

# Planning Statement

Land between Bro Dawel and Maes-Y-Mor, Solva  
Pembrokeshire

July 2023

amity  
planning consultants



**Introduction**

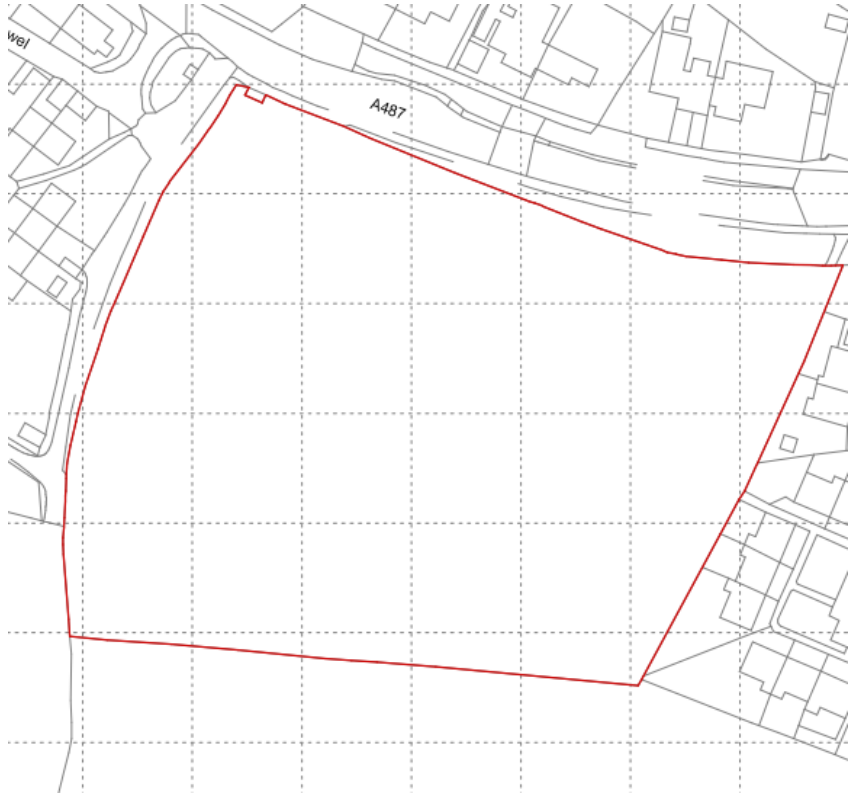
**Client** This statement has been prepared on behalf of Ateb Group housing association.

**Scope** The statement relates to a proposed Hybrid planning application for affordable housing exceptions development, flexible open space and associated works. Full planning permission is sought for a first phase of development comprising of 17 social-rented dwellings, flexible open space, landscaping, highways and drainage infrastructure, and other associated works. Outline planning permission is sought for a second phase of residential development (all matters reserved for future consideration).

**Site Details**

**Site Address** Land between Bro Dawel and Maes-Y-Mor, Solva.

**Site Location** *Fig.1 Application Site*



**Site Description** The greenfield site extends to approximately 4 acres and is currently laid out as two football pitches, one full sized pitch and one smaller pitch serving under 8/9's. The site lies immediately adjacent to the settlement of Upper Solva, next to the A487 which links the settlement to St. David's to the north and Haverfordwest to the south.

The site is enclosed to three sides by existing development within the settlement of Upper Solva, however is open to the south. The site has good access to the local bus service, with a bus stop located on the A487 along the site frontage.

The site is currently owned by Pembrokeshire County Council on long-lease the Community Council/AFC.

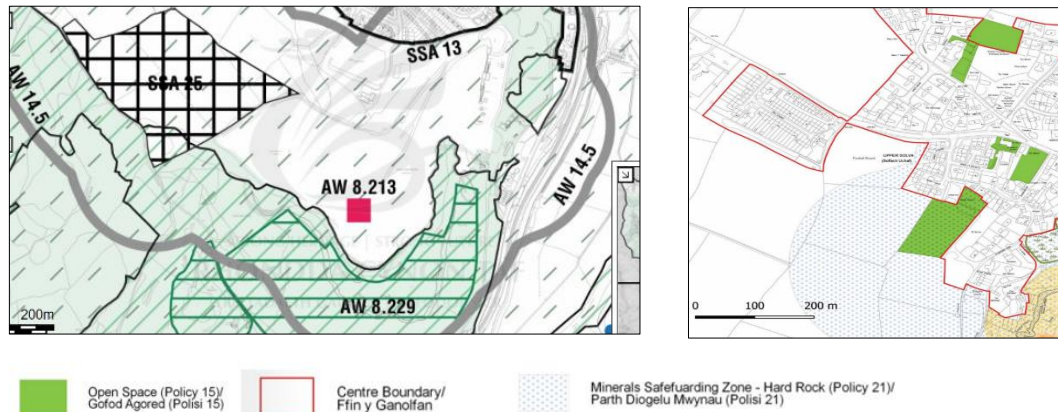
## Relevant Planning Policy

Pembrokeshire Coast National Park Local Development Plan 2.

