



## PEMBROKESHIRE COAST NATIONAL PARK AUTHORITY COMMITTEE REPORT

**Ref No:** NP/23/0545/FUL

**Proposal:** Hybrid planning application for affordable housing exception site consisting of full planning permission (phase 1) for 11 no. social-rented dwellings, reinstatement of junior football pitch and associated works; in addition to outline planning permission (phase 2) for further social-rented dwellings (all matters reserved for future consideration).

**Site Location:** Land adjacent to Bro Dawel, Solva, Pembrokeshire, SA62 6XW

**Recommendation:** **Approve**, subject to conditions

**This application is being presented to the Development Management Committee as it falls under the planning definition of a ‘major application.’**

### Summary

The proposed scheme for entirely affordable housing on an exception site consists of both a full planning application and an outline planning application.

The application process has been lengthy, namely due to concerns surrounding design and the uncertainty surrounding the capacity of the Solva wastewater treatment works (WwTW).

The design is overall acceptable and in coming to a recommendation Authority Officers have given considerable weight to the contribution the scheme will make in addressing local housing need. The Authority expects the scheme to achieve a high-quality appearance and appropriate planning conditions should realise this requirement.

Dwr Cymru has confirmed that Solva WwTW has capacity for the 28 total proposed dwellings so it has not been necessary to carry the proposal forward to the appropriate assessment under the *Conservation of Habitats and Species Regulations 2017* (as amended).

The scheme will lead to the loss of 2-3 junior football pitches however one pitch will be reinstated as part of the proposal with the addition of a storage facility.

The standard, design and construction of both pitch and storage facility shall be secured via the Section 106 agreement, in addition to their future management and maintenance. Planning obligations for secondary education provision, library contributions and assurance that the housing remains affordable in perpetuity will be secured by legal agreement.

Subject to the provision of these planning obligations and necessary conditions the proposal is considered acceptable, and the application is recommended for approval.

The full plans and associated documents can be viewed on-line by following this link: [Citizen Portal Planning - application details](#)

## Consultee Responses

Please note detailed comments and summaries of consultation responses are within the annexe of this report.

- **Cadw Protection & Policy:** No response to date
- **Dyfed-Powys Police Designing Out Crime Officer:** No objection
- **Dŵr Cymru/Welsh Water:** No objection. Condition recommended.
- **Heneb - The Trust for Welsh Archaeology:** No objection
- **Mid and West Wales Fire and Rescue Authority:** No objection. Advisory recommended.
- **Natural Resources Wales/Cyfoeth Naturiol Cymru:** No objection. Condition recommended.
- **PCC Access Officer:** No objection
- **PCC Cultural, Leisure, Tourism and Registration Services:** Contribution advised.
- **PCC Drainage Engineers:** No objection. SAB informative.
- **PCC Education Department:** Contribution advised.
- **PCC Communities Manager:** Concern
- **PCC Highways Development Control:** No objection. Conditions suggested.
- **PCC Housing Strategy Manager:** Supporting
- **PCC Lead Local Flood Authority:** No response to date
- **PCC Public Protection:** No objection. Condition suggested.
- **PCNPA Access Manager:** No objection.
- **PCNPA - Buildings Conservation Officer:** No objection in terms of the historic environment.
- **PCNPA Planning Ecologist:** No objection. Conditions suggested.
- **PCNPA Strategic Policy:** Supporting
- **PCNPA Tree and Landscape Officer:** No objection. Conditions advised.
- **Solva Amateur Football Club (AFC):** Supporting and comments of concern
- **Solva Community Council:** Supporting
- **Sport Wales:** No response to date
- **Wales & West Utilities:** No objection

## Public Responses

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

Two representations were received raising concerns regarding the proposal:

- Queries on the tenure of phase 2 dwellings and whether these would be open market
- Query on the capacity of the sewerage system and highlighting the number of pollution incidents in Solva.

One letter of support was received:

- Affordable housing in the Solva community is much needed

## **Policies considered**

### National Policy

All planning applications in Wales need to be determined in accordance with the statutory National Development Plan. The Future Wales Plan should be seen and read as a whole, in conjunction with National planning policy in the form of Planning Policy Wales (Edition 12, February 2024):

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

### Technical Advice Notes

The following Welsh Government Technical Advice Notes (TAN's) should also be considered [www.gov.wales/technical-advice-notes](http://www.gov.wales/technical-advice-notes):

- TAN 2: Planning and Affordable Housing
- TAN 5: Nature Conservation and Planning
- TAN 12: Design
- TAN 15: Development and Flood Risk
- TAN 16: Sport, Recreation and Open Space
- TAN 18: Transport
- TAN 20: Planning and the Welsh Language
- TAN 23: Economic Development
- TAN 24: The Historic Environment

### Local Development Plan 2 (Adopted September 2020)

Within the Pembrokeshire Coast National Park, Local Development Plan 2 (LDP2) is the relevant development plan and the following policies are applicable to this proposal:

- Policy 01 (National Park Purposes and Duty)
- Policy 07 (Countryside)
- Policy 08 (Special Qualities)
- Policy 09 (Light Pollution)
- Policy 11 (Nationally Protected Sites and Species)
- Policy 14 (Conservation of the Pembrokeshire Coast National Park)
- Policy 21 (Minerals Safeguarding)
- Policy 29 (Sustainable Design)
- Policy 30 (Amenity)
- Policy 32 (Surface Water Drainage)
- Policy 49 (Affordable Housing Exception Sites)
- Policy 51 (Housing Densities)
- Policy 52 (Housing Mix)
- Policy 54 (Community Facilities)
- 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>

### 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 application made. In respect of this proposal, the most relevant SPGs are:

- Affordable Housing
- Landscape
- Planning Obligations
- Seascapes
- Archaeology
- Biodiversity
- Conservation Areas
- Parking Standards
- Sustainable Design & Development
- Trees and Woodlands

### Constraints

- Affordable Housing Submarkets
- Biodiversity Issue
- Special Area of Conservation - within 500m
- Special Protection Area - within 500m
- Safeguarding Zone
- Hazardous Zones
- Recreation Character Areas
- Rights of Way Inland - within 50m
- Ancient Monument – within 500m
- ROW Coast Path - within 10m
- Seascape Character Areas
- Landscape Character Area

### Relevant Planning History

- 99/539 – Site adjacent to Maes y Mor, Upper Solva – Erection of 6 bungalows:  
Approved 7<sup>th</sup> Feb 2000

#### **1. Officer's Appraisal**

##### **1.1. Site and Proposed Development:**

- 1.1.1. The site is located at the edge of Upper Solva immediately south of the A487 which links St Davids to the north and Haverfordwest to the south.
- 1.1.2. The site is situated on gently sloping ground which falls to the east from an approximate maximum elevation of 64 metres AOD within the western area to an approximate minimum elevation of 62 metres AOD within the eastern area.
- 1.1.3. The application site lies just over 100 metres from the western edge of the Solva Conservation Area and approximately 135 metres from the Grade II Listed Building of the Church of St. Aidan. Solva Harbour and the River Solva are located approximately 400m to the southeast. It is outside the identified centre boundary for Solva.
- 1.1.4. The site area extends to approximately 4 acres and is currently laid out as 3-4 football pitches, all of which serve the junior teams. The site has historically remained undeveloped. The football pitches were in existence by 2005, where one large pitch occupied the majority of the site with a smaller half-sized pitch located within the southwest corner. In the past, the site has also been used for community events and ad-hoc parking. Solva AFC clubhouse is situated approximately 80m (as the crow flies) southwest of the eastern site boundary. The senior team football pitch is immediately adjacent, south of the clubhouse.
- 1.1.5. Residential development bounds the site to the east and the west, and on the northern flank of the A487 opposite the site. The site is open to agricultural fields and the coast to the south. A tarmac access point leads into the site from the northeast corner and an informal access route through the eastern boundary leads to the adjacent development of Maes y Mor. There is an existing stile providing access to adjacent land in the southwestern corner of the site. A wide verge, dilapidated timber post and rail fence, and sparse hedgerow form the northern boundary treatment. More substantial hedging/hedgebank form the western and southern boundaries, with sparse hedging also forming the eastern boundary.
- 1.1.6. The A487 forms part of the Strategic Road Network and is a single carriageway bound by footways on both sides of the highway within a 20mph speed limit. The site is currently accessed by the vehicular tarmac access crossing the verge on the northern boundary directly onto the A487.
- 1.1.7. The site is currently owned by Pembrokeshire County Council and is used by the community Council/Solva AFC.
- 1.1.8. Designated sites within close proximity of the application site include the Pembrokeshire Marine Special Area of Conservation (SAC); West Wales SAC; St Davids SAC; and Ramsay and St David's Peninsula Coast Special Protection Area (SPA) which are located 550m south of the application site.
- 1.1.9. The site is within the Solva Valley Landscape Character Area LCA14 and St Brides Bay Coastal Water North SCA20 Seascape Character Area, as defined in the Authority's respective Landscape Character and Seascape Character Supplementary Planning Guidance.

## Current Proposal:

The proposal comprises:

- a) Phase 1 (full application) – 17 residential units
- b) Phase 2 (outline application) – 11 residential units
- c) Reinstatement of 1 no. under 11/12 junior football pitch with designated parking

Full planning permission is sought for phase 1 of the development which would deliver 17 no. dwellings. Outline permission is sought for a further 11 no. dwellings to be delivered in phase 2. See the table below for a breakdown of house types in each phase:

PHASE 1 (full) dwelling type	1-BEDROOM	2-BEDROOM	3-BEDROOM	Wheelchair accessible	TOTAL	
Proposed	6 x (A)	4 x (D)	4 x (F)	1 x (E), 2 x (C)	17	<b>House Types</b>
						A 1-bed flat
						C 1-bed wheelchair accessible
						D 2-bed house
						E 2-bed wheelchair accessible
						F 3-bed house
PHASE 2 (outline) dwelling type						
Proposed	2 x (A)	4 x (D)	5 x (F)	0	11	
OVERALL TOTAL	8	8	9	3	28	

Figure 1: Quantity of proposed house types according to number of bedrooms

The proposed development and site are detailed in the accompanying plan and forms.

## 2. Key Planning Matters:

The application raises the following planning matters:

### 2.1. Policy and Principle of Development

*Housing Mix and Density*

*Planning Obligations*

### 2.2. Design and Placemaking

*Design Standard*

### 2.3. Impact on the Special Qualities of the National Park

*Landscape and Visual Impact*

*The Historic Environment*

*Biodiversity Protected Species and Sites*

*Foul Drainage*

*Biodiversity Enhancements and Net Benefit*

*Surface Water Drainage*

*Agricultural Land Quality*

### 2.4. Promoting Healthier Places

*Impact on Amenity*

*The Welsh Language*

*Minerals safeguarding*

### 2.5. Active and Social Places

*Impact on Community Facilities and Recreational Space*

*Sustainable Transport and Access*

### 2.6. Productive and Enterprising Places

## 2.1 Policy and Principle of Development:

- 2.1.1 Section 38 of the Planning and Compulsory Purchase Act 2004 requires all development management decisions to be made 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).
- 2.1.2 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) 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...*'.
- 2.1.3 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.
- 2.1.4 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.
- 2.1.5 Policy 1 of the Pembrokeshire Coast National Park Local Development Plan (LDP) sets out the National Park's purposes and duty, in order to ensure that development within the Park is compatible with these.
- 2.1.6 The site lies outside any Centre Boundary as defined by Local Development Plan 2 and is therefore classified as Countryside. In line with national planning policy, Policy 7 of the Plan (Countryside) strictly controls new development in the countryside and details the types of development that are acceptable, in principle and includes an exceptional land release adjoining 'centres' for affordable housing to meet an identified local need.
- 2.1.7 Policy 49 of the LDP (Affordable Housing Exception Sites) states that affordable housing sites within or adjoining the Plan's Centres will be permitted where it can be demonstrated that:
- a) The site is solely for affordable housing and there are clear and adequate mechanisms to ensure that the benefits of affordable housing will be secured for initial and subsequent occupiers;
  - b) A genuine need for affordable housing has been identified; and

- c) The site is of a size and scale that is commensurate with the defined need and is in keeping with the form and character of the Centre.

## Housing Mix & Density

- 2.1.8 The proposed residential development is promoted solely for 100% affordable housing, to be delivered by Ateb (Social Rented Landlord) and Solva Community Land Trust. The appropriate planning controls within a S106 agreement will provide the mechanism to ensure the development is retained as affordable housing in perpetuity. The proposal therefore complies with criterion a) of Policy 49. The Housing mix and detail is discussed in greater detail below.
- 2.1.9 The Local Housing Market Assessment (LHMA) shows that there is a need for social rented housing within the Solva area. The 2021 LHMA states a need for 3 no. 1-bed dwellings, 1 no. 2-bed dwellings and 5 no. 3/4-bed dwellings. The 2023 LHMA is awaiting approval by Welsh Government, however it indicates that there is a need for 13 no. 1-bedroom dwellings in the first 5 years of the LHMA period, with the remaining need unquantified in terms of bedroom size. The Housing Strategy Manager at Pembrokeshire County Council has indicated that greatest need in Solva is for 1-bedroom dwellings followed by 2-bedroom dwellings. There is additional need for wheelchair accessible dwellings with 843 wheelchair accessible dwellings required across Pembrokeshire in the 2021 LHMA (931 in 2023 LHMA).
- 2.1.10 The table below indicates the identified house need according to the aforementioned 2021 LHMA, compared with the proposed housing mix of this scheme.

