as a result of its location, and this should assist in reducing the risk of anti-social behaviour.

Given the nature of the current proposal, its location and the additional measures detailed above, it is considered that the privacy and amenity of any nearby neighbours will be protected

in this instance. The proposal is considered to comply with the requirements of LDP2 in relation to Amenity.

(e) Access and Parking:

Policy 59 (Sustainable Transport) seeks to ensure that opportunities are taken to improve and promote sustainable travel and reduce the need to travel by car. Policy 60 (Impacts of Traffic) also seeks to support development where access, traffic generation, road safety, environmental damage and the vitality and viability of a Centre is not adversely affected.

Concerns have been raised relating to the proposed access off the A478 which has a route through a green wedge and is not desirable and considered inappropriate, traffic fumes from the increase in vehicles using this area, traffic congestion in Tenby, lack of public transport and general highway concerns.

The A478 is located to the north and west of the site provide key access to New Hedges, Saundersfoot to the north and Tenby, Manorbier to the south. Tenby rail station is approximately 860m (from the site centre point, as the crow flies) to the south. Access to the nearest bus stop (White Oaks, Narberth Road) is approximately 386m to the west, accessed via the Upper Hill Park residential area.

Within the outline consent application, the highway officers recommended that full details of the proposed access, details regarding parking and turning facilities, details of the spine road were to be submitted for approval to the council as part of the reserved matters application. Furthermore, details regarding the provision of a shared use path link to Slippery Back and Lady Park, as well as details of footways up to and inclusive of an uncontrolled crossing point of the A487 junction were to be provided within reserved matters.

The proposed access (drawing no. 20735-HYD-XX-XX-DR-C-1001 Rev. P02) to the site is via a new access onto the A487 at the approximate site of the existing Sperricomb Lane access point. The site is adjacent to the existing speed limit change for Tenby, which drops from a 50mph to a 40mph, the site plans illustrates the proposal of the speed limit to be extended to the north of the access on the A487 which is supported by the highway officers. Visibility Splays of 2.4m x 160m are shown in both directions this is suitable for a speed limit of 40mph. The Access also includes a right turn lane to the north which is welcomed and will address capacity issues on the A478 traffic turning right.

The General Arrangement Plans (drawing no. 20735-HYD-XX-XX-DR-C-1001 Rev. P02, HYD-XX-XX-DR-C-1002 Rev. P03 and 20735-HYD-XX-XX-DR-C-1003 Rev. P03) shows the principle spine road leads to a number of shared surface mews or private drives within the site, and a footway on the northern aspect of the highway leading into the development from the existing footway on the A487. The plans show that the internal spine road will measure a between 5.75-6m, the multiple turning heads will be a minimum of 5.5m wide and the footpath be 2m wide throughout the development and this layout is supported by officers.

Submitted swept path plans (drawing no. 20735-HYD-XX-XX-DR-C-1301 Rev. P02 and 20735-HYD-XX-XX-DR-C-1302 Rev P02) indicates that there is sufficient room within the development for emergency vehicles/refuse vehicles, providing turning heads at the end of each cul-de-sac to allow the vehicles to turn and exit in forward gear.

Highways officers have indicated that is a need for a secondary emergency access only route within the site. This has been addressed by the developers incorporated within submitted amended plans. This emergency access only route is necessary as otherwise if the main spine road becomes blocked then there is no means of access for emergency vehicles to access the site. A means of access for this purpose is now shown from Upper Park Hill (near no. 97/ no.100) with an emergency access bollard located between the developments, giving

access to emergency personnel only, this will be conditioned to ensure that it remains in perpetuity.

The site is primarily within Zone 4 of the Parking SPG (June 2013, PCC) and would require 2 spaces per house and 1 space per flatted development. The assisted living accommodation would require 1 space per resident staff/warden and 1 visitor's space per 4 units. The development is considered to comply with SPG guidance.

The proposed scheme is considered necessary to require the provision of EV charge points within each dwelling for future residents in order to future-proof the development or provide hub charging stations at 10% of the total parking provision for future residents/visitors to utilise. A planning condition will be added to cover this aspect.

Pedestrian movement throughout and into the site is well considered with five pedestrian/cycle access points in total linking to existing residential routes or connecting onto the Shared Used Path to the east of the site. In addition, the developers have included sheds for each unit to support secure, safe and sheltered cycle storage; the access points and cycle storage are welcomed by the highway officers to promote and support sustainable and active travel to and from the development.

A new pedestrian crossing refuge to the north of the access is indicated on the proposed site access plan, connecting the existing network to the to the PROW network on A487, this is welcomed as pedestrians will only be required to negotiate one direction of traffic at a time on a highly trafficked highway. However, a short connecting footway is required on the western side of the highway, to receive pedestrians and connect to the access of White Lodge access/PROW path, with dropped kerbs and tactile paving on both sides of the road, this will also be conditioned.

The Authority's Access Manager has indicated that the Public Footpath SP46/6 and Bridleway SP46/8 would be affected by the proposed access road for the estate. The road would cross the route of the public footpath & bridleway so a safe crossing for footpath users would need to be incorporated into the design. An amended layout has now been received which incorporates features to cater for this and is considered to fully address this matter.

Part of the registered route of the public footpath would be affected by the proposed development to the north of the site. A diversion of the public footpath is therefore required under S.257 of the TCPA 1990. A suitable route for the diversion has been identified within the applicant's ownership. An informative to this effect will be added to any permission.

Part of the registered route of public footpath SP46/29 would be affected by the proposed development (specifically access road W2 and parking court near unit 111 and also the construction of a perimeter footpath). A diversion of the public footpath is therefore required under S.257 of the TCPA 1990. A suitable route for the diversion has been identified within the applicant's ownership and the diversion order will be actioned following any planning consent granted.

The above considerations and associated planning conditions are considered by officers to address the concerns raised on proposed access, fumes, traffic congestion and general highway concerns. The concern raised on lack of public transport is direct matter for PCC to consider and is not considered to be a matter that this application can control to provide more public transport. The site as a whole is considered to be in a sustainable location which benefits from the existing public transport network that serves Tenby including the railway station.

Overall, the development is considered to have an acceptable impact on access and parking and accords with Policies 59 (Sustainable Transport) and 60 (Impacts of Traffic) of the LDP2.

(f) Landscaping:

Concerns have been raised on the scheme needing additional boundary planting.

In accordance with PPW12, TAN5 and TAN10, planning authorities should protect trees, hedgerows, groups of trees and areas of woodland where they have ecological value, contribute to the character or amenity of a particular locality, or perform a beneficial and identified green infrastructure function. Trees, Hedges and hedgebanks are considered in regard to 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.

In principle, the information provided in the documents submitted in support of the application provides an acceptable approach to the proposed development in regard to arboricultural, landscape and green Infrastructure constraints; however, there are some points raised during the consultation process (Tenby Civic Society), as well as some proposed areas of landscaping that require further consideration as the development progresses. There may also be issues for a scheme of this size that arise such as sourcing the proposed species, restrictions on species selection (i.e. pest and diseases), as well as visual amenity issues observed once development progresses, as well as other issues/constraints.

