

Application Ref: NP/22/0240/FUL

Case Officer	Andrew Richards		
Applicant	Mr & Mrs Harrod		
Agent	Mr G John		
Proposal	The proposed demolition of the modern farm buildings, and the construction of a replacement new build dwelling including, in part, the conversion of existing historic barns, landscaping, solar panel array, bat night roost and associated works		
Site Location	Lower Ripperston Farm, St. Brides, Haverfordwest, Pembrokeshire, SA62 3AH		
Grid Ref	SM81441148		
Date Valid	06-Apr-2022	Target Date	14-Sep-2022

The application is reported to the Development Management Committee for determination as the application is classed as Major development.

Consultee Response

Marloes & St Brides Community Council: Objecting on two grounds - loss of affordable homes and associated agricultural traffic generation

PCNPA Planning Ecologist: Further verbal report will be given at the meeting

PCNPA Tree and Landscape officer: Conditional consent

PCC Transportation and Environment: No objections on highway grounds

PCC Public Protection: Conditional consent

PCC Drainage Engineers: SAB approval required

Dyfed Archaeological Trust: Conditional consent

Natural Resources Wales: Conditional consent

Welsh Water: No adverse comments

Western Power Distribution: No response received

Public Response

A site notice was erected in accordance with requirements of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012. No responses have been received to date.

Policies considered

Future Wales, The National Plan 2040 (Future Wales)

Pembrokeshire Coast National Park Local Development Plan 2

Please note that these policies can be viewed on the Policies page Pembrokeshire Coast National Park website –

[Local Development Plan 2 - Pembrokeshire Coast National Park](#)

LDP2 Policy 01 - National Park Purposes and Duty

LDP2 Policy 07 - Countryside

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LDP2 Policy 08 - Special Qualities
LDP2 Policy 11 - Nationally Protected Sites and Species
LDP2 Policy 14 - Conservation of the Pembrokeshire Coast National Park
LDP2 Policy 29 - Sustainable Design
LDP2 Policy 30 - Amenity
LDP2 Policy 31 - Minimising Waste
LDP2 Policy 32 - Surface Water Drainage
LDP2 Policy 33 - Renewable Energy & Low Carbon Energy
LDP2 Policy 60 - Impacts of Traffic
PPW11
SPG03 - Landscape
SPG08 - Seascape Character
SPG10 - Archaeology
SPG12 - Biodiversity
SPG15 - Renewable Energy
SPG16 - Sustainable Design & Development
TAN 05 - Nature Conservation and Planning
TAN 06 - Planning for Sustainable Rural Communities
TAN 12 - Design
TAN 15 - Development and Flood Risk
TAN 18 - Transport
TAN 24 - The Historic Environment

Constraints

Safeguarding Zone
Hazardous Zones
Potential for surface water flooding
Recreation Character Areas
Affordable Housing Submarkets
Seascape Character Areas
Landscape Character Area

Officer's Appraisal

Site and context

The application site comprises two semi-detached farm dwellings together with various agricultural buildings both modern and historic set within this existing farmstead. The site is located to the northeast of St Brides Church and accessed off a private access lane. The associated agricultural land extends around the farmstead and links up the nearby coastline to the north and west.

Relevant Planning History

No recent planning history has been identified for this site.

Description of Proposal

The application seeks consent for the demolition of the modern farm buildings, and the construction of a replacement new build dwelling including, in part, the conversion of existing historic barns, landscaping, solar panel array, bat night roost and associated external works which include hard and soft landscaping together with swimming pool.

Key Issues

The application raises the following planning matters:-

- Policy, Principle of Development and Impact on special Qualities
- Affordable Housing
- Siting and Sustainable Design
- Amenity and Privacy
- Highway Safety and Access
- Biodiversity
- Landscaping
- Land Drainage and Flooding
- Other Material Considerations

Policy, Principle of Development and Impact on Special Qualities

Future Wales – The National Plan 2040 (FW) which was adopted on 24th February 2021 and is the National Development Framework for Wales – is the national tier of the Development Plan. Policy 4 Supporting Rural Communities states that Strategic and Local Development Plans must identify their rural communities, assess their needs and set out policies to support them. On page 104, Future Wales states that: “National Park Authorities are unique planning entities with a specific remit to reflect the distinctive characteristics of their areas...” and that “Future Wales policies respect the functions of National Parks in terms of their statutory purposes...”

Policy 7 of the Plan allows for the conversion of appropriate buildings in the countryside, with market housing being given priority in residential conversions. The term ‘appropriate’ is set out in the Plan following national planning guidance as needing “to be of a form, bulk and general design which are in keeping with their surroundings. In this National Park these are considered to be those that make a positive contribution to the character of the area through their intrinsic architectural merit or their setting in the landscape. Their interest and charm stems from an appreciation of the function requirement of the building, their layout and proportions, the type of building materials used...and their display of local building methods of skills. Conversion must not result in an unacceptable adverse effect upon the structure, form, character or setting of the building.”

The re-use of agricultural buildings which may be visually intrusive in the landscape – generally more large scale, modern buildings constructed of concrete blocks,

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asbestos and corrugated iron sheeting, will be limited and these may be re-purposed for rural employment uses but would be precluded in proposals for residential uses.

The current proposal is to create a single residential unit from the existing farmhouse and adjoining cottage and to utilise some of the existing buildings across the site to create a large second dwelling, linked at sub-terranean level and with two additional buildings that would appear as single-storey stone structures at ground floor level.

The existing farmhouses benefit from a full C3 use with permitted development rights to move to C5 and C6 or a mix thereof. The change to a single dwelling in the existing farmhouse would benefit from permitted development rights and no condition restricting the movement from C3 to C5 or C6 uses or a mix thereof is proposed.

In relation to the second dwelling being created, the building proposed utilises two existing barns, but also includes a significant new build element in a countryside location. Whilst in design terms this is accepted because of the improved visual appearance created by the wider proposal above ground, the second dwelling will have four separate buildings at ground level (including two which are entirely new build in nature) and joined via a subterranean lower ground floor. In order to ensure that this second dwelling cannot be occupied separately as more than one dwelling (in contravention of the generally restrictive approach to residential development in the countryside) a condition is proposed stating that it shall only be used as a single unit of accommodation.

Policy 40 of the Local Development Plan notes that self-catering development will only be permitted on a brownfield site in a Centre or in a conversion proposal in a countryside location. Planning Policy Wales (Edition 11) provides a definition of brownfield or previously developed land which excludes land for agricultural use. As set out above, there is a significant new build element to the proposed second dwelling. Given the extensive scale of the second dwelling and the new build element there is a risk that if the property were used on a short-term basis rather than as a primary residential dwelling that the property would be more likely to result in use for large parties (whether let commercially or not). To ensure the amenity of the neighbouring farmhouse property is protected and to prevent a type of use which would be unsuitable in a countryside location, a second condition limiting its use to C3 only and removing its permitted development rights to move to C5 or C6 is also proposed.

The site is within Landscape Character Area 9 (Marloes Peninsula) as set out in the SPG. The area forms a large tract of agricultural landscape, with scattered villages and farmsteads, forming the coastal hinterland of this large headland. The landscape is interspersed with occasional small, wooded valleys and woodland belts. Management guidance seeks to retain the agricultural character of the area through requiring that new development remains low-key and in-keeping with the existing area, conserving the undeveloped diverse coastline and associated views. In addition to address the sites which have neglected older farm buildings and consider their re-use if appropriate when coming to the end of their agricultural life.

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Whilst the wider application site area extends further around the core of the old farmstead, the main area for new development is to the northwest and the overall site measures approximately 1.95ha. In the context of the SPG the site is recognised as forming an existing farm complex sited a short distance from the coastline which incorporates old farm buildings which are neglected and also contemporary buildings which are at the end of their agricultural life.

The application site also falls within Seascape Character Area 23 (St Brides Bay Coastal Waters South – The Nab Head) as set out in the SPG. SCA 23 recognises that the area is located on the southern edge of St Brides Bay with generally low cliffs with a broken and jagged rocky shoreline and small beaches. This open coast of mixed farming is generally sparsely settled and remote with key buildings being small Norman parish church and St Brides Castle, which is now a hotel. The key sensitivities to the SCA are natural character and wilderness of sea edge, sensitivity to further light pollution, historic setting at St Brides Haven, open views over the bay and from the bay to the cliffs and cliff top and finally the coastal footpath as a sensitive receptor.

The current proposal is seeking to remove several large old farm structures from the site which are visible from a distance to the coast path and replace them with sensitive traditional form and design structures which include sub-terranean levels that will be well screened. The current proposal in removing these structures and replacing them with more traditional and lower structures will reduce the visual impact that this site has on the surrounding landscape including the coastal path and in turn help to make the area more sensitive in terms of the seascape character by reinforcing the natural character and wilderness of the sea edge to this area, removing the large unsightly agricultural buildings from the sensitive receptor and also improving the views out over the bay and also from the bay back to the land.

Policy 14 of LDP2 seeks to conserve and enhance the National Park by preventing development that would have an unacceptable adverse effect on the qualities and landscape of the National Park, including those causing visual intrusion.

This application proposal includes additional landscaping throughout the site and also retains the existing ponds and woodland to the west of the site. The additional landscaping will include native meadow planting, screen planting and hedgerow planting together with low level planting within the residential amenity areas are proposed. These elements of the application would assist in screening the proposed development from the wider landscape. A walled garden and a kitchen garden are also proposed to support the new dwelling.

The principle of the development is considered to comply with PCNPA Local Development Plan 2 Policies 7, 8 and 14 and PPW 11.

Affordable Housing

The existing site comprises two residential dwellings currently located within the semi-detached farmhouses to the eastern end of the site. The current proposal seeks to retain the two units within the site with no net gain of residential units. The existing farmhouse will be converted from two dwellings into one larger dwelling and

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the remaining residential unit will be relocated within the site into the existing stone barns with some additional structures added to increase the size.

The community council indicates that within the community council area and coastal Pembrokeshire generally, there is a shortage of affordable housing of all sizes to rent. The community council states that “we do all we can to prevent community decline and look to the interests of future generations; thus, whilst we see ever increasing numbers of second homes and holiday lets on this Peninsula, we at least try to maintain the stock of permanent dwellings which are within the reach of average wage-earning households.” The community council objects to the combining of the present two semi-detached units into one residential dwelling. Retained as two dwelling units, they would allow two households of farm workers or other providers of essential local services to live near their employment base, send their children to Coastlands School, and make use of vital year-round community facilities.

Officers consider whilst the scale of the two residential dwellings is proposed to increase in this instance, there is currently no objection raised in respect of this aspect given the overall reduction in visual impact associated with the wider development. In addition, there is no net gain of residential uses within the site which is the trigger for affordable housing to be either considered for onsite provision or as a contribution towards affordable housing provision within the surrounding areas.

Siting and Sustainable Design

Policy 29 of the LDP2 requires all development proposals to demonstrate an integrated approach to design and construction and be required to be well designed in terms of place and local distinctiveness (criterion ‘a’).