The Development Plan for the area comprises of the Pembrokeshire Coast National Park Local Development Plan 2 (adopted September 2020). The site is subject to the following designations within the adopted Local Development Plan:

- The site lies outside, but immediately adjacent to, the settlement boundary of Solva.
- Partially within Minerals Safeguarding Zone (Policy 21)

Fig.2 Extracts of Pembrokeshire Coast National Park LDP Proposals Map



The following key Local Development Plan policies are of particular relevance to this enquiry:

### Policy 7 – Rural Centres (TIER 4) (Strategy Policy)

Outside the identified Centres is countryside where development must be strictly controlled. The following forms of development will be acceptable in principle:

- i) There is an exceptional land release adjoining Centres for affordable housing to meet an identified local need.

### Policy 8 – Special Qualities (Strategy Policy)

LDP Policy 8 stipulates that the special qualities of the Pembrokeshire Coast National Park will be conserved and enhanced. It identifies a number of priorities for achieving this, including in respect of design quality and character.

### Policy 13 – Welsh Language

Within the identified Welsh Language-Sensitive Areas (including Solva), proposals which are considered likely to have a significant effect on the Welsh language will be subject to a Language Impact Assessment, setting out the measures to be taken to protect, promote and enhance the Welsh language.

### Policy 46 – Housing (Strategy Policy)

The LDP's strategic housing policy identifies an overall housing requirement of 960 dwellings over the Plan period.

### Policy 48 – Affordable Housing (Strategy Policy)

The LDP's strategic policy on affordable housing identifies a need for 362 affordable dwellings in the National Park over the Plan period, which will be delivered through a combination of S106 units, re-use of redundant sites, and affordable housing exception sites under Policy 49.

Policy 49 - Affordable Housing Exception Sites

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; and
- 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

Policy 54 – Community Facilities (Strategy Policy)

The provision and protection of community facilities will be achieved as follows;

- a) With new and extended facilities these will be permitted where they are well located to meet the community's needs and they are convenient to public transport, shops and other services where this is required to serve the needs of the user.
- b) Development which would adversely affect the operation of a community facility, or result 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. When considering a new use for a redundant community facility an employment use or affordable housing will be prioritised.

Policy 21 – Minerals Safeguarding

LDP Policy 21 identifies safeguarding zones for minerals resources, which requires extraction of these minerals in advance of development in certain circumstances.

Supplementary  
Planning  
Guidance

The local planning policies are supplemented by Supplementary Planning Guidance (SPG). The following SPGs have been identified as relevant to the development proposals:

- Biodiversity SPG (May 2021)
- Affordable Housing SPG Interim
- Landscape SPG Interim
- Parking SPG (May 2021)
- Community Land Trusts and Affordable Housing SPG (May 2021)
- Planning Obligations SPG Interim
- Sustainable Design & Development SPG (May 2021)

Future Wales.  
The National  
Plan 2040

**Future Wales – the National Plan 2040**

It is the national development framework, setting the direction for development in Wales to 2040. It is a development plan with a strategy for addressing key national priorities through the planning system, including sustaining and developing a vibrant economy, achieving decarbonisation and climate-resilience, developing strong ecosystems and improving the health and well-being of our communities.

As described above, the Welsh development framework has been designed incorporating the principles of sustainable development at its core. This comes as a result of the Well-being of Future Generations (Wales) Act 2015 ('the Act') that gives a legally-binding common purpose – the seven well-being goals – to the public sector to improve the well-being of Wales. It is through the Act that Wales will make its contribution to the achievement of the 17 United Nations Sustainable Development Goals.

Figure 3. The Seven Goals of the Well-being of Future Generations (Wales) Act 2015



In a more detailed level, the National Plan contains 18 strategic and spatial policies. In view of the nature of the development proposals, the policies below have been identified as relevant to the scheme:

- Policy 1 – Where Wales will grow
- Policy 2 – Shaping Urban Growth and Regeneration – Strategic Placemaking
- Policy 7 – Delivering Affordable Homes
- Policy 8 – Flooding
- Policy 9 – Resilient Ecological Networks and Green Infrastructure
- Policy 11 – National Connectivity
- Policy 12 – Regional Connectivity

Planning Policy  
Wales (PPW)

**Planning Policy Wales (11th Edition, February 2021)**

Planning Policy Wales (PPW) forms the overarching national planning policy document within Wales, providing guidance to Local Planning Authorities (LPAs) for the preparation of development plans and the determination of planning applications through their development management functions.

Paragraph 2.8 acknowledges that “planning policies, proposals and decisions must seek to promote sustainable development and support the well-being of people and communities across Wales” and “the most appropriate way to implement these requirements through the planning system is to adopt a placemaking approach to plan making planning policy and decision making” as per Paragraph 2.9.