These would not prevent a decision being made in relation to this application; however, the application of suitable conditions relating to arboricultural and landscape matters will enable any changes to be made, which would be a reasonable approach in this instance and the conditions will cover the works being carried out and completed in full adherence to the arboricultural details agreed and final landscaping details to be agreed together with their implementation.

The above consideration and proposed conditions are considered to address the concern raised on boundary planting in this instance.

(g) Biodiversity:

PPW12, TAN5 and LDP2 Policy 11 (Nationally Protected Sites and Species) requires biodiversity considerations to be taken into account in determining individual applications. The presence of a species protected under UK or European legislation is a material consideration when dealing with applications that are likely to result in disturbance or harm to the species or its habitat.

To comply with Planning Policy Wales 12 (2024) and the *Environment (Wales) Act 2016*, planning authorities are expected to ensure every development positively contributes to biodiversity.

Correspondence has been received which raises concerns on light pollution impacting on protected species, loss of green space, loss of biodiversity and wildlife habitat and more robust biodiversity enhancements required.

The bird and bat box location plan is noted; however this only includes those on existing trees and one on one of the new buildings. For a development of this type officers expect all new dwellings with suitable opportunity to have either a bird box, bat box or bee brick integrated into the external fabric of the building. Ideally different types of bird boxes will be used throughout the development site including sparrow terraces and swift boxes (where appropriate). This will ensure a greater diversity of species will have opportunities to take up residence. As such, a condition should be added to cover the provision of additional ecological enhancements on site.

Hedgehog holes must be included in any close boarded fences to ensure hedgehogs can move around the site freely. Gardens are an important source of shelter and food for hedgehogs and so access to these areas is important. These will be included within the biodiversity enhancement condition. The two above paragraphs are considered to address the concern raised on more robust biodiversity enhancements.

It should be noted that the landscaping related to biodiversity is considered acceptable, it is only the additional features integrated into the dwellings themselves that further detail is required on.

The requirement for a reptile mitigation strategy as described in section 5.1.10 of the Net Benefit for Biodiversity report is welcomed. The reptile mitigation strategy will be required to be submitted to and approved by the LPA prior to the commencement of works on site via a planning condition added to any consent granted. The strategy must seek to gently encourage any reptiles towards the adjacent suitable habitats.

Section 6.1.2 of the Net Benefit for Biodiversity report recommends that an Ecological Management Plan should be provided. It should therefore be made a condition of any consent that prior to the commencement of works, a Landscape and Ecological Management Plan must be submitted to and approved by the LPA and thereafter complied with.

As understood in the outline application, the boundary vegetation and woodland are well used by nine species of bat, this was confirmed by the 2023 updated surveys, and it was concluded that there had been no significant changes in bat use of the site from the previous surveys. It has been recommended that all trees with bat roost potential should be retained and the arboriculture report does not identify any of these trees as requiring removal. Should any of these trees to be removed, suitable mitigation measures are recommended within the Bat Survey Technical Report. The avoidance and mitigation strategies proposed to avoid disturbance to foraging and commuting bats are also welcomed and reflected in the landscaping proposals.

The lighting scheme provided is welcomed and ensures lux levels are low where dark corridors for wildlife must be retained. The 5m column height is also welcomed. However, further details are required to detail any bollard lighting on footpaths, or the details of external householder lights being installed. As these details are also important a condition is considered necessary to ensure sufficient controls on these elements.

On the basis of the information submitted it is considered that a NRW development licence for dormice will be required to carry out the proposed works and an informative will be added to any consent granted to advise the applicant of this.

As the retention of the buffer areas and planting areas are essential to the long-term maintenance of dormouse populations in the area, as well as other wildlife, for foraging and commuting, it should be made clear to the public why these areas have been retained to ensure they are valued as wildlife areas. The best way to ensure this information is disseminated to the public through information boards dotted across the site (minimum four at important locations). This should be conditioned in any consent.

A post and rail fence shall be installed adjacent to the footpath going around the outside of the site in order to differentiate the path from the ecological buffer areas. The current drawings do not detail this feature; therefore a condition should be added to any consent to cover this aspect.

Due a number of protected sites close to the site; a Habitats Regulations Assessment (HRA) was undertaken for the outline application. As a competent authority under the Habitats Regulations the Authority had to consider the impacts of development on the features for which the European site is designated and where necessary undertake a Test of Likely Significant Effect (TLSE) and if required an Appropriate Assessment. The HRA concluded that

there would be no impact on the integrity of any protected sites. As the reserved matters application has not fundamentally changed what the outline proposed, with just a few changes to layout which would not impact upon any relevant features of the protected sites, it is not considered that an additional HRA would be required for this application. However, the ecologist confirms that the suggested conditions as mentioned above will also ensure the proposed detailed scheme complies with the original HRA.

The loss of the existing agricultural field to provide the development site was accepted at allocation stage and granted permission under the outline application. Therefore the principle of losing this agricultural field has already been accepted. The concern raised on the loss of biodiversity and wildlife habitat has been fully addressed within the report above and the conditions attached.

In terms of the ecological impact the scheme is considered acceptable subject to conditions and to comply with the requirements of national and local planning policy.

(h) Land Stability:

The Coal Authority has been consulted on the reserved matters details and do not raise any adverse comments at this stage.

(i) Land Drainage:

Policy 29 of LDP2 requires all development proposals to be well designed in terms of water and drainage (criterion 'h'), Policy 32 requires development proposals to incorporate sustainable drainage systems for the disposal of surface water on site.

Correspondence has been received which raises concerns on surface water discharge, sewage capacity and potential for overflow, foul water connection and main water pressure already too low.

Officers note the presence of an ordinary watercourse to the south westerly extremity of the site and of a pond within the east boundary of the site to which the application refers to.

Due to the existence of an ordinary watercourse, the applicant should be made aware that ordinary watercourses must not be filled in, culverted, or the flow impeded in any manner, without the prior written consent of Pembrokeshire County Council under Section 23 Land Drainage Act 1991 as amended by the Flood and Water Management Act 2010. Consent is also required to alter a culvert in a manner that would be likely to affect flow of an ordinary watercourse, and for temporary as well as permanent works. This can be included as an advisory on any permission.

The Reserved Matters Planning Statement, states that surface water will be discharged to a drainage ditch via sustainable drainage systems and an attenuation basin.

From 7th January 2019, all new developments of more than one property or where the construction area that has drainage implications is 100 square metres or more will require sustainable drainage systems (SuDS) for surface water. The SuDS must be designed and built in accordance with Statutory SuDS Standards published by the Welsh Ministers and SuDS Schemes must be approved by the local authority acting in its SuDS Approving Body (SAB) role, before construction work begins.

Pembrokeshire County Council as SuDS Approving Body (SAB) considers that by virtue of the fact that the proposals consist of the construction of more than one property, the proposed

works will require SAB approval prior to the commencement of any works on site relating to this application. They also note that an application under SAB has already been submitted for consideration and will address the concerns raised on surface water discharge.

