

PLANNING STATEMENT AND JUSTIFICATION REPORT

MAJOR OUTLINE APPLICATION FOR ERECTION OF 13 DWELLINGS (INCLUDING AFFORDABLE ELEMENT) TOGETHER WITH VEHICULAR ACCESS, CAR PARKING AND LANDSCAPING (WITH ALL MATTERS RESERVED EXCEPT VEHICULAR ACCESS)

LAND ADJACENT ASHLEIGH HOUSE, SAGESTON, PEMBROKESHIRE, SA70 8SG

1st November 2022



Aerial photograph of application site (source: Google Maps)



ILLUSTRATIVE SITE SECTION A-A IN CONTEXT - 1:250



The Planning Studio, Hayston Bridge
Johnston, Haverfordwest
Pembrokeshire SA62 3HJ
01437 891 817
07515 851 704
andrew@haystonplanning.co.uk
www.planningpembrokeshire.co.uk

Major Outline Application for Planning Permission Town and Country Planning Act 1990

Ms Nicola Gandy
Head of Planning
Pembrokeshire County Council
County Hall
Haverfordwest
Pembrokeshire
SA61 ITP

HAYSTON DEVELOPMENTS & PLANNING LTD is making an application on behalf of Mr T Scourfield for the following planning permission:

1. **Proposal:** Outline application for erection of 13 dwellings (including affordable element), together with vehicular access, car parking and landscaping
2. **Site location:** Land adjacent Ashleigh House, Sageston, Pembrokeshire, SA70 8SG
3. **Type of Planning Permission:** Outline with all matters reserved except vehicular access
4. **Relevant LDP Policies:** SP1, SP.12, SP.13, SP.15, SP16, GN.1, GN.2, GN.26, GN.28, GN.37 and GN.38
5. **Local Supplementary Planning Guidance (SPG):** Biodiversity (2014): Parking Standards (June 2013); Affordable Housing (2015); and Planning Obligations (2016)
6. **Relevant National Policy and Guidance:** Planning Policy Wales (PPW), Edition 11, February 2021.
TAN's 2 – Planning and Affordable Housing (2006); 5 – Nature Conservation and Planning (2009); 6 – Planning for Sustainable Rural Communities (2010); 12 – Design (2016); and 18 – Transport (2007); and 24 – Historic Environment (2017).

1.0 INTRODUCTION

1.1 Please find enclosed the following supporting information:

- **Planning Statement and Justification Report** (this document)
- **Application Form and associated certificate of ownership**
- **Drawing P01** – Location Plan - Scale A3 @ 1:2500
- **Drawing P02** – Existing Site Survey - Scale A3 @ 1:500
- **Drawing P03** – Illustrative Proposed Site Layout Plan together with scale parameters and illustrative site section/elevations in context – Scale A3 @ 1:500
- **Appendix A — Tree Survey by A Webster dated August 2022 (including Tree Location and Constraints Plan)**
- **Appendix B – Ecology Report (including Reptile Survey) by Planeco dated August/September 2022**
- **Appendix C – Design & Access Statement**

Note: Draft Unilateral Agreement & Certificate of Title (Affordable Housing Contribution) – will be submitting during the application process.

- **Planning Fee – £2,760.00** – Outline application for 13 dwellings (based on site area of 0.574 ha at £460 per 0.1 hectare)

1.2 This application relates to an area of land/garden habitats associated with the residential property Ashleigh House, located to the north-west of the A 477 (T) roundabout off the old A 477 road in Sageston.

1.3 The application site forms part of housing land allocation (reference HSG/015/00022) in the adopted Local Development Plan Part 1. Although this housing allocation is currently proposed to be removed from the emerging Local Development Plan Part 2, the site is still considered suitable for development as it lies within the defined settlement boundary. The application only includes the land within the ownership/control of the owner of Ashleigh House and excludes fields further to the south and west which form the remainder of the current housing land allocation.

1.4 Outline permission is sought for the erection of up to 13 dwellings on the site with a new vehicular access being created to the west of Ashleigh House off the old A 477 road. The application is submitted in outline form with only vehicular access to be considered at this stage. However, the application includes an illustrative proposed site layout plan together with indicative scale parameters and site section/elevations of the housing in context.

1.5 The site lies within the identified settlement of Sageston where new residential development is acceptable in principle. The fact that most of the application site forms part of a wider housing land allocation also supports the principle of the development.

1.6 Therefore, this application seeks to establish the principle of development and with the accompanying illustrative proposed site layout plan and other supporting material also seeks to demonstrate how the amount of development involved can be satisfactorily accommodated on the site and integrate into its village context.

1.7 This report is prepared in accordance with the requirements of policies contained within the Local Development Plan for Pembrokeshire outside the National Park and incorporates Requirements for the Validation of Planning Applications (June 2010) *and Welsh Government Development Management Manual (5 May 2017)*.

1.8 Major development is defined in Article 2 of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (DMPWO) and includes development of 10 or more houses. The DMPWO requires pre-application consultation (PAC) to be carried out by the developer/applicant on all planning applications for 'major' development, whether for full or outline permission. Given that the application constitutes major development this planning statement has been prepared for the purpose of describing and justifying the proposal to inform the pre-application consultations.

1.9 An update of version (2) will be prepared post the pre-application consultation, including a report on the pre-application consultation and its responses, for submission with the planning application to the Pembrokeshire County Council. A separate Design and Access Statement will also be submitted at the formal planning application stage.

2.0 LOCATION AND SITE DESCRIPTION

2.1 This application relates to an area of land/garden habitats associated with the residential property Ashleigh House, located to the north-west of the A 477 (T) roundabout off the old main road into Sageston. The road was the old A 477 prior to the construction of the new bypass.

2.2 The application site is irregular in shape which has an area of 0.574 ha and comprises land to the south and west of Ashleigh House. Ashleigh House itself is a detached two-storey property set back from the road and set within large landscaped grounds. It has a detached garage to the side. There is a low stone wall to the highway frontage together with some trees further along the road to the west.

2.3 The location plan below shows the extent of the application site and its relationship to the housing land allocation and other land within the ownership of the applicant, namely Ashleigh House.