The proposed siting of the works within this location is considered to be acceptable as the proposal has a scale, form, mass and design which is in-keeping within this area of the National Park. The removal of the existing modern agricultural buildings and the proposed new structures including the sub-terranean level will result in an overall reduction in the built form within the site and also improve the overall appearance within this countryside location.

The proposal will retain the residential units within this countryside location and is considered to support sustainable design principles.

Highway Safety and Access

The Community Council is not satisfied that sufficient measures are proposed to mitigate for the inevitable increase in farm traffic using local roads. At present Lower Ripperston serves as the operating hub for the lands around it, thus a lot of movements are internal, i.e. across farmland without using public roads. The proposed removal of all modern farm buildings from Lower Ripperston, without any reduction of farming activity on the surrounding land, could result in a greater increase in traffic on surrounding public roads, which are already very busy in holiday periods and were never designed for modern agricultural vehicles.

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PCC Highways raised no objections to this proposal noting that they confirm that the proposed development has no detrimental impact to the existing parking arrangements, access or local Highway Network. As such, the concerns raised by the community council are not shared by your officers and therefore the proposal is supported in respect of highway matters.

Amenity and Privacy

Policy 30 of the LDP2 states that development will not be permitted where it has an unacceptable impact on amenity. Given the nature of the current proposal and its location and subject to the imposition of appropriate conditions, it is considered that the privacy and amenity of any nearby neighbours will be protected.

Biodiversity

PPW, TAN5 and LDP2 Policies 10 and 11 requires biodiversity and landscape considerations to be taken into account in determining individual applications.

Natural Resources Wales has indicated that subject to the development being carried out in accordance with the submitted documentation they would not raise objections to the current proposal.

A further verbal report will be given at the meeting to cover biodiversity, ecological enhancements and the associated Habitats Regulations Assessment.

Landscaping

To comply with Planning Policy Wales (2021) Section 6, Technical Advice Note (TAN) 5 and Technical Advice Note (TAN) 10, Planning authorities should protect trees, hedgerows, groups of trees and areas of woodland where they have ecological value, contribute to the character or amenity of a particular locality, or perform a beneficial and identified green infrastructure function. Trees, Hedges and hedgebanks are considered in regard to the interests of maintaining a suitable scheme of landscaping to protect the visual amenity of the area, to maintain the special qualities of the landscape and habitats through the protection, creation and enhancement of links between sites and their protection for amenity, landscape and biodiversity value.

The submitted scheme retains existing soft landscaping features and includes new areas of landscaping to support the proposed development as set out within the submitted landscape masterplan. However, the submitted level of detail is lacking on the features, landscape management and any specific details of new landscaping and this aspect can be covered through planning conditions which will be attached to any consent that may be granted.

Land Drainage and Flooding

PCC Drainage Engineers have been consulted as part of the application and support the application subject to the discharge of surface water being directed to a new sustainable drainage system. SAB approval is required in this instance as the

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proposal creates hard surface area in excess of 100 square metres, and an informative will be added to any consent to inform the applicant of this requirement.

In addition, it is noted that there is the presence of ordinary water courses within the site and the applicant will be made aware that separate consent will be required to undertake any works which build within 3 metres, fill in, culvert or impede the flow of these by way of an informative.

Other Material Considerations

The proposed development site has historically been used for farming activities. At present there is not DoE Industry profile for farm activities. Historically, these activities however have not been regulated and therefore there is the potential for contamination to have arisen from a variety of sources. Sources would typically include slurry spreading, pesticide/herbicide use, fuel storage and dispensing, equipment maintenance, derelict/demolished buildings and land levelling (including backfilling quarries/ponds). Contaminants associated with these activities could include methane, nitrates, metals, pesticides (including organophosphates), PAH, hydrocarbons and asbestos.

It is therefore no longer possible to assume that 'greenfield' land does not contain potential contamination and the same precautions that would be required on brownfield sites should be considered. The application identifies an above ground tank, storage of silage, a slurry pit and also storage of fertilisers. There is therefore the potential for accidental leaks / spills to have occurred from anything stored or from infilling of any of the adjacent tanks. There is the potential for asbestos to exist within some of the building structures. The proposed development includes garden areas for the growing of edible plants as well as some significant excavation for some of the subterranean elements.

A residential development with a garden area represents a highly vulnerable receptor and therefore it is essential that appropriate mitigation measures are in place to ensure there is no risk posed by potential contamination at the proposed development site.

Before any development works commence on an area of land it must be determined whether or not it is contaminated and what works may need to be carried out to make the land 'suitable for use'. The authority has a duty to ensure that the developer will carry out the necessary investigation and proposal for dealing with any contamination in a responsible and effective manner. As such, appropriate conditions will be imposed on any consent granted to ensure that the relevant surveys will be undertaken prior to any other development works commencing and if required the necessary remedial works are undertaken.

Conclusion

Following consideration of the policies contained within the statutory Development Plan (Future Wales and Local Development Plan 2) and National Planning Policy in the form of Planning Policy Wales (Edition 11) and having regard to all material considerations it is considered that the development will be in keeping with the aims

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of the LDP2 in that the development is considered to provide a development which is acceptable in principle and pending further updates on acceptable biodiversity aspects can be supported by officers.

Recommendation

A further verbal report will be given at the meeting.

1. The development shall begin not later than five years from the date of this decision.

Reason: Required to be imposed pursuant to Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

2. The development shall be carried out in accordance with the following approved plans and documents:

Drawing Reference:1834/L01 (Received 06.04.2022)
Drawing Reference:1834/S101/B (Received 06.04.2022)
Drawing Reference:1834/S102/B (Received 06.04.2022)
Drawing Reference:1834/S103/B (Received 06.04.2022)
Drawing Reference:1834/S104/A (Received 06.04.2022)
Drawing Reference:1834/S110 (Received 06.04.2022)
Drawing Reference:1834/S111 (Received 06.04.2022)
Drawing Reference:1834/S112 (Received 06.04.2022)
Drawing Reference:1834/S113 (Received 06.04.2022)
Drawing Reference:1834/S120 (Received 06.04.2022)
Drawing Reference:1834/S121 (Received 06.04.2022)
Drawing Reference:1834/S122 (Received 06.04.2022)
Drawing Reference:1834/S123 (Received 06.04.2022)
Drawing Reference:1834/S130 (Received 06.04.2022)
Drawing Reference:1834/S131/A (Received 06.04.2022)
Drawing Reference:1834/S150 (Received 06.04.2022)
Drawing Reference:1834/S151 (Received 06.04.2022)
Drawing Reference:1834/S152 (Received 06.04.2022)
Drawing Reference:1834/S153 (Received 06.04.2022)
Drawing Reference:1834/S200 (Received 06.04.2022)
Drawing Reference:1834/S201 (Received 06.04.2022)
Drawing Reference:1834/S202 (Received 06.04.2022)
Drawing Reference:1834/S203 (Received 06.04.2022)
Drawing Reference:1834/S210 (Received 06.04.2022)
Drawing Reference:1834/S211 (Received 06.04.2022)
Drawing Reference:1834/S212 (Received 06.04.2022)
Drawing Reference:1834/S213 (Received 06.04.2022)
Drawing Reference:1834/S250 (Received 06.04.2022)
Drawing Reference:1834/S251 (Received 06.04.2022)
Drawing Reference:1834/S252 (Received 06.04.2022)
Drawing Reference:1834/S253 (Received 06.04.2022)
Drawing Reference:1834/S300 (Received 06.04.2022)
Drawing Reference:1834/S301 (Received 06.04.2022)
Drawing Reference:1834/S302 (Received 06.04.2022)
Drawing Reference:1834/S303 (Received 06.04.2022)

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Drawing Reference:1834/S304 (Received 06.04.2022)

Drawing Reference:1834/S305 (Received 06.04.2022)

Drawing Reference:1834/S306 (Received 06.04.2022)

Drawing Reference:1834/S307 (Received 06.04.2022)

Drawing Reference: RIP/005/C (Received 06.04.2022)

Drawing Reference: RIP/006/A (Received 06.04.2022)

CEMP – Revision 2 (Received 06.04.2022)

Bat Survey Report (Received 06.04.2022)

Extended Phase 1 Habitat Survey Report (Received 06.04.2022)

Otter Survey Report (Received 06.04.2022)

Badger Survey Report (Received 06.04.2022)

Reason: In order to be clear on the approved scheme of development in the interests of protecting visual amenity and the special qualities of the National Park. Policy: Local Development Plan 2 – Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 14 (Conservation of the Pembrokeshire Coast National Park) and 29 (Sustainable Design).

3. The unit of accommodation as hereby approved as identified within the solid red line on the Plan Reference 1834/S104a (Received 06.04.2022), shall be used as a single unit of accommodation.

Reason: To comply with the general presumption against new dwellings within a countryside location in accordance with Planning Policy Wales (Edition 11) and Local Development Plan 2 – Policy 7 (Countryside).

4. The unit of accommodation as hereby approved as identified within the solid red line on the Plan Reference: 1834/S104a (Received 06.04.2022) shall be used for use Class C3 only and for no other purpose (including any other purpose in class C5 or C6 or a mix of C3, C5 and/or C6 uses) notwithstanding Part 1 Class I of the schedule to the Town and Country Planning (Use Classes) Order 1987 as amended (or in any provision equivalent to that class in any statutory instrument revoking and re-enacting that order with or without modification).

Reason: This permission has been granted solely having regard to the special circumstances of the case and use not in accordance with the requirements of the condition would require the further consideration of the Local Planning Authority in the light of the Local Development Plan 2 and any other material considerations. Policy: Local Development Plan 2 – Policy 7 (Countryside) Policy 30 (Amenity), Policy 40 (Self-catering Development) and Policy 52 (Housing Mix).

5. No development shall commence until an assessment of the nature and extent of contamination affecting the application site area has been submitted to and approved in writing by the local planning authority. This assessment must be carried out by or under the direction of a suitably qualified competent person *in accordance with BS10175 Investigation of Potentially Contaminated Sites Code of Practice and shall assess any contamination on the site, whether or not it originates on the site. The report of the findings shall include:
 - (i) a desk top study to identify all previous uses at the site and potential contaminants associated with those uses and the impacts from those

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contaminants on land and controlled waters. The desk study shall establish a 'conceptual site model' (CSM) which identifies and assesses all identified potential source, pathway, and receptor linkages;

(ii) an intrusive investigation to assess the extent, scale and nature of contamination which may be present, if identified as required by the desk top study;

(iii) an assessment of the potential risks to:

- human health
- groundwater and surface waters
- adjoining land
- property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes
- ecological systems
- archaeological sites and ancient monuments
- any other receptors identified at (i)

(iv) an appraisal of remedial options, and justification for the preferred remedial option(s).

All work and submissions carried out for the purposes of this condition must be conducted in accordance with Welsh Local Government Association and the Natural Resources Wales' 'Development of Land Affected by Contamination: A guide for Developers' (2017).

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors. Policy: Local Development Plan 2 – Policy 30 (Amenity) and Planning Policy Wales (Edition 11) – Chapter 6 (Distinctive and Natural Places).