Dwr Cymru Welsh Water has indicated that they have no objection to the application for approval of the reserved matters subject to compliance with the drainage conditions imposed on the outline consent. Officers will re-impose these conditions on the reserved matters to ensure that these details are subject to compliance. This is considered to address the concerns raised on foul water connection, capacity and potential overflow.

In respect of water supply the development site is crossed by a trunk/distribution watermain, the approximate position being shown on the plan attached to the consultation response. Dwr Cymru Welsh Water as Statutory Undertaker has statutory powers to access their apparatus at all times. Specific controls are enforced for developments near watermain(s). It may be possible for this watermain to be diverted under Section 185 of the Water Industry Act 1991. The developer must contact Dwr Cymru Welsh Water directly before any development commences on site. Dwr Cymru Welsh Water should be the first point of contact in respect of low water pressure serving existing developments.

Subject to the imposition of conditions, the proposal is considered acceptable in relation to matters of surface water and foul drainage disposal.

(j) Other Matters:

Tenby Civic Society has raised a number of concerns relating to highway safety issues, lack of sustainable transport facilities, landscaping and skyline development, surface water discharge, low water pressure, retention of stone styles within the scheme, footpath routes and impact on existing amenity space to south of the site.

Nearly all of these issues have been addressed within the report above however, the amended landscape drawings now integrate the retention of the stone styles within the scheme and officers consider that the potential disturbance/making good to the existing amenity space due south of the site with associated drainage works to support the development will be incorporated within the drainage condition.

9. Conclusion

It is considered that the proposed appearance, landscaping, layout, access and scale of the proposed scheme would be in accordance with the parameters set out at outline stage. Following consideration of the policies contained within the statutory Development Plan (Future Wales and Local Development Plan 2) and National Planning Policy in the form of Planning Policy Wales (Edition 12) and having regard to all material considerations it is considered that the development will be in keeping with the aims of the LDP2 and Future Wales in that the development is considered to provide a new residential estate of 125 dwellings to meet the requirements set out in the outline consent whilst sustaining the local character.

As such, and subject to a schedule of suitable conditions to control the development, the development is considered to be acceptable and complies with the requirements of Future Wales, National policy and the overall policy aims of Local Development Plan 2.

In reaching a recommendation, regard has been given to the requirements of sections 3 and 5 of the Well Being of Future Generations (Wales) Act 2015. It is considered that this recommendation is in accordance with the Act's sustainable development principle through its contribution towards the Welsh Ministers' well-being objective of supporting safe, cohesive, and resilient communities.

10. Recommendation

Delegate Approval to the Chief Executive, Director of Place and Engagement of the Development Management Manager to grant permission subject to the expiry of the advertisement period for the departure notice and the following conditions:

1. The development shall begin no 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:
 - 21073 (05) 100 Site Location Plan
 - 20735-HYD-XX-XX-DR-C-0200-P01- Existing Site Plan
 - 21073 (05) 101 H Site Development Plan - REV I
 - 21073 (05) 102 B External Materials Layout - REV D
 - 21073 (05) 103 B Enclosures Layout - REV C
 - 21073 (05) 104 B Refuse Management Layout - REV C
 - 21073 (05) 105 B Bird and Bat Box Location - REV C
 - 21073 (05) 150 Existing Site Layout
 - 21073 (05) 151 Existing Site Sections
 - 21073 (05) 152 B Proposed Street Elevations - REV C
 - 21073 (05) 200 B - Bungalow B1 - 2B4P - P & E - REV C
 - 21073 (05) 210 B - Bungalow B1A - 2B4P - Plans
 - 21073 (05) 211 A - Bungalow B1A - 2B4P-Elevations - REV B
 - 21073 (05) 220 B - Bungalow B2 - 3B5P - Plans & Elevations - REV C
 - 21073 (05) 230 B - Bungalow B2A - 3B5P - Plans & Elevations - REV C
 - 21073 (05) 240 B - Flat F1 - 2P1B (Standard Walk Up)- Plans & Eles - CLAD - REV D
 - 21073 (05) 241 B - Flat F1 - 2P1B (Standard Walk Up)-Plans & Eles - REND - REV D
 - 21073 (05) 250 B - Flat F2 - 2P1B (Corner Walk Up) - Plans - REV C
 - 21073 (05) 251 A - Flat F2 - 2P1B (Corner Walk Up) - Elevations - REV B
 - 21073 (05) 260 B - Flat F3 - 1B2P Shared Communal-Plans
 - 21073 (05) 261 A - Flat F3 - 1B2P - Elevations (1 of 2) - REV B
 - 21073 (05) 262 A - Flat F3 - 1B2P - Elevations (2 of 2) - REV B
 - 21073 (05) 270 B - Flat 4 & 5 - 2P1B & 3P2B Affordable-Plans & Elevations - REV D
 - 21073 (05) 280 B - House H1 - V1 - 4P2B Aff-Plans & Eles (Rend- Eaves) - REV E
 - 21073 (05) 281 B - House H1 - V2 - 4P2B Aff-Plans & Eles (Rend- Eaves) - REV E
 - 21073 (05) 282 B - House H1 - V3 - 4P2B Aff-Plans & Eles (Rend - Gable) - REV E
 - 21073 (05) 283 B - House H1 - V4 - 2B4P Aff- P & E (Rend - Gable) - REV R
 - 21073 (05) 284 B - House H1 - V5 - 4P2B Aff-Plans & Eles (Clad -Eaves) - REV D
 - 21073 (05) 290 B - House H2 - V1 - 4P2B OM-Plans and Elevations - REV D
 - 21073 (05) 291 B - House H2 - V2 - 4P2B OM-Plans and Elevations - REV C
 - 21073 (05) 300 B - House H3T - V1 - 5P3B-Plans & Eles (Trad-Eaves-Rend) - REV E
 - 21073 (05) 301 B - House H3T - V2 - 5P3B-Plans & Eles (Trad-Eaves-Rend) - REV D