Location Plan – Drawing Extract P01

2.4 To the east of Ashleigh House there is a range of former agricultural barns, which has a shared vehicular access with Ashleigh House. These buildings would appear to be in workshop use. To the north-west of the application site there is a detached bungalow, New Leigh, together with two detached houses and The Plough PH further to the west. Between the bungalow and two detached houses there is an access track which serves the fields to the rear (including the application site). On the northern side of the road there is Sageston Hall, a large detached Grade II Listed building standing in large grounds. To the immediate south-east of the application site are highway attenuation drainage basins. To the west and south are open fields, with the A 477 (T) further to the south with the Carew airfield and storage facility occupying a large area of land on the opposite side of the A 477 (T).

2.5 The application site itself largely comprises garden land and grassland associated with Ashleigh House. The land to the west is more formal with the land to the rear being more unkempt and the presence of some garden/fruit trees. The land to the rear is more tussocky in appearance with the presence of a timber outbuilding, polytunnels and an informal access track which crosses the land. There is a general slope across the land from south to north.

2.6 There are a series of trees along the highway frontage and within the garden to the west which provide a high degree of natural screening of the land to the rear. There are other trees and hedgerow features within the site with the boundaries generally defined by hedges and post and rail fencing. The following photographs provide an indication of the character and appearance of the application site:



Figure 3 & 4. Site viewed from south and west showing associated house and track



Figure 5 & 6. Garden area to the north-west adjacent to Ashleigh House with occasional fruit trees and tussocky grassland

Photographs of Site (Source: Ecology Report)

2.7 Sageston/Carew is classed as a Service Village (2c) in the settlement hierarchy. The settlement has a range of services and facilities. These include Sageston Community Primary School, Carew Memorial Hall, Carew Football and Cricket Ground, Wesley Chapel, Carew Castle and Tidal Mill (with associated museum and tearoom), Carew Inn PH, Plough Inn PH and Clynderwen and Cardiganshire Farmers Ltd (Agricultural Cooperative). There is a small village shop which forms part of the Plough Inn PH and a further village shop within walking distance of the nearby at Carew Castle.

2.8 The village is on the route of two County Council bus services (Nos.360 and 361) between Pembroke Dock and Tenby and Kilgetty. There are four bus stops in Sageston/Carew. Whilst route 360 has more regular services route 361 is more limited, however, the services provide an alternative mode of travel to the private car.

3.0 PLANNING HISTORY

3.1 On a review of the Council's planning website, there would not appear to have been any planning applications over the past 20 years which may relate to Ashleigh House or the adjoining land which is the subject of this planning application.

4.0 THE PROPOSAL

4.1 The application proposal comprises the development of the site with 13 dwellings together with parking, amenity space and landscaping. A new vehicular access point would be created off the highway to the west of Ashleigh House.

4.2 The application is submitted in outline form with only vehicular access to be considered at this stage. Therefore, the principle of development is being sought. However, a detailed illustrative Proposed Site Layout Plan is provided which shows how the site could satisfactorily accommodate the scale and form of residential development proposed, and to create a high-quality scheme. The submitted application indicates the scale parameters of the proposed dwellings, which allows for some flexibility in the size of dwellings in the final scheme, together with an indicative yet robust landscaping scheme.

4.3 The site has a total area of 0.574 ha with the proposed development achieving a density of some 22.65 dpha. The site would essentially make use of the existing defined boundaries around Ashleigh House and other natural site features within the land to the rear.

4.4 The proposed new site entrance would be positioned towards the side common boundary with the neighbouring bungalow to the west. The access road would be constructed to adoptable standards, with a 6 metre wide kerb radii and having a width of 5.5 metres with 1.8 metre wide footpaths. This general access arrangement would continue into the rear of the site to serve the other development. On the western side of the site entrance the footpath would reduce down to a 1 metre wide 'step-off' footpath along a verge, with a pedestrian crossing. The site entrance would cross the existing pavement along the road with proposed visibility splays of 2.1 metres by 70 metres in both directions to County Highway requirements.

4.5 The proposed road layout allows for a future estate road link to the adjacent housing land allocation to the west of the site. It is noted that the current application proposal only affects part of the housing allocation site. However, the proposed layout with a possible link road at the western end of the site would allow for the development of the remainder of the housing land allocation sometime in the future, without this land becoming stagnated. However, it is understood there is a possible alternative vehicular access to these fields.

4.6 The illustrative Proposed Site Layout Plan shows the proposed dwellings generally positioned facing the internal estate road, with three dwellings on the front part of the site with the remaining 10 dwellings on the rear part of the site. Those to the front part of the site would face west-east with those to the rear facing north-south. The proposed layout and position of the dwellings generally follows the shape of the site.

4.7 The proposed dwellings would have regularly shaped plots with some variation in the size of gardens. The three dwellings on the front part of the site and the two dwellings located towards the eastern end of the site would have the larger rear gardens.



Illustrative Site Layout Plan – Drawing Extract P03

4.8 Whilst the issue of scale is a reserved matter, the application provides an indication of scale parameters and the type of dwellings envisaged for the site. The proposal shows the provision of a mixture of detached and semi-detached dwellings all indicated to be 1.5 to 2 storey in height with their ridge heights within the range of either 6.5 to 8.5 metres or 6.7 to 8.7 metres depending on the house type. Three different house types are proposed (A, B and C) with the detached houses (9 in total) likely to be 3-4 bed units and the semi-detached houses (4 in total) likely to be 2-3 bed units. They are spread throughout the site.

4.9 It is proposed that one unit would be allocated as an affordable unit in accordance with planning policy, or alternatively affordable financial contributions be agreed with the County Council.

4.10 The proposed dwellings would be of traditional design with variations in their appearance and the materials used. External materials could include the use of render, facing brickwork and timber cladding. They would incorporate various architectural features, including gabled projections, porches, chimneys and small dormers at eaves level. The roof pitches would be between 35 – 45 degrees. A high-quality scheme in appearance can therefore be achieved at the reserved matters stage.



Illustrative Site Section in Context – Drawing Extract P03

4.11 There are some changes in levels across the site. The proposal would have regard to the landform of the site, with some localised levelling of the site likely to be required to accommodate the development. Final finished ground floor levels can be confirmed following further survey work at the detailed reserved matters stage.