6. A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990, The Contaminated Land (Wales) Regulations 2012 in relation to the intended use of the land after remediation. The detailed remediation scheme should not be submitted until written approval for Condition 5 has been received from the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors. Policy: Local Development Plan 2 – Policy 30 (Amenity) and Planning Policy Wales (Edition 11) – Chapter 6 (Distinctive and Natural Places).

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7. The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works. Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced and is subject to the approval in writing of the Local Planning Authority. The verification report contents must be agreed with the Local Planning Authority before commencement of the remediation scheme
Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors. Policy: Local Development Plan 2 – Policy 30 (Amenity) and Planning Policy Wales (Edition 11) – Chapter 6 (Distinctive and Natural Places).
8. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 1, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 2, which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 7.
Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors. Policy: Local Development Plan 2 – Policy 30 (Amenity) and Planning Policy Wales (Edition 11) – Chapter 6 (Distinctive and Natural Places).
9. No development shall take place until details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority. These details shall include:
- i) A statement setting out the design objectives and how these will be delivered;
 - ii) earthworks showing existing and proposed finished levels or contours;
 - iii) means of enclosure and retaining structures;
 - iv) other vehicle and pedestrian access and circulation areas;
 - v) hard surfacing materials;
 - vi) minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, etc.), and
 - vii) water features. Soft landscape works shall include [planting plans;

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written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants noting species, plant supply sizes and proposed numbers/densities where appropriate; an implementation programme (including phasing of work where relevant).

Reason: In the interests of maintaining a suitable scheme of landscaping to protect the visual amenity of the area, to maintain the special qualities of the landscape and habitats through the protection, creation and enhancement of links between sites and their protection for amenity, landscape and biodiversity value. Policy: Local Development Plan 2 – Policies: 1 (National Park Purposes and Duty), 8 (Special Qualities), 14 (Conservation and enhancement of the Pembrokeshire Coast National Park), 30 (Amenity), Technical Advice Note (TAN) 5: Nature Conservation and Planning (2009) and Technical Advice Note (TAN) 10: Tree Preservation Orders (1997).

10. A landscape management plan, including management responsibilities and maintenance schedules for all landscaped areas, other than privately owned domestic gardens, shall be submitted to and approved in writing by the local planning authority prior to the occupation of any of the dwellings on the site. The landscape management plan shall be carried out as approved.

Reason: In the interests of maintaining a suitable scheme of landscaping to protect the visual amenity of the area, to maintain the special qualities of the landscape and habitats through the protection, creation and enhancement of links between sites and their protection for amenity, landscape and biodiversity value. Policy: Local Development Plan 2 – Policies: 1 (National Park Purposes and Duty), 8 (Special Qualities), 14 (Conservation and enhancement of the Pembrokeshire Coast National Park), 30 (Amenity), Technical Advice Note (TAN) 5: Nature Conservation and Planning (2009) and Technical Advice Note (TAN) 10: Tree Preservation Orders (1997).

11. The proposed development shall be completed in full adherence to the arboricultural details submitted to the LPA (PC22-78). Any variations to the details of the documents and plans must only be undertaken after the proposed variations have been agreed in writing by the LPA and upon completion a report will be provided to this authority which summarises the details of each project arboriculturist visit, including (where relevant) photographic evidence of adherence to the Arboricultural Method Statement and Tree Protection Plan.

Reason: In the interests of maintaining a suitable scheme of landscaping to protect the visual amenity of the area, to maintain the special qualities of the landscape and habitats through the protection, creation and enhancement of links between sites and their protection for amenity, landscape and biodiversity value. Policy: Local Development Plan 2 – Policies: 1 (National Park Purposes and Duty), 8 (Special Qualities), 14 (Conservation and enhancement of the Pembrokeshire Coast National Park), 30 (Amenity), Technical Advice Note (TAN) 5: Nature Conservation and Planning (2009) and Technical Advice Note (TAN) 10: Tree

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Preservation Orders (1997).

12. Development shall not begin until an appropriate photographic survey of the existing building(s) has been carried out in accordance with guidelines provided by the Local Planning Authority's archaeological advisors - Dyfed Archaeological Trust- Heritage Management. The resulting photographs should be approved by the planning authority prior to the commencement of development and deposited with the regional Historic Environment Record, held and maintained by the Dyfed Archaeological Trust, Corner House, Carmarthen Street, Llandeilo, Carmarthenshire, SA19 6AE, (Tel 01558-823121).

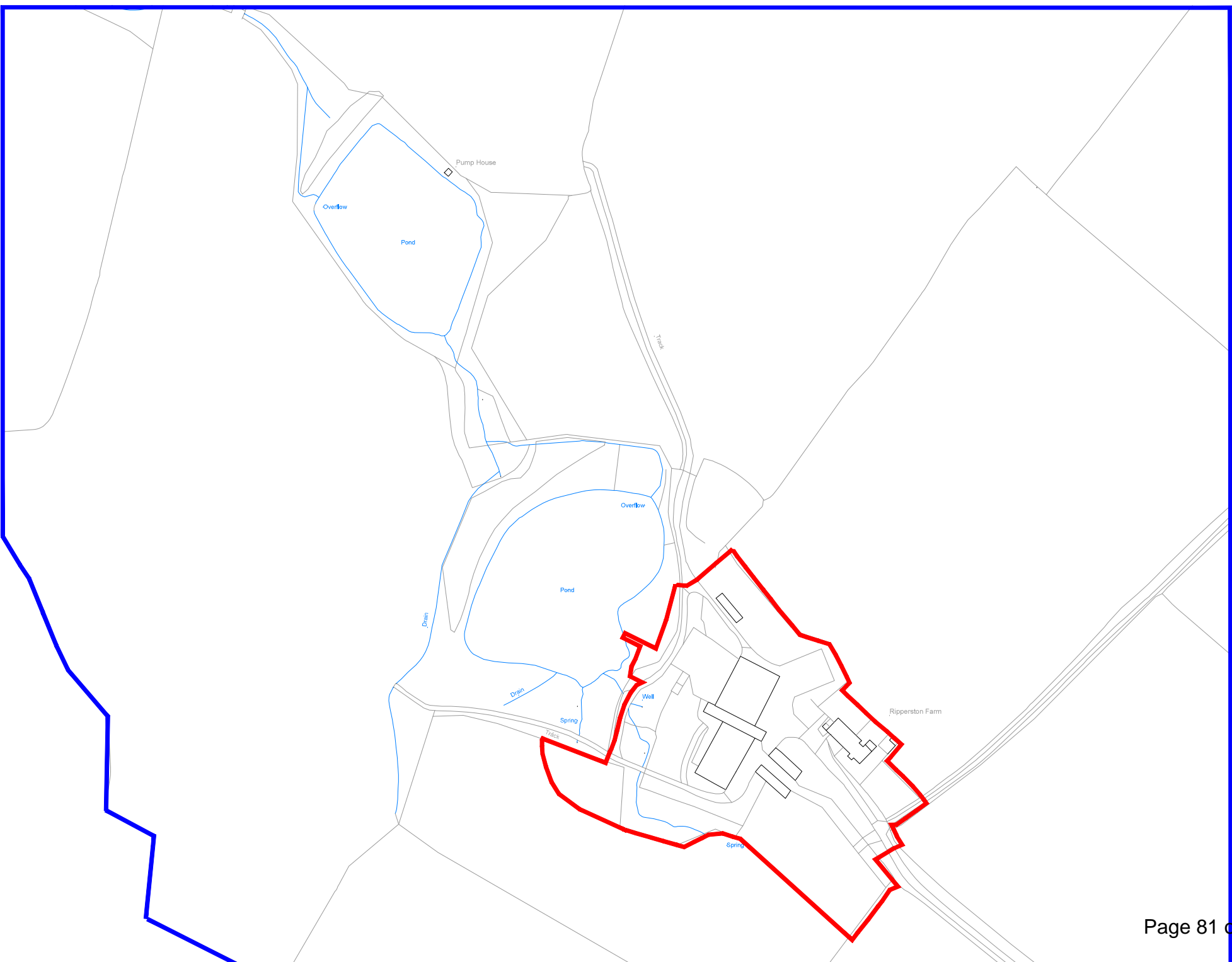
Reason: To protect historic environment interests whilst enabling development. Policy: Local Development Plan 2 - Policy 8 (Special Qualities) and Planning Policy Wales (Edition 11) – Chapter 6 (Distinctive and Natural Places).

13. Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) Order 1995, (relating to extensions to, and changes to the external appearance of, the dwelling and to development or the siting of a caravan within the curtilage of the dwellinghouse), no development of Parts 1, 2 and 5 of Schedule 2 to that Order (or any Order revoking or re-enacting that Order) shall be carried out without specific planning permission being obtained.

Reason: To preserve the character of the area. Policy: Local Development Plan 2 - Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 14 (Conservation of the Pembrokeshire Coast National Park) and 30 (Amenity).

14. Notwithstanding the provisions of Article 3 of The Town and Country Planning (General Permitted Development) Order 1995, (or any Order revoking or re-enacting that Order) any electricity or telephone supplies to the site shall be by underground cables.

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



LOCATION
 1834/L01
 LOWER RIPPERSTON
 ST BRIDES
 SITE LOCATION PLAN
 1:1250@A2 SEP 21

LOYN + CO
 ARCHITECTS



LEGEND:

- 01. Farm House
- 01A. Farm House Garage
- 02. Farm Cottage
- 02A. Farm Cottage Garage
- 03. Livestock Barn
- 04. Former Parlour
- 05. Stone Barn
- 06. Contemporary Shed
- 07. Contemporary Shed
- 08. Open-sided Barn
- 09. Out-building
- 10. Dilapidated Out-building
- 11. Slurry Pit
- 12. Silage Clamp
- 13. Spring
- 14. Well
- 15. Irrigation Pond