- 21073 (05) 302 B - House H3T - V3 - 5P3B-Plans & Eles (Trad-Gable-Rend) (End Terr) - REV C
- 21073 (05) 303 B - House H3T - V4 - 5P3B-Plans & Eles (Trad-Gable-Rend) (Mid Terr) - REV C
- 21073 (05) 304 B - House H3SF - 5P3B-Plans & Eles (Shopfront) - REV D
- 21073 (05) 310 B - House H4T - V1 - 5P3B OM P+E (Trad-Eaves) - REV C
- 21073 (05) 311 B - House H4T - V2 - 5P3B OM P+E (Trad-Eaves) - REV C
- 21073 (05) 312 B - House H4T - V3 - 5P3B OM P+E Trad Gab - REV D
- 21073 (05) 313 B - House H4SF - 5P3B OM - P+E Shopfront - REV C
- 21073 (05) 320 B - House H5T - 5P3B Aff Plans & eles (Trad-eaves-rend) - REV C
- 21073 (05) 321 B - House H5SF - 5P3B Aff Plans (Trad-eaves-rend) - REV D
- 21073 (05) 322 A - House H5SF - 5P3B Aff Elevations (Trad-eaves-rend) - REV D
- 21073 (05) 322 B - House H5SF - 5P3B Aff Elevations (Trad-eaves-rend) - REV D
- 21073 (05) 330 B - House H6 - 7P4B - Plans & Elevations (Render) - REV E
- 21073 (05) 331 B - House H6 - 7P4B - Plans & Elevations (Clad) - REV D
- 21073 (05) 340 B - House H7 - 9P5B - Plans
- 21073 (05) 341 A - House H7 - 9P5B - Elevations - REV B
- 21073 (05) 350 A Boundary A Enclosure Details -
- 21073 (05) 351 A Boundary B Enclosure Details
- 21073 (05) 352 A Boundary C Enclosure Details
- 21073 (05) 353 A Boundary D Enclosure Details
- 21073 (05) 354 A Boundary E Enclosure Details
- 21073 (05) 355 A Garden Shed Details
- 21073 (05) 360 - House H8 - V1 - 4P2B Aff-Plans & Eles (Eaves)
- 21073 (05) 361 - House H8 - V2 - 4P2B Aff-Plans & Eles (Gable)
- 20735-HYD-XX-XX-DR-C-1001_P02 - General Arrangement Sheet 1 of 3 - PO4
- 20735-HYD-XX-XX-DR-C-1002_P03 - General Arrangement Sheet 2 of 3 - P05
- 20735-HYD-XX-XX-DR-C-1003_P03 - General Arrangement Sheet 3 of 3 - P04
- 20735-HYD-XX-XX-DR-C-1101_P01 - Proposed Levels Sheet 1 of 3 - P02
- 20735-HYD-XX-XX-DR-C-1102_P02 - Proposed Levels Sheet 2 of 3 - P03
- 20735-HYD-XX-XX-DR-C-1103_P02 - Proposed Levels Sheet 3 of 3 - P03
- 20735-HYD-XX-XX-DR-C-1111_P02 - Plot Levels Information Sheet 1 of 3 - P03
- 20735-HYD-XX-XX-DR-C-1112_P02 - Plot Levels Information Sheet 2 of 3 - P03
- 20735-HYD-XX-XX-DR-C-1113_P02 - Plot Levels Information Sheet 3 of 3 - P03
- 20735-HYD-XX-XX-DR-C-1151_P01 - Site Sections Sheet 1 of 4
- 20735-HYD-XX-XX-DR-C-1152_P01 - Site Sections Sheet 2 of 4
- 20735-HYD-XX-XX-DR-C-1153_P01 - Site Sections Sheet 3 of 4
- 20735-HYD-XX-XX-DR-C-1154_P01 - Site Sections Sheet 4 of 4
- 20735-HYD-XX-XX-DR-C-1301_P02 - Vehicle Tracking Sheet 1 of 2.
- 20735-HYD-XX-XX-DR-C-1302_P02 - Vehicle Tracking Sheet 2 of 2
- 20735-HYD-XX-XX-DR-C-2201_P01 - Proposed Highway Longitudinal Sections Sheet 1 of 2
- 20735-HYD-XX-XX-DR-C-2202_P01 - Proposed Highway Longitudinal Sections Sheet 2 of 2
- 20735-HYD-XX-XX-DR-C-2301_P01 - Typical Sections Sheet 1 of 2.
- 20735-HYD-XX-XX-DR-C-2302_P01 - Typical Sections Sheet 2 of 2.
- 20735-HYD-XX-XX-DR-C-3000-P03 - Foul Drainage Plan.pdf - P04
- 20735-HYD-XX-XX-DR-C-3001-P02 - Foul Drainage Offsite Connection Plan.
- 20735-HYD-XX-XX-DR-C-4001-P03- Surface Water Drainage Plan Sheet 1 of 3 - P05
- 20735-HYD-XX-XX-DR-C-4002-P03- Surface Water Drainage Plan Sheet 2 of 3 - P04
- 20735-HYD-XX-XX-DR-C-4003-P03- Surface Water Drainage Plan Sheet 3 of 3 - PO4
- 20735-HYD-XX-XX-DR-C-5000_P01 - Construction Details
- 20735-HYD-XX-XX-DR-C-5100_P01 - Kerbs and Pavement Details
- 21073-HYD-XX-XX-DR-E-90001

- UG1997-URB-XX-XX-DR-L-110-General Notes Sheet - P02
- UG1997-URB-XX-XX-DR-L-117-Landscape Masterplan - P02
- UG1997-URB-XX-XX-DR-L-200-Sheet Key Plan - P09
- UG1997-URB-XX-XX-DR-L-114-Boundary treatment 1 of 3 - P04
- UG1997-URB-XX-XX-DR-L-115-Boundary treatment 2 of 3 - P04
- UG1997-URB-XX-XX-DR-L-116-Boundary treatment 3 of 3 - P04
- UG1997-URB-XX-XX-DR-L-201-Landscape General Arrangement 1 of 10 - P11
- UG1997-URB-XX-XX-DR-L-202-Landscape General Arrangement 2 of 10 - P11
- UG1997-URB-XX-XX-DR-L-203-Landscape General Arrangement 3 of 10 - P10
- UG1997-URB-XX-XX-DR-L-204-Landscape General Arrangement 4 of 10 - P10
- UG1997-URB-XX-XX-DR-L-205-Landscape General Arrangement 5 of 10 - P10
- UG1997-URB-XX-XX-DR-L-206-Landscape General Arrangement 6 of 10 - P10
- UG1997-URB-XX-XX-DR-L-207-Landscape General Arrangement 7 of 10 - P10
- UG1997-URB-XX-XX-DR-L-208-Landscape General Arrangement 8 of 10 - P10
- UG1997-URB-XX-XX-DR-L-209-Landscape General Arrangement 9 of 10 - P10
- UG1997-URB-XX-XX-DR-L-210-Landscape General Arrangement 10 of 10 - P10
- UG1997-URB-XX-XX-DR-L-211-LEAP General Arrangement 1 of 2 - P6
- UG1997-URB-XX-XX-DR-L-212-LEAP General Arrangement 2 of 2 -P6
- UG1997-URB-XX-XX-GA-L-301-Soft Landscape GA_Trees 1 of 10 - P09
- UG1997-URB-XX-XX-GA-L-302-Soft Landscape GA_Trees 2 of 10 - P08
- UG1997-URB-XX-XX-GA-L-303-Soft Landscape GA_Trees 3 of 10 - P08
- UG1997-URB-XX-XX-GA-L-304-Soft Landscape GA_Trees 4 of 10 - P08
- UG1997-URB-XX-XX-GA-L-305-Soft Landscape GA_Trees 5 of 10 - P08
- UG1997-URB-XX-XX-GA-L-306-Soft Landscape GA_Trees 6 of 10 - P08
- UG1997-URB-XX-XX-GA-L-307-Soft Landscape GA_Trees 7 of 10 - P08
- UG1997-URB-XX-XX-GA-L-308-Soft Landscape GA_Trees 8 of 10 - P08
- UG1997-URB-XX-XX-GA-L-309-Soft Landscape GA_Trees 9 of 10 - P08
- UG1997-URB-XX-XX-GA-L-310-Soft Landscape GA_Trees 10 of 10 - P09
- UG1997-URB-XX-XX-GA-L-311-Soft Landscape GA_Shrubs and groundcover 1 of 10. - P09
- UG1997-URB-XX-XX-GA-L-312-Soft Landscape GA_Shrubs and groundcover 2 of 10 - P08
- UG1997-URB-XX-XX-GA-L-313-Soft Landscape GA_Shrubs and groundcover 3 of 10 - P08
- UG1997-URB-XX-XX-GA-L-314-Soft Landscape GA_Shrubs and groundcover 4 of 10 - P08
- UG1997-URB-XX-XX-GA-L-315-Soft Landscape GA_Shrubs and groundcover 5 of 10 - P08
- UG1997-URB-XX-XX-GA-L-316-Soft Landscape GA_Shrubs and groundcover 6 of 10 - P08
- UG1997-URB-XX-XX-GA-L-317-Soft Landscape GA_Shrubs and groundcover 7 of 10 - P08
- UG1997-URB-XX-XX-GA-L-318-Soft Landscape GA_Shrubs and groundcover 8 of 10 - P08
- UG1997-URB-XX-XX-GA-L-319-Soft Landscape GA_Shrubs and groundcover 9 of 10 - P08
- UG1997-URB-XX-XX-GA-L-320-Soft Landscape GA_Shrubs and groundcover 10 of 10 - P08
- UG1997-URB-XX-XX-DR-L-321-Green Infrastructure Strategy 1 of 3 - P06
- UG1997-URB-XX-XX-DR-L-322-Green Infrastructure Strategy 2 of 3 - P06
- UG1997-URB-XX-XX-DR-L-323-Green Infrastructure Strategy 3 of 3 - P08
- UG1997-URB-XX-XX-DT-L-401-Tree Pit Details 1 of 2 - P01
- UG1997-URB-XX-XX-DT-L-402-Tree Pit Details 2 of 2 - P01
- UG1997-URB-XX-XX-DT-L-403-Pembrokshire fence detail - P04
- UG1997-URB-XX-XX-DT-L-405-Typical details 1 of 5 - P02
- UG1997-URB-XX-XX-DT-L-406-Typical details 2 of 5 - P02
- UG1997-URB-XX-XX-DT-L-407-Typical details 3 of 5 - P02
- UG1997-URB-XX-XX-DT-L-409-Typical details 4 of 5 - P02
- UG1997-URB-XX-XX-DT-L-410-Typical details 5 of 5 - P02
- UG1997-URB-XX-XX-SH-L-350-Planting Schedule 1 of 4
- UG1997-URB-XX-XX-SH-L-351-Planting Schedule 2 of 4
- UG1997-URB-XX-XX-SH-L-352-Planting Schedule 3 of 4