4.12 Although details relating to design, appearance and landscaping are reserved matters, an appropriate and robust landscaping scheme would form an integrated part of the scheme. Much of the boundary natural features would be retained and although there would be the removal of some trees within parts of the site and along the road frontage to allow vehicular access, this would be mitigated by replacement planting throughout the site. The existing boundary screening to the south and east (to the main roads) would be retained and supplemented with appropriate native planting. A conifer hedgerow within the site to the rear of Ashleigh House would be retained and replanted closer to Ashleigh House and would provide a new common boundary.

4.13 Together with the closure of the existing access track entrance to the west of the bungalow, this would be infilled with new hedgerow planting together with a new tree/landscaped verge between the new site entrance and adjacent bungalow.

4.14 The amount of hard surfacing would be kept to a minimum with the sympathetic treatment of plot boundaries, including the use of permeable paving and grass verges, and modest patio areas to the rear. There would be additional planting within the plots together with 1.2 metre intermediate close boarded fencing between plots. In order to achieve additional privacy and security, additional 1.8 metre high close boarded fencing is proposed along the rear of the site.

4.15 We understand there are existing infrastructure services available nearby in the village, including mains water and electricity, with practical connections possible. There is also a mains sewer system in the village where the submission indicates a logical and practical connection into a mains sewer present in the main road.

4.16 Surface water dispatch for all plots will be disposed of via soakaways on site (subject to SAB regulations). As part of the layout, it is proposed that a SUDS drainage attenuation pond be provided towards the western end of the rear part of the site, to accommodate any run-off from the roads and housing, if so required by the Council's Drainage Engineer. It is suggested that if this is not required, this part of the site could potentially accommodate an additional dwelling. It is noted that all SUDS requirements are subject to full site investigation/porosity testing throughout the site.

4.17 In addition to the replacement tree and other native planting proposed throughout the site, additional biodiversity enhancements are included which include bird and bat boxes together with hedgehog 'highways' to be provided in all new boundary and division timber fences. The provision of a drainage attenuation pond would also provide additional biodiversity benefits.

4.18 In overall terms, the proposal would represent a high-quality residential development, appropriate to its location, and which would satisfactorily integrate into its immediate surroundings and wider village setting.

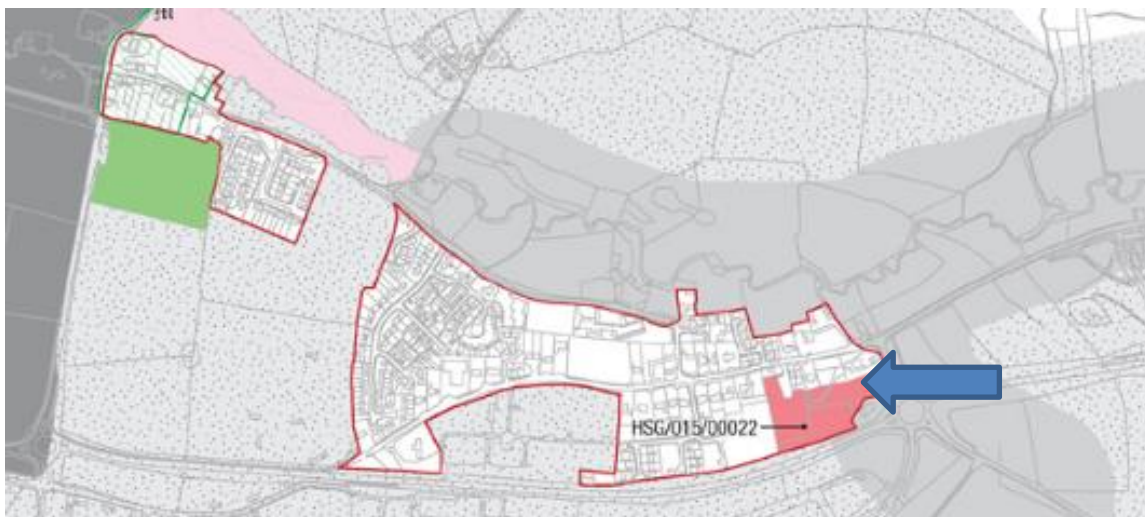
5.0 PLANNING POLICY ASSESSMENT

5.1 The site falls within the administrative area of the Pembrokeshire County Council. The Authority adopted the Local Development Plan in February 2013. The most relevant policies identified are as follows:

- SP1 – Sustainable Development
- SP12 – The Settlement Hierarchy
- SP13 – Settlement Boundaries
- SP15 – Rural Settlements
- GN1 – General Development
- GN2 – Sustainable Design
- GN26 – Residential Development
- GN28 – Local Needs Affordable Housing Provision
- GN37 – Protection and Enhancement of Biodiversity
- GN38 – Protection and Enhancement of Historic Environment

5.2 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 confirms that planning applications should be determined in accordance with the statutory Development Plan for the area, unless material considerations indicate otherwise.

5.3 The application site lies wholly within the defined settlement boundary of Sageston in the adopted Local Development Plan for the area. The application site also falls part of a current housing land allocation (reference HSG/015/00022). The principle of residential development of the site is therefore acceptable.



Adopted LDP Settlement Inset Map for Sageston

5.4 The site is not subject to any specific nature conservation or landscape designations and is not within an area of flood risk. However, there is a Grade II Listed Building, Sageston Hall, located on the opposite side of the road.

5.5 The County Council is in the process of working on a Replacement Local Development Plan (LDP2) to cover the period up to 2033. However, the preparation of this emerging replacement plan has been significantly delayed for various reasons, including the need to consider the possible impact of water

phosphate level issues and how this may affect certain housing allocations. It is anticipated that a new draft Local Plan may need to be produced and put out for re-consultation. A new Delivery Agreement and adoption timescale has yet to be agreed.

5.6 In relation to the emerging Plan, Sageston is retained as a Service Village with no changes proposed to the extent of the defined settlement boundary. The emerging Plan shows a new housing land allocation (reference HSG/015/LDP2/24) on the southern side of Hays Lane located towards the west of the village settlement. Following relevant planning permissions, this land is currently being developed for some 100 dwellings, known as 'Cornfields Walk.' This development is now well advanced and substantially complete. However, whilst the housing land allocation which affects the current development proposal is indicated to be removed from the emerging Plan, this Statement will demonstrate how the site is still suitable for housing development.