Bedroom size	1-BEDROOM	2-BEDROOM	3/4-BEDROOM	Wheelchair acc.	Total
<b>2021 LHMA identified need</b>	3	1	5		9
<b>2021 LHMA identified need % of total</b>	<b>33%</b>	<b>11%</b>	<b>56%</b>		
<b>Phase 1 proposed</b>	6	4	4	3	17
<b>Phase 1 proposed % of total</b>	<b>35%</b>	<b>24%</b>	<b>24%</b>	<b>18%</b>	
<b>Phase 2 proposed</b>	2	4	5	0	11
<b>Phase 2 proposed % of total</b>	<b>18%</b>	<b>36%</b>	<b>46%</b>	<b>0%</b>	
<b>COMBINED Total</b>	8	8	9	3	
<b>COMBINED Total %</b>	<b>29%</b>	<b>29%</b>	<b>32%</b>	<b>11%</b>	

Figure 2: LHMA identified need compared with the proposed housing mix

- 2.1.11 The lack of an up-to-date quantified need presents an element of uncertainty. The proposal does however address need relatively equally, and phase 1 alone satisfies the up-to-date need expressed by the Housing Strategy Manager for one and two-bedroom types. As the scheme focuses on addressing the smaller size dwelling requirement, the proposal is overall considered to meet the identified affordable housing need and complies with criteria b) of Policy 49. The applicant should note that PCNPA Strategic Policy team consider that the mix of dwellings proposed for phase 2 should increase the



number of 1 and 2-bed dwellings. This element of the scheme is in outline and this recommendation should be considered as part of the preparation of reserved matters details, where up to date housing need can be further considered.

- 2.1.12 The size and scale of the development is considered to be proportionate to the application site and the neighbouring, surrounding development. The proposal is therefore considered to comply with criteria c) of Policy 49.
- 2.1.13 Policy 51 of the LDP (Housing Densities) states that residential development proposals will be permitted where the residential density is a minimum of 30 dwellings per hectare.
- 2.1.14 Lower density levels will only be permitted where it can be demonstrated that:
- a) development at the prescribed densities would have an unacceptable adverse effect on the character of the surrounding area; or
  - b) reduced densities are required as a result of significant site constraints or to preserve a feature that would contribute to existing or future amenity
- 2.1.15 The site is 1.68 hectares and a total of 28 dwellings over the two phases are proposed, leading to a density of just under 17 dwellings per hectare. However, in this instance there is a requirement to retain the recreational space within the site as part of the development and therefore the reduced density is considered both necessary and acceptable.
- 2.1.16 Policy 52 of the LDP (Housing Mix) states that in order to ensure the creation of balanced communities all new housing development will be required to include a mix of dwelling sizes, types and tenures having regard to the current evidence of housing need in the National Park. The affordable housing need has been addressed above and the described housing sizes and types are considered to meet this need as aforementioned, also confirmed by PCC Housing Strategy Manager.
- 2.1.17 Technical Advice Note 2 (Planning and Affordable Housing, TAN 2) notes in paragraph 12.2 that local planning authorities should not normally impose additional occupancy controls where a registered social landlord is to be responsible for the management of the affordable housing, although on rural exceptions sites authorities should satisfy themselves of the adequacy of occupancy controls to ensure that the housing continues to serve its intended purpose in the future, and this may involve the use of conditions and planning obligations.
- 2.1.18 As the proposal is for an affordable housing exception site, as described above, a legal agreement under Section 106 (S.106) of the Town and Country Planning Act is appropriate to ensure that all dwellings are provided as social rented dwellings and will remain affordable in perpetuity. A 'local lettings policy' shall be agreed with the LPA for the allocation of the units to tenants who require affordable housing and are on the Pembrokeshire Common Housing Register, or any replacement thereof.
- 2.1.19 The application is considered to comply with Policies 7, 49, 50, 51 and 52 of the Local Development Plan, Planning Policy Wales Edition 12, Technical Advice Note 2 and Technical Advice Note 6 and can be supported.

## Planning Obligations

- 2.1.20 Policy 55 (Infrastructure Requirements) notes that planning permission will be granted for proposals that have made suitable arrangements for the improvement or provision of infrastructure services and community facilities made necessary by the development.
- 2.1.21 The policy notes that arrangements for provision or improvement to the required standard will be secured by planning conditions attached to a planning permission, or in some cases planning obligations. The Authority's adopted Planning Obligations Supplementary Planning Guidance (SPG) states that the Local Planning Authority (LPA) will secure planning obligations in order to ensure that local services and infrastructure have adequate capacity to meet the additional demands arising from new development.
- 2.1.22 The relevant consultees identified in the SPG within Pembrokeshire County Council have been consulted on this application.

### Recreational and amenity open space contribution

- 2.1.23 It should be ensured that the one created/retained football pitch shall be retained in perpetuity as recreational space. The proposal will impede the current, vehicular access to the pitch. For this reason, a storage facility (small shed) for a ride-on mower and smaller items of kit should be provided by the developer at their expense. The design of this facility should be produced in conjunction with the AFC, with details submitted to and approved by the LPA.
- 2.1.24 The S.106 will include a statement that specifies that the open space be retained as such in perpetuity, with it used as a football pitch unless otherwise formally agreed with the LPA. The format of the new football pitch together with ancillary storage shed to be agreed via a written Construction Scheme with the Local Planning Authority and to an agreed standard for amateur football league. The S.106 will also specify that there should be a management and Maintenance Plan submitted to the LPA for formal agreement, identifying the maintenance requirements and ongoing maintenance operations of the football pitch and who will manage the open space (i.e. the developer).

### Education contribution

- 2.1.25 A secondary contribution is required because Ysgol Penrhyn Dewi in St Davids is currently over its pupil capacity and is predicted to exceed that capacity in the coming years, with the additional housing proposal having a further impact.
- 2.1.26 Pembrokeshire County Council (PCC) Education department have confirmed that a financial contribution of £4,320 per dwelling of 2 bedrooms or more for phase 1 and 2 is required. The phase 1 contribution would be £34,560. Within a S.106 agreement there will be a requirement for payment of £4,320 per dwelling for all dwellings of 2 bedrooms or more as this would allow for any amended scheme regarding number of homes or bedrooms in phase 2 to be addressed without a revision to the S.106.

### Library Services contribution

2.1.27 To meet the additional demand created by new residential development and meet national library standards, the Planning Obligations SPG requires that a financial contribution is sought on developments of over 20 units. The sum for this contribution is £43.48 per dwelling resulting in a total contribution of £1,217.44 based on 28 dwellings. The Authority would similarly specify a provision per dwelling within the S.106 legal agreement to account for any changes to phase 2.

### Highways contribution

2.1.28 No highways contribution is being sought by the Highways Authority as the application is solely for affordable housing.

2.1.29 The financial contributions listed above will be included within the Section 106 legal agreement being drafted and will set out how and where this money will be allocated and the relevant stage payments where appropriate.

2.1.30 The applicant has agreed that the aforementioned contributions are acceptable. A completed legal agreement to secure the planning obligations and affordable housing has not been received to date and this aspect will be addressed within the recommendation below.

## **2.2 Design and Placemaking**

2.2.1. Planning Policy Wales (Edition 12) (PPW) states that “Good design is fundamental to creating sustainable places where people want to live, work and socialise. Design is not just about the architecture of a building but the relationship between all elements of the natural and built environment and between people and places. To achieve sustainable development, design must go beyond aesthetics and include the social, economic, environmental, cultural aspects of the development, including how space is used, how buildings and the public realm support this use, as well as its construction, operation, management, and its relationship with the surroundings area.”. Guidance on good design and place making is further expanded on in Technical Advice Note 12: Design (2016).

2.2.2. Policy 29 (Sustainable Design) of LDP2 requires all development proposals to be well designed in terms of place and local distinctiveness.

2.2.3. The application has been supported by successive revisions of Design and Access Statements (DAS) and a Planning Statement which offer the applicant’s justification in relation to the requirements for good design and place making. During the application period, the scheme has improved in terms of increased hedgebank/row boundary landscaping and on-site ecology enhancement. The DAS highlights the constraints and opportunities of the site, and demonstrates how the proposed dual-aspect streets and layout of the scheme will allow for pedestrian friendly movement within the site as well as good connectivity to spaces and services in the wider context and village. The

traditional hedgerow boundary to the main road, chain-link and hedging boundary treatment and general layout of the scheme is considered appropriate for this location.

- 2.2.4. The orientation of dwellings, porches, roof forms and gardens for phase 1 have been purposely considered to encourage a sense of overlooking, optimise solar energy gains and buffer against northerly weather. The LPA requested that the proposed solar shading for each dwelling in the form of a timber pergola was removed from the proposals for phase 1. The site is in a particularly exposed location and the shading is considered to be vulnerable to storm damage and subsequent maintenance issues whilst providing limited functional benefits. It has been suggested that if shading is required, the LPA would welcome alternative proposals. The site layout for phase 1 enables sufficient amenity space proportionate to the dwelling size and type, and within some plots, the garden amenity space is generous.
- 2.2.5. The initial submission also, however, resulted in design criticism from both Solva Community Council and the Authority. Some characteristics within phase 1 such as the exaggerated catslide roof motif had been taken from the local built form but it was highlighted early on in the application (by the Buildings Conservation Officer) that the flat roofed dormers in particular, amongst some other elements which have now been addressed, did not relate well. These design issues were brought to the attention of the applicant and have resulted in design revisions. A dialogue has continued between the LPA and the applicant in the hope of reaching a mutually acceptable 3-bedroom dwelling design for phase 1. The house types featuring dormer windows (and specifically this elevation) are parallel to and will face the main road. It is considered that the insertion of flat-roof dormers into a long, cat-slide type roof will appear bulky and austere. Nevertheless, reiterations of this house type design have persisted in featuring dormers. The LPA acknowledge that the architects have reduced the volume of the dormers to address concerns surrounding their visual impact. The dormer windows remain a concern, but it is recognised that this is one element of an overall design and is not considered to be a reason for refusal.
- 2.2.6. The remaining proposed development within phase 1 which consists of the flat blocks and 2-bedroom or less dwellings are considered acceptable. Following LPA feedback, the two flat blocks (adjacent to the main road) have been amended to reflect a rising and staggered form, mirroring the road topography. This is considered an appropriate introduction to the housing development upon climbing the hill from Upper Solva. This twin group of units are likely to be perceived as dwellings and will have a visual connection with the existing and proposed, surrounding development.
- 2.2.7. The smaller sized dwellings within phase 1 are situated behind the flat blocks and 3-bedroom dwellings. The design and position of these dwellings is considered acceptable. Development will be perceived at its greatest from the main road and gradually recede towards the football pitch and coastal horizon. The sense of place attributable to the open landscape and coastal location sense of place will still be afforded from the main road through breaks in development.
- 2.2.8. The materials palette proposed for phase 1 has been amended during the application process and is positively consistent between dwelling types. The quality of materials is

considered critical to a scheme which will enhance and conserve the landscape character. This sentiment has been recently and similarly expressed by Solva Community Council. It is on the basis of achieving enhancement through appearance and the necessary visual connection to be created between Upper Solva and the development site that the submission of a construction methodology and material samples are recommended to be secured for both phases 1 and 2 via the appropriate planning conditions.

- 2.2.9. The house types design is consistent for phases 1 and 2 and overall, subject to appropriate conditions to control the materials, it is considered that the proposal for phases 1 and 2 is of an acceptable design and is in line with Planning Policy Wales and LDP Policy 29.

### **Design Standard:**

- 2.2.10. New build affordable housing provision will be expected to meet the minimum gross internal floor areas and storage (m<sup>2</sup>) for the relevant property type and size as set out in Welsh Government Development Quality Requirements 2021 'Creating Beautiful Homes and Places' (WDQR) or any similar standards that may replace them from time to time. WDQR sets out the minimum functional quality standards for new and rehabilitated general needs affordable homes.
- 2.2.11. This requires that:
- a) Homes should be of high quality, innovative and sustainable
  - b) Homes should be flexible, responsive to the changing needs of the occupants, meet the changing needs of a variety of households who will occupy the building over its life and be of sufficient size
  - c) Homes should be safe and secure.
- 2.2.12. PPW12 states that "*Local authorities are under a legal obligation to consider the need to prevent and reduce crime and disorder in all decisions that they take. Crime prevention and fear of crime are social considerations to which regard should be given in the preparation of development plans and taking planning decisions.*"
- 2.2.13. The WDQR requires that developments are designed to comply fully with the 'Secured by Design' (SBD) gold standard.
- 2.2.14. The scheme has been produced in liaison with Dyfed Powys Police so that it meets all aspects of the SBD Gold Standard certification. The requirement to meet this standard is not a policy requirement at either the local or national level however it can enable grant funding from Welsh Government. The relevant officer at Dyfed Powys Police has confirmed that the scheme meets the gold standard. A condition requiring this would not be justified as it is not required by policy.
- 2.2.15. The scheme is considered to comply with WDQR standard and 'Secured by Design' gold standard.

## 2.3 Impact upon the Special Qualities of the National Park:

### Landscape and Visual Impact:

- 2.3.1 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.
- 2.3.2 The relevant priorities in terms of landscape impact are that:
- b) The identity and character of towns and villages is not lost, through coalescence and ribboning of development or through the poor design and layout of development, and is wherever possible enhanced.
  - c) The pattern and diversity of the landscape is protected and wherever possible enhanced (see Policy 14)
- 2.3.3 Policy 14 (Conservation of the Pembrokeshire Coast National Park) of LDP2 does not allow development that would have an unacceptable adverse effect on the qualities and special landscape and seascape character of the Pembrokeshire Coast National Park including locally distinctive characteristics by:
- a) causing visual intrusion; and/or,
  - b) introducing or intensifying a use which is incompatible with its location; and/or
  - c) failing to harmonise with, or enhance the landform, landscape and seascape character of the National Park; and/or
  - d) losing or failing to incorporate important traditional features.
- 2.3.4 The purpose of this policy is to ensure that the qualities of the Pembrokeshire Coast National Park landscape are not lost to future generations
- 2.3.5 Paragraph 4.83 in the subtext of Policy 14 notes that landscape assessment encapsulates geology, landscape habitats, visual and sensory attributes, historic landscapes, cultural landscapes and public perception. A landscape character approach allows the recognition and enhancement of specific and valuable attributes across the National Park.
- 2.3.6 The policy subtext continues in paragraph 4.86 detailing that where there is the possibility of development causing significant visual intrusion, impacts should be assessed (as applicable) from:
- a) public access points;
  - b) the Coast Path (a National Trail);
  - c) Public Rights Of Way (as well as the public highway);
  - d) views on entering and leaving settlements;
  - e) views on entering and leaving the National Park itself;
  - f) important vantage points within settlements.