- UG1997-URB-XX-XX-SH-L-353-Planting Schedule 4 of 4 Tree Survey and Constraints Plan
- Preliminary Ecological Appraisal
- Brynhir Dormouse and Reptile Technical Note
- Brynhir Bat Technical Note

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 2 – Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 14 (Conservation of the Pembrokeshire Coast National Park) and 29 (Sustainable Design).

3. No development shall commence until a qualified and competent archaeologist has submitted a written scheme of investigation (WSI) for approval in writing by the local planning authority. This WSI will describe the different stages of the work and demonstrate that it has been fully resourced and given adequate time. On behalf of the local planning authority, Heneb will monitor all aspects of this work through to the final discharge of the condition. This work will not be deemed complete until all aspects of the WSI have been addressed and the final report submitted and approved in writing.

Reason: To protect the historic environment interests whilst enabling development. Policy: Local Development Plan 2 - Policies 8 (Special Qualities) and 14 (Conservation of the Pembrokeshire Coast National Park).

4. Prior to any development work hereby approved commencing on site the undertaking of the scheme of intrusive site investigations, designed by a competent person and adequate to properly assess the ground conditions on the site and establish the risks posed to the development by past coal mining activity, shall take place. A report of the findings arising from the intrusive site investigation and any remedial works and/or mitigation measures considered necessary shall be submitted to and approved in writing by the local planning authority. The mitigation measures and/or remedial measures shall be implemented as approved.

Reason: In the interests of public safety. Policy: Local Development Plan 2 – Policy 30 (Amenity).

5. No development shall take place until a site investigation of the nature and extent of contamination has been carried out in accordance with a methodology which has previously been submitted to and approved in writing by the local planning authority. The results of the site investigation shall be made available to the local planning authority before any development work begins.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors. Policy: Local Development Plan 2 - Policy 30 (Amenity).

6. If any contamination is found during the site investigation, a report specifying the measures to be taken to remediate the site to render it suitable for the development hereby approved shall be submitted to and approved in writing by the local planning authority. The site shall be remediated in accordance with the approved measures before development begins.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors. Policy: Local Development Plan 2 - Policy 30 (Amenity).

7. Following completion of measures identified in the approved remediation scheme a verification report that demonstrates the effectiveness of the remediation carried out must be submitted to and approved in writing by the local planning authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and

ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors. Policy: Local Development Plan 2 - Policy 30 (Amenity).

8. If during the course of development any contamination is found that has not been identified in the site investigation, additional measures for the remediation of this source of contamination shall be submitted to and approved in writing by the local planning authority. The remediation of the site shall incorporate the approved additional measures before the development is occupied.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors. Policy: Local Development Plan 2 - Policy 30 (Amenity).

9. Prior to the commencement of any development works a scheme to investigate and monitor the site for the presence of gases being generated at the site or land adjoining thereto, including a plan of the area to be monitored, shall be submitted to and approved in writing by the local planning authority. Following completion of an approved monitoring scheme, in the event that gases are being generated the proposed detail of appropriate gas protection measures to ensure the safe and inoffensive dispersal or management of gases and to prevent lateral migration of gases into or from land surrounding the application site shall be submitted to and approved in writing by the local planning authority. All required gas protection measures shall be implemented as approved and appropriately verified before occupation of any part of the development which has been permitted and the approved protection measures shall be retained and maintained until such time as the local planning authority agrees in writing that the measures are no longer required. A copy of the verification certificate should be submitted to the local planning authority prior to the first beneficial use of the site.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors. Policy: Local Development Plan 2 - Policy 30 (Amenity).

10. During the construction phases of the development works (including deliveries) shall not take place outside 08.00 hours to 18.00 hours Mondays to Fridays and 09.00 hours to 13.00 hours Saturdays and at no time on Sundays and Bank Holidays.

Reason: To protect the amenity of local residents from excessive noise, vibration and dust. Policy: Local Development Plan 2 - Policies 30 (Amenity).

11. Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the Local Planning Authority:

1. A preliminary risk assessment which has identified:
 - all previous uses
 - potential contaminants associated with those uses
 - a conceptual model of the site indicating sources, pathways and receptors
 - potentially unacceptable risks arising from contamination at the site.
2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
3. The site investigation results and the detailed risk assessment (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for

longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express consent of the Local Planning Authority.