5.7 It is noted that emerging Policy SP 8 sets out how new development within the Service Centres and Service Villages will encourage sustainable communities. It states that development should be of a scale and nature identified as being appropriate for the settlement. We submit that the proposal would comply with this policy objective.

5.8 Given the stage reached in the LDP review process we consider that little weight can be given to the Deposit Plan. The Plan and important issues such as housing and whether adequate provision has been made to meet requirements during the Plan period, have yet to be 'tested' or be the subject to Examination by the Welsh Government. The proposal should therefore be assessed on the basis of the current policy position set out within the currently adopted Local Development Plan for the area and should be given much greater weight- importantly, the fact that the application site still forms part of a housing land allocation in the adopted Local Development Plan.

Principle of Development

5.9 Policy SP1 states that all development proposals must demonstrate how positive economic, social and environmental impacts will be achieved and adverse impacts minimised. These objectives are deemed to have been achieved for the reasons set out throughout this statement.

5.10 *Planning Policy Wales: Edition 11* (PPW) published in February 2021 provides the overarching policy framework against which all planning applications are determined. The key focus is on achieving sustainable development through the planning system and that it improves the social, economic, environmental and cultural well-being of Wales.

5.11 It seeks to achieve well-being through the concept of 'placemaking' which is set out as follows:

What is Placemaking?

"Placemaking" is a holistic approach to the planning and design of development and spaces, focused on positive outcomes. It draws upon an area's potential to create high quality development and public spaces that promote people's prosperity, health, happiness, and well being in the widest sense.

Placemaking considers the context, function and relationships between a development site and its wider surroundings. This will be true for major developments creating new places as well as small developments created within a wider place.

Placemaking should not add additional cost to a development, but will require smart, multi-dimensional and innovative thinking to implement and should be considered at the earliest possible stage. Placemaking adds social, economic, environmental and cultural value to development proposals resulting in benefits which go beyond a physical development boundary and embed wider resilience into planning decisions.

5.12 The proposal comprises a sustainable form of development and would create a well-designed and attractive residential environment, where people want to live, work and socialise.

5.13 The proposal would achieve social objectives in the provision of new housing and where occupiers would be able to integrate into the local community and support local services and facilities; there would be an appropriate contribution towards the provision of affordable housing in the County; it would achieve economic objectives in providing employment in the construction and materials supply industry; and environmental objectives in that it would have full regard to the character and setting of the village and nature conservation interests.

5.14 Policy SP 13 sets out the Settlement Hierarchy for the County. Sageston is classed as a Service Village, which offer a good provision of services and facilities to meet the day to day needs of their population.

5.15 Policy SP 15 states that within the Rural Settlements, developments will encourage sustainable communities such by promoting development of a scale and nature identified as being appropriate for the settlement. The scale of the proposal is relatively modest, involving 13 dwellings, entirely appropriate for the size of Sageston. It would represent an appropriate use of the site, with neighbouring residential uses adjacent.

5.16 There would be no encroachment beyond the site boundaries into open countryside, with no conflict with Policy SP 16 which seeks to protect the countryside from inappropriate development. The surrounding and wider landscape would be protected.

5.17 The proposal seeks to make the most effective use of land suitable for residential development and which seeks to contribute to the housing needs of the County. Although only submitted in outline form at this stage, the submission indicates that such a layout and scale of development would not be out-of-keeping with the general pattern development found elsewhere in the village.

5.18 In functional, physical and visual terms, the development would be well-related to the existing settlement. The site has clearly defined boundaries to the north, east and south which are defined by adjacent residential development and surrounding main roads. A large area of land to the west of the village is currently being developed for housing, which formed part of the former airfield on the opposite

side of the A 477 (T). The application site is therefore entirely suitable for housing development and would represent a partial rounding-off of development within this part of the village.

5.19 Whilst no longer indicated as a housing land allocation in the emerging Local Development Plan Part 2, it is stressed that the application site it still forms part of a wider housing land allocation in the currently adopted Local Development Plan Part 1. The housing land allocation has a total area of 1.27 ha with capacity to provide for some 31 dwellings (including 5% affordable housing) and a density of 24.4 dpha. The current application proposal would take up 0.42 ha of the housing land allocation (about one third) but also includes some additional land to the west of Ashleigh House which is in the same ownership.

5.20 The submission indicates the provision of a range of 2, 3 and 4-bedroom houses to meet local housing needs. However, the application is only submitted in outline form at this stage and the final housing mix can be agreed at the reserved matters stage in consultation with the County Council.

5.21 The proposal would comply with Policy GN. 26 in that it would comprise the provision of new market and affordable housing to meet local needs within the defined settlement boundary of a Service Village. This policy also states that new dwellings built on sites of 0.1 ha and above should be built at a density of at least 25 dpha rising to at least 30 dpha in towns. However, the policy indicates that in some circumstances a lower density may be justified. Whilst the proposal would be slightly below the density requirement of 25 dpha (at some 22.65 dpha) this is justified by the location and physical constraints of the site. The density proposed would be dissimilar to that indicated for the housing land allocation site. The site is located towards the eastern fringes of the village and the layout of development is largely dictated by the shape of the site and of the need to take account of the relationship to neighbouring development.

5.22 Given these material considerations there is argued to be a clear and favourable policy context for the proposed development.

Layout, Scale and Design

5.23 Policies GN 1 and GN 2 require, amongst other things, for new dwellings to be sustainably designed, to reflect the character of the surrounding area and to have an acceptable impact on neighbouring properties in terms of design, scale, visual impact and amenity. The proposal would comply.

5.24 The nature, location, siting and scale of the proposal is compatible with the capacity and character of the site and the area within which it is located. The density of the scheme, plot size and spacing between the proposed dwellings would fully reflect that of other development found within the village. The proposed indicative layout seeks to work within the size and shape of the land available whilst balancing the need to make effective use of the site and respecting the local village environment.