1834/E103A

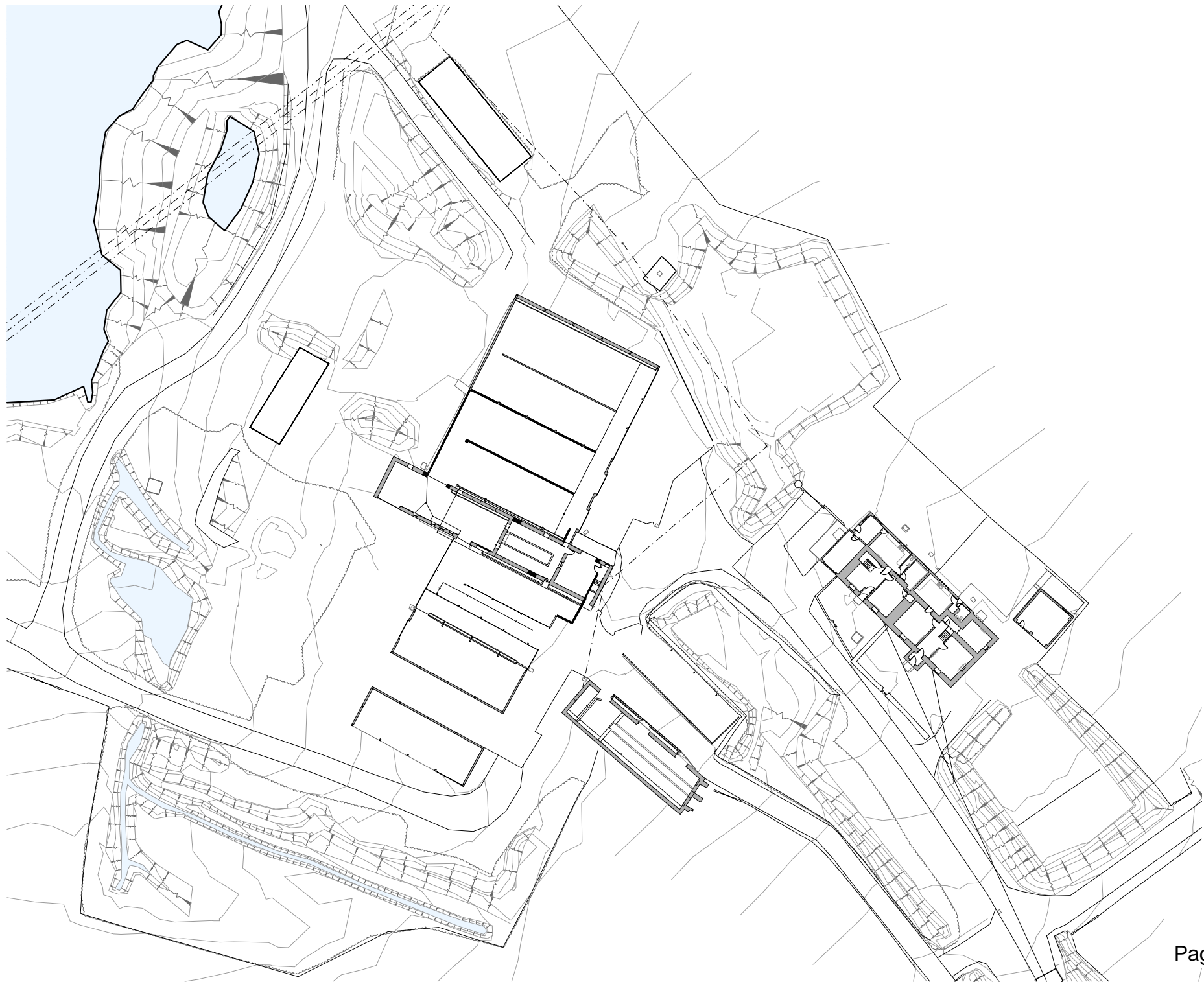
LOWER RIPPERSTON
ST BRIDES

EXISTING SITE PLAN
(LABELLED)

1:500@A3 SEP 21

LOYN + CO

ARCHITECTS



1834/E104

LOWER RIPPERSTON
ST. BRIDES

EXISTING
SITE GROUND FLOOR
PLAN

1:500@A3 OCT 19

LOYN + CO
ARCHITECTS

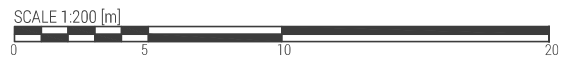
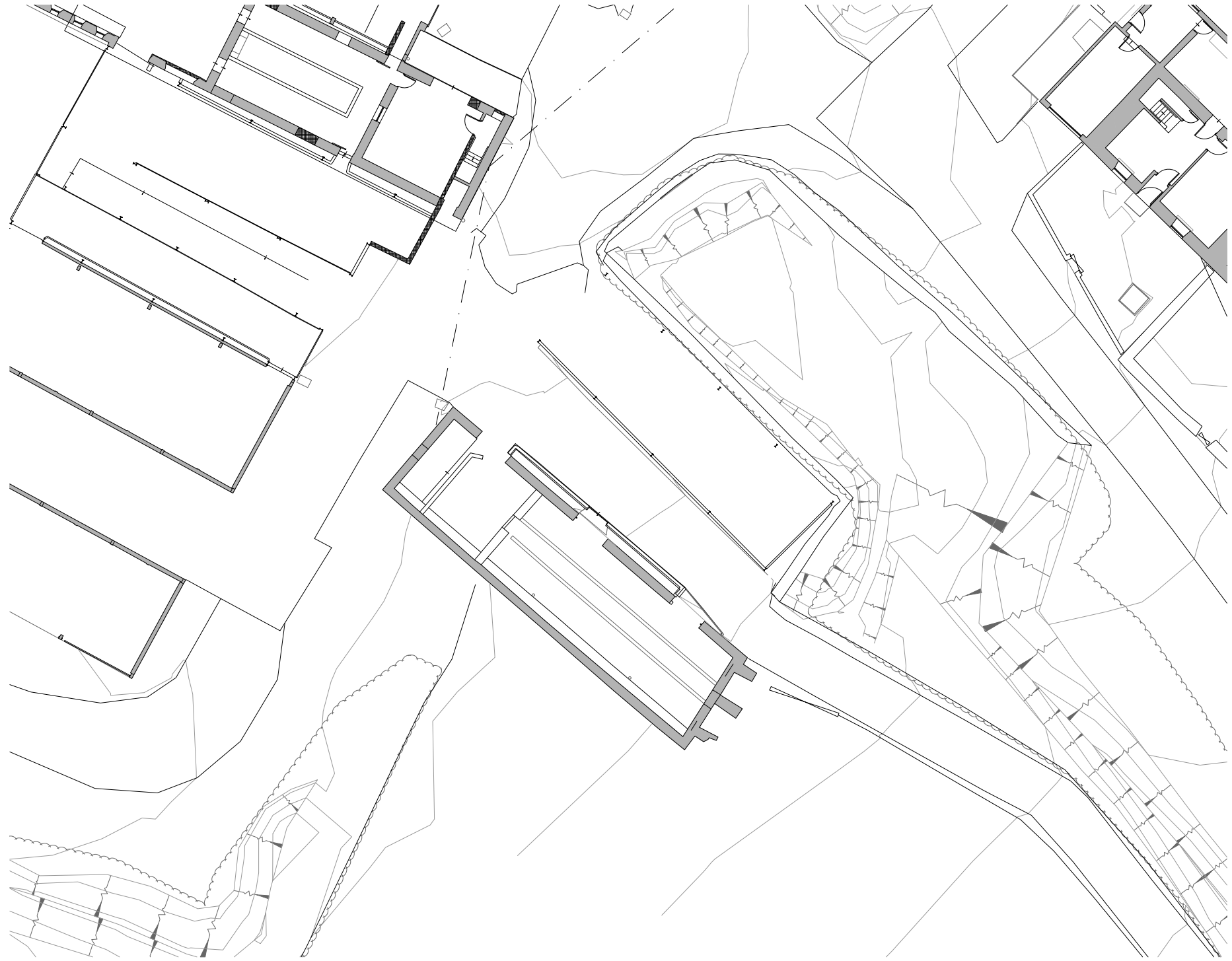
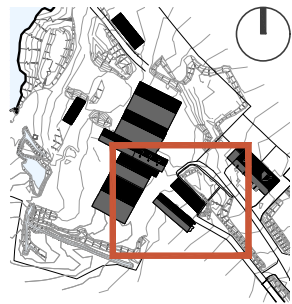


1834/E105

LOWER RIPPERSTON
ST. BRIDES

EXISTING
SITE FIRST FLOOR PLAN
1:500@A3 OCT 19

LOYN + CO
ARCHITECTS



1834/E113

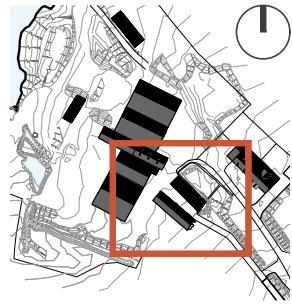
LOWER RIPPERSTON
ST .BRIDES

EXISTING: LIVESTOCK
BARN

GROUND FLOOR PLAN

1:200@A3 OCT 19

LOYN + CO
ARCHITECTS



1834/E114

LOWER RIPPERSTON
ST. BRIDES

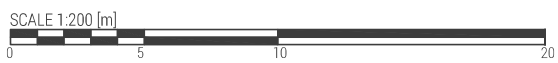
EXISTING: LIVESTOCK
BARN

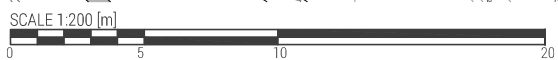
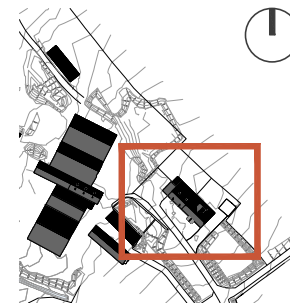
ROOF PLAN

1:200 @ A3

OCT 19

LOYN + CO
ARCHITECTS





1834/E115

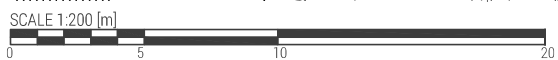
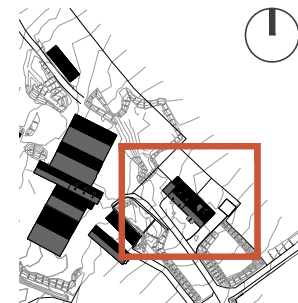
LOWER RIPPERSTON
ST .BRIDES

EXISTING: FARM HOUSE
+ COTTAGE

GROUND FLOOR PLAN

1:200@A3 OCT 19

LOYN + CO
ARCHITECTS



1834/E116

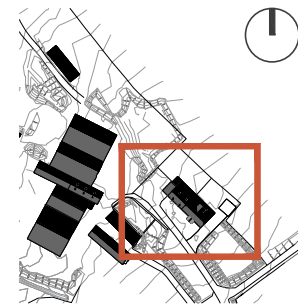
LOWER RIPPERSTON
ST .BRIDES

EXISTING: FARM HOUSE
+ COTTAGE

FIRST FLOOR PLAN

1:200@A3 OCT 19

LOYN + CO
ARCHITECTS



1834/E117A

LOWER RIPPERSTON
ST .BRIDES

EXISTING: FARM HOUSE
+ COTTAGE

ROOF PLAN

1:200@A3

SEP 21

LOYN + CO
ARCHITECTS



- NOTES:
- DASHED GREEN LINE INDICATES EXISTING FARM STRUCTURES TO BE DEMOLISHED
 - DASHED BLUE LINES INDICATE RENEWABLE ENERGY FEATURES



- REVISIONS:
- A 24.03.2022
Drawing revised to omit wind turbine following PAC
 - B 05.04.2022
Drawing revised to show updated indicative PV zone