The scheme shall then be implemented as agreed during the construction phase and any remediation carried out prior to first occupation of any dwelling.

Reason: The controlled waters at this site are of high environmental sensitivity due to the underlying secondary aquifer and proximity to the Tawe and contamination is known/strongly suspected at the site from the historic use as a tin plate works. Policy: Local Development Plan 2 - Policy 30 (Amenity).

12. Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the Local Planning Authority.

Reason: To demonstrate that the remediation criteria relating to controlled waters have been met, and (if necessary) to secure longer-term monitoring of groundwater quality. This will ensure that there are no longer remaining unacceptable risks to controlled waters following remediation of the site. Policy: Local Development Plan 2 - Policy 30 (Amenity).

13. Reports on monitoring, maintenance and any contingency action carried out in accordance with a long-term monitoring and maintenance plan shall be submitted to the Local Planning Authority as set out in that plan. On completion of the monitoring programme a final report demonstrating that all long-term site remediation criteria have been met and documenting the decision to cease monitoring shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that longer term remediation criteria relating to controlled waters have been met. This will ensure that there are no longer remaining unacceptable risks to controlled waters following remediation of the site. Policy: Local Development Plan 2 - Policy 30 (Amenity).

14. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted and obtained written approval from the Local Planning Authority for, an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with.

Reason: Given the size/complexity of the site it is considered possible that there may be unidentified areas of contamination at the site that could pose a risk to controlled waters if they are not remediated. Policy: Local Development Plan 2 - Policy 30 (Amenity).

15. No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

Reason: The water environment is at risk and there is an increased potential for pollution from inappropriately located infiltration systems such as soakaways, unsealed porous pavement systems or infiltration basins. Policy: Local Development Plan 2 - Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 11 (Nationally Protected Sites and Species), 14 (Conservation of the Pembrokeshire Coast National Park) and 30 (Amenity).

16. Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater.

Reason: There is an increased potential for pollution of controlled waters from inappropriate methods of piling. Policy: Local Development Plan 2 - Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 11 (Nationally Protected Sites and Species), 14 (Conservation of the Pembrokeshire Coast National Park) and 30 (Amenity).

17. No development approved by this permission shall be commenced until a Construction Environmental Management Plan (CEMP) detailing all necessary pollution prevention measures for the construction phase of the development is submitted to and approved in writing by the Local Planning Authority. As a minimum the plan should include:

- Identification of surrounding watercourses and potential pollution pathways from the construction site to those watercourses.
- How each of those watercourses and pathways will be protected from site run off.
- How the water quality of the watercourses will be monitored and recorded.
- What the construction company intends to do with surface water runoff from the site during the construction phase. Please note that it is not acceptable for ANY pollution (e.g. sediment/silt/oils/chemicals/cement etc.) to enter the surrounding watercourses.
- storage facilities for all fuels, oils and chemicals.
- construction compounds, car parks, offices, etc.
- measures for dealing with dust.
- measures for dealing with any contaminated material (demolition waste or excavated waste)
- identification of any buried services, such as foul sewers, so that they are protected
- details of emergency contacts, for example Natural Resources Wales - Pollution Hotline.

Any drains laid must also be protected in a way that prevents dirty water from the construction site entering them. The CEMP shall be implemented in full during construction.

Reason: Prevention of pollution to controlled waters and the wider environment. Policy: Local Development Plan 2 - Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 11 (Nationally Protected Sites and Species), 14 (Conservation of the Pembrokeshire Coast National Park) and 30 (Amenity).

18. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 (relating to extensions to , and changes to external appearance of, the dwelling and to development within the curtilage of the dwelling house) , no development of Parts 1 and 2 of Schedule 2 to that Order (or any Order revoking or re-enacting that Order) on the dwellings hereby approved shall be carried out without specific planning permission being obtained.

Reason: To preserve the character of the area and in amenity interests. Local Development Plan 2 – Policies 1(National Park Purpose and Duty), 14 (Conservation of Pembrokeshire Coast National Park) and 30 (Amenity).

19. Notwithstanding the provisions of Article 3 of the Town & Country Planning (General Permitted Development) Order 195 (or any order revoking or re-enacting that order) any electricity or telephone supplies to the site shall be by underground cables.

Reason: To preserve the character of the area. Policy Local Development Plan 2 - Policies 1 (National Park Purposes and Duty) and 14 (Conservation of Pembrokeshire Coast National Park)

20. Prior to first occupation of any dwelling on site a scheme for public information boards (minimum four at important locations) to explain the ecological buffer zones shall be submitted to and approved in writing by the Local Planning Authority. Such details as agreed shall then implemented prior to first occupation and maintained thereafter.

Reason: In the interests of Biodiversity and the Special qualities of the National Park. Policy: Local Development Plan 2 - Policies 8 (Special Qualities) and 11 (Nationally Protected Sites and Species).

21. A post and rail fence at an above ground height of between 1 and 1.2m must be installed along the boundary of any ecological buffer areas. The fence must be installed prior to the occupation of any dwellings on site and thereafter maintained.

Reason: In the interests of Biodiversity and the Special qualities of the National Park. Policy: Local Development Plan 2 - Policy 8 (Special Qualities) and 11 (Nationally Protected Sites and Species).

22. Prior to its installation, full details of the lighting shall be submitted to and agreed in writing by the Local Planning Authority (LPA). The Lighting Plan should include:

- Details of the siting and type of external lighting to be used.
- Drawings setting out light spillage in key sensitive areas, in particular all of the retained hedgerows; the proposed buffer planting along the access road; and the northern wildlife corridor, including the gap created for access.
- Details of lighting to be used both during construction and operation.
- Measures to monitor light spillage once development is operational.

The scheme shall be implemented as approved.

Reason: In the interests of Biodiversity and the Special qualities of the National Park. Policy: Local Development Plan 2 - Policy 8 (Special Qualities), 9 (Light pollution) and 11 (Nationally Protected Sites and Species).

23. No development shall commence until a Landscape and Ecological Management Plan (LEMP) for the provision, management and maintenance of the landscaping and ecological features at the site has been submitted to and approved by the Local Planning Authority. The LEMP should include:

- Details of habitats and environmental and ecological features present, or to be created, at the site - Details of the desired conditions of features (present and to be created) at the site.
- Details of scheduling and timings of activities.
- Details of short and long-term management, monitoring, and maintenance of new and existing environmental and ecological features at the site, to deliver and maintain the desired condition.
- Details of monitoring of landscape and ecological features.
- Details of replacement measures, should any landscape or environmental features die, be removed, or become seriously damaged or diseased.
- Details of management and maintenance responsibilities, and the means of securing them.
- Details of timescales, length of plan, the method to review and update plans (informed by monitoring) at specific intervals as agreed.

The approved LEMP shall be carried out in accordance with the approved details.

Reason: In the interests of protecting the visual amenity of the area, to maintain the special qualities of the landscape and habitats. Policy: Local Development Plan 2 - Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 11 (Nationally Protected Sites and Species), 14 (Conservation of the Pembrokeshire Coast National Park) and 30 (Amenity).