PPW defines placemaking as a “holistic approach to the planning and design of development and spaces, focused on positive outcomes”. This approach “considers the context, function and relationships between a development site and its wider surroundings” and “adds social, economic, environmental and cultural value to development proposals resulting in benefits which go beyond a physical development boundary”.

Figure 4. PPW Themes Collectively Contribute to Placemaking (extract from PPW Edition 11)



In light of the nature of the development proposals and their location, the following themes and policy topic areas are identified as relevant.

### 1. STRATEGIC & SPATIAL CHOICES

Effective strategic placemaking requires early collective consideration of placemaking issues at the outset, in the development of specific proposals, or when formulating a development plan.

#### Good design

Good design is one of these fundamental choices to creating sustainable places where people want to live, work and socialise. PPW 11 sets out five key aspects of good design which are essential to make placemaking happen:

#### 1) *Access and Inclusivity*

This can be achieved “making provision to meet the needs of people with sensory, memory, learning and mobility impairments, older people and people with young children” (Paragraph 3.6) and through measures and features that “enable easy access to services by walking, cycling and public transport” and “encourage people to meet and interact with each other”.

#### 2) *Environmental Sustainability*

Paragraph 3.7 states that “developments should seek to maximise energy efficiency and the efficient use of other resources (including land), maximise sustainable movement (Paragraph 3.7)” and be resilient through “an integrated and flexible approach to design, including early decisions regarding location, density, layout, built form, the choice of materials, the adaptability of buildings and site treatment”

Paragraph 3.8 highlights that “landscape and green infrastructure considerations are an integral part of the design process” and, in a similar manner, addressing land contamination, instability and flood risk and providing for biodiversity benefits should be part of the design.

### 3) *Character*

Paragraph 3.9 highlights that “the layout, form, scale and visual appearance of a proposed development and its relationship to its surroundings are important planning considerations”. It goes on to say that “the impact of development on the existing character, the scale and siting of new development, and the use of appropriate building materials” will be particularly important in areas recognised for their particular landscape, townscape, cultural or historic character and value.

### 4) *Community Safety*

Paragraph 3.11 establishes that “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”

### 5) *Movement*

Paragraph 3.12 states that good design in this matter means “minimising the need to travel and reliance on the car, whilst maximising opportunities for people to make sustainable and healthy travel choices for their daily journeys”. It also remarks that “existing infrastructure must be utilised and maximised, wherever possible”.

### Previously Developed Land

The PPW definition of previously developed land is land “which is or was occupied by a permanent structure (excluding agricultural or forestry buildings) and associated fixed surface infrastructure”. Most interestingly, there is a list of site types that are excluded from this definition such as “land which has not been developed previously, for example parks, recreation grounds, golf courses and allotments, even though these areas may contain certain urban features such as paths, pavilions and other buildings”.

## **2. ACTIVE & SOCIAL PLACES**

### Transport

Paragraph 4.1.11 sets out that “development proposals must seek to maximise accessibility by walking, cycling, and public transport, by prioritising the provision of appropriate on-site”. In this respect, “the sustainable transport hierarchy must be a key principle in the preparation of development plans, including site allocations, and when considering and determining planning applications” as per Paragraph 4.1.14. The Welsh Government policies set out the sustainable transport hierarchy which is, in this order, from walking and cycling, public transport, ultra-low emissions vehicles to other private motor vehicles.

Active travel is a cornerstone of the transport policies in Wales. Paragraph 4.1.31 confirms that “planning authorities must support active travel by ensuring new development is fully accessible by walking and cycling”.

With regards to vehicle parking, Paragraph 4.1.50 advises that a design-led approach should ensure that “appropriate level of car parking is integrated in a way which does not dominate the development”. Paragraph 4.135 requires new development to “provide appropriate levels of secure, integrated, convenient and accessible cycle parking”.

#### Housing

Paragraph 4.2.1 advises that “new housing development in both urban and rural areas should incorporate a mix of market and affordable house types, tenures and sizes to cater for the range of identified housing needs and contribute to the development of sustainable and cohesive communities”.

Paragraph 4.2.17 acknowledges the potential on brownfield sites to deliver further housing when saying that “maximising the use of suitable previously developed and/or underutilised land for housing development can assist regeneration and at the same time relieve pressure for development on greenfield sites”.

#### Community facilities

Paragraph 4.4.1 highlights the important role of community facilities when it says that they “contribute to a sense of place which is important to the health, well-being and amenity of local communities and their existence is often a key element in creating viable and sustainable places”.

Paragraph 4.4.2 acknowledges that “allotments and community growing spaces have many social, environmental, economic and health benefits” and “can contribute to a place’s identity and its sense of community, and can help to regenerate open spaces”.