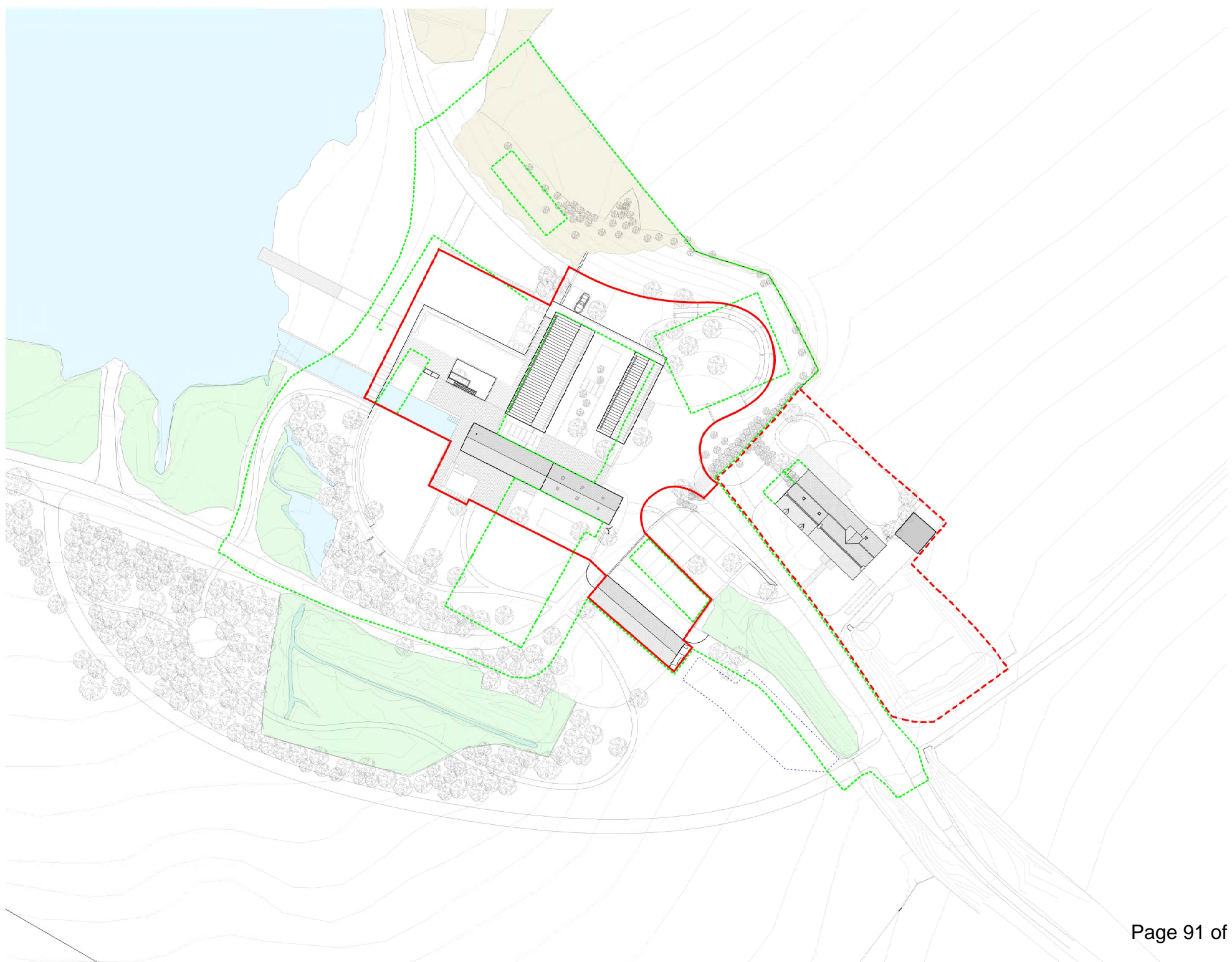
PROPOSED
1834/S103B
 LOWER RIPERSTON
 ST BRIDES

PROPOSED:
 SITE PLAN
 1:500@A2 OCT 21

LOYN + CO
 ARCHITECTS



- KEY
- PROPOSED RESIDENTIAL CURTILAGE
 - - - RESIDENTIAL CURTILAGE OF FARMHOUSE
 - - - EXISTING EXTENT OF FARM YARD + BUILDINGS



REVISIONS:
 A 05.04.2022
 Drawing revised to show updated incalve PV zone

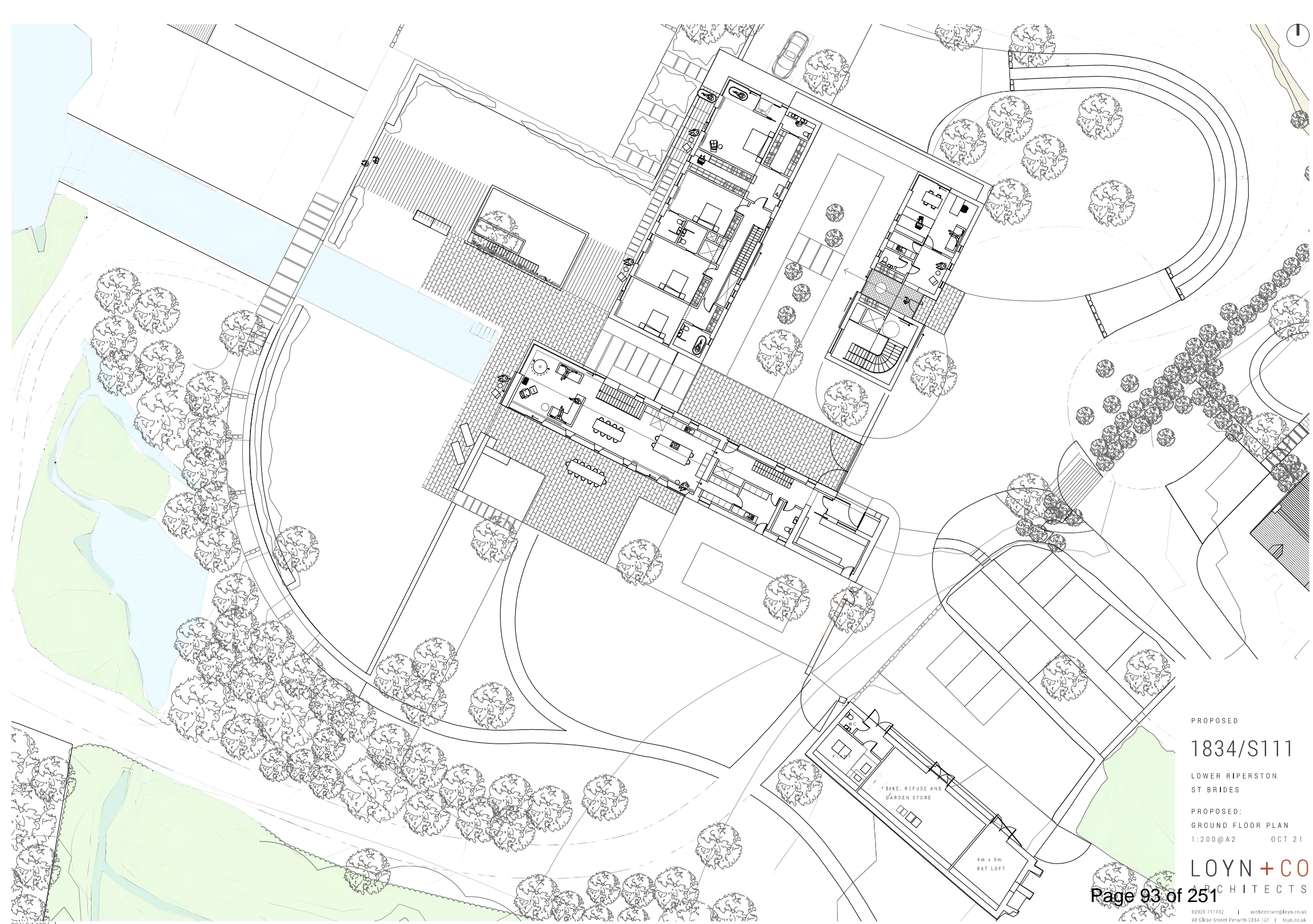
PLANNING
 1834/S104A
 LOWER RIPERSTON
 ST BRIDES
 PROPOSED CURTILAGE BOUNDARIES
 1:500@A2 OCT 21

LOYN + CO
 ARCHITECTS



PROPOSED
1834/S110
LOWER RIPERSTON
ST BRIDES
PROPOSED:
LOWER GROUND FLOOR
1:200@A2 OCT 21

LOYN + CO
ARCHITECTS



PROPOSED

1834/S111

LOWER RIPERSTON
ST BRIDES

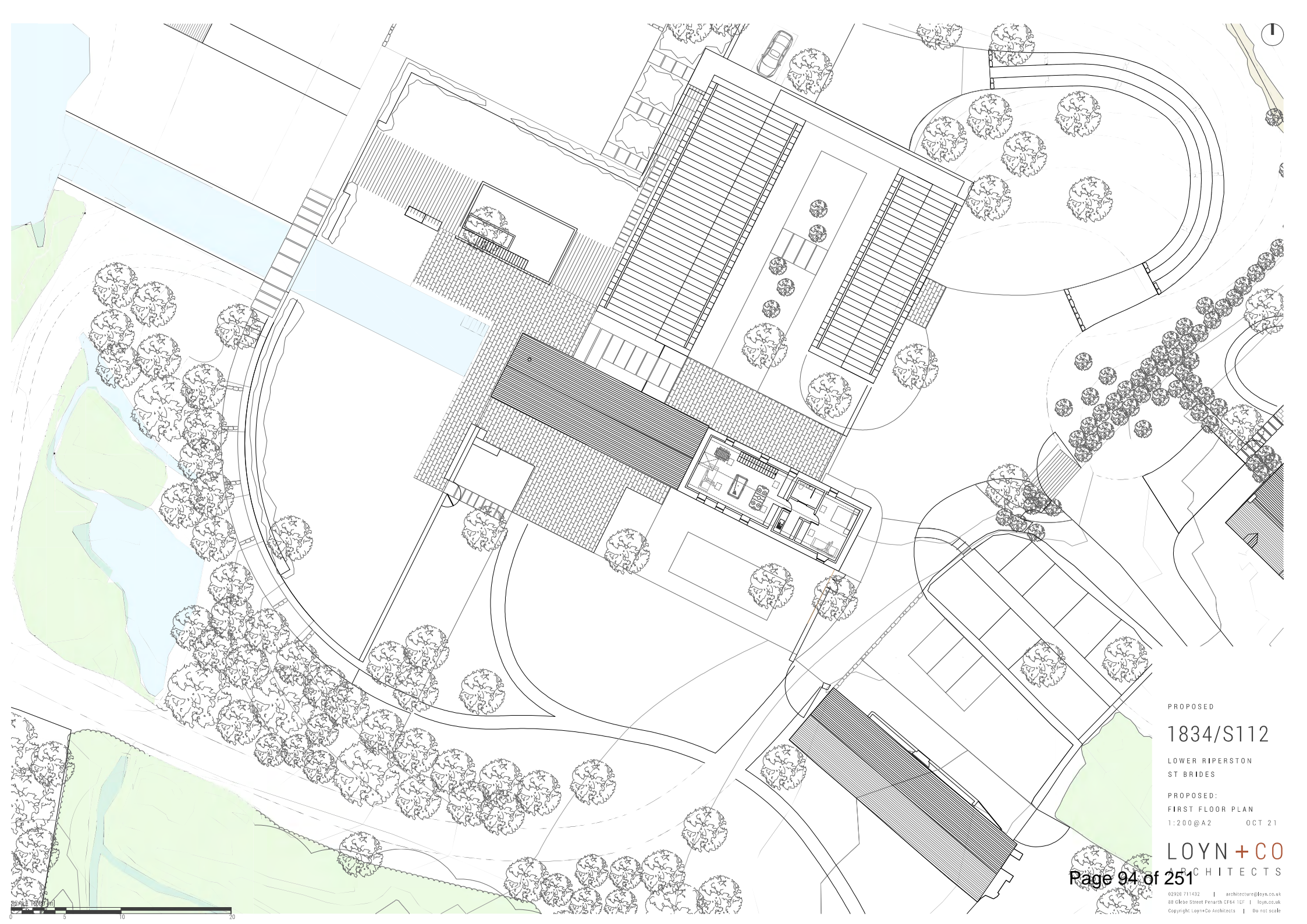
PROPOSED:
GROUND FLOOR PLAN
1:200@A2 OCT 21