24. 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. The works shall make good any disturbance to the existing ground and re-instate to the original condition unless otherwise agreed by the Local Planning Authority. Thereafter the scheme shall be implemented in accordance with the approved details prior to the first occupation of any dwelling on site 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 2 - Policy 29 (Sustainable Design) and Policy 32 (Surface Water Drainage).

25. Prior to the commencement of any other part of the development the access shall be completed in accordance with the details shown in drawing no. 20735-HYD-XX-XX-DR-C-1001_P02 - General Arrangement Sheet 1 of 3 - PO4 and retained for as long as the development remains in existence.

Reason: To ensure an adequate vehicular access in the interests of highway safety. **Policy:** Local Development Plan 2 – Policies 59 (Sustainable Transport) and 60 (Impacts of Traffic).

26. Prior to commencement of construction of any dwelling, the internal estate road, driveways and footways will be completed to base course level. The internal estate road, driveways and footway will be completed to surface course level, with the agreement of the Local Planning Authority, prior to first occupation.

Reason: To ensure an adequate access in the interests of highway safety. **Policy:** Local Development Plan 2 – Policies 59 (Sustainable Transport) and 60 (Impacts of Traffic).

27. Prior to commencement detailed plans showing a secondary access to the site for emergency vehicles shall be submitted to the Local Planning Authority for approval. Thereafter, the development shall proceed in accordance with the agreed scheme for the emergency access which shall be provided prior to the occupation of the 50th dwelling; and thereafter the secondary access shall be retained for that purpose.

Reason: To ensure an adequate emergency access in the interests of highway safety. **Policy:** Local Development Plan 2 – Policy 60 (Impacts of Traffic).

28. Prior to commencement detailed plans showing a footway (with tactile paving) on the western side of the A487 connecting the proposed pedestrian refuge with the PROW path shall be submitted to the Local Planning Authority for approval. Thereafter, the development shall proceed in accordance with the agreed scheme for the footway/pedestrian refuge which shall be provided prior to the occupation of the 100th dwelling; and thereafter retained for that purpose.

Reason: To ensure an adequate access in the interests of highway safety. **Policy:** Local Development Plan 2 – Policies 59 (Sustainable Transport) and 60 (Impacts of Traffic).

29. The off-street parking facilities within the site (for all vehicles, including cycles) for residents and visitors shown on the plan drawing no. 21073 (05) 101 H Site Development Plan - REV I hereby approved shall be provided prior to first occupation, and thereafter retained for that purpose.

Reason: To reduce the likelihood of obstruction of the highway, danger to road users, to conserve public health and local amenity, to ensure satisfactory standard of sustainable development and in order to ensure a proper standard of development and appearance in the interests of conserving the amenities and special qualities of the area. **Policy:** Local Development Plan 2 – Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 14 (Conservation of the Pembrokeshire Coast National Park), 29 (Sustainable Design), 30 (Amenity), 59 (Sustainable Transport) and Policy 60 (Impacts of Traffic).

30. The development shall be carried out in accordance with the swept path arrangement for refuse and emergency vehicles as indicated on (drawing no. 20735-HYD-XX-XX-DR-C-1301_P02 - Vehicle Tracking Sheet 1 of 2 and 20735-HYD-XX-XX-DR-C-1302_P02 - Vehicle Tracking Sheet 2 of 2) as submitted and shall be kept clear at all times for the manoeuvring of vehicles. The development shall be retained thereafter in accordance with these details.

Reason: To ensure an adequate emergency access in the interests of highway safety. **Policy:** Local Development Plan 2 – Policy 60 (Impacts of Traffic).

31. A full Construction Traffic Management Plan will need to be submitted to the Local Planning Authority for approval in writing. Included in this should be the following:
- Parking for vehicles, site personnel, operatives and visitors
 - Expected levels of staff and any shift work, by phase
 - Expected trip generation for the construction period
 - Loading and unloading of plant and materials
 - Storage of plant and materials
 - Vehicle routing and turning, including swept paths
 - Measures to prevent the deposit of materials on the highway
 - Before and after construction conditions surveys of the highway and a commitment to fund the repair of any damage caused
 - Vehicle movements/deliveries to site will not take place during the school pick-up/drop off hours of AM and PM (amend accordingly)
 - On-site turning for construction vehicles

The works shall then be carried out in accordance with the approved details.

Reason: To reduce the likelihood of obstruction of the highway, danger to road users, to conserve public health and local amenity, to ensure satisfactory standard of sustainable development and in order to ensure a proper standard of development and appearance in the interests of conserving the amenities and special qualities of the area. Policy: Local Development Plan 2 – Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 14 (Conservation of the Pembrokeshire Coast National Park), 25 (Recycled, Secondary and Waste Materials), 29 (Sustainable Design), 30 (Amenity), 31 (Minimising Waste), 59 (Sustainable Transport) and Policy 60 (Impacts of Traffic).

32. Prior to the commencement of works, an updated biodiversity enhancement scheme must be submitted to and be approved by the LPA. The scheme shall incorporate all new dwellings with suitable opportunity to have either a bird box, hedgehog highways, bat box or bee brick integrated into the external fabric of the building. Ideally different types of bird boxes will be used throughout the development site including sparrow terraces and swift boxes. The approved features shall be provided prior to the occupation of any dwelling and thereafter be maintained as such.

Reason: In the interests of biodiversity. Policy: Local Development Plan 2 – Policies 1 (National Park Purposes and Duty); 8 (Special Qualities); 14 (Conservation of the Pembrokeshire Coast National Park); 30 (Amenity).

33. Works must be undertaken in strict accordance with the recommendations made in the following documents:

- Dormouse and Reptile Technical Report by WSP dated 21st July 2023
- Brynhir Ecological Appraisal by WSP dated January 2023
- Bat Survey Technical Report by WSP dated 8th September 2023
- Net Benefit for Biodiversity Report by WSP dated November 2023
- External Lighting Layout Drawing No. 21073-HYD-XX-XX-DR-E-90001 Revision P03 dated 21/08/2023
- All the latest submitted landscaping and planting scheme documents

Reason: To ensure that animal and plant species and habitats listed under the Conservation of Habitats and Species Regulations 2010 are adequately protected, and to protect and enhance the character and appearance of the site and its setting within the Pembrokeshire Coast National Park. Policy: Local Development Plan 2 – Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 12 (Local Areas of Nature Conservation or Sites of Geological Interest) and 14 (Conservation of the Pembrokeshire Coast National Park).

34. Prior to the erection of the housing hereby approved, written and illustrative details of the number, type and location of Electric vehicle charging points (EVCP) shall be submitted to and approved in writing by the local planning authority, the scheme should be based on 1 Electric Vehicle charging point per dwelling with dedicated parking or 1 charging point per 10 spaces (unallocated parking). The EVCP shall then be provided in accordance with the approved

scheme before any of the residential units are first occupied. The EVCP shall be maintained and kept in good working order thereafter as specified by the manufacturer.

Reason: To ensure a satisfactory standard of development which meets the needs of current and future generations. Policy: Local Development Plan 2 – Policy 29 (Sustainable Development) and PPW 12.