### **3. DISTINCTIVE & NATURAL PLACES**

#### Green infrastructure

Paragraph 6.2 defines green infrastructure as “the network of natural and semi-natural features, green spaces, rivers and lakes that intersperse and connect places” and “at smaller scales, individual urban interventions such as street trees, hedgerows, roadside verges, and green roofs/walls can all contribute to green infrastructure networks”.

Paragraph 6.2.5 acknowledges the role of green infrastructure in enhancing the design quality of the built environment. It goes on to state that “with careful planning and design, green infrastructure can embed the benefits of biodiversity and ecosystem services into new development and places”. It is also advised that “there are multiple ways of incorporating green infrastructure, dependent on the needs and opportunities a site presents”.

Paragraph 6.4.21 establishes that “planning authorities must follow a stepwise approach to maintain and enhance biodiversity and build resilient ecological networks by ensuring that any adverse environmental effects are firstly avoided, then minimized, mitigated, and as a last resort compensated for; enhancement must be secured wherever possible”.



<p>Technical Advice Notes</p>	<p>Planning Policy Wales is supplemented by a series of Technical Advice Notes (TANs) which provide further national advice and guidance on specific areas of the planning system. Of particular relevance to this application are the following TANs:</p> <ul style="list-style-type: none"> <li>• TAN 2: ‘Planning and Affordable Housing’ (June 2006);</li> <li>• TAN 5: ‘Nature Conservation and Planning’ (September 2009);</li> <li>• TAN 10: ‘Tree Preservation Orders’ (October 1997);</li> <li>• TAN 12: ‘Design’ (March 2016);</li> <li>• TAN 15: ‘Development and Flood Risk’ (2004)</li> <li>• TAN 18: Transport (2007).</li> </ul>
<p><b>Planning History</b></p>	
<p>Planning History</p>	<p>None</p>
<p><b>Pre-Application Advice</b></p>	
<p>Pre-Application Advice</p>	<p>Pre-application advice was received from Pembrokeshire Coast National Park Authority on the 22/09/22.</p> <p>It was considered that the proposal for a 100% affordable housing (social-rented) exception site is compliant with Policies 7 and 49 of the Local Development Plan and is likely to be acceptable in principle, subject to detailed development management considerations.</p> <p>It is also confirmed that the development does not conflict with Policy 15 of the Pembrokeshire Coast National Park Local Development Plan 2.</p>
<p><b>Analysis</b></p>	
<p>Land Use Planning</p>	<p>In light of the relevant LDP Policies, the principle of developing this site is not only determined by the local spatial strategy for future growth but also intrinsically linked with the 100% affordable housing profile of the scheme and the impact of the proposals upon the open space provision in Solva.</p> <p><b>Local spatial strategy</b></p> <p>Solva is designated as a Rural Centre in accordance with LDP Policy 6. The supporting text of this policy envisages that “the future for Rural Centres is one where some additional development, including affordable housing development, has helped sustain local facilities and the need to travel to larger centres for day to day needs is no longer required”.</p> <p>In accordance with the LDP Proposals Map, the site appears outside the settlement boundary for Solva and therefore is designated as countryside.</p> <p>LDP Policy 7 sets out the conditions where development could be permitted in the countryside. Criterion (i) states that development will be acceptable in principle when “there is an exceptional land release adjoining Centres for affordable housing to meet an identified local need” which is the ethos behind the proposed development.</p> <p>It is worth highlighting the intimate relationship of the site with the urban settlement of Solva. Whilst the LDP Proposals Map designates the site as a rural location, it must be acknowledged that the site</p>

adjoins the settlement boundary and is flanked by cul-de-sac residential development that forms part of the defined urban settlement.

Given this location, the future occupiers of the dwellings would be within the catchment of key services and facilities in Solva and beyond to meet their day to day needs by walking, cycling and public transport. Further details are provided in Section of 'Highway and movement' below.

### ***Housing Supply***

The proposed development would provide a significant contribution of new dwellings towards the local authority's overall target of delivering 960 dwellings over the Plan period in compliance with LDP Policy 46. The scheme would also provide a valuable contribution towards the authority's target of 362 affordable housing units over the Plan period in accord with LDP Policy 48.

As a proposed affordable housing development located outside of a defined settlement boundary, the proposals represent a 100% affordable housing exception scheme which falls to be considered under LDP Policy 49. The proposals have been assessed against each criterion of Policy 49 as follows:

"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; and

The proposed residential development is promoted solely for affordable housing and, with Ateb housing association as joint promotor and through the use of appropriate planning controls by way of S106 and/or planning conditions, there will clear and appropriate mechanisms in place to ensure that it is retained as affordable housing in perpetuity.

- b) A genuine need for affordable housing has been identified; and

There is a demonstrable genuine need for affordable housing in the area, as is evidenced by the latest Local Housing Market Assessment (2021) and, more specifically, direct consultation with the local community Pembrokeshire Coast National Park Authority. The proposals to provide a supply of affordable homes are also supported by the Housing Officer.