5.25 The pattern of development in the vicinity of the site is generally more open and loose knit when compared with other development located towards the western part of the village. Here, there has been significant housing development over the years, quite often characterised by cul-de-sac type developments. These include developments around Bartletts Well Lane, which leads off Bird Lane, and there has been more recent cul-de-sac type developments at Sageston Fields located a short distance to the west of the current site together with a far more recent larger scale development at Cornfields Walk off the southern side of Hays Lane.

5.26 The proposal would not adversely affect landscape character, quality or diversity. The proposed residential development would clearly change the character and appearance of the site, which is currently used as garden and amenity grassland in association with Ashleigh House. However, the site lies within the defined settlement boundary of Sageston with other housing development nearby. The site is also well-contained by adjacent development and the surrounding roads. The proposal would therefore be well related to the existing settlement and would be viewed within this context.

5.27 It is acknowledged that the development of the site would be visible in views along the road into the village and in certain views from along the A 477 (T) and the road which leads off the roundabout into the village. However, it is considered that any impact would be limited by reason of the presence of other development, the slope of the site away from the A 477 (T) and the presence of existing and proposed tree and vegetation screening around the boundaries of the development itself and some of the surrounding land.

5.28 Part of the proposal would involve the development of the side garden area of Ashleigh House which would be clearly visible from the road into the village. In order to accommodate the new site entrance and three of the proposed houses, part of a low stone wall and some trees would need to be removed and which would open up the site and allow clearer views into the rearmost part of the site and the other housing. This would have some impact upon the general street scene and loss of amenity. However, any visual impacts would need to be balanced against the significant social and economic benefits of the scheme through the provision of new housing. Below are two street scene views along the road which passes the front of the site.



***Street Scene View Looking West
(Application site on right beyond detached bungalow – New Leigh)***



***Street Scene View Looking East
(Ashleigh House on the left)***

5.29 The existing visual gap between buildings would be replaced by the site entrance road and three new dwellings, positioned end on to the road in order to be satisfactorily accommodated on this part of the site. Whilst it would be preferable to position the first dwelling with its front elevation facing the road, this should not be sufficient to warrant a refusal of the proposal. However, the design of this dwelling could be altered at the reserved matters stage such that its northern side elevation incorporates additional architectural features such that it adopts a 'double frontage aspect' and present a more positive appearance and relationship to the public realm. Indeed, the front entrance to this dwelling could easily be repositioned to the frontage.

5.30 The majority of the development would be set back from the road frontage and behind other development facing the road. Whilst the proposed dwellings would be visible between buildings at certain viewpoints, they would not appear visually intrusive or detract from the general character and appearance of the street scene.



Street Scene View towards Site from A 477 (T) Roundabout

5.31 It is possible that parts of the development would be visible from users of the A 477 (T) and the link road off the roundabout into the village. The two houses located towards the eastern end of the site would be clearly visible from the roundabout direction although the remainder of the dwellings would be separated from the A 477 (T) by the adjacent land occupied by the highway attenuation drainage basins and fields (although the adjoining fields to the south and west form part of the wider housing land allocation in any case). Any visual impact would be mitigated by existing and proposed landscaping.

5.32 In view of the location of the site and modest scale of development involved, the proposal would neither contribute to the coalescence of distinct settlements nor create or consolidate ribbon development. The pattern of development within the wider village is varied with many examples of small cul-de-sac type developments which form an important part of the village character. The site is physically well-contained by surrounding roads.

5.33 Whilst the Site Layout Plan is submitted for illustrative purposes only with matters in relation to scale, appearance and landscaping being reserved, additional details are provided to demonstrate how a high-quality development can be achieved on this site. The dwellings are presented as detached and semi-detached houses within their own plots with dedicated parking, turning and amenity areas which is compatible in scale to other development found within the village. Each of the proposed dwellings would have access to a suitable private garden area with a good level of privacy, enhanced by boundary planting.

5.34 The submitted illustrative elevations demonstrate show that the proposed dwellings could be up to two-storey in form, although the proposed illustrative scale parameters allow for flexibility in terms of their final size, height and scale. If deemed appropriate to the County Council, single-storey dwellings could be incorporated into the scheme if this would result in more acceptable relationships between the development and some of the surrounding development. The proposed dwellings would be compatible in design terms with the immediate and wider locality. Surrounding development is varied in terms of its pattern, form and style. Final dwelling design and external materials are to be agreed at the reserved matters stage and high-quality materials can be secured via an appropriately worded condition.

5.35 The site would also be delineated with existing and new hedgerows and appropriate planting to assimilate the development into the locality. The boundary vegetation and trees would largely be retained, although the proposal would involve the removal of some trees and vegetation within the site in order to accommodate the effective development of the site, including a new site entrance.

5.36 The proposed dwellings would be constructed to current building standards and as such would be sustainable in terms of thermal properties and water conservation. However, these are more detailed matters would be addressed further at the reserved matters stage.

5.37 Necessary and appropriate service infrastructure is available and appropriate access and parking can be provided. The site forms part of a wider housing land allocation for up to 31 dwellings, indicating that infrastructure capacity should be adequate to accommodate the scale of development proposed in this application. However, any feedback from the pre-application consultation process on this issue would be welcome.

5.38 The proposal would create an inclusive and accessible environment for users that addresses community safety. Given local topography, level access across the site would not be fully achievable

although there would be general level access provided within and around the individual dwellings. Adequate security would be provided by appropriate boundary treatments and the surveillance of car parking and garden areas.

5.39 Given the above considerations, the proposal is considered entirely acceptable in terms of layout, scale, form and design and would make a positive contribution to the character and appearance of the area.