- 2.3.7 In the adopted Landscape SPG, the assessment of the 'landscape character area' in which the site is situated emphasises the key characteristics of the Solva valley. There is a strong sense of place due to the historical legacy of industry since post-medieval time including lime kilns and traditional buildings. The Solva conservation area is extensive and reflects the historical and cultural importance of the settlement. The cultural value is rated as high. The evaluation notes a 'discernible landscape trend' that the upper parts of the more recently settled western fringe areas of the village have lost their traditional built form and character, with the result that the sense of place is lost beyond the oldest parts of Upper Solva.
- 2.3.8 The site is located on the fringe of Upper Solva, on the rising crest of the A487 westwards towards St Davids. Continuous 20<sup>th</sup> century development on the northern flank of the A487 bridges development between Upper Solva. The site is on the southern flank of the A487 and due to its undeveloped nature, the landscape is open with visual links to its coastal location. The proposal is supported by a Landscape and Visual Appraisal (LVA) and successive landscaping plans.
- 2.3.9 The impact of the proposal on the landscape character of the fringe of Upper Solva can be considered against the landscape character evaluation aforementioned, the Authority's assessment of the scheme and the submitted LVA.
- 2.3.10 The LVA carried out, assesses the likely landscape and visual effects of the proposed development for 17 dwellings (full application phase only). The study identifies a range of visual receptors including residential (existing nearby housing) public rights of way (recreational receptors), designated access land and public roads. taking into account the construction stage, immediately after construction, and when the proposed mitigation planting has become fully established. The study notes that there will be negligible changes to the topography of the site.
- 2.3.11 Of relevance to development management decision making in the National Park, the report concludes:
- a) There would be no substantial residual effects predicted on the views obtainable by road users in the vicinity.
  - b) There would be no substantial residual adverse visual effects on the amenity of the users of that section of the Wales Coast Path in the vicinity. There would be no effects on the views obtainable by the users of other local public rights of way.
  - c)
  - d) There would be no effects on the visual settings of the two nearest Listed Buildings, both of which are more than 100 metres distant and separated by intervening landform and vegetation.
  - e) There would be no effects on the visual setting of the Solva Conservation Area.
  - f) There would be no effects on the visual setting of the promontory hillfort south of Solva harbour which is a Scheduled Monument.
  - g) There would be no effects on the visual setting of the St.Davids Registered Historic Landscape

- 2.3.12 The study concludes that a landscape framework of retained and appropriately managed hedgerows and a limited amount of appropriate new tree and shrub planting will help to visually contain the development within the immediate site environs and to help to assimilate it into the wider local landscape.
- 2.3.13 The landscaping scheme proposes to retain, conserve and enhance the existing, poor condition hedgerow which is not planted on a discernible hedgerow. The applicant's LVA consultant has confirmed that they are not prepared to construct a (new) hedgerow along the A487 road frontage as this would be at odds with nearby development. They comment that boundaries abutting rural fields are appropriately, hedgerow; and that the retention and enhancement of the existing depleted hedgerow through appropriate management and supplementary planting of native species which have been recorded as present in the existing hedgerows nearby (except for blackthorn) would form an appropriate frontage.
- 2.3.14 The applicant has submitted street visualisations of the site. These are considered to show how the proposal will appear and allow for an effective judgement over the acceptability of the proposal. The design of the proposal is overall acceptable. With submission of detailed landscaping proposal which will minimise the visual impact of the scheme, the scheme is considered to assimilate effectively into the wider landscape. The proposal is viewed as responding appropriately to the topography of the site and that the proposal will appear as a logical 'bridge' between Upper Solva and 20<sup>th</sup> century development.
- 2.3.15 NRW have commented that the development could impact the sense of open landscape in this location and it is clear that appropriate landscape mitigation is required. The proposal retains the boundaries of the site, nevertheless the enhancement of these alongside further on-site tree and shrub planting will be critical to providing a setting appropriate to the development. The LVA consultant has commented that detailed landscape management provisions as part of a Landscape Management Plan could be required by condition. This suggestion has also been supported by NRW and the PCNPA Ecologist. The Authority agree and this is requested via appropriate planning conditions which also encompass phase 2 of the permission so that enhancement of the site and its setting can be considered in the round.
- 2.3.16 Whilst elements of the scheme could create less of a negative visual impact, it is considered that the layout, form and appearance of the scheme overall is appropriate for the context. The purpose of the scheme for only affordable housing adds significant weight to this judgment. As a result, the scheme is in accordance with policies 8 and 14 of the LDP.

### **The Historic Environment:**

- 2.3.17 Policy 8 (Special Qualities) of LDP2, refers to priority d), that 'the historic environment is protected and where possible enhanced.' The relevant 'special qualities' which make up characteristics of the National Park include 'distinctive settlement character', 'rich historic environment' and 'cultural heritage.'



- 2.3.18 Policy 14 (Conservation of the Pembrokeshire Coast National Park) of LDP2 does not allow development that would have an unacceptable adverse effect on the qualities and special landscape and seascape character of the Pembrokeshire Coast National Park including locally distinctive characteristics by (relevant here) d) losing or failing to incorporate important traditional features.
- 2.3.19 PPW (Edition 12, 2024), Section 16 of the Planning (Listed Building and Conservation Areas) Act 1990, Technical Advice Note 24: The Historic Environment (TAN 24) (2017), and the Conservation Principles for the Sustainable Management of the Historic Environment in Wales (Cadw 2011) require the significance of historical assets to be taken into consideration in decisions made through the planning system. This will include consideration of the setting of an historic asset which might extend beyond its curtilage.
- 2.3.20 The application is supported by an historic environment desk-based assessment which follows Cadw's Conservation Principles guidance and assesses the evolution of the historic environment both within the site and its wider surroundings. The report identifies known and potential historic assets (of both an archaeological and built heritage nature) within the site and beyond its boundary, which may potentially be affected by the development proposals. Both physical and non-physical (i.e. as a result of change to setting) effects upon the significance of those historic assets are then assessed.
- 2.3.21 The report determines that the proposed development will have no physical impact upon any designated historic assets. Based on an assessment of the site's topographical and geological profile, baseline data, historical mapping, other documentary research, and a consideration of past impacts within the site area, the report also concludes that there is a limited potential for significant archaeological remains of all dates.
- 2.3.22 The report also determines that the proposals would not result in any harm to the significance of any historic assets as a result of change to setting, including the Solva Conservation Area. The report comments that the proposed development will only be marginally visible from the western edge of the Upper Solva character area of the Conservation Area. There would be no intervisibility between the proposed development and Lower Solva; and that the development would be seen as an extension to the residential development surrounding the site to the north, east, and west. In this context, therefore, the proposed development would not harm the significance of the Solva Conservation Area; its significance would be preserved.
- 2.3.23 The Authority's Buildings Conservation Officer offers no objection in terms of the setting of the conservation area and relevant listed buildings. Heneb agree with the findings of the historic environment desk-based assessment that there is limited potential for surviving archaeological deposits to exist on site.
- 2.3.24 Overall, it is not considered that there will be any substantive impact on any archaeological remains, Solva conservation area and the relevant listed buildings; and the proposal is considered to comply with policies 8 and 14 of LDP2

## Biodiversity Protected Species & Sites

- 2.3.25 Planning Policy Wales, Technical Advice Note 5 and LDP Policy 11 (Nationally Protected Sites and Species) require 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.
- 2.3.26 The Pembrokeshire Marine Special Area of Conservation (SAC), West Wales Marine SAC, St David's SAC and Ramsay and St David's Peninsula Coast SPA are designated under EC Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Flora and Fauna (the 'Habitats Directive'). As such the Conservation of Habitats and Species Regulations 2017, (the "Habitats Regulations") apply.
- 2.3.27 The environmental sensitivity of the proposal means the National Park (as the 'competent authority') must consider the application under Regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended) and the impact of development on the features for which the aforementioned site are designated.
- 2.3.28 The first stage in a Habitats Regulations Assessment (HRA) is screening via a Test for Likely Significant Effect (TLSE). This assessment consolidates information submitted as part of the application in order to determine whether there will be a likely significant effect on the SAC or other National Site Network designations in the wider vicinity of the development. If it cannot be demonstrated that there will not be a significant effect, either alone or in combination with other plans and projects, the LPA is required to undertake an appropriate assessment of the implications of the proposed scheme for the SAC in view of its conservation objectives, before granting planning permission.
- 2.3.29 As the competent authority, the LPA have undertaken a TLSE under Regulation 63 of the Habitats Regulations to assess the proposal and its impacts on the integrity of the features of the SACs and SPA.
- 2.3.30 Choughs are a qualifying feature of the Special Protection Area (SPA). The preliminary ecological appraisal supporting the application concludes through historic data from WWBIC, anecdotal data and the bird surveys undertaken in 2022/2023 that choughs do not use the development site at any time of year. The Planning Ecologist agrees with this conclusion and the potential impact on this qualifying feature of the SPA has therefore been screened out of the HRA.
- 2.3.31 The 'Test for Likely Significant Effect' screening stage of the Habitats Regulations Assessment has shown that the proposed development will not create a significant effect and therefore appropriate assessment is not required.
- 2.3.32 Several informatives relating to protected species are attached to the decision.

## **Biodiversity Enhancements and Net Benefit:**

- 2.3.33 Planning Policy Wales (PPW12) notes that planning authorities must follow a step-wise approach to maintain and enhance biodiversity, build resilient ecological networks and deliver net benefits for biodiversity by ensuring that any adverse environmental effects are firstly avoided, then minimized, mitigated, and as a last resort compensated for. Enhancement must be secured by delivering a biodiversity benefit primarily on site or immediately adjacent to the site, over and above that required to mitigate or compensate for any negative impact.
- 2.3.34 PPW advises that a Green Infrastructure Statement (GIS) should evidence that a step-wise approach has been followed and a scheme of enhancements must be provided to ensure a net benefit for biodiversity. Furthermore Section 6 of the Environment (Wales) Act 2016 states that 'A public authority must seek to maintain and enhance biodiversity in the exercise of functions in relation to Wales, and in so doing promote the resilience of ecosystems, so far as consistent with the proper exercise of those functions.' Policy 11 of the LDP (Nationally Protected Sites and Species) is consistent with these national policy objectives and legislation.
- 2.3.35 The planning ecologist and NRW request that a maintenance plan for the landscaping for 5 years is secured via condition. This maintenance plan should enable a 1 m wide buffer strip of tall/ rough grass alongside all boundary hedgerows to provide feeding and commuting habitat for wildlife (harvest mouse – S7 Spp). These should be cut every two years in later summer/ autumn as recommended in the preliminary ecological assessment.
- 2.3.36 Recommendations within the submitted preliminary ecological assessment include hedgehog highways, bat and bird boxes. These enhancements are welcome and would comply with the Environment (Wales) Act 2016, the scheme is however not indicated on the primary phase 1 plans. This is however proposed to be secured by planning condition, requiring the submission, approval and implementation of a biodiversity enhancement scheme.
- 2.3.37 During the application process there have been some amendments to the proposed green infrastructure. However, there is potential with the redesigning of some parking areas and green landscaped areas to implement larger trees with greater longevity potential and contribution to amenity. Additionally, the planning ecologist recommends that the football pitch parking bays are of cellular reinforced concrete system construction to allow more natural appearance to the surfacing that is also permeable. Consequently, further landscape and planting detail for both phases 1 and 2 is secured via the appropriate planning condition.
- 2.3.38 Accordingly, it is considered that the proposal will have an acceptable ecological impact, preserving features where possible at the site and securing ecological enhancement. It is considered that the proposal will provide biodiversity enhancement in line with Section 40 of the Environment (Wales) Act 2016, PPW, guidance in TAN 5 and Policies 1, 8, 11, 14, and 30 of LDP2.

## **Surface water drainage:**

- 2.3.39 Policy 32 (Surface Water Drainage) of the LDP requires that development will be required to incorporate sustainable drainage systems for the disposal of on-site surface water. The policy ensures that an effective drainage scheme is delivered for protecting and enhancing both the natural and built environment, minimising adverse environmental impacts and flood risk during construction and upon completion.
- 2.3.40 Schedule 3 of the Flood and Water Management Act 2010 (FWMA) establishes Pembrokeshire County Council as a Sustainable Drainage Approval Body (SAB). The SAB have the statutory responsibility for approving, and in some cases adopting and maintaining the approved drainage systems.
- 2.3.41 The application was referred to Pembrokeshire County Council as the Sustainable Drainage Approval Body (SAB) / Lead Local Flood Authority (LLFA) / Land Drainage Authority (LDA). They have indicated that the application will require separate approval under the sustainable drainage regulations, and that a preliminary SAB application was made in May 2024 with feedback provided in June 2024.
- 2.3.42 The SAB has provided an informal opinion to the Local Planning Authority that several amendments have been requested on the preliminary drainage design, prior to a full SAB application being made. Subsequent drainage plans have been submitted during the course of the application which may address SAB concerns. The preliminary SAB application identified that the soakaway location under the adoptable highway may not be suitable and alternatives should be explored. The SAB also recommended that bioretention areas and rain gardens capacity should be considered, with fewer, higher volume features preferred providing more efficient features with less ongoing maintenance demands. Should the amendments to the drainage design not satisfy the SAB, then any amendments could be considered via a non-material amendment or a s73 application.
- 2.3.43 The site is not in an area of fluvial flood risk as identified in Technical Advice Note 15: Development and Flood Risk.
- 2.3.44 The development requires SAB approval and accordingly, complies with Policy 32 of the Local Development Plan.