- 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"

The scheme proposes a total of circa 28 dwellings of a variety of housing types/sizes, which is consummate with the identified demand. The scale of the development is considered appropriate to the scheme of the settlement of Upper Solva and, as addressed later in this document, can be delivered on the site whilst achieving compliance with other material considerations.

Having regard to the above, it is considered that a proposed affordable housing scheme in this location would, in principle, fully comply with LDP Policy 49 as well as criteria (a) of LDP Policy 6.

### **Open space**

Given the existing use of the site as football pitches, it must also be considered whether the proposed reduction in open space on the site as a result of the development would give rise to a conflict with LDP Policy 15: Open Space or LDP Policy 54: Community Facilities, which both afford protection to existing open space provision unless certain criteria can be evidenced.

In the case of the site, the LDP Proposals Map does not identify the site as contributing towards the open space provision within the settlement of Solva for the purposes of this policy. The site therefore is not afforded protection by virtue of LDP Policy 15.

Furthermore, there is currently a surplus of outdoor sport provision in Solva. Whilst LDP Policy 15 (Open Space) references the authority's 2016 study, the latest assessment of open space within was published by the National Park Authority in March 2018. This document identifies the amount of recreational open space available in Centres and communities throughout the National Park. Based on the Fields in Trust standards of provision the Assessment also identifies where there are shortfalls of specific types of recreational space.

There is a 1.28ha surplus of outdoor sport provision, and a 0.16ha surplus of pitches within the settlement of Solva when compared with the Fields in Trusts standards which have been adopted by the Authority for the purposes of such analysis (see Figure 5 below).

*Fig.5 Extract of Appendix 6: Assessment of Recreational Open Space against FIT standards*

<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>

The loss of the on-site pitches would not generate a shortfall of comparative provision within the settlement and, furthermore, there is an excess of capacity which should be more than capable of accommodating the limited number of additional dwellings generated by the development. The scheme furthermore retains a large parcel of land on site for the use as an under 11/12s football pitch/community green space. Therefore, it is contended that there would be no conflict with either LDP Policy 15 nor Policy 54.

It has been confirmed through pre-application engagement with Pembrokeshire Coast National Park that the proposal for an 100% affordable housing exception scheme on this Site is in compliance with both Policy 7 and Policy 49. Therefore, it has been concluded that the principle of development for the Site is compliant with the LDP and associated policies.

### **Flood Risk**

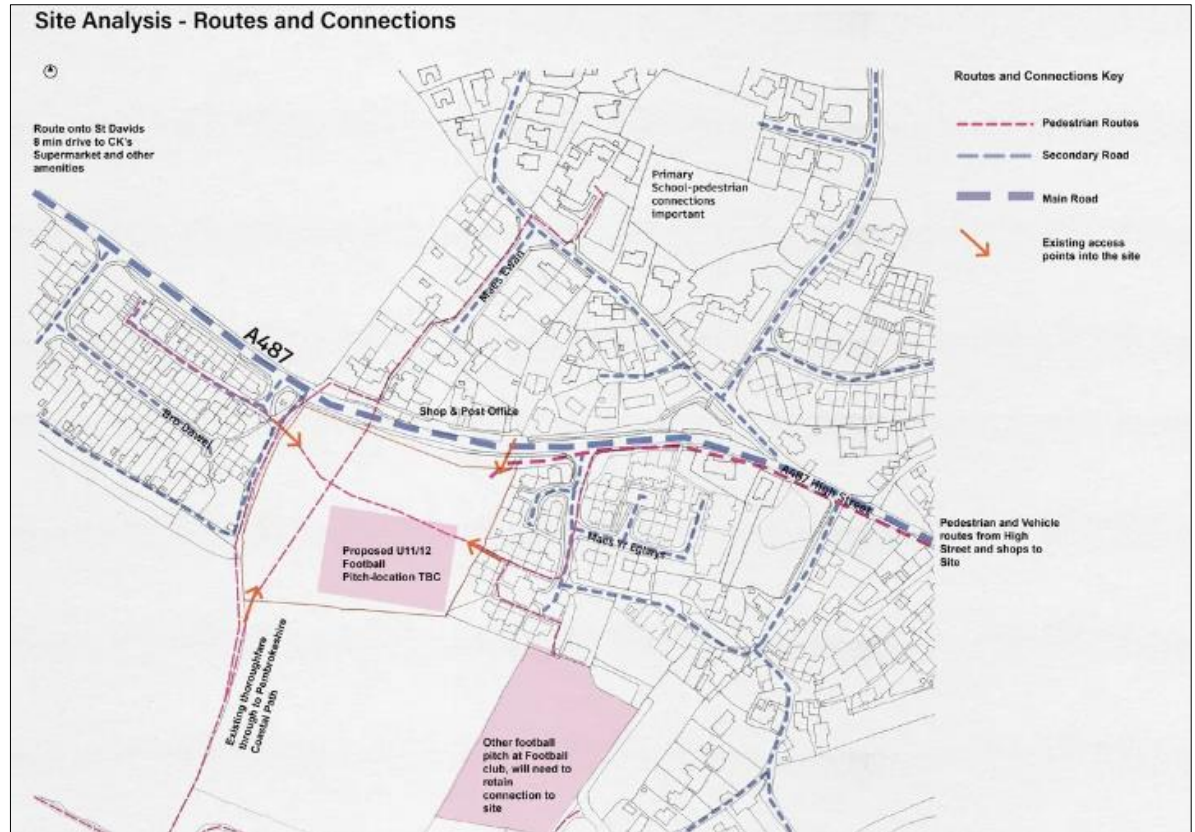
In accordance with TAN 15 Development Advice Map (DAM), most of the site has been identified within Flood Zone A which means there is considered to be little or no risk of fluvial or coastal/tidal flooding in this area.