LOYN + CO
ARCHITECTS

Page 93 of 251

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SCALE 1:100 (m)



PROPOSED

1834/S112

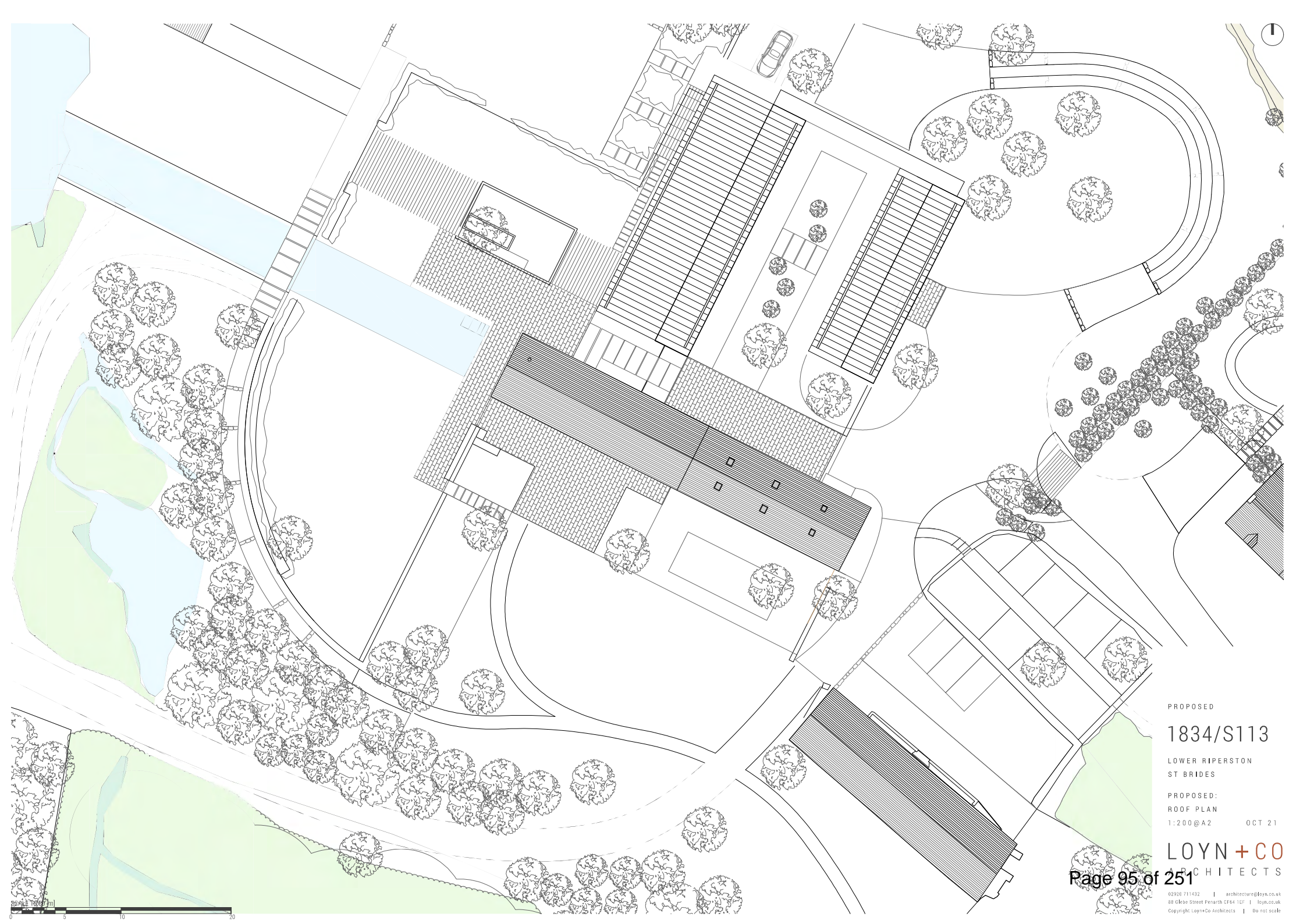
LOWER RIPERSTON
ST BRIDES

PROPOSED
FIRST FLOOR PLAN
1:200@A2 OCT 21

LOYN + CO
ARCHITECTS

Page 94 of 251

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PROPOSED

1834/S113

LOWER RIPERSTON
ST BRIDES

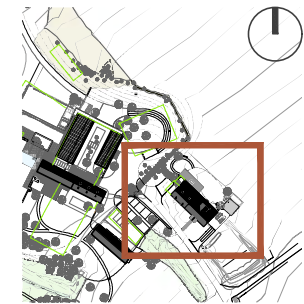
PROPOSED:
ROOF PLAN

1:200@A2 OCT 21

LOYN + CO
ARCHITECTS

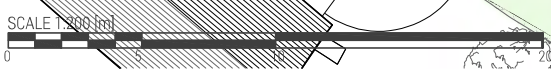
Page 95 of 251

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- NOTES:
- FARM HOUSE GARAGE INDICATIVELY SHOWN
 - DASHED GREEN LINE INDICATES EXISTING FARM STRUCTURES TO BE DEMOLISHED
 - DARK HATCHED WALLS INDICATE NEW WALLS TO BE CONSTRUCTED

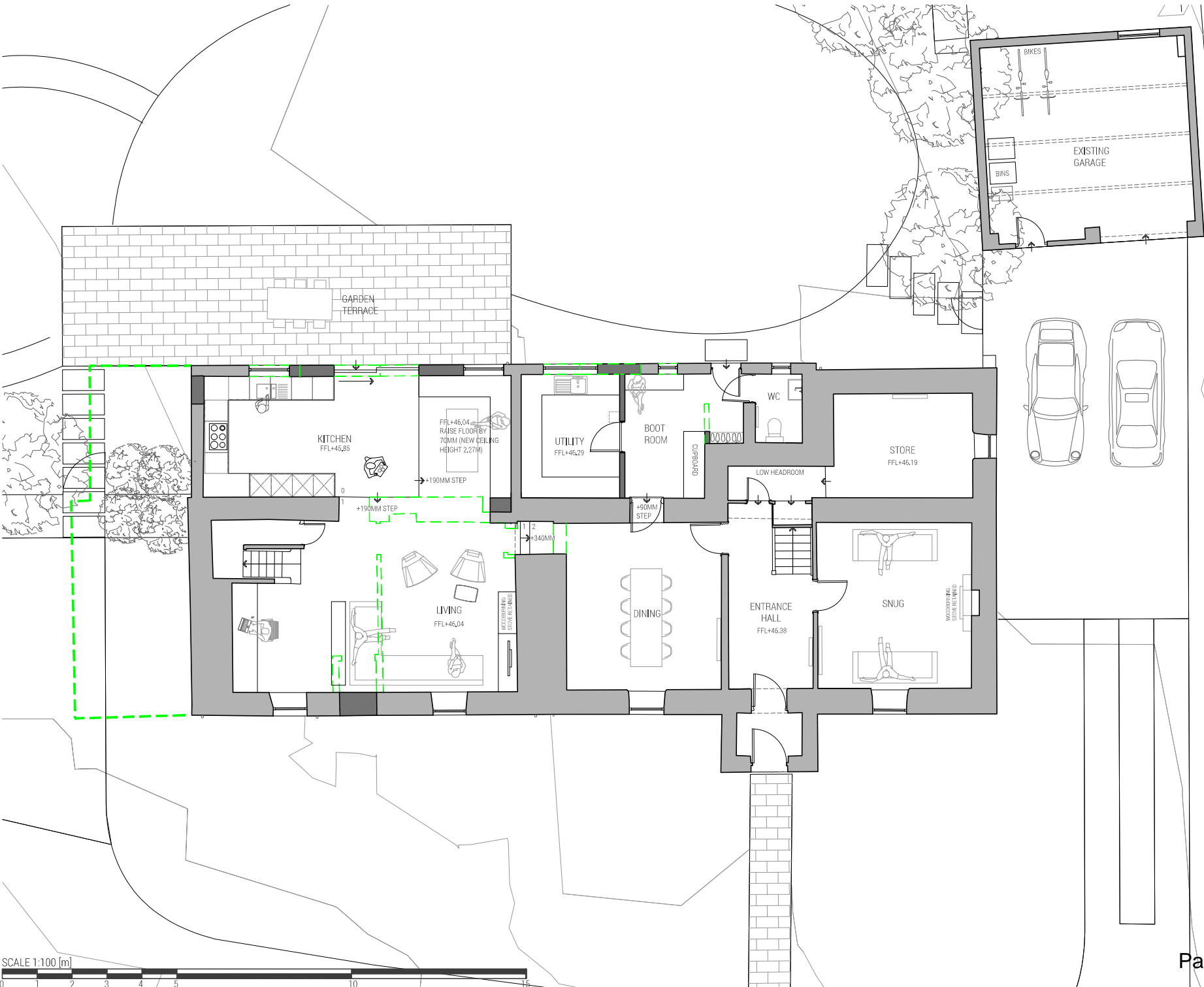
PROPOSED
1834/S150
 LOWER RIPPERSTON
 ST .BRIDES
 PROPOSED: FARM HOUSE
 SITE PLAN
 1:200@A3 OCT 21
LOYN + CO
 ARCHITECTS





NOTES:

- FARM HOUSE GARAGE INDICATIVELY SHOWN
- DASHED GREEN LINE INDICATES EXISTING FARM STRUCTURES TO BE DEMOLISHED
- DARK HATCHED WALLS INDICATE NEW WALLS TO BE CONSTRUCTED