Neighbouring Amenity

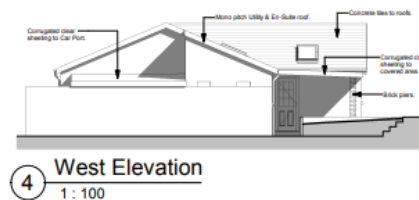
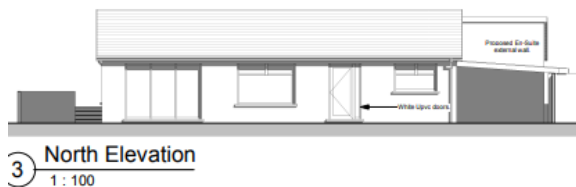
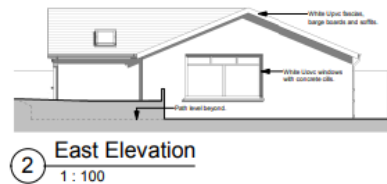
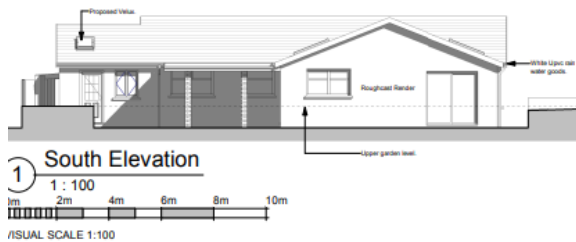
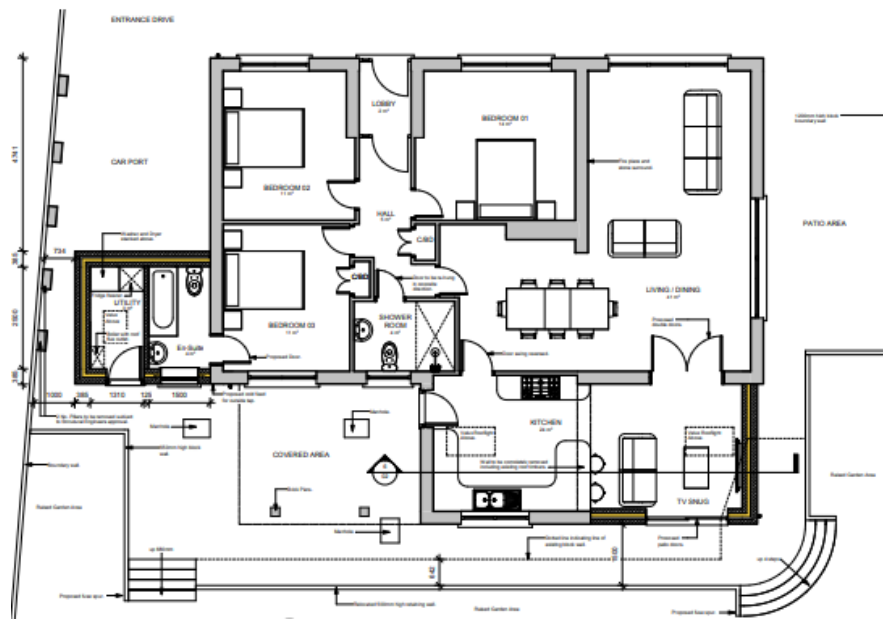
5.40 In accordance with Policy GN 1, the proposed layout and orientation of the dwellings would ensure that the amenity of neighbouring occupiers would not be compromised in terms of over-bearing impact, overlooking or loss of light.

5.41 The only properties potentially affected by the proposed development are the host dwelling, Ashleigh House, and the detached bungalow, New Leigh, both located to the north/west of the site. The two properties would be separated by the proposed site entrance/access road and three of the proposed houses.

5.42 In terms of Ashleigh House, the three houses on the front part of the site would have their rear elevations facing the side of this property. The rear elevations would have rear separation distances of some 10-12 metres to the new common boundary with the property positioned just beyond the boundary at their nearest point (rear gabled projections), although the main rear elevation of the proposed dwellings would be positioned a further 3-4 metres away. The rear aspect of the forward-most dwelling would only potentially overlook the front and less private garden of this property. Whilst there would be some overlooking into the side/rear garden of this property, this can be mitigated by boundary fencing and natural screening.

5.43 The front elevations of the proposed dwellings located on the eastern rear part of the site would also have the potential for some overlooking into the rear garden of this property. The proposed dwellings would also be on slightly higher ground. However, there would be a minimum separation distance to the new common boundary of between 15-18 metres with the two detached dwellings located on the far eastern part of the site having a significantly greater separation distance. Again, this can be mitigated by boundary fencing and natural screening.

5.44 The detached bungalow, New Leigh, is potentially affected by both the use of the proposed new site access and the proposed single pair of dwellings located on the far western rear part of the site. This property was the subject of small-scale single-storey side and rear extensions which were approved in January 2018 (reference 17/0871/PA). As this property directly adjoins part of the application site, it is useful to provide the approved drawings below for information:



Approved Floor Plan/Elevations at New Leigh – Reference 17/0871/PA

5.45 In terms of the proposed dwellings, there would be a separation distance of some 15 metres from the common boundary and some 25 metres to the rear of the neighbouring property. Again, suitable boundary treatment and screening would help mitigate any material loss of privacy. The front elevations of the three proposed dwellings on the front part of the site would have a separation distance of some 15 metres with intervening screening.

5.46 It is not considered that the use of the proposed vehicular access, given its position and associated landscaping along the common boundary/verge area, would seriously detract from the amenity of the occupiers of this neighbouring property. Any impacts from traffic movements would be suitably mitigated by the screening. Such road access arrangements are not uncommon in the village or other village settlements and is deemed to be acceptable in planning and highway terms.

5.47 Sageston Hall is located on the opposite side of the road but is set back and generally well screened by a front boundary wall and significant tree/vegetation screening. The first proposed dwelling as you enter the site is positioned end on to the road frontage, thereby avoiding any overlooking to this property.

5.48 Therefore, the relationship between the proposed dwellings and neighbouring buildings would be acceptable. The separation distances indicated are considered adequate to limit any significant overlooking/loss of privacy to these neighbouring properties. However, it should be noted that the proposed layout is illustrative only at this stage and that the final positions and orientation of the proposed dwellings can be revised at the reserved matters stage.

Access and Highway Safety

5.49 Policies GN.1 and GN 2 require development proposals to take place in an accessible location; to incorporate sustainable transport and accessibility principles; would not result in a detrimental impact on highway safety or in traffic exceeding the capacity of the highway network; and necessary and appropriate service infrastructure, access and parking can be provided.

5.50 The proposal would involve the erection of up to 13 dwellings on land to the rear and side of Ashleigh House. The proposal is to be served by a new vehicular site entrance from the main road through the village and which would be designed and configured to comply with County Highway standards.