The forthcoming new TAN 15 and Flood Map for Planning there is no change in flood risk designation. It is therefore anticipated no constraints to development in this matter.

Minerals Safeguarding	<p>Having regard to the site's proximity to existing residential uses, and the limited extent of the site which is subject to the safeguarding zone, it is considered that it would be inappropriate to undertake any minerals extraction in advance of the development in this instance, however the LPA's confirmation of this is requested.</p>
Welsh Language	<p>The proposed development is within the identified Welsh Language-Sensitive Areas. Proposals which are considered likely to have a significant effect on the Welsh language will be subject to a Language Impact Assessment, setting out the measures to be taken to protect, promote and enhance the Welsh language.</p> <p>A suitable Language Assessment has been undertaken for the scheme. In conclusion, a thorough assessment of the proposed development indicates that it will not pose any adverse impacts on the preservation of the Welsh Language or the cultural traditions of the local community of Solva. On the contrary, the development holds the potential to foster the retention of the local community and mitigate out-migration, whilst also providing a betterment to the existing sports pitch on the Site for community use.</p> <p>The scheme acknowledges the significance of Welsh and seeks to create a harmonious balance between development and local context. By providing affordable housing options within the local area, the scheme promotes the retention of local people, reducing the likelihood of losing Welsh speakers from the locality.</p> <p>The assessment of the proposals resulted in a total of 8 no. neutral impacts, 11 no. positive impacts, and 0 no. negative impacts.</p> <p>The scheme demonstrates sensitivity towards the local surroundings, which are safeguarded under Policy 13 due to the distinct linguistic profile of the local area. It is contended that the scheme is compliant with Policy 13 of the Pembrokeshire Coast National Park Local Development Plan 2.</p>

The site is sustainably located in respect of its connectivity and proximity to services and facilities as detailed in the initial desk-based sustainability assessments in Figures 6 and 7 below. The availability of a range of services and facilities in a reasonable walking distance will discourage the use of private vehicles and encourage the use of active travel modes for future residents of the site.

Fig.6 Routes & Connections



Based upon this initial desk-based assessment it is concluded that the site would score in excess of 8 points based upon the Parking Standards SPG criteria (with a post office, convenience store, primary school, bus stop, GP Surgery, and Community Hall all within close proximity of the site). On this basis the development would lie within Parking Zone 4 and consequently the maximum parking requirements would be as follows:

- Houses: 2 spaces per house
- Apartments: 1 space per apartment
- Visitors: N/A

In addition to the site's highly sustainable location, it is noted that as an affordable-housing scheme, car ownership levels are evidentially significantly lower than for market housing and other housing tenures. The opportunity to deliver a community car club is also being explored.

As part of the aspirations to prioritise pedestrians over vehicles, and minimise the reliance on private motor-cars, the applicant is also keen to explore the opportunity to further minimise parking provision, and also to explore the provision of this in the form of on-street/communal parking courtyards.

The proposed vehicular access into the site will be from the A487 which affords good visibility along much of the site frontage. The design of the access and visibility splays will be in accordance with Highway design specifications to ensure appropriate safety standards are maintained for road users.