## **Foul Drainage:**

- 2.3.45 Solva wastewater treatment works (WwTW) is hydrologically linked to two of the SACs. Dwr Cymru Welsh Water indicated early during the submission of the application that the Solva WwTW only had capacity for accommodating 10 dwellings and that a scheme of upgrade (to increase capacity) would be delivered by March 2025. The LPA awaited further information regarding the anticipated upgrade to ensure a degree of certainty. Owing to programme delays, the LPA were informed that the upgrade was unlikely to be completed by March 2025 and awaited further information.

- 2.3.46 In February 2025, Dwr Cymru Welsh Water informed the LPA that a detailed assessment of the current performance of the WwTW, the existing flows in the catchment and the capacity available to accommodate additional foul flows had been undertaken. Due to ongoing maintenance at the WwTW and results of their assessment, DCWW are satisfied that the 28 residential units comprising phase 1 and 2 of the proposal can be accommodated in advance of the AMP8 scheme without risking compliance with environmental permits. Any potential impact on the SAC's qualifying features has accordingly been screened out at TLSE stage. DCWW will be under a duty to ensure the appropriate disposal of foul water that they have agreed to accept into the public system.
- 2.3.47 As set out above, the 'Test for Likely Significant Effect' screening stage of the Habitats Regulations Assessment has shown that the proposed development will not create a significant effect and that appropriate assessment is not required.
- 2.3.48 A pollution prevention plan has not been provided however it is considered that construction impacts on ecology can be adequately mitigated by a condition securing the submission and approval and subsequent compliance of a Construction Environment Management Plan (CEMP). The CEMP addresses the pathways for any potential pollution.
- 2.3.49 Overall, it is considered that the proposal will not have a detrimental impact on the specified SACs and SPA and the favourable conservation status of protected species or other protected sites, in line with the requirements of the Habitat Regulations 2010 (as amended), TAN 5 Policies 10 and 11 of LDP2.

### **Agricultural Land Quality:**

- 2.3.50 The land is not currently in agricultural use but the entire application site is located on agricultural land classified as Grade 3a (good quality) in the Agricultural Land Classification. TAN 6 Planning for Sustainable Rural Communities states that the quality of agricultural land should be considered when deciding planning applications. Planning Policy Wales states at paragraph 3.58 that agricultural land of grades 1, 2 and 3a of the Agricultural Land Classification is the best and most versatile (BMV) and should be conserved as a finite resource for the future. Land in grades 1, 2 and 3a should only be developed if there is an overriding need for the development and either previously developed land or land in lower agricultural grades is unavailable.
- 2.3.51 Paragraph 4.282 of the LDP states that the affordable housing target of the Plan will not meet the need set out in the Local Housing Market Assessment as the need forecast is greater than housing land supply can deliver. An affordable housing exception site which will provide 100% affordable housing and will meet some of the forecasted need is considered to outweigh the need to protect the BMV agricultural land in this instance as there is considered to be an overriding need for the development. The proposal is therefore considered acceptable to meet the requirements of national planning policy.

## 2.4 Promoting Healthier Places

2.4.1. Planning Policy Wales seeks to promote healthier places through the planning system. Paragraph 3.19 notes that the built and natural environment is a key determinant of health and well-being. The planning system has an important role in shaping the social, economic, environmental and cultural factors which determine health and which promote or impact on well-being in line with the Healthier Wales goal. Paragraph 3.22 further notes that planning authorities should develop and maintain places that support healthy, active lifestyles across all age and socio-economic groups.

### Impact on Amenity:

2.4.2. Impact on residential occupiers such as loss of light, loss of privacy, loss of outlook, loss of view and overbearing development should be considered by the planning system and are identified in national policy. Technical Advice Note 12 (TAN 12, Design) recognises the importance of the scale of development in relation to surroundings and how the mass and height of developments can impact on privacy, sunlight and microclimate. PPW at paragraph 3.21 states “The planning system must consider the impacts of new development on existing communities and maximise health protection and well-being and safeguard amenity.”

2.4.3. Policy 30 (Amenity) of the LDP seeks to protect the amenity of people living in the National Park and states that development will not be permitted where it has an unacceptable effect on amenity, particularly where:

- a) the development would have a detrimental impact on the quality of the environment currently enjoyed by people living, working or visiting the Park; and/or
- b) the development is of a scale incompatible with its surroundings; and/or
- c) the development leads to an increase in traffic or noise or odour or light which has a significant adverse effect; and/or
- d) the development is visually intrusive.

2.4.4. Policy 30 (Amenity) supports Policy 14 (Conservation of the Pembrokeshire Coast National Park) in not allowing development that creates a visual intrusion.

2.4.5. Phase 1 site area is in close proximity to existing residential development in Maes y Cornel to the east which could be impacted by the proposed development. The northeastern area of the proposal shows substantial communal green space and above average rear and side garden space of plot 11 (containing a single storey unit) to buffer between the rear gardens of adjacent Maes y Cornel. The plots in the southeastern area of the site benefit from long rear gardens and the eastern building elevation within plot 12 in particular is adjacent to the eastern boundary hedgebank. The plot along this boundary is set at a reasonable distance to ensure that there is an acceptable mutual relationship. In general the distances to and relationship between the site and neighbouring dwellings are considered to be sufficient to limit the detrimental impact on residential amenity to a reasonable level.

- 2.4.6. Existing development in proximity to the indicative phase 2 layout is that of Bro Dawel to the northwest of the site. Distance between side elevations of proposed dwellings and their rear gardens in this area is considerable due to the adjacent Bro Dawel access road and green spaces separating existing and proposed development. The proposed phase 2 aspect of development is not anticipated to create any detrimental impact on residential amenity.
- 2.4.7. The hybrid nature of the application and the scale of development could result in construction activities that last a significant length of time. The single access to the site off the A487 benefits residential properties that may otherwise be impacted by access through residential streets. Appropriate measures relating to onsite operations, storage, car parking, working practices and hours will help reduce amenity impacts. These measures can be secured through the imposition of a planning condition requiring a construction environment management plan (CEMP) as recommended by PCC Public Protection. It is considered that subject to the submission of appropriate management and hours of operation the impact on neighbouring properties will be mitigated to an acceptable level.
- 2.4.8. Amenity impacts resulting from construction activity can be adequately managed via appropriate planning conditions. It is recognised that once developed the site will increase trip numbers both on foot and by car within the immediate and surrounding area, with some impacts on the immediate amenity of the area. However this level of impact is considered reasonable and as would be expected from a housing development and justified in the context of the benefits of delivering affordable housing. The overall unit numbers associated with the scheme are not considered likely to result in a significant adverse effect and the scheme allows for adequate amenity space within the application site.
- 2.4.9. The proposal accords with the objectives of LDP Policy 30 in that it does not cause a significant adverse effect in terms of trip generators or unacceptably affect the privacy and amenity of the occupiers of neighbouring properties or those experiencing the National Park's special qualities.

### **The Welsh Language:**

- 2.4.10. Policy 8 (Special Qualities) of the LDP refers to priority h), that 'the Welsh language remains an important component in the social, cultural and economic life of many communities in the Park (see Policy 13).'
- 2.4.11. Policy 13 (Development in Welsh Language-Sensitive Areas) indicates that proposals outside of Centre boundaries for residential development of 10 or more dwellings are considered likely to have a significant effect on the Welsh language. In such a case, proposals are subject to a Language Impact Assessment, setting out the measures to be taken to protect, promote and enhance the Welsh language. Development which would result in an unacceptable adverse effect on the Welsh language will not be permitted. Furthermore, the LDP Proposals Map indicates that the site is within a Welsh language sensitive area.

- 2.4.12. The supporting Language Impact Assessment uses a broad contextual framework and an accepted methodology to measure the impact of the proposal on population characteristics, quality of life, the economy, infrastructure and community. The report principally highlights that due to the affordable housing nature of the scheme, the occupiers of the proposed development will be existing local residents who are listed on the housing register. The report concludes that the proposal will not create any adverse impacts on the preservation of the Welsh language or the cultural traditions of the local community and the LPA agree with its findings.
- 2.4.13. The subtext of Policy 13 notes that mitigation measures may need to be applied either through planning conditions or Section 106 obligations to make the development acceptable in planning terms. One of these potentially appropriate measures includes criterion b. provision of affordable housing for local needs. The 'local lettings policy' specified through the S.106 is expected to include a 'rural allocations policy' and is therefore likely to support the provision of accommodation for Welsh speakers.

### **Minerals Safeguarding:**

- 2.4.14. PPW recognises that society will continue to need for the foreseeable future a wide range of minerals. Paragraph 5.14.2 of PPW notes that the role of the planning authority in relation to mineral extraction is to balance the fundamental requirement to ensure the adequate supply of minerals with the protection of amenity and the environment.
- 2.4.15. Policy 21 of the LDP (Minerals Safeguarding) seeks to safeguard resources of sand and gravel, limestone, sandstone, igneous rock and slate. Extraction of minerals before development which would otherwise sterilise mineral resources of current or likely future economic importance will be required, provided there is no suitable alternative location and an overriding need for the development.
- 2.4.16. PPW notes in paragraph 5.14.3 that in certain areas, mineral extraction may not be acceptable.
- 2.4.17. In this case the site is considered to be sterilised by neighbouring sensitive uses (residential) which are within 100m of the site. Significant harm to amenity would also be created and prior extraction is therefore not considered appropriate.

## **2.5 Active and Social Places**

### **Impact on Community Facilities and Recreational Space:**

- 2.5.1. Green infrastructure is recognised as an effective means of enhancing health and well-being. The application site is currently occupied by 3-4 football pitches for Solva AFC junior teams and informal recreational space. The application site is not identified on the LDP Proposals Map as open space, and the football pitch is therefore considered instead as a Community Facility.



2.5.2. Policy 54 (Community Facilities) ensures that new development does not reduce the existing level and range of provision of community facilities available to National Park residents and visitors, unless the facility is no longer required or is not commercially viable, and that, additional infrastructure or services required by a proposal are put in place at the appropriate time. The policy aims for there to be at least the same number of community facilities at the end of the LDP period as there was at the beginning, and for the quality of provision to not be adversely affected. The policy states that the provision and protection of community facilities will be achieved as follows in criterion b):

*Development which would adversely affect the operation of a community facility, or results in its loss will not be permitted except where a suitable replacement or enhanced facility is to be made available or where it can be shown the facility is no longer required or is not commercially viable.*

2.5.3. The building of housing will reduce the land area available for use as football pitches. The applicant has addressed this impact by proposing to reinstate the provision of an under 11/12 junior pitch as mitigation for the loss of part of the site to affordable housing.

2.5.4. The 'Fields in Trust' 'Benchmark Standard' as referenced by Technical Advice Note 16 (TAN 16, Sport, Recreation and Open Space) is the common gauge against which to measure the provision of open space in a place. The National Park Authority carried out an open space assessment in 2018 which categorised open space type according to those set by the Fields in Trust, the location of these open spaces according to settlement, and their area and size. The assessment set out to identify where further provision was required or where there was an existing surplus.

2.5.5. The assessment identified that Solva as a rural centre, has a surplus provision of 0.16 ha of 'pitches'; and a 1.28 ha surplus of 'outdoor sports provision.' Football pitches as according to the Fields in Trust standard would fall under 'pitches', i.e. grassed pitches used for playing sport; and 'outdoor sport' includes school playing fields, tennis courts, athletics tracks and bowling greens. There is an outstanding need of 0.19ha of 'other outdoor provision' which includes facilities such as multi-user games areas and skateboard parks. For Solva, the assessment notes that Section 106 contributions will be sought on relevant applications for residential development.

<b>Settlement</b>	<b>Estimated Population (2011 Census)</b>	<b>Fields in Trust Guideline Provision</b>	<b>Open Space Provision</b>	<b>Outstanding Need</b>
Solva	620	0.74ha pitches 0.25ha outdoor sport 0.16ha equipped playground 0.19ha other outdoor provision <b>1.34ha</b>	0.90ha pitches 1.53ha outdoor sport 0.24ha equipped play 0ha other outdoor provision <b>4.48ha</b>	0.19ha other outdoor provision <b>0.19ha</b>

Table 1: Assessment of Recreational Open Space in Solva (Fields in Trust 6-acre standard)

2.5.6. The full application element will result in the loss of junior pitches however it should be noted that the pitches in this location were not included in the open space assessment and there will therefore still be a surplus of pitch provision. The football club have explored alternative sites for a pitch, however utilising any extent of the 'surplus' may not be logistically practicable due to its distance from the clubhouse and its association/attachment to an existing use or function. The figure below indicates the defined open space included as part of the assessment for Solva and gives an indication of the potential issues in using the 'surplus' pitch provision.