PROPOSED

1834/S151

LOWER RIPPERSTON
ST. BRIDES

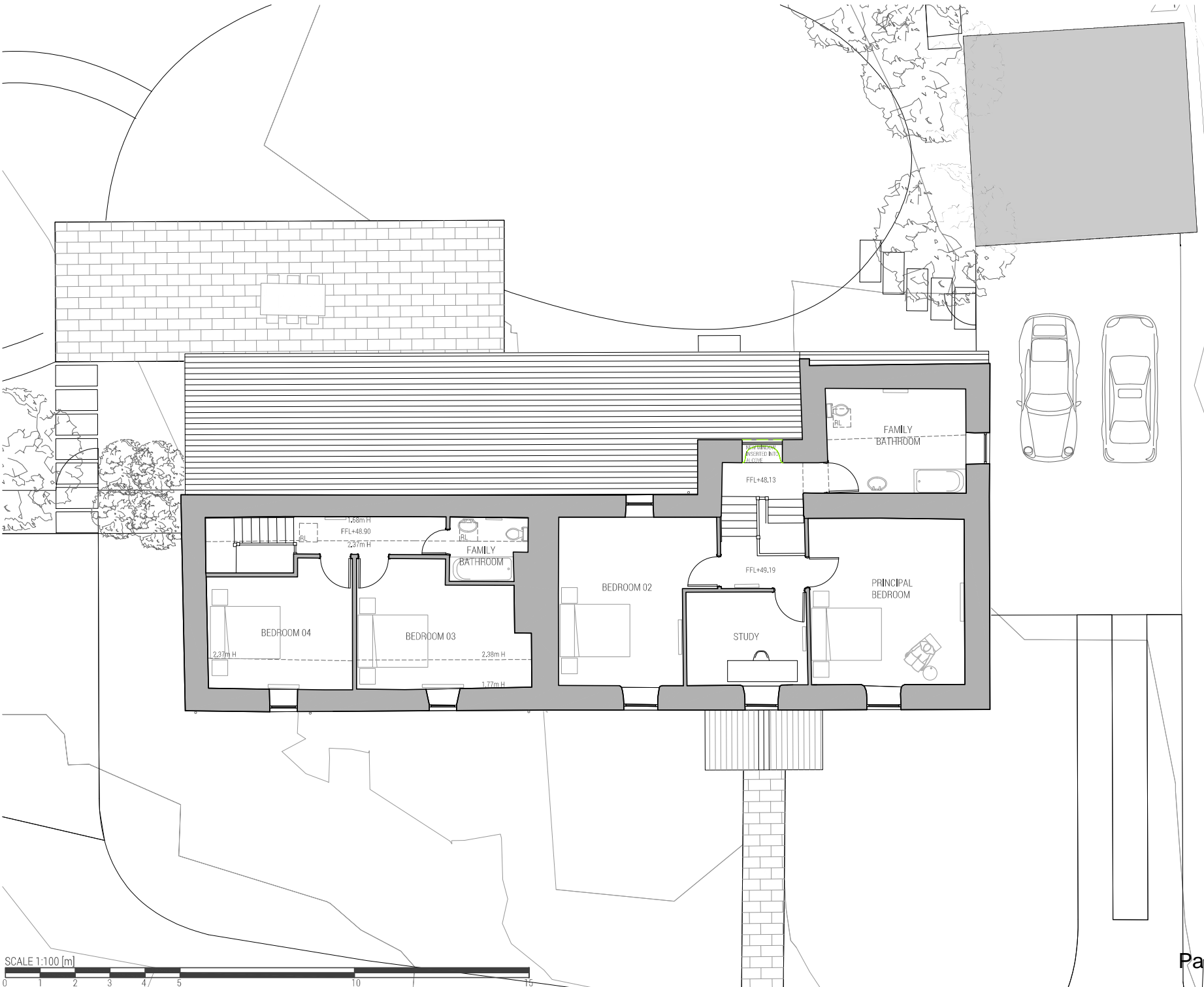
PROPOSED: FARM HOUSE
GROUND FLOOR PLAN
1:100 @ A3 OCT 21

LOYN + CO
ARCHITECTS





- NOTES:
- FARM HOUSE GARAGE INDICATIVELY SHOWN
 - DASHED GREEN LINE INDICATES EXISTING FARM STRUCTURES TO BE DEMOLISHED
 - DARK HATCHED WALLS INDICATE NEW WALLS TO BE CONSTRUCTED



PROPOSED

1834/S152

LOWER RIPPERSTON
ST BRIDES

PROPOSED: FARM HOUSE
FIRST FLOOR PLAN
1:100 @ A3 OCT 21

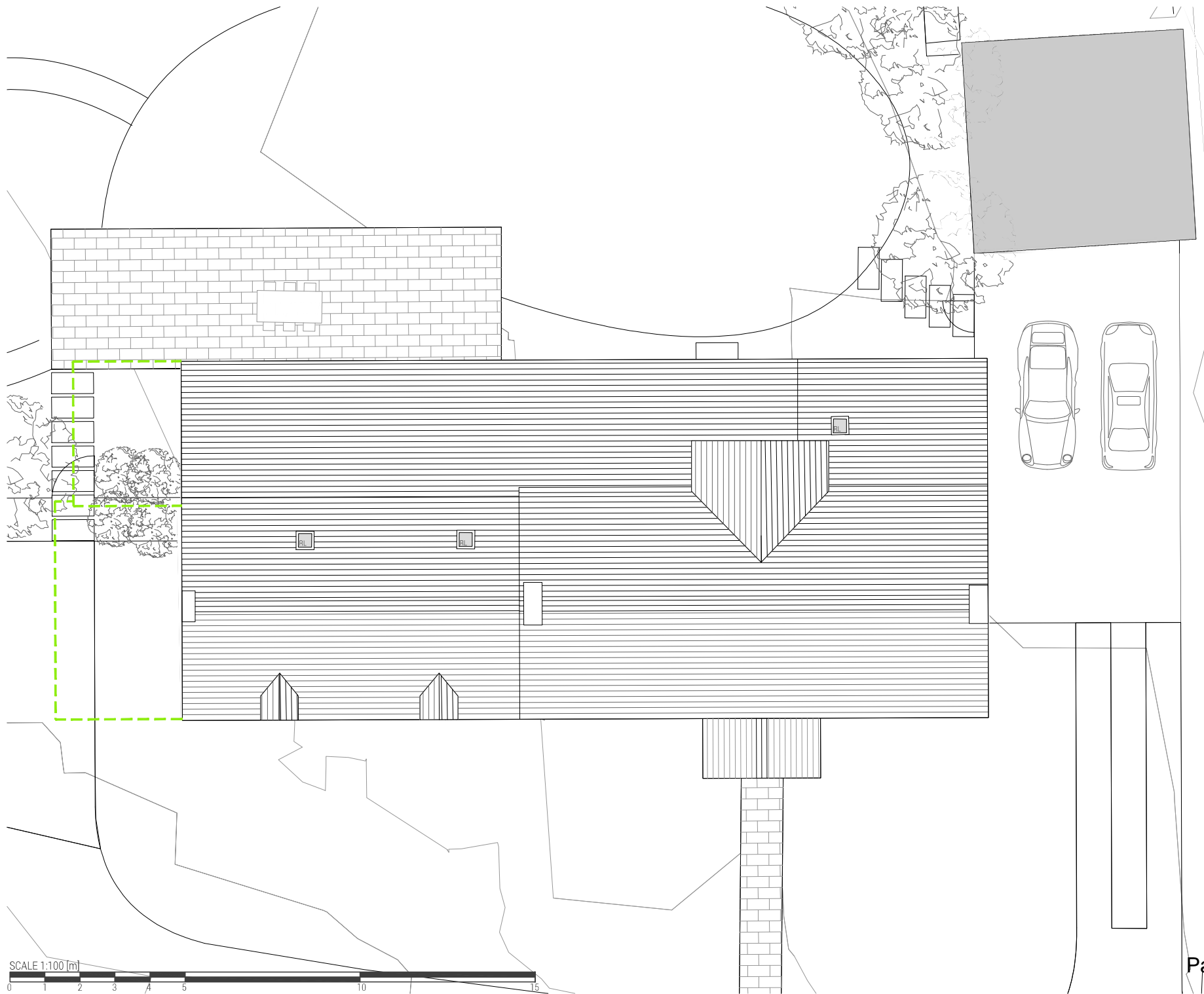
LOYN + CO
ARCHITECTS





NOTES:

- FARM HOUSE GARAGE INDICATIVELY SHOWN
- DASHED GREEN LINE INDICATES EXISTING FARM STRUCTURES TO BE DEMOLISHED
- DARK HATCHED WALLS INDICATE NEW WALLS TO BE CONSTRUCTED



PROPOSED

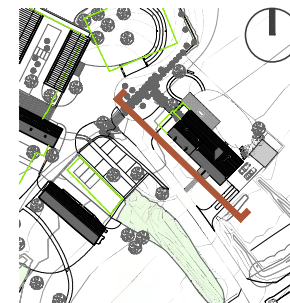
1834/S153

LOWER RIPPERSTON
ST .BRIDES

PROPOSED: FARM HOUSE
ROOF PLAN
1:100@A3 OCT 21

LOYN + CO
ARCHITECTS





NOTES

- FARM HOUSE GARAGE INDICATIVELY SHOWN
- DASHED GREEN LINE INDICATES EXISTING FARM STRUCTURES TO BE DEMOLISHED

MATERIALS LEGEND:

1. ALL RENDER TO MATCH EXISTING
2. EXISTING SLATE ROOF TILES
3. PROPOSED PPC ALUMINIUM FRAMED DOORS/WINDOW, COLOUR: LIGHT GREY



PROPOSED

1834/S250

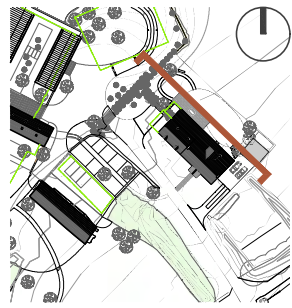
LOWER RIPPERSTON
ST .BRIDES

PROPOSED: FARM HOUSE
SOUTH WEST ELEVATION
1:100@A3 OCT 21

LOYN + CO
ARCHITECTS

SCALE 1:100 [m]