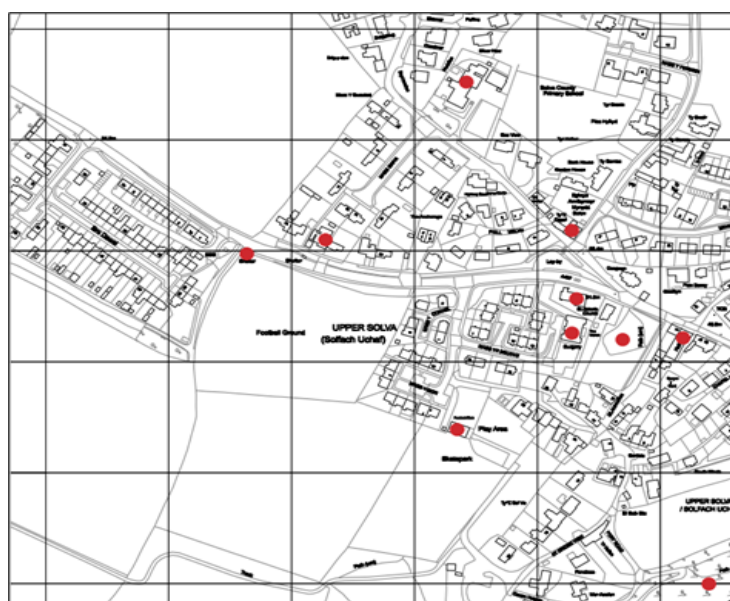
Furthermore, in addition to the primary site access, the development will also incorporate several direct pedestrian accesses from the public highways. These accesses will ensure accessibility for pedestrians and promote active travel as a mean of transport. Planning Policy Wales paragraph 4.1.11 states 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.

The proposed development will provide 1 car parking space per walk-up flat, with provision for 2 spaces per house adjacent to plots, besides plots 1 and 2. Each dwelling will have provision for electric car charging. There is a further provision for 11 visitor spaces on site which may also be used for parking for the community green space for football training/matches.

Pedestrian access to the site will be maintained from the existing route from Maes Y Mor from the East, which is well overlooked by our new dwellings. The main vehicular access is from the A487 to the North of the site, where a new site entrance is created.

The site layout has taken into consideration local routes from the football club, local schools, and the coastal path. Two key routes have been prioritised through the site, which were pre-existing thoroughfares which connected to different areas of Solva. It was important that these routes were well overlooked, for safety and security, and also for good placemaking.

*Fig.7 Services & Facilities in Walking Distance to the Site*



The following services are depicted:

- Solva CP School
- Bayview Stores
- Bus Stop/Shelter
- Solva Football Club
- GP Surgery
- St Aiden's Church
- Mount Zion Congregational Chapel
- Village Green
- Memorial Hall
- Solva Harbour

For these reasons, the design of the proposals maximises the opportunities for sustainable travel choices, ensure appropriate and safe accesses to the public highway network and cause no unacceptable cumulative impact upon the vehicular traffic on the roads. In summary, the development is in line with LDP Policies 59 and 60.

## Design and Layout

The scheme intends to provide a phased development of circa 28 high-quality affordable, sustainable dwellings and a new large multi-use green space, which will be carefully designed to operate diversely as a focal high quality outdoor space for the local community capable of being used, on occasion, as an under 11/12s football pitch for Junior football.

The design concepts have been developed in conjunction with the community through community engagement events as well as previous pre-application consultation with Pembrokeshire Coast National Park. The two phases will form a hybrid full/outline planning application.

The proposed phasing of the site is grant-funding led, but is also contended as a sympathetic approach to development within a Language Sensitive Area as identified within Policy 13.

For the purposes of Phase 1 (Full Planning), the design will include 17 dwellings, specially designed to respond to local character and context, as well as the diverse community greenspace to the west.

Gardens have been oriented to be South facing which will be optimal for sun, as well as allowing covered porch areas to the north which provide shelter. The location of the public green space has been determined by the routes through the site and the efficiency of the positioning of dwellings and the roads around the site. The design furthermore presents strong gable features to the internal access road, creating a strong character, a treatment commonly seen in the local vernacular. The layout allows for strong overlooking and presence to both the pedestrian and vehicular routes through the site.

For the purposes of Phase 2, up to 11 dwellings will be provided with a mix of 1,2 and 3 bedrooms. The continuation of the dual-aspect streets will be included, which will see more houses with outlooks onto the community green space as well as a completion of the street scene addressing the A487. A route through the phase 2 development will link through to the community green space from the routes to the school.

Both phases of the proposed development comprise single and two storey residential dwellings which is characteristic of the area and responding to the general falling of the topography to the bungalows to the East. The dwellings suitably scaled roof forms which 'hunker down' to the Northern elevations. This allows them to close off to the north / open to the south which is ideal for passive solar etc. let more direct sunlight in.

To the northern side of the dwellings, the street side offers covered porch areas which enclose the bin store and reflecting the built forms and character of the historic town centre. Although the site layout maximises the potential of the site, it is also not overcrowded, and ensures that the dwellings have sufficient private amenity spaces.

The design proposes a distinct contemporary reflection of the existing vernacular, with high quality brickwork which reflects the colours and hues of the historic local materials which then sits comfortably within the immediate context, marrying traditional materials with contemporary design. Further, the development provides a greater sense of community engagement and placemaking for social interaction with the benefit of the public open space which will be of great benefit to the local community.

It is considered that the proposed site layout also demonstrates a series of positive features that will ensure the development creates an attractive, safe, and secure place to live.