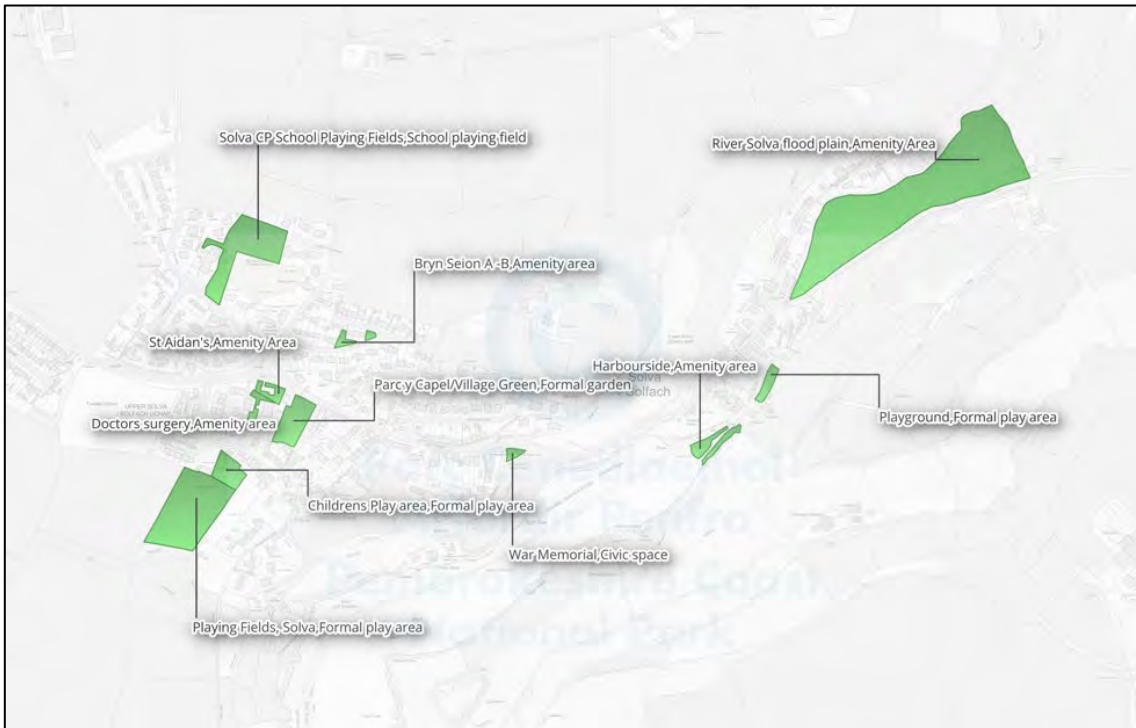


Figure 3: LDP2 - Open space provision in settlement of Solva

2.5.7. The loss of the football pitches could have an impact on activity levels for young people and children as Solva football club have not secured alternative provision. It should be noted however that the site has only until relatively recently accommodated 3-4 junior pitches. At the time of the pre-application enquiry in 2022, the site accommodated one full-size pitch and one junior pitch (in a location similar to that proposed). Solva AFC concede that the popularity of football comes in peaks and troughs and so at times, the overall pitch provision at the application site may have been at a surplus. Club membership indicates that the club is currently experiencing a wave in popularity with 152 members (86 junior players). According to a recently published study by Sports England (Active Lives Data, 2025), team sports is the fourth most popular activity by type, behind fitness class, gym session and swimming.

2.5.8. The applicant has confirmed that no football pitches will be available to use on the application site during construction due to the inherent health and safety risks associated with a construction site. The LPA enquired as to whether a pitch in the phase 2 (outline) site area could be retained or reconfigured during the construction of

phase 1. However, the applicant has expressed their intention of construction happening concurrently for both phases 1 and 2.

- 2.5.9. The football club is in discussion with the landowners of the field adjacent to the existing senior football pitch, in the hope of securing replacement pitch provision in this location. If negotiations are successful for lease of the field, the change of use from agricultural to recreational will require a planning application. It should be noted that agricultural land in closest proximity to the clubhouse is of grade 3a (good) and consequently it is unlikely that a planning application for change of use could be supported in those areas (shown below), unless detailed soil testing demonstrates a lower agricultural land value than that shown on the predictive map layer.
- 2.5.10. The reinstatement of one under 11/12 junior team pitch with a new storage facility adjacent (secured via Section 106) is considered sufficient to mitigate the impact of the development. The reinstated pitch will still be accessible on foot at a similar distance from the clubhouse via the footpath and hedgerow opening on the eastern boundary of the site. In addition to the storage facility planning obligation which will serve to enhance the football club facilities, this is considered adequate to cater for the maintenance requirements and function of the pitch in this location and the proposal accords with Policy 54 of LDP2.
- 2.5.11. The reinstatement of the pitch will be secured via the Section 106 so that it remains as recreational open space in perpetuity.

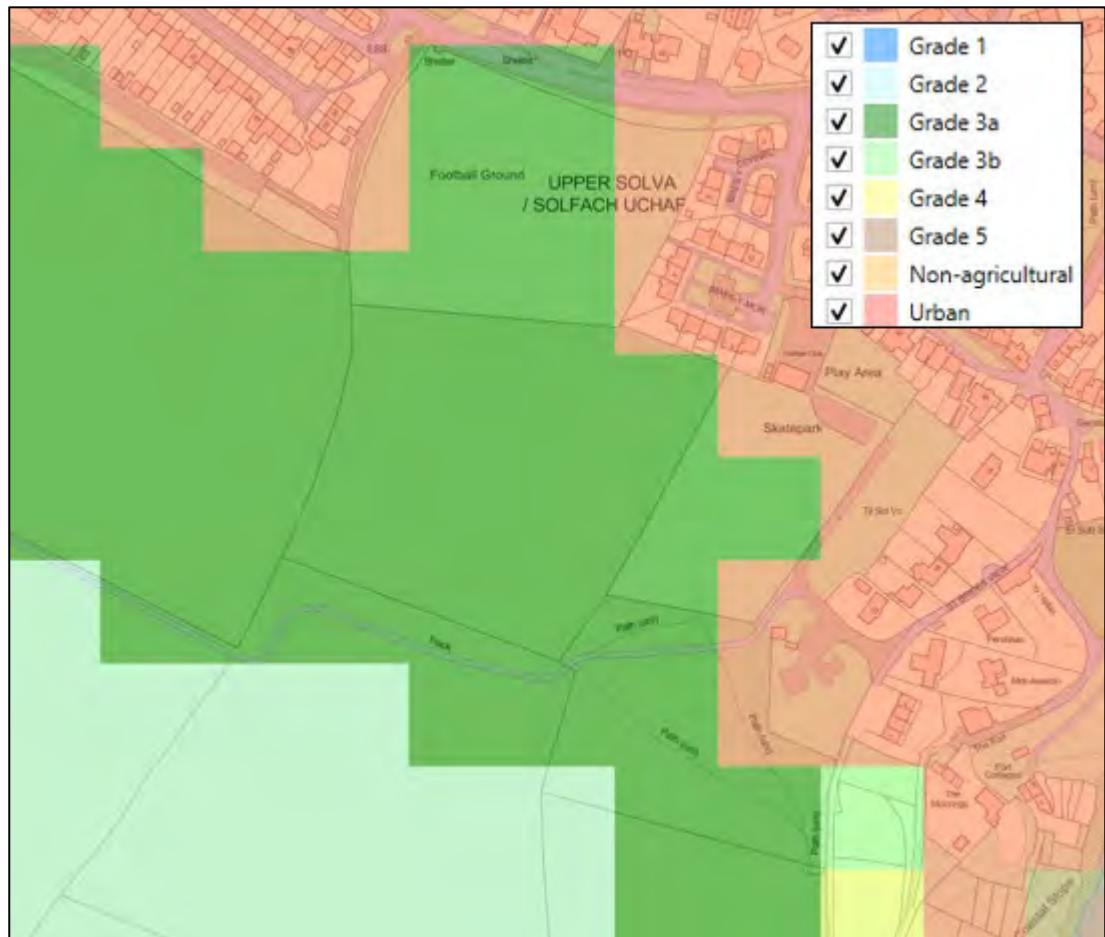


Figure 4: Agricultural land quality for areas in proximity of the football clubhouse

### Sustainable Transport and Access:

2.5.12. Policy 59 (Sustainable Transport) of LDP2 is a strategic policy that ensures opportunities are taken to improve and promote sustainable travel choices and reduce the need to travel by car by permitting proposals that assist in delivering improved traffic and parking management. This reinforces PPW, which states that *“It is Welsh Government policy to require the use of a sustainable transport hierarchy in relation to new development, which prioritises walking, cycling and public transport ahead of the private motor vehicles”*.

2.5.13. Additionally, Policy 60 (Impacts of traffic) of LDP2 permits development where appropriate access can be achieved.

### Sustainable Transport

2.5.14. The site is within very close proximity to two bus stops which are located approximately 35m and 75m from the vehicular site access onto the A487. The stops are served by the TrawsCymru T11 bus service which operates Monday to Saturday between 07:00 and 18:38. The Solva area is also covered by the on-demand Fflecsi Bus Service.

- 2.5.15. Pedestrian routes through the site are well considered and enable good connection on foot to the wider village. The eastern boundary pedestrian access from Maes y Mor will be retained. Pedestrian access is also proposed on the northwestern boundary from Bro Dawel.
- 2.5.16. Following LPA feedback, safe and secure bicycle storage is shown on plans as situated within the curtilage of all residential buildings. This will be secured via an appropriate planning condition.
- 2.5.17. The scheme includes electric car charging provision for each dwelling and this will also be secured via an appropriate planning condition.

### **Access & Highway Safety**

- 2.5.18. The proposal indicates a single access point located opposite the village Post Office directly onto the A487. This access would achieve a visibility splay above the recommendation for the speed limit. For the purposes of phase 2 reserved matters submission, Highways Development Control advise providing a second access point via the unadopted highway between the site and Bro Dawel to provide an emergency access route for fire appliances/ambulances or other vehicles should the main access become blocked. This appears achievable.
- 2.5.19. The application submission includes a Road Adoption Plan. This requires the applicant to enter into a Section 278/ Section 38 Agreement with further consultation required from the Highways Development Team. An attached informative advises of this.
- 2.5.20. Trip generation is within the highway network capacity. Traffic generation for the football pitches has been considered alongside that resulting from the proposed development and Highways Development Control agree with the submitted Transport Statement that it will have minimal impact on the adjacent highway network.

### **Parking**

- 2.5.21. The scheme indicates 1 parking bay per flat and 2 bays per dwelling. This is within the standards set out in the Authority's Parking Standards SPG.
- 2.5.22. The scheme also includes a further 11 parking spaces for users of the football pitch. The Parking Standards SPG does not have a requirement for sports pitches or community fields. The closest comparison would be that for fitness clubs/ leisure clubs /sports clubs, which would require 1 space per 2 facility users. If an 11 a-side (x 2) football team is using the pitch, this would mean that the proposed provision of 11 spaces is in line with the parking guidance.
- 2.5.23. Highways Development Control advise that taking into account the proposed pitch parking bays, the informal parking area off Bro Dawel (northwest of the site) and provision within the layby opposite, there is enough parking provision for training evenings. For match days (approximately 3 weekends per month), half of the 45

vehicles will be accommodated within the immediate vicinity as per training evenings; with the remaining dispersed throughout the local highway network.

- 2.5.24. The designation of the parking bays for pitch users only will be communicated to residents and their visitors by way of signage at the parking location. This is recommended to be secured via the appropriate planning condition.
- 2.5.25. Highways Development Control have assessed the information submitted and advised that the proposal will have an acceptable impact on highway safety, that it promotes sustainable travel choices and is in accordance with policies 59 & 60.

### **Productive and Enterprising Places**

- 2.5.26. Paragraph 1.1.5 of Technical Advice Note 23: Economic Development states that *“Economic land uses also include construction, including house building, but housing once built is not an economic land use because it does not directly generate wealth, jobs and income. It is the final use of land which is the important issue.”* The economic benefits accruing from construction can be given some weight in decision making but it is not considered that these would be of significant weight.

### **3. Conclusion**

The proposal for an affordable housing exception site on the edge of Upper Solva will make a significant contribution to addressing local housing need. The proposal will give rise to a range of social, economic, cultural and environmental considerations, which are addressed in the body of the report.

The design overall is considered acceptable and planning conditions will ensure a robust scheme in terms of final appearance. The impacts on landscape can be adequately mitigated via planting and no detrimental impacts are anticipated on the historic environment. Relevant and appropriate planning obligations can be addressed via Section 106 legal agreement. Matters of access and biodiversity are acceptable subject to control via the appropriate conditions.

The proposal is recommended for approval and is in line with the requirements of the development plan. A refusal of planning permission would likely prevent the benefits of the scheme primarily through the provision of affordable housing coming forward. If permitted the proposal would allow for a development that would be adequately mitigated and form a sustainable development in line with the requirements of Planning Policy Wales.

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.

The proposal is in accordance with policies 1, 7, 8, 9, 11, 14, 21, 29, 30, 32, 49, 51, 52, 54, 55, 59 & 60 of the adopted Local Development Plan 2 2020 and Planning Policy Wales, and can be supported.

#### 4. Recommendation

For the application to be delegated to the Chief Executive, Director of Placemaking and Engagement or to the Development Management Manager for **APPROVAL** subject to receipt of a Section 106 legal agreement addressing the following matters: retention of the dwellings as Affordable Housing in perpetuity, Allocation of the Affordable Housing, provision and maintenance of Open Space and financial contributions towards Education and Libraries and subject to the conditions listed below.

If the Section 106 legal agreement is not completed within 3 months of the date of the Committee resolution, then delegated power be given to the Chief Executive, Director of Planning or to the Development Management Manager to exercise discretion to refuse the application on the grounds non-compliance with Policy 48 (Affordable Housing) and Policy 55 (Infrastructure Requirements) of the Local Development Plan 2.

**APPROVE**, subject to the following conditions:

- 2.1 No development shall take place until a Construction Traffic Management Plan has been submitted to, and approved in writing by, the Local Planning Authority. This shall include further information and plans on the following:
- a. Parking for vehicles, site personnel, operatives and visitors
  - b. Expected levels of staff and any shift work, by phase
  - c. Expected trip generation for the construction period
  - d. Loading and unloading of plant and materials
  - e. Storage of plant and materials
  - f. Vehicle routing and turning, including swept paths
  - g. Measures to prevent the deposit of materials on the highway
  - h. Before and after construction conditions surveys of the highway and a commitment to fund the repair of any damage caused
  - i. Vehicle movements/deliveries to site will not take place during the SCHOOL pick-up/drop off hours of 08:30-09:15 and 14:45-16:00
  - j. On-site turning for construction vehicles

Please note that while deliveries have been indicated to be outside the school/commuting peak network, many Pembrokeshire Schools operate on an asymmetric week and that many schools in the area will finish at 1pm on a Friday. This will need to be considered within any future CTMP for the proposed development.