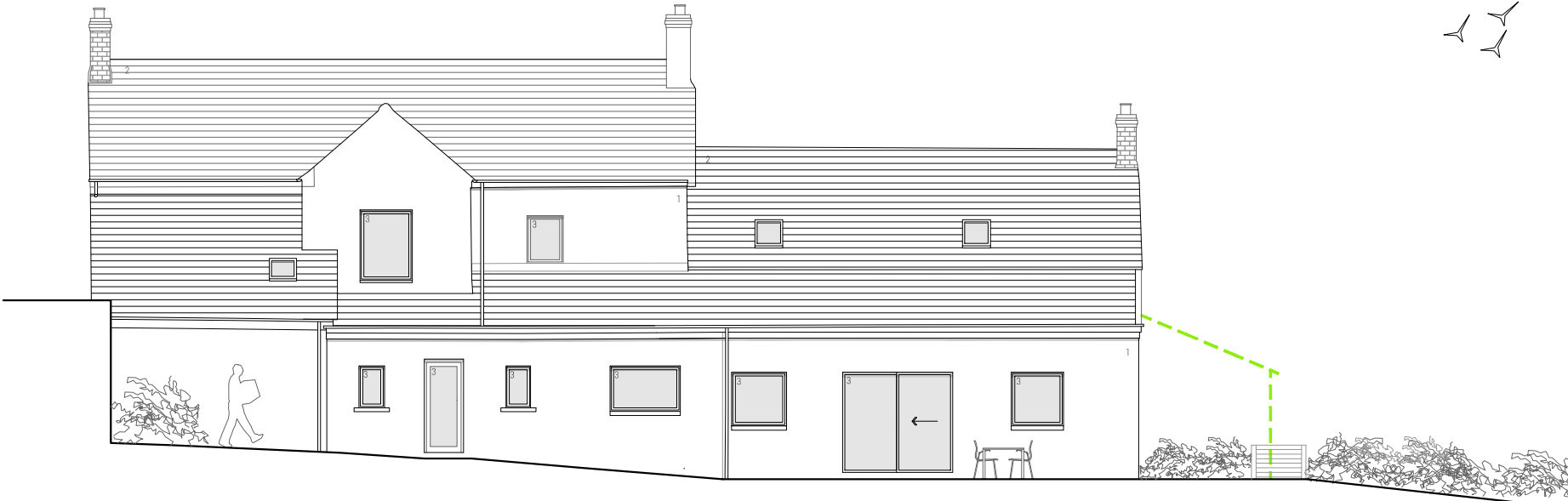


NOTES

- FARM HOUSE GARAGE INDICATIVELY SHOWN
- DASHED GREEN LINE INDICATES EXISTING FARM STRUCTURES TO BE DEMOLISHED

MATERIALS LEGEND:

1. ALL RENDER TO MATCH EXISTING
2. EXISTING SLATE ROOF TILES
3. PROPOSED PPC ALUMINIUM FRAMED DOORS/WINDOW, COLOUR: LIGHT GREY



PROPOSED

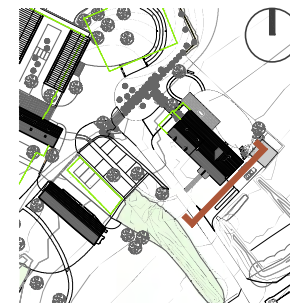
1834/S251

LOWER RIPPERSTON
ST .BRIDES

PROPOSED: FARM HOUSE
NORTH EAST ELEVATION
1:100@A3 OCT 21

LOYN + CO
ARCHITECTS





NOTES

- FARM HOUSE GARAGE INDICATIVELY SHOWN
- DASHED GREEN LINE INDICATES EXISTING FARM STRUCTURES TO BE DEMOLISHED

MATERIALS LEGEND:

1. ALL RENDER TO MATCH EXISTING
2. EXISTING SLATE ROOF TILES
3. PROPOSED PPC ALUMINIUM FRAMED DOORS/WINDOW, COLOUR: LIGHT GREY



PROPOSED

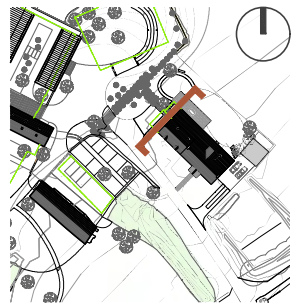
1834/S252

LOWER RIPPERSTON
ST .BRIDES

PROPOSED: FARM HOUSE
SOUTH EAST ELEVATION
1:100@A3 OCT 21

LOYN + CO
ARCHITECTS



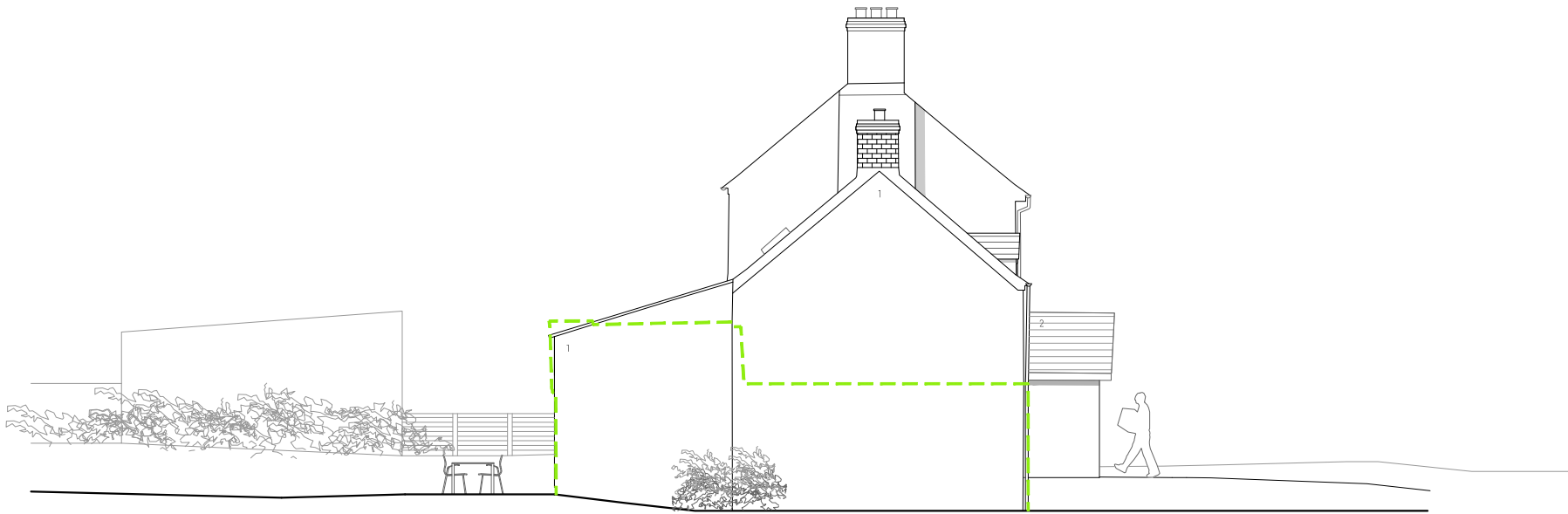


NOTES

- FARM HOUSE GARAGE INDICATIVELY SHOWN
- DASHED GREEN LINE INDICATES EXISTING FARM STRUCTURES TO BE DEMOLISHED

MATERIALS LEGEND:

1. ALL RENDER TO MATCH EXISTING
2. EXISTING SLATE ROOF TILES
3. PROPOSED PPC ALUMINIUM FRAMED DOORS/WINDOW, COLOUR: LIGHT GREY



PROPOSED

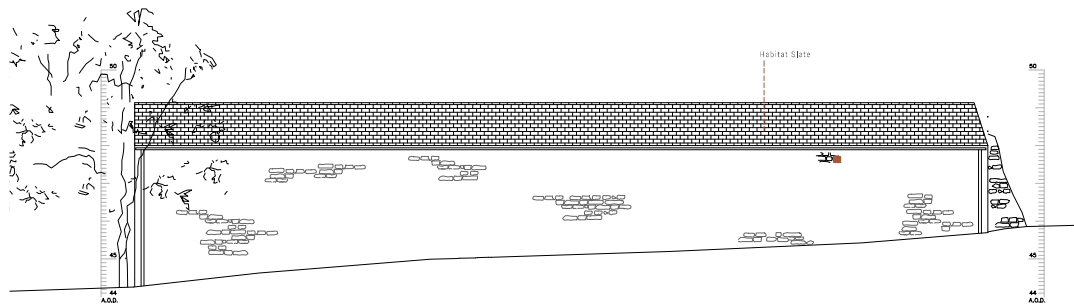
1834/S253

LOWER RIPPERSTON
ST .BRIDES

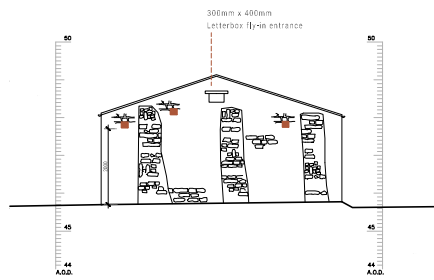
PROPOSED: FARM HOUSE
NORTH WEST ELEVATION
1:100@A3 OCT 21

LOYN + CO
ARCHITECTS

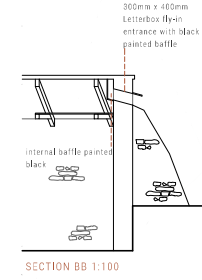




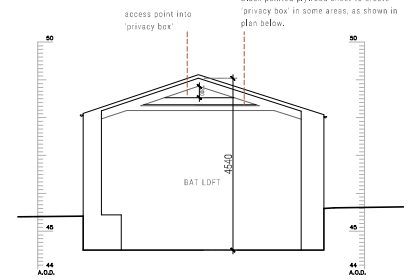
SOUTH WEST ELEVATION 1:100



SOUTH EAST ELEVATION 1:100

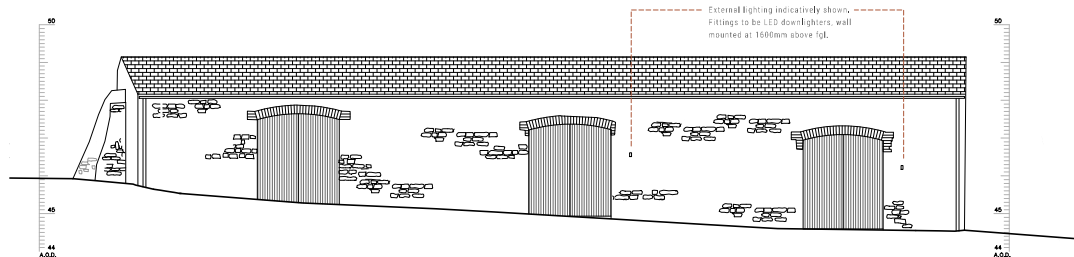


SECTION BB 1:100

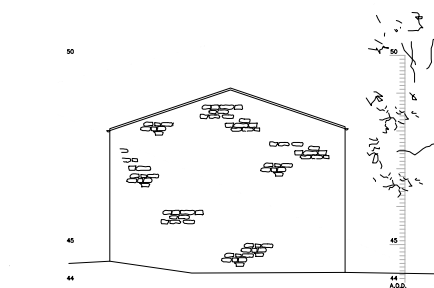


SECTION AA 1:100

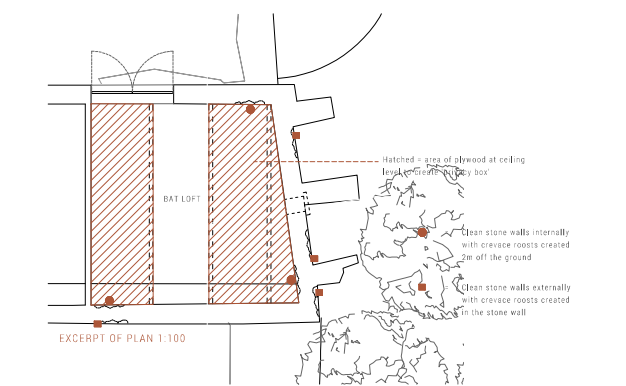
■ = Clean stone walls externally with crevice roosts created in the stone wall