A suitable Landscape and Visual Assessment furthermore accompanies this planning submission, which thoroughly assesses the response of the layout to sympathetically integrate within its local context and character.

The assessment concludes that with appropriate mitigation, the proposed siting and layout of the new dwellings would ensure that the development does not compromise the existing pattern of built form in Upper Solva and is sensitive to the defining landscape characteristics of the local area and the special qualities of the Pembrokeshire Coast National Park.

A landscape framework of retained and appropriately managed hedgebanks 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 with an enhanced sense of place.

*Fig.8 Proposed Layout (Phase 1)*





Fig.9 Proposed Indicative Layout (Phase 2)



The scheme remains focused on sustainable design and the development will meet the minimum Approved Document L2 building regulation requirements. The proposed energy strategy focusses on a “fabric first” approach to minimise heat losses through the fabric whilst embracing renewable technologies to reduce energy demand.

It is contended that the design of the proposed development responds positively to its local character, whilst providing suitable provision of housing and accessible community green space. The design aims of the scheme adhere to the various National Placemaking Outcomes, as well as Policies 6,8, 15 and 46.

Residential amenity

The residential development has the appropriate density given the net site area. The site layout is deemed to effectively balance the sufficient areas for landscaping, highway infrastructure, car parking provision and residential plots.

The plot arrangement is such that neither overlooking effect nor overbearing effect would occur to the future occupiers. By reason of separation distances, no adverse effect is anticipated between the existing properties adjoining the site and the nearest new houses.

All house types for the residential scheme have been designed to provide good standard of amenity for future occupiers of the dwellings. All habitable rooms will have an acceptable standard of light, outlook and privacy and their amenity spaces sufficiently private and usable and appropriate for family-sized dwellings such as those that are propose.

	<p>In conclusion, the design of the development will ensure good levels of residential amenity in accordance with LDP Policies SP1, GN1, GN2 and GN26.</p>
<p>Habitats and biodiversity</p>	<p>A Preliminary Ecological Appraisal (PEA) of the site was undertaken by Wyndrush Wild Ltd. The aim of the survey is to provide baseline data on habitat and species, both on and adjacent to the site, and to investigate potential impacts that may occur during construction and post-construction stages. An assessment is also made of any potential impact on protected sites or species in the area.</p> <p>The areas of grassland, scrub and woodland have been identified to support breeding birds including species of conservation concern. No rare plant species are present, but the vegetation will support a range of insect species. These in turn could support foraging bats, and further survey work is proposed to assess the significance of the site to local bat populations. Reptiles could also be present and further survey was subsequently carried out to ascertain their presence or absence.</p> <p>As a result of the findings above, a Reptile Survey was undertaken also by Wyndrush Wild Ltd. The conclusion is that a significant population of slow worms is present on the western part of the site, together with a small population of barred grass snake. A precautionary approach has been taken to prevent their harm or even death during the construction works. It has been proposed to carry out a translocation of the slow worms given that the landowner owns some neighbouring land where the worms could be translocated.</p> <p>In respect of the trees, a Tree Survey including a Tree Constraint Plan was undertaken by Treescene. The tree quality of each tree on the site has been assessed and accordingly preliminary management recommendations have been proposed where applicable. The proposed landscaping strategy has addressed the existing ecology conditions on the site and its surroundings. New planting is proposed with the aim of maximising biodiversity by the use of native species appropriate to the setting.</p> <p>In summary, the proposals demonstrate a positive approach to maintaining and, wherever possible, enhancing biodiversity. Where harm has been identified to any specie or other habitat, appropriate mitigation has been designed. The development therefore complies with LDP Policy GN37.</p>
<p>Conclusion</p>	<p>The site has been identified as being appropriate for purpose of development as a rural exceptions site comprising 28no. affordable dwellings. The provision of housing accords with the housing trajectory and targets in Pembrokeshire. The provision of affordable housing will be demonstrably justified and in line with the policy provisions in this matter.</p> <p>The relevant species and habitats have been identified as well as any harm upon them by reason of the development. This harm is not significant and proposals for appropriate mitigation and enhancement have been outlined to provide a net benefit for biodiversity.</p> <p>The form and appearance of the development will respond to the character of the area and ensure good standards of residential amenity and ensure no harm to the significant landscape features of the National Park. The site is deemed sustainable, and promotes the use of modes of Active Travel given the availability of services and facilities nearby.</p> <p>For these reasons, it has been demonstrated that placemaking has been put into practice through the design of the scheme. The considerations above also reveal to what extent the residential development adheres to the provisions of National policy in the form of PPW and all relevant TANs. Furthermore, the scheme also accords with the key policies of the Pembrokeshire Coast National Park LDP2 and the guidance contained within the adopted SPGs.</p>

In conclusion, the proposed development is committed with sustainable development and is fully consistent with the planning policy framework.