**Reason:** To ensure adequate and safe access is achieved during the construction period. Policy: Local Development Plan – Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 11 (Nationally Protected Sites and Species), 12 (Local Areas of Nature Conservation or Sites of Geological Interest), 14 (Conservation of the Pembrokeshire Coast National Park), Policy 30 (Amenity), and 60 (Impacts on Traffic).

- 2.2 No development, or site clearance, shall commence until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall be implemented as approved during the site preparation and construction phases of the development. The CEMP should include:
- a. Construction methods: details of materials used in construction; details of how any waste generated will be managed.
  - b. General Site Management: details of the construction programme including timetable, details of site clearance; details of site construction drainage site set-up plan detailing how sensitive receptors will be protected from harm e.g. fencing, containments areas, appropriately sized buffer zones between storage areas (of spoil, oils, fuels, concrete mixing and washing areas) and any watercourse or surface drain.
  - c. Biodiversity Management during construction: details of habitat retention and protection; invasive species management; species and habitat protection, avoidance, mitigation and enhancement measures (as detailed with the Extended Phase 1 Survey).
  - d. Soil Management: details of topsoil strip, storage and amelioration for re-use.
  - e. CEMP Masterplan: details of the extent and phasing of development; location of landscape and environmental resources; design proposals and objectives for integration and mitigation measures.
  - f. Control of Nuisances: details of restrictions to be applied during construction including timing, duration and frequency of work.
  - g. Resource Management: details of fuel and chemical site storage and containment; details of waste generation and its management; details of the consumption of water and wastewater.
  - h. Pollution Prevention: demonstrate how relevant Guidelines for Pollution Prevention and best practice will be implemented, including details of emergency spill procedures and incident response plan.
  - i. Details of the persons and bodies responsible for activities set out in the CEMP and emergency contact details. For example, contract manager, site manager, contractors, visitors, site environmental advisor, landscape clerk and ecological clerk of works to ensure construction compliance with approved plans and environmental regulations
  - j. Protection of nearby watercourse
  - k. Construction phase lighting

**Reason:** In the interests of maintaining the special qualities of the landscape and habitats of the National Park through the protection, creation and enhancement of links between sites and their protection for amenity, landscape and biodiversity value. Policy: Local Development Plan 2 - Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 11 (Protection of Biodiversity), 12 (Local Areas of Nature Conservation or Sites of Geological Interest), 14 (Conservation of the Pembrokeshire Coast National Park), 30 (Amenity) and to comply with the Wildlife & Countryside Act 1981 (as amended), the Conservation of Habitats and Species Regulations 2017 and the Environment (Wales) Act 2016.



2.3 Prior to the commencement of any development or site clearance a Precautionary Method of Working must be prepared by a competent ecologist and submitted in writing to and approved by the LPA. The development thereafter must be carried out in accordance with the approved details.

**Reason:** In the interests of maintaining the special qualities of the landscape and habitats of the National Park through the protection, creation and enhancement of links between sites and their protection for amenity, landscape and biodiversity value. Policy: Local Development Plan 2 - Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 11 (Protection of Biodiversity), 12 (Local Areas of Nature Conservation or Sites of Geological Interest), 14 (Conservation of the Pembrokeshire Coast National Park), 30 (Amenity) and to comply with the Wildlife & Countryside Act 1981 (as amended), the Conservation of Habitats and Species Regulations 2017 and the Environment (Wales) Act 2016.

2.4 The proposed development is crossed by a public sewer with the approximate position being marked on the Statutory Public Sewer Record. The position shall be accurately located, marked out on site before works commence and no operational development shall be carried out within 3 metres either side of the centreline of the public sewer.

**Reason:** To protect the integrity of the public sewer and avoid damage thereto, protect the health and safety of existing residents and ensure no pollution of or detriment to the environment. Policy: Local Development Plan - Policy: 32 (Surface Water Drainage).

2.5 Prior to commencement of development, plans detailing facilities for the sheltered, safe and secure storage of bicycles for each residential unit shall be submitted to, and agreed, by the Local Planning Authority. Thereafter, the cycle storage facilities shall remain as approved in perpetuity.

**Reason:** In the interest of encouraging sustainable transport use, protecting visual amenity and to ensure the satisfactory provision of cycle store facilities. Policy: Local Development Plan - Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 14 (Conservation of the Pembrokeshire Coast National Park), 29 (Sustainable Design) and 59 (Sustainable Transport).

2.6 Prior to the commencement of development, construction material details for the surfacing of residential parking bays, football pitch designated parking bays and pedestrian footpaths within the site shall be submitted to and approved in writing by the local

**Reason:** In the interest of visual amenity and enhancing the special qualities of the landscape. Policy: Local Development Plan – Policies 8 (Special Qualities), 14 (Conservation of the Pembrokeshire Coast National Park), and 30 (Amenity).

2.7 Prior to the commencement of any works and site clearance on the site, an external lighting scheme shall be submitted to and approved in writing by the local planning authority.

The scheme shall include:

- a. All of the lighting needs and mitigation requirements associated with the development during operational hours and shall be the minimum required to perform the relevant lighting task.
- b. A design to minimise the risk of light spillage beyond the development site boundary and within ecologically sensitive areas
- c. A report, prepared by a lighting engineer, setting out the technical details of the luminaires and columns, including their location, type, shape, dimensions and, expected luminance output and specifically explaining what design attributes have been chosen to minimise light pollution.
- d. A plan illustrating illuminance levels across the development site and at the boundary of the site.
- e. A statement which demonstrates how the lighting scheme will be viewed against the wider landscape and the potential role of landscaping in minimising the day and night-time visual impact of the installation.
- f. An Environmental Lighting Impact Assessment against conservation requirements for protected species and designated landscapes.

The lighting scheme shall be implemented and thereafter operated and maintained in accordance with the approved details.

**Reason:** In the interests of maintaining the special qualities of the landscape and habitats of the National Park through the protection, creation and enhancement of links between sites and their protection for amenity, landscape and biodiversity value. Policy: Local Development Plan 2 - Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 11 (Protection of Biodiversity), 14 (Conservation of the Pembrokeshire Coast National Park), 30 (Amenity) and to comply with the Wildlife & Countryside Act 1981 (as amended), the Conservation of Habitats and Species Regulations 2017 and the Environment (Wales) Act 2016.

2.8 No development, demolition or site clearance shall take place until there has been submitted to and approved in writing by the local planning authority a scheme relating to the immediate landscape. The approved scheme shall include the following details:

- Clarification of planting / landscaping proposals
- Scale plan on proposed site layout showing precise site-specific locations
- Schedules of plants (trees and hedges)
- Plant species
- Plant supply sizes
- Proposed numbers of each proposed species
- Hedge planting density and method (e.g. double staggered)
- Implementation programme / timescale / phasing of planting
- Management and replacement of failures details
- Details of any constructed green features – Green roofs / Pembrokeshire hedgebanks

Development shall thereafter take place in accordance with the approved details. Any variations to the details of the documents and plans must only be undertaken after the proposed variations have been agreed in writing by this authority.

**Reason:** In the interests of maintaining a suitable scheme of landscaping to protect the visual amenity of the area, to maintain the special qualities of the landscape and habitats through the protection, creation and enhancement of links between sites and their protection for amenity, landscape and biodiversity value of the site and surrounding area. 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), Technical Advice Note (TAN) 10: Tree Preservation Orders (1997)

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

**Reason:** To prevent detrimental impact to trees, hedges and other landscape features which contribute to the amenity, landscape & biodiversity of the site and surrounding area. 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 12 – Biodiversity, Technical Advice Note (TAN) 5: Nature Conservation and Planning (2009), Technical Advice Note (TAN) 10: Tree Preservation Orders (1997)

- 2.10 A biodiversity enhancement scheme to include provision of an integrated bird or bat box on each new dwelling, and the provision of hedgehog holes in appropriate locations, away from any external lighting shall be submitted to and approved in writing by the local planning authority. The biodiversity enhancement scheme shall be undertaken and/or installed prior to the first beneficial use of the development hereby approved, in accordance with the approved details and retained in perpetuity. Reason: In the interests of maintaining a suitable scheme for protected species and habitats through the protection, creation and enhancement of links between sites and their protection for

amenity, landscape and biodiversity value. Policy: Local Development Plan - Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 11 (Nationally Protected Sites and Species), 12 (Local Areas of Nature Conservation or Sites of Geological Interest), 14 (Conservation of the Pembrokeshire Coast National Park) and 30 (Amenity).

- 2.11 A 5-year landscape management plan, including management responsibilities and maintenance schedules for all landscaped/green space areas, other than privately owned domestic gardens, shall be submitted to and approved in writing by the local planning authority prior to the occupation of any of the dwellings on the site. The plan should show management of a 1 metre wide buffer strip of tall/ rough grass alongside all boundary hedgerows to provide feeding and commuting habitat for wildlife (harvest mouse – S7 Species). These strips should be cut every two years in later summer/ autumn as recommended in the PEA. The landscape management plan shall be carried out as approved.

**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. 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), Technical Advice Note (TAN) 10: Tree Preservation Orders 1997

- 2.12 No development shall commence until a construction methodology for all residential units has been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

**Reason:** To ensure a proper standard of development and visual appearance in the interests of conserving the amenities and character of the area. Policy: Local Development Plan 2 - Policies 1 (National Park Purposes and Duty) and 14 (Conservation of the Pembrokeshire Coast National Park).

- 2.13 No development shall commence until samples of the proposed external materials have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

**Reason:** To ensure a proper standard of development and visual appearance in the interests of conserving the amenities and character of the area. Policy: Local Development Plan 2 - Policies 1 (National Park Purposes and Duty) and 14 (Conservation of the Pembrokeshire Coast National Park).

- 2.14 No development shall commence until a scheme for the provision of electronic vehicle charging points has been submitted to and approved by the local planning authority. The details shall then be implemented as approved and charging points shall remain available for such use and maintained in working order for the lifetime of the development.

**Reason:** In the interest of encouraging sustainable transport use. Policy: Local Development Plan - Policy 59 (Sustainable Transport)

- 2.15 Before any housing construction work is commenced the access, estate road and turning area must be constructed up to and including road base level and be suitably drained for the use of construction traffic.  
**Reason:** In the interests of road safety and to ensure that no deleterious material is carried onto the road. Policy: Local Development Plan - Policy 60 (Impacts on Traffic).
- 2.16 Before any residential unit is occupied the access roads and footways from the existing public highway shall be laid out and constructed to at least surface base course levels up to that unit.  
**Reason:** In the interests of public amenity and convenience. Policy: Local Development Plan - Policy 60 (Impacts on Traffic).
- 2.17 Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) Order 1995, no development within Parts 1, 2 and 5 of Schedule 2 (relating to extensions to, and changes to the external appearance of, the dwelling and to development or the siting of a caravan within the curtilage of the dwelling house) to that Order (or any Order revoking or re-enacting that Order) shall be carried out without specific planning permission being obtained.  
**Reason:** To preserve the character and appearance of the area. Local Development Plan - Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 14 (Conservation of the Pembrokeshire Coast National Park) and 30 (Amenity).
- 2.18 Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) Order 1995, (or any Order revoking or re-enacting that Order) any electricity or telephone supplies to the site shall be by underground cables.  
**Reason:** To preserve the character and appearance of the area. Policy: Local Development Plan - Policies 1 (National Park Purposes and Duty) and 14 (Conservation of the Pembrokeshire Coast National Park).

### Full planning permission

- 2.19 The development of the 17 affordable dwelling residential units and associated works shall begin not later than five years from the date of this decision.  
**Reason:** To comply with Section 91(1) of the Town and Country Planning Act 1990.
- 2.20 The development shall be carried out in accordance with the following approved plans and documents:
- Site Location Plan 1001 Rev P2
  - Proposed Site Plan Phase 1: Drawing No. 3949-PEN-ZZ-ZZ-DR-A-1004-S4-P10 rec 13/2/25
  - House Type A 1B2P Walkup Flats Floor plans & Elevations: Drawing No. 3949-PEN-ZZ-ZZ-DR-A-2000-S4-P8 - rec 13/2/25
  - House Type C 1B2P Bungalow Floor plans & Elevations: Drawing No. 3949-PEN-ZZ-ZZ-DR-A-2002-S4-P6 - rec 13/2/25
  - House Type D 2B4P House Floor plans & Elevations: Drawing No. 3949-PEN-ZZ-ZZ-DR-A-2003-S4-P8 - rec 13/2/25

- House Type E 2B3P Bungalow Floor plans & Elevations: Drawing No. 3949-PEN-ZZ-ZZ-DR-A-2004-S4-P4 - rec 13/2/25
- House Type F 3B5P House Floor plans & Elevations: Drawing No. 3949-PEN-ZZ-ZZ-DR-A-2005-S4-P9 - rec 13/2/25
- Visual specification – External Materials - Doc ref: 4134-PEN-XX-XX-SC-A-9000-S4-P1
- Visual specification – Boundaries rec 13/2/25
- Phasing Plan: Drawing No. 3949-PEN-ZZ-ZZ-DR-A-1006-S4-P3 - rec 13/2/25
- Proposed Roof Plan Phase 1: Drawing No. 3949-PEN-ZZ-ZZ-DR-A-1009-S4-P7 - rec 13/2/25
- Street scene: Drawing No. 3949-PEN-ZZ-ZZ-DR-A-1021-S4-P2 rec 13/2/25
- Site section & street scenes: Drawing no. 3949-PEN-ZZ-XX-DR-A-1020-S4-P3 rec 13/2/25
- Road Adoption Plan: Drawing No. 3949-PEN-ZZ-ZZ-DR-A-1025-S4-P8 rec 13/2/25
- Drainage strategy: Drawing No. 4134-PEN-XX-XX-SC-A-9000-S4-P1
- Landscape Plan: Phase 1 Soft Landscape Scheme Issue 06
- Preliminary Ecological Assessment version 3 rec 10/6/24
- Green Infrastructure Strategy produced by dp landscape architecture rec 07/06/24
- Transport statement: Report dated September 2023

**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).

2.21 Prior to the commencement of development, a phasing plan shall be submitted to and approved in writing by the Local Planning Authority. The Phasing Plan shall detail the order and timing of the development to be implemented including internal roads, housing and the football pitch and its associated parking bays. The development shall be implemented in accordance with the approved plan.