35. The proposed development shall be completed in full adherence to the arboricultural details submitted to the Local Planning Authority (Arboricultural impact assessment, method statement and tree protection plan for Bryn Hir).

Any variations to the details of the documents and plans must only be undertaken after the proposed variations have been agreed in writing by the LPA. Upon completion of the development, the Local Planning Authority will be provided with clear and obvious proof that the details of the Arboricultural Method Statement have been adhered to, including the Arboricultural Supervision schedule. Proof will be demonstrated through the submission of a report, which summarise the details of Arboricultural Consultant visit, including where relevant photographic evidence of adherence to the Arboricultural Method Statement and Tree Protection Plan.

Reason: To prevent detrimental impact to trees, hedges and other landscape features which contribute to the amenity, landscape & biodiversity of the site and surrounding area. Policy: Local Development Plan 2 – Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 14 (Conservation and Enhancement of the Pembrokeshire Coast National Park), 30 (Amenity), SPG 07 – Biodiversity, Technical Advice Note (TAN) 5: Nature Conservation and Planning (2009) and Technical Advice Note (TAN) 10: Tree Preservation Orders.

36. Prior to commencement, a detailed landscaping scheme to include details on:

- species,
- planting
- seeding
- turfing
- hedgebank construction
- landscape management
- landscape maintenance

shall be submitted to and approved in writing by this authority. All landscaping works shall then be carried out in accordance with the agreed details and implementation program. The completed scheme shall be managed and maintained in accordance with the approved scheme of management and maintenance. Any variations to the details following approval must only be undertaken after the proposed variations have been agreed in writing by the Local Planning Authority.

Reason: To prevent detrimental impact to trees, hedges and other landscape features which contribute to the amenity, landscape & biodiversity of the site and surrounding area. Policy: Local Development Plan 2 – Policies: 1 (National Park Purposes and Duty), 8 (Special Qualities), 14 (Conservation and enhancement of the Pembrokeshire Coast National Park), 30 (Amenity), SPG 07 – Biodiversity, Technical Advice Note (TAN) 5: Nature Conservation and Planning (2009) and Technical Advice Note (TAN) 10: Tree Preservation Orders.

37. Before beginning any development at the site, you must do the following: -

- a) Notify the Local Planning Authority in writing that you intend to commence development by submitting a Formal Notice under Article 24B of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (DMPWO) in the form set out in Schedule 5A (a newly inserted Schedule) of the DMPWO (or in a form substantially to the like effect); and
- b) Display a Site Notice (as required by Section 71ZB of the 1990 Act) in the form set out in Schedule 5B (a newly inserted Schedule) of the DMPWO (or in a form substantially to the like effect), such Notice to be firmly affixed and displayed in a prominent place, be legible and easily visible, and be printed on durable material. Such Notice must thereafter be displayed at all times when development is being carried out.

Reason: To comply with procedural requirements in accordance with Article 24B of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (DMPWO) and Section 71ZB of the Town and Country Planning Act 1990.

11. Informatives

Warning:

A European protected species (EPS) licence is required for this development.

This planning permission does not provide consent to undertake works that require an EPS licence.

It is an offence to deliberately capture, kill or disturb EPS or to recklessly damage or destroy their breeding sites or resting places. If found guilty of any offences, you could be sent to prison for up to 6 months and/or receive an unlimited fine.

To undertake the works within the law, you can obtain further information on the need for a licence from Natural Resources Wales on 0300 065 3000 or at

<https://naturalresources.wales/conservation-biodiversity-and-wildlife/european-protected-species/?lang=en>

As the retention of the buffer areas and planting areas are essential to the long-term maintenance of dormouse populations in the area, as well as other wildlife, for foraging and commuting, it should be made clear to the public why these areas have been retained to ensure they are valued as wildlife areas.

The permission hereby granted shall not be construed as authority to carry out works on the highway or any works that may affect a drainage channel/culvert or water course. The applicant is advised that a permit, and potentially, a Section 278 agreement must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. All works on the highway will require a permit and an application will need to be submitted to the County Council's Street Care Team up to 3 months in advance of the intended start date, depending on the scale of the works proposed and the classification of the road. The applicant is also advised that Consent may be required under Section 23 of the Land Drainage Act 1991. The StreetCare team can be contacted via streetcare@pembrokeshire.gov.uk or 01437 7764551 for an updated list.

The developer is advised that as part of the detailed design of the highway works required by the above conditions, the County Highway Authority may require necessary accommodation works to street lights, road signs, road markings, highway drainage, surface covers, street trees, highway verges, highway surfaces, surface edge restraints and other street furniture/equipment.

The developer is reminded it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecute persistent offenders. (Highways Act 1980, Sections 131, 148 and 149).

It is the responsibility of the Authority to provide the naming and numbering of all roads and new developments and to facilitate in the provision of service connections. To ensure suitable and accurate addressing is provided, contact the Street Naming & Numbering Officer on 01437 775224 at the earliest opportunity should this application be approved.

Section 59 of the Highways Act permits the Highway Authority to charge developers for damage caused by excessive weight and movements of vehicles to and from a site. The highway Authority will pass on the cost of any excess repairs compared to the normal maintenance costs to the applicant/organisation responsible for the damage.

If planning permission is granted, the applicant/ developer shall advise the County Highway Authority if it is their intention to offer the road up for adoption and enter into a Section 38 Roads Adoption Agreement or whether the development will remain private. The Highways Development Team can be contacted via hwdcconsult@pembrokeshire.gov.uk

Under no circumstances should any structure be built over ordinary watercourses or within a minimum of 3 metres measured each side from the top of bank of any watercourse, or within a minimum of 3 metres measured each side from the outer face of a culvert, without the prior written agreement of the local land drainage authority. This will ensure that access can be maintained for future maintenance.

Any existing watercourses, drains, ditches and outfalls which are disturbed by the proposals shall be suitably intercepted and redirected, to ensure that the existing local drainage network is not adversely affected. The developer must ensure that any necessary consents have been obtained before undertaking such works.

The applicant's attention is drawn to the attached Natural Resources Wales consultation response.

The applicant's attention is drawn to the attached Dwr Cymru Welsh Water consultation response.

Development proposals for new broadband infrastructure or improvements to existing networks or apparatus should be supported by planning authorities. New development proposals should include the provision of 'gigabit capable' broadband infrastructure from the outset. 'Gigabit capable' refers to fast broadband connectivity normally delivered by fibre to the premises (FTTP) technology but could also include fixed wireless infrastructure. FTTP is capable of delivering 1000 Mbps (or 1 gigabit), although actual speeds depend on the internet service provided. Typically making a site 'gigabit capable' will mean installation of underground ducting on site or ducting and fibre cable, to enable broadband operators to connect easily to dwellings or businesses. Guidance in relation to installation of broadband infrastructure within a dwelling is covered by Building Control regulations, Part R – Physical infrastructure for high-speed electronic communications networks. In practice it is usually the communications provider or a combination of the communications provider and developer that install the digital infrastructure for a development. Developers should contact communications providers as early as possible in the development process so that where fibre is or will be available a plan for its installation can be agreed.