5.51 The road is subject to a 30mph speed limit through the village. The proposed site access would be located on a straight section of the road with good visibility in both directions and away from the nearby corner/road junction which leads onto the A 477 (T) further to the east. Whilst the amount of traffic generated by the development would not be insignificant, given the immediate local road conditions, we believe the proposal can be satisfactorily accommodated onto the surrounding local road network without harm to highway safety. The existing access track between dwellings further to the west would be inadequate to serve the development.

5.52 As part of the proposed layout, there would be appropriate turning arrangements within the site such as for service vehicles, together with an appropriate level of parking provision and refuse storage facilities. Parking would be to the Council's Guidelines. Suitable access is provided to and from the development for pedestrians and cyclists with the provision of footpaths and appropriate crossing points within the development, and which would provide convenient access to the various facilities and amenities found within the village.

5.53 Given the above considerations, we consider the proposal to be acceptable in transport and accessibility terms. However, we would welcome the feedback of the County Highway Authority during the pre-application consultation process. Whilst we consider the submission should be acceptable in highway safety terms, any adjustments can be accommodated as part of a formal submission.

Affordable Housing

5.54 This is a slightly interesting situation in that although the application site includes about one third of the housing land allocation, the front part of the site lies beyond the housing site allocation. Therefore, part of the application site is technically 'unallocated' but still within the defined settlement area. In terms of the housing site allocation, which forms part of the currently adopted Local Development Plan, this suggests

an indicative affordable housing contribution of up to 5%. This would equate to the provision of 0.65 dwellings but can generally be rounded-up to a single dwelling.

5.55 Policy GN 28 relates to affordable housing in connection with new residential development, on unallocated housing or 'windfall' sites, as such a 10% levy is generally required for sites within Towns, Service Centres and Service Villages. The more up-to-date Affordable Housing SPG published in September 2015 indicates that the same 10% affordable contribution should be sought. This would equate to 1.3 dwellings. The SPG advises that on smaller sites (where it is not practical or possible to provide a dedicated affordable unit) a commuted sum may be more appropriate.

5.56 Overall, the provision of a single dwelling would be appropriate and would meet the requirements of the policy and SPG. However, it may be more appropriate to provide an alternative financial contribution which, based on the 5% threshold for the housing land allocation which is considered more logical given that the majority of the site forms part of that allocation (rather than the higher 10%), would be £2,543.75.

5.57 There is no objection to this in principle and a Unilateral Agreement and certificate of title will be completed during the application process. We welcome feedback from the County Council on what may be the most appropriate level of contribution during the pre-application consultation process.

Trees

5.58 A Tree Survey and Impact Assessment forms part of the submission. This is attached at **Appendix A**. The survey covered some 15 individual trees and two tree groups within the site, although there was a small group of off-site trees located on adjoining land to the north-east. There were two main areas of tree cover on the site, with one area on land close to the road frontage and an area towards the south-eastern part of the site. We are not aware that any part of the site is covered by a Tree Preservation Order.

5.59 The Survey reports that the trees are generally of low quality, being a combination of native species and fruit trees. Several trees are categorised as C or U with several trees categorised as U due to their short life expectancy or current condition. Most of the Ash trees are affected by ash die back disease, many of which are in an advanced stage of infection. The overall conclusion was as follows:

The proposed plan will require the removal of several of the trees surveyed. All trees are category C or category U and should not be a constraint to development. The LA can condition a landscape scheme to adequately mitigate the tree losses if it considers it necessary.

5.60 As the site forms part of a wider housing land allocation, some form of residential development is expected to take place on the land, with the consequent loss of some tree cover. However, as indicated above, the trees affected are of low quality. However, the proposal, although at outline stage only, includes a robust replacement tree planting and landscaping scheme, which is considered to more than mitigate this tree loss in the medium and longer term.

5.61 Therefore, the proposal is considered to be acceptable in tree impact terms.

Ecology and Biodiversity

5.62 Policy GN.37 and GN.1 require development to respect and protect the natural environment, including protected habitats and species. Further, they state that all development should demonstrate a positive approach, and that any effects are minimised or mitigated through careful design, work scheduling or other appropriate measures and wherever possible, enhance biodiversity.

5.63 The application is accompanied by an appropriate ecology survey (including reptile survey), attached at **Appendix B**. A summary of the main findings is provided below:

- The survey highlighted the character and use of the site together with the more notable natural site features, such as hedgerows.
- No statutory or non-statutory sites would be affected by the development;
- No badger setts were found to be present, or therefore be affected by the development.
- No local population of bats would be significantly affected by the development, with no trees being identified as roosts. However, it advises that a precautionary approach be taken to the removal of any trees.
- The perimeter boundary features did not link to any habitats of significant value, so the site had limited commuting value; the habitats provided an isolated foraging resource.
- The site's vegetation was isolated and of poor vegetative structure; no impacts on dormouse was relevant.
- The mosaic of part-managed grassland provided potentially suitable reptile habitat. Further to further survey work on the possible presence of reptiles provided negative results.
- The habitats of most value on site were the areas of more diverse semi-improved grassland, standing dead wood and the mature fruit trees. Access works will necessitate the loss of individual fruit trees and ash die back will necessitate the felling of the standard dead wood.
- The boundaries and associated vegetation together with in-field shrubs, trees and internal privet hedge provided suitable bird breeding habitat.

5.64 Various recommendations and enhancements are set out as part of the Survey. Many of the enhancement measures are set out on the illustrative Site Layout Plan. The main recommendations can be summarised below:

- Enhanced and new hedge bank/hedges around the development – planting will be of native species of 'local' provenance.
- A SUDS feature located to the west of the site that includes swales/pond/wetland together with native planting.
- New south and west facing building elevations to incorporate integrated bat boxes and new east and north elevations integrated bird boxes. Examples are illustrated below:

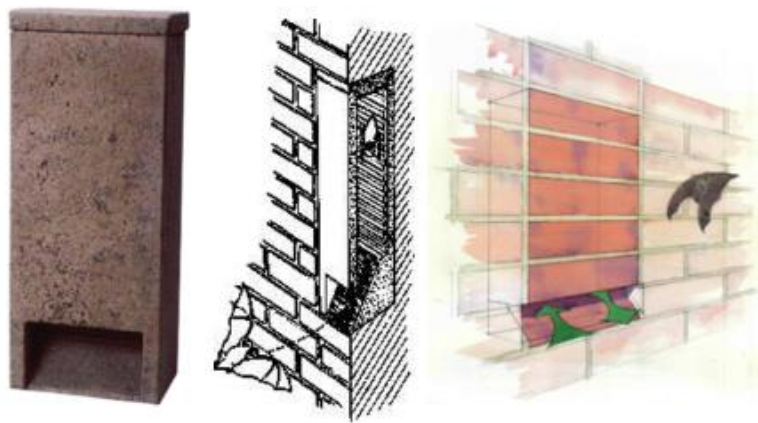


Figure 8. Indicative Schwegler and Habibat bat features

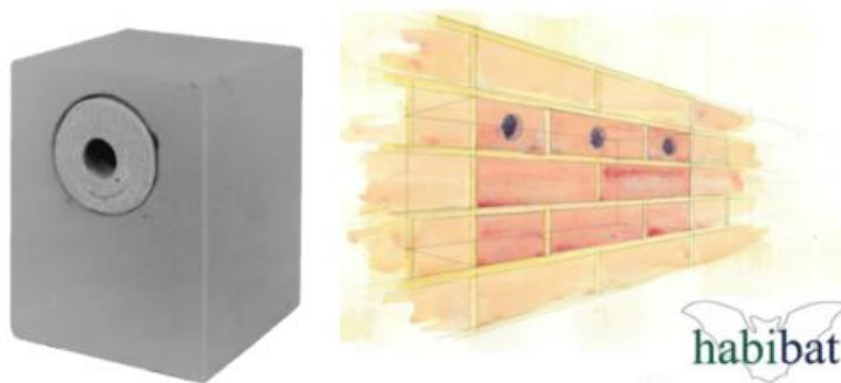


Figure 9. Indicative Schwegler and Habibat bird features

5.65 The proposal is deemed to be acceptable in ecological impact terms and can incorporate many of the above recommendations. The various boundary hedgerows would be retained and/or relocated with any tree loss (see above) being mitigated by replacement planting as part of a wider and robust landscaping scheme. Indeed, the proposal offers an opportunity to significantly enhance the ecological and nature conservation interests of the site and locality, in accordance with more recent national policy guidance. The enhancement and management recommendations can be secured via a suitably worded condition at the reserved matters stage.

Heritage

5.66 Policy GN. 38 states that development will only be permitted where it can be demonstrated where it would protect or enhance the character, integrity and setting of sites or buildings of historic or architectural interest.

5.67 Sageston Hall and an associated Granary located on the opposite side of the road to the application site are Grade II Listed Buildings. The buildings were listed in February 1997. The house is end on to the road but stands back behind lawns and gardens, with the Granary building to the rear. The older part of the house dates from the 18th Century and comprises a part three/two-storey farmhouse and formed part of the Carew Estate.

5.68 The building is Listed as a corn merchant's house retaining its vernacular character, together with an early/mid-19 Century granary with additional drying or malting arrangements on an exceptionally large scale.

5.69 Therefore, consideration has been given to any possible impact upon the setting of these Listed Building. Given the location of the development and separation distances involved, the setting of these heritage assets would not be materially affected by the proposed development. Further, part of the proposed development would be screened by Ashleigh House and the nearby workshop buildings.

6.0 SUMMARY/CONCLUSIONS

6.1 This application involves a modest development of 13 dwellings together with the creation of a new site entrance on land associated with Ashleigh House, Sageston, Pembrokeshire.

6.2 The application is submitted in outline form with only vehicular access to be considered at this stage. It therefore seeks to establish the principle of development and to address any highway safety issues.

6.3 The application site lies within the defined settlement boundary of the village of Sageston with most of the site also forming part of a housing land allocation in the currently adopted Local Development Plan. There is, therefore, a presumption in favour of residential development.

6.4 The site is situated in a sustainable location, close to a range of local facilities, services and amenities and with public transport options.

6.5 The supporting illustrative information submitted in support of the application, which includes a detailed Site Layout Plan with landscaping details, demonstrates how the proposal can be satisfactorily accommodated on the site and be fully integrated into its surroundings. The proposal presented would represent a high-quality development and would make a positive contribution to the area.

6.6 The application site comprises garden land and grassland and is entirely suitable for residential development. The layout, density, scale and form of development suggested are deemed to be entirely appropriate for this site and village location.

6.7 The proposal would be well-related to existing built form and to the rest of the village, with clearly defined boundaries and roads to the east and south. Given the position of the site and adjacent development there would be limited impact upon the street scene, village setting and wider landscape.

6.8 The proposal would make a useful contribution to the housing needs of the area, with an appropriate size and mix of housing indicated to be provided on the site. The proposal includes an appropriate amount of affordable housing in accordance with current local policy and guidance.

6.9 There are not considered to be any technical obstacles to the development of the site, with basic service infrastructure being available nearby. The proposal would have regard to the topography and existing natural features of the site; it would have regard to the nature conservation interests of the site, with significant landscaping and biodiversity enhancements proposed as part of the development; and subject to finally agreed layout details, it would safeguard neighbouring amenity.

6.10 The proposed vehicular access arrangements would be provided to County Highway standards and are deemed to be adequate to accommodate the scale and form of development proposed whilst having full regard to highway safety considerations.

6.11 The proposal is therefore considered to be acceptable and to comply with the relevant policies of the adopted Local Development Plan for the area.

6.12 The proposal is considered to have significant planning merit. Given these considerations, it is respectfully requested that outline planning permission be granted for the development as set out in this submission.

If any further information is required or alternative options/solutions need to be discussed, please do not hesitate to contact Hayston Developments & Planning Ltd.

REPORT PREPARED BY
PAUL HARDWICK BSc (Hons) MRTPI
SENIOR PLANNER

REPORT REVIEWED BY
ANDREW VAUGHAN-HARRIES BSC DIP TP MRTPI
DIRECTOR/PRINCIPAL PLANNER



RTPI

mediation of space · making of place

Appendices