**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).

2.22 Before development commences details of the junction between the proposed access road and the highway including provision of dropped kerbs and tactile paving at the bellmouth shall be submitted to the Local Planning Authority for approval. The dwelling(s)/building(s) shall not be occupied nor the use commenced until the junction has been constructed and is available for use in accordance with the approved plans. There shall be no obstructions to visibility exceeding 0.6 metres in height within the splayed areas.

**Reason:** In the interests of road safety and pedestrian access. Policy: Local Development Plan - Policy 60 (Impacts on Traffic).

- 2.23 Prior to the commencement of development detailed plans showing dropped kerbs with tactile paving located on the spine road within the development site shall be submitted to the Local Planning Authority for approval. The development shall proceed in accordance with the agreed plans before any of the 11 dwellings are occupied for residential use and thereafter retained as such in perpetuity.  
**Reason:** In the interest of improving pedestrian access and highway safety. Policy: Local Development Plan- Policy 59 (Sustainable Transport), Policy 60 (Impacts on Traffic).
- 2.24 The secure bicycle storage within the curtilage of the residential units shown on the approved plan shall be provided before any unit is occupied for residential use and thereafter retained for that purpose.  
**Reason:** In the interest of encouraging sustainable transport use. Policy: Local Development Plan - Policy 59 (Sustainable Transport)
- 2.25 The off-street parking facilities within the site for residents shown on the approved plans shall be provided before any unit is occupied for residential use and thereafter retained for that purpose.  
**Reason:** To ensure the satisfactory provision of parking facilities and in the interest of highway safety and the amenity of the area. Policy: Local Development Plan - Policy 60 (Impacts on Traffic).
- 2.26 The off-street parking facilities within the site for users and visitors associated with the football pitch shown on the approved plans shall be provided before all 17 units are occupied for residential use and thereafter retained for that purpose.  
**Reason:** To ensure the satisfactory provision of parking facilities and in the interest of highway safety and the amenity of the area. Policy: Local Development Plan - Policy 60 (Impacts on Traffic).
- 2.27 A signage scheme for the football pitch parking bays shall be submitted for approval to the Local Planning Authority, specifying the size, location and wording of public notices to ensure awareness of the designated pitch parking bays for pitch users only. The signs shall comply with deemed consent measurements (i.e. be no larger than 0.3 square metres), be bilingual, and installed before all 17 units are occupied for residential use and thereafter retained for that purpose.  
**Reason:** To ensure appropriate access for recreational activity and emergency access, in the interest of maintaining amenity and conserving public safety. Policy: Local Development Plan 2 - Policies 1 (National Park Purposes and Duty), 30 (Amenity), 59 (Sustainable Transport), 60 (Impacts of Traffic).
- 2.28 No building shall be occupied until the drainage system for the site has been completed in accordance with the approved details. Thereafter no further surface water and/or 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.

## **Outline Planning Permission**

2.29 Details of the access, appearance, landscaping, layout and scale (hereinafter called “the reserved matters”) shall be submitted to and approved in writing by the local planning authority before any development begins and the development shall be carried out as approved.

**Reason:** This is an outline permission only and the reserved matters shall be made to the Local Planning Authority.

2.30 Any application for approval of the reserved matters shall be made to the local planning authority not later than three years from the date of this decision.

**Reason:** To comply with Section 92 of the Town and Country Planning Act 1990

2.31 The development of the reserved matters shall begin either before the expiration of five years from the date of this permission or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

**Reason:** To comply with Section 92 of the Town and Country Planning Act 1990

2.32 The reserved matters application(s) shall follow the scaled parameters for the 11 affordable dwellings within the development site as set out on drawing references:

- Site Location Plan 1001 Rev P2
- Proposed Site Plan Phase 2: Drawing No. 3949-PEN-ZZ-ZZ-DR-A-1005-S4-P10 - rec 13/2/25

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

**Reason:** To ensure a proper standard of development and appearance in the interests of conserving the amenities and architectural character of the area. Policy: Local Development Plan - Policies 1 (National Park Purposes and Duty), Policy 8 (Special Qualities), 14 (Conservation of the Pembrokeshire Coast National Park), 29 (Sustainable Design) and 30 (Amenity).

2.33 No part of the development granted in outline shall be commenced on any phase or part of any phase of the development hereby permitted unless and until details of a scheme for the disposal of surface water has been submitted and approved in writing by the local planning authority.

**Reason:** To ensure that the scheme does not cause surface water flooding and that no adverse impact occurs to the environment. Policy: Local Development Plan 2 - Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 11 (Protection of Biodiversity), 14 (Conservation of the Pembrokeshire Coast National Park), 29 (Sustainable Design) and 30 (Amenity); and Schedule 3 of the Flood and Water Management Act 2010



## 5. Informatives

- a. 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](mailto:streetcare@pembrokeshire.gov.uk) or 01437 7764551 for an updated list.
- b. 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 streetlights, road signs, road markings, highway drainage, surface covers, street trees, highway verges, highway surfaces, surface edge restraints and other street furniture/equipment.
- c. 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/ / [snn@pembrokeshire.gov.uk](mailto:snn@pembrokeshire.gov.uk) at the earliest opportunity should this application be approved.
- d. 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.
- e. 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](mailto:hwdcconsult@pembrokeshire.gov.uk)
- f. Pembrokeshire County Council as SuDS Approving Body (SAB) considers that by virtue of the fact that the construction area having drainage implications appears to be in

excess of 100 square metres / more than one property; the proposed works will require SAB approval prior to the commencement of any works on site relating to this application. Please see [www.pembrokeshire.gov.uk/planning-contacts/sustainable-drainage-approving-bodysab](http://www.pembrokeshire.gov.uk/planning-contacts/sustainable-drainage-approving-bodysab) for more information.

- g. The developer should consider the need to provide adequate water supplies and vehicle access for firefighting purposes on the site and general guidance on this matter is given in the attached Appendix and the following links:  
<https://www.water.org.uk/guidance/national-guidance-documenton-the-provision-of-water-for-firefighting-3rd-edition-jan-2007/>  
<https://www.ukfrs.com/index.php/promos/16847>
- h. The applicant should be advised to contact the Local Authority Building Control Department, which is the responsible authority, when determining issues concerning means of warning and escape, internal fire spread (linings and structure), external fire spread, access and facilities for the Fire and Rescue Service, in accordance with the current version of Approved Document B (Wales).
- i. The vegetation on this application site may potentially be used by reptiles. The applicant should be aware that reptiles are protected under the Wildlife and Countryside Act 1981. The adder, grass snake, common lizard and slow worm receive protection under the Wildlife and Countryside Act from killing and injury.
- j. The vegetation on this application site may potentially be used by amphibians. The applicant should be aware that reptiles are protected under the Wildlife and Countryside Act 1981. The common toad, natterjack toad, common frog, great crested newt, palmate newt and smooth newt all receive protection under the Wildlife and Countryside Act from killing and injury.
- k. The applicant should be aware that hedgehogs receive protection under Schedule 6 of the Wildlife and Countryside Act 1981 from capture or killing.
- l. The vegetation on this application site may be used by nesting birds. It is recommended that the applicant be made aware that under the Section 1 of the Wildlife and Countryside Act 1981 (as amended) it is an offence to kill or injure any wild bird, take, damage or destroy the nest of any wild bird while that nest is in use or being built. Any works affecting nesting birds on site must be done outside the nesting season, which is recognised to be from March to August inclusive, unless it can be demonstrated by a suitably qualified ecologist that nesting birds are absent. It should be noted that birds may still be nesting outside this season, therefore care should be taken to ensure that no nesting birds are affected.
- m. The proposed development site is crossed by public sewers with the approximate position being marked on the attached Statutory Public Sewer Record. The positions shall be accurately located, marked out on site before works commence and no

operational development shall be carried out within a specified easement zone 3 metres either side of the centreline of the public sewers. The applicant is advised to contact Welsh Water to discuss.

The applicant may need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water Industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains, and conform with the publication "Sewers for Adoption"- 7th Edition. Further information can be obtained via the Developer Services pages of [www.dwrcymru.com](http://www.dwrcymru.com).

The applicant is also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist us in dealing with the proposal the applicant may contact Dwr Cymru Welsh Water on 0800 085 3968 to establish the location and status of the apparatus. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

- n. Capacity is currently available in the water supply system to accommodate the development. We reserve the right however to reassess our position as part of the formal application for the provision of new water mains under Section 41 and Section 51 of the Water Industry Act (1991) to ensure there is sufficient capacity available to serve the development without causing detriment to existing customers' supply as demands upon our water systems change continually.

The planning permission hereby granted does not extend any rights to carry out any works to the public sewerage or water supply systems without first having obtained the necessary permissions required by the Water industries Act 1991. Any alterations to existing premises resulting in the creation of additional premises or merging of existing premises must also be constructed so that each is separately connected to the Company's water main and can be separately metered. Please contact our new connections team on 0800 917 2652 for further information on water & sewerage connections.

In accordance with Planning Policy Wales (Edition 12) and Technical Advice Note 12 (Design), the applicant is advised to take a sustainable approach in considering water supply in new development proposals, including utilising approaches that improve water efficiency and reduce water consumption. We would recommend that the applicant liaises with the relevant Local Authority Building Control department to discuss their water efficiency requirements.

- o. Construction and demolition activities can give rise to pollution and so it is important that appropriate provisions are in place to manage dust, silt, surface water and the storage of waste during the construction phase. You should take any precaution to prevent contamination of surface water drains and local watercourses. All works at the site must

be carried out in accordance with GPP5, 'Works and maintenance in or near water' and PPG6, 'Working at construction and demolition sites' which is available on the following website: <https://www.netregs.org.uk/environmental-topics/guidance-for-pollution-prevention-gpp-documents/>

## Annexe

### Detailed Consultee Responses

**Cadw Protection & Policy:** Consulted 10/02/25 (27/02 cut-off): No response to date

**Dyfed-Powys Police Designing Out Crime Officer:** 18/03/25 comment: 'The applicant has consulted with Dyfed-Powys Police throughout the design phase of the proposed development; ensuring that the development will comply fully with the Secured By Design (SBD) Gold Award, as per Welsh Development Quality Requirements (WDQR 2021). Dyfed-Powys Police have no cause to object to this development nor cause to condition the approval of this application.'

**Dŵr Cymru/Welsh Water:** 30/11/23 & 27/06/24 summary: The application site is crossed by a public sewer and rights of access to its apparatus is required, enabled by a protection zone either side of the sewer which should be accounted for in the design and determination process. An advisory regarding this is recommended. The proposed 17 units would overload the existing wastewater treatment works (WwTW) however improvements are planned for completion by 31<sup>st</sup> March 2025. Recommended conditions include no more than 10 dwellings to be brought into beneficial use prior to 31/03/25 unless upgrading of the WwTW has been completed; for no occupation of buildings until the drainage system for the site has been completed in accordance with approved details. A further advisory is also recommended regarding water supply.

07/02/25 addendum comment: 'A detailed assessment of the current performance of the WwTW, the existing flows in the catchment and the capacity available to accommodate additional foul flows has been undertaken. Coupled with our ongoing maintenance at the WwTW, we are satisfied that the 18 dwellings from the development can be accommodated in advance of our AMP8 scheme without risking compliance with our environmental permits. As a result, we can support the planning application and the connection of the development without the need of a Grampian condition.'

12/02/25 addendum summary: Not appreciated that phase 2 was part of the same application. Have assessed based on a total of 29 dwellings and are satisfied that the development can be accommodated in advance of the AMP8 scheme.

**Heneb - The Trust for Welsh Archaeology:** 23/10/24 summary: Agree with the conclusions of the submitted historic environment desk-based assessment that there is limited potential for surviving archaeological deposits to exist on site.

**Mid and West Wales Fire and Rescue Authority:** 14/11/23 & 11/06/24 summary: No comment in relation to the access for fire appliances or water supplies. No objection to the proposal. Advice recommended.

**Natural Resources Wales/Cyfoeth Naturiol Cymru:** 19/12/23 summary: The scheme does not cover maintenance to the existing or proposed hedge banks or hedges. Submission of a detailed soft landscape 5-year maintenance and management plan is recommended by

condition. Proposed boundary treatments are appropriate for the site and on-site locations. The two-storey nature of roadside development contrasts with that in the broader setting and there is risk of reducing the open character experience when leaving Solva. Have concerns over pollution of protected sites and advise for the Authority to carry out an HRA, particularly given the WwTW capacity and its sensitivity to the aquatic environment and proximity to Marine Special Areas of Conservation. Note the updated Preliminary Ecological Assessment and agree with the conclusion [also noted subsequently]. Advisory for 'works near watercourse' recommended.

28/06/24 summary: Require detailed 5-year landscape maintenance information for soft landscape proposals – recommend condition. Agree with the conclusion of the submitted ecology report that the proposal will have a negligible effect on the foraging and viability of the local cough population. Highlight the need for an appropriate assessment to be undertaken by the Authority.

**PCC Access Officer:** 19/02/25 summary: Advisory comments regarding the internal layout of development with reference to the duties of service providers under the Equality Act 2010 (Disability) regulations 2010 and Building Regulations.

**PCC Cultural, Leisure, Tourism and Registration Services:** 11/06/24 summary: No request for 106 monies/community levy for the arts, however a contribution in line with the Planning Obligations SPG for library services [contribution of £43.48 per dwelling resulting in a total contribution of £1,217.44] would be expected.

**PCC Drainage Engineers:** 20/06/24 comment: The SAB pre application has identified that the soakaway location under the adoptable highway may not be suitable and alternatives should be explored. Bioretention areas and rain gardens capacity should be considered, with fewer, higher volume features preferred providing more efficient features with less ongoing maintenance demands. SAB informative.

**PCC Education Department:** 19/03/25 summary: Contribution is required for secondary school provision which is calculated as no. of units over 2-bedrooms (17) x £4,320 = £73,440.00.

**PCC Communities Manager:** 18/03/25 summary: Would like assurance that the outlined area will be retained for football and recreation purposes. Due to lack of clear, direct access, storage facilities will need to be provided by the developer, in conjunction with the football club. Maintenance of this storage facility and the open space will need to be addressed through the S106 award managed through the Football Club. The designated parking for users of the football field on match and training days needs to be clearly understood by all tenants of the properties now and in the future. The cost of pitch reinstatement to amateur football standard will be met by the developer.

**PCC Highways Development Control:** 26/09/24 summary: The close proximity to bus stops will encourage residents to use sustainable transport options. Pedestrian movements enabled are well considered. The proposed single access onto the A487 is suitable to support both Phase 1 and 2 of the proposal. A second access is recommended upon Phase 2 submission. Dropped kerb and tactile paving detail is recommended to be conditioned.

Roads Adoption will require the applicant to enter into a Section 278/ Section 38 Agreement. No S106 contribution is required as the proposal is solely for affordable housing.

18/03/25 addendum summary: The Parking Standards SPG does not have a requirement for sports pitches or community fields. The closest comparison would be that for fitness clubs/ leisure clubs /sports clubs, which require 1 space per 2 facility users. Assuming an 11 a-side football team (x 2), the proposed provision of 11 parking spaces accords with the Parking Standards SPG. Overall, the proposed parking bays, the informal parking area off Bro Dawel (at northwest of the site) and provision within the layby, offer sufficient parking provision for training evenings. On match days (circa 3 weekends per month) half of the 45 vehicles will be accommodated within the immediate vicinity as per training evenings; with the remaining dispersed throughout local highway network.

**PCC Housing Strategy Manager:** 20/11/23 comment: 'I'm happy with the Housing mix proposed by the developer given the current needs identified in the area currently.'

**PCC Lead Local Flood Authority:** Consulted 11/02/25 (cut-off 03/03): No response to date

**PCC Public Protection:** 11/06/24 comment: 'The main issues of concern for the Pollution Control Team would relate to the potential for adverse impact upon public health and the local amenity to occur during the land preparation and construction phases of the proposed development/s specifically with regard to local air quality and noise levels.'  
Previously requested CEMP still not submitted so advise that the developer provides a written Construction Environmental Management Plan (CEMP) for approval by the LPA, prior to commencement.

**PCNPA Access Manager:** 26/07/24 summary: No public rights of way are affected and retention of the existing pedestrian stile in the southwestern corner of the site is welcomed.

**PCNPA - Buildings Conservation Officer:** 20/11/23 comment: 'My comments relate to the design of the proposed units. Having looked at the detailed Design Statement, it is hard to see what aspects of Solva's built heritage/grain has been distilled within the design philosophy. There is a repeated and exaggerated catslide-roof motif taken from the typical built form, but other aspects relate less well – notably the flat roofed dormers, balconies and the use of brick-faced elevations (not at all a local tradition). The immediate built context is neo-vernacular (Maesyreglwys) to the south and post-War local authority housing to the north (Bro Dawel). The design philosophy of both is quite different, but obvious unifying factors are rendered elevations, traditional pitched roofs and ridge-chimneys. Perhaps the houses should play to this simpler form whilst introducing some quality materials such as timber and slate hanging – the latter offering a good opportunity to insulate behind and to incorporate solar slates.'

20/06/24 addendum comment: 'In terms of the design of the proposed housing, apart from a generic outshut-style gable motif, it is hard to see how the design philosophy pays regard to the surrounding built heritage. The design and layout is more akin to an inner urban infill site than the edge of a characterful coastal village with a simple but attractive built vocabulary. No objection in terms of the setting of the conservation area and relevant listed buildings.'

**PCNPA Planning Ecologist:** 20/09/24: Limiting the occupancy of the development to 10 dwellings creates a grey area in terms of the HRA. Submitted details do not indicate how SuDs will be incorporated and SAB pre-application is recommended. Supports NRW's request for a 5-year landscaping maintenance plan. Suggests grasscrete with suitable coastal native species mix of low growing flowering species for the football pitch parking bays to provide opportunities for pollinators. The recommendations made within the ecology report are generally acceptable but the specific locations of bird and bat boxes, and hedgehog holes in fences is unclear. Defers to the Tree Officer for planting scheme/layout. Recommends lighting scheme and CEMP conditions.

11/02/25 addendum summary: Conditions recommended include Construction Environmental Management Plan (CEMP); method statements relating to site clearance; lighting scheme; and proposed biodiversity enhancements, should all be submitted for approval. Informative relating to the protected status of besting birds is also recommended.

13/02/25 addendum summary: As Solva WwTW can accept the connection for the scheme there is no likely significant effect and the proposal can be screened out at TLSE stage as part of the Habitats Regulation Assessment. A CEMP is a standard condition and the need for an 'appropriate assessment' has not been triggered.

**PCNPA Strategic Policy:** 14/06/24 comment: 'The proposed development of the site as a 100% affordable housing exception site is considered acceptable, in principle, subject to the affordable housing being secured in perpetuity and detailed development management considerations.' Phase 2 of the development should continue to address the housing need by increasing the number of proposed 1 and 2-bed dwellings.

**PCNPA Tree and Landscape Officer:** 14/02/25 summary: Unable to confirm that a net benefit for biodiversity (NBB) will be achieved and further detail will be required. Points relating to the proposed hedgebank construction; its planting; boundary feature planting type; and proposed tree planting type and location remain unaddressed. Amendments are suggested to improve planting and achieve NBB. Acceptable subject to conditions.

18/03/25 comment: 'The amended landscape scheme (version 6) shows some amendments to the green infrastructure areas; however, my initial comments remain extant, as there is the potential for some redesigning of parking areas and green landscaped areas, to implement larger trees, with greater longevity potential and contribution to amenity.'

**Solva Amateur Football Club (AFC):** 09/12/23 summary: Concern that the football club have received no assurances from Ateb of how the club's junior teams will train and how match fixtures will be scheduled (and whether FAW fixtures will be fulfilled) during the transitional period. In tandem, serious concerns regarding safeguarding, access to the pitch, and health and safety during construction of the development. Also seek reassurance that the pitch will remain in perpetuity.

12/02/25 summary: Comprehensively summarises the anticipated logistical challenges associated with the loss of pitches. Please view the full response online.



**Solva Community Council:** 03/07/24 comment: ‘Solva Community Council supports the concept of affordable housing presented in this application. However, the council is concerned that the proposed housing units appear to be of a generic and standard type, with little or no effort made to create something distinctive and fitting for the character of Solva. SCC urges the applicant to ensure that these new homes are well-designed and integrate seamlessly with the local aesthetic. As it stands, this hastily prepared proposal should not proceed. There is no excuse for shoddy design, and SCC feels it is their responsibility to raise a serious concern with this planning application on that basis.’

19/02/24 addendum comment: ‘Solva Community Council (SCC) is in full support of the application by ATEB to construct affordable housing within our village, on behalf of the Solva Community Land Trust (SCLT). This is something that is desperately needed to ensure our village and community continues to thrive. We had previously made comments about the “shoddy design” and want to clarify this point. Unfortunately, Ateb had not presented the scheme to us prior to our feedback. Fortunately, this has been rectified in recent weeks, with the SCLT Board Members attending our last Community Council meeting to present the scheme. It is the Community Council’s view that the design needs to be constructed in a way that is sympathetic to its surroundings and should be of the highest standard, ensuring that the aspirational material build quality of the SCLT is maintained and that once planning is granted this is not value engineered down.’

The council note the importance of conditions to ensure high build quality and appearance. The council favour the roadside hedgebank instead of stone wall but are disappointed that the chimneys are not included in the scheme; and are surprised that the LPA have requested that the solar shading pergolas have been removed. The council comment that the inclusion of dormers within the scheme reflects existing patterns of development evident in the village. The council highlight the need for affordable housing in the village, in perpetuity. The community council recommend approval.

**Sport Wales:** Consulted 07/02/25 (27/02 cut-off) & 07/03/25 (27/03 cut-off): No response to date

**Wales & West Utilities:** 13/06/24 summary: No record of apparatus in the area: No objection

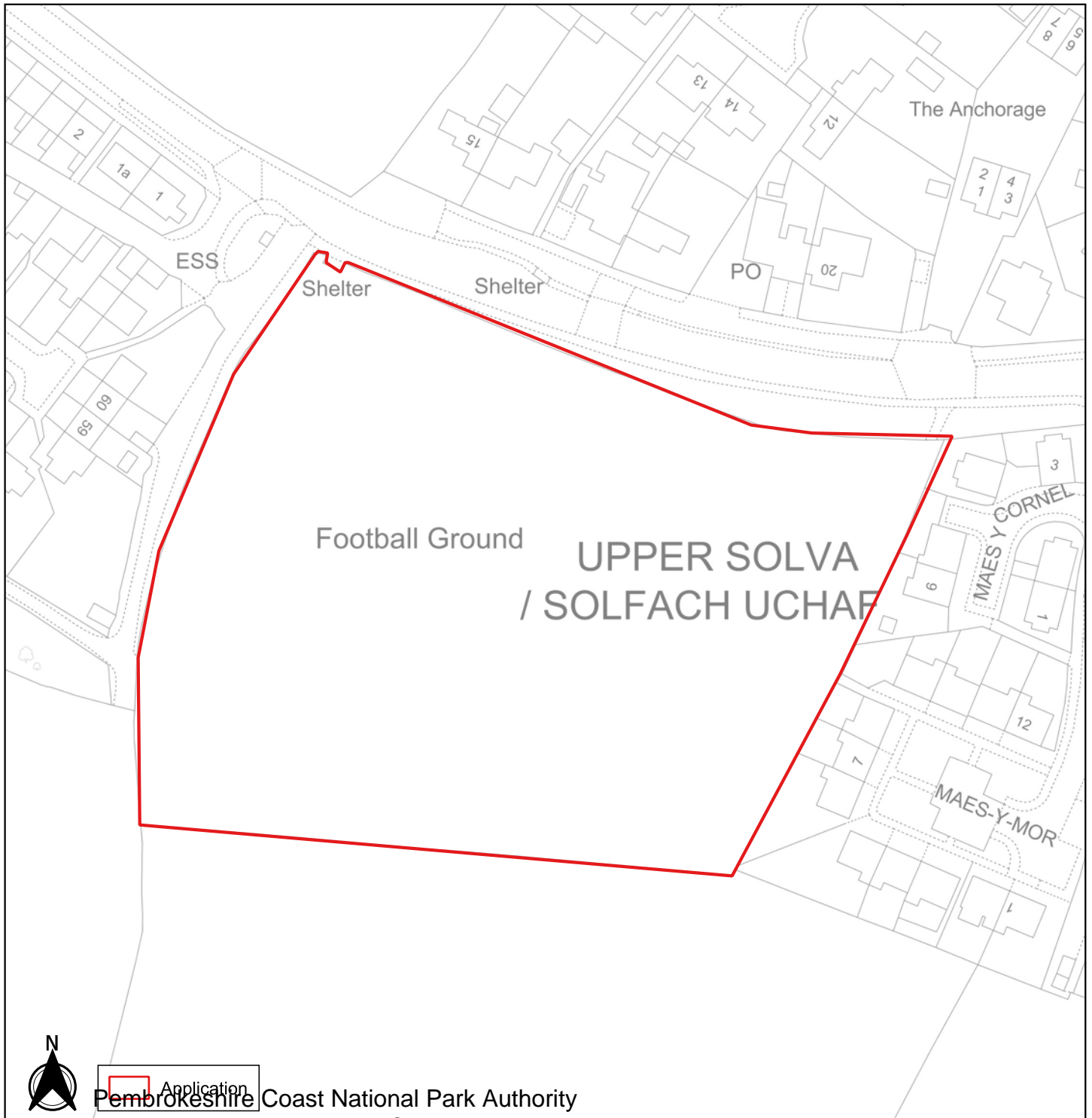
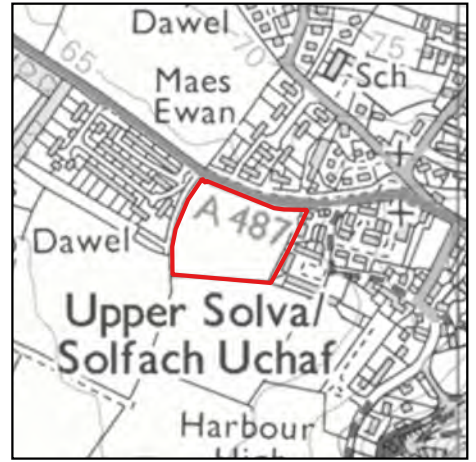
NP/23/0545/FUL

Land Adjacent to Bro Dawel, Solva,  
Pembrokeshire, SA62 6XW  
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Pembrokeshire, SA62 6XW



Parc Cenedlaethol  
Arfordir Penfro  
Pembrokeshire Coast  
National Park

Graddfa/Scale: 1:1,250



Application

Pembrokeshire Coast National Park Authority

Development Management Committee - 9 April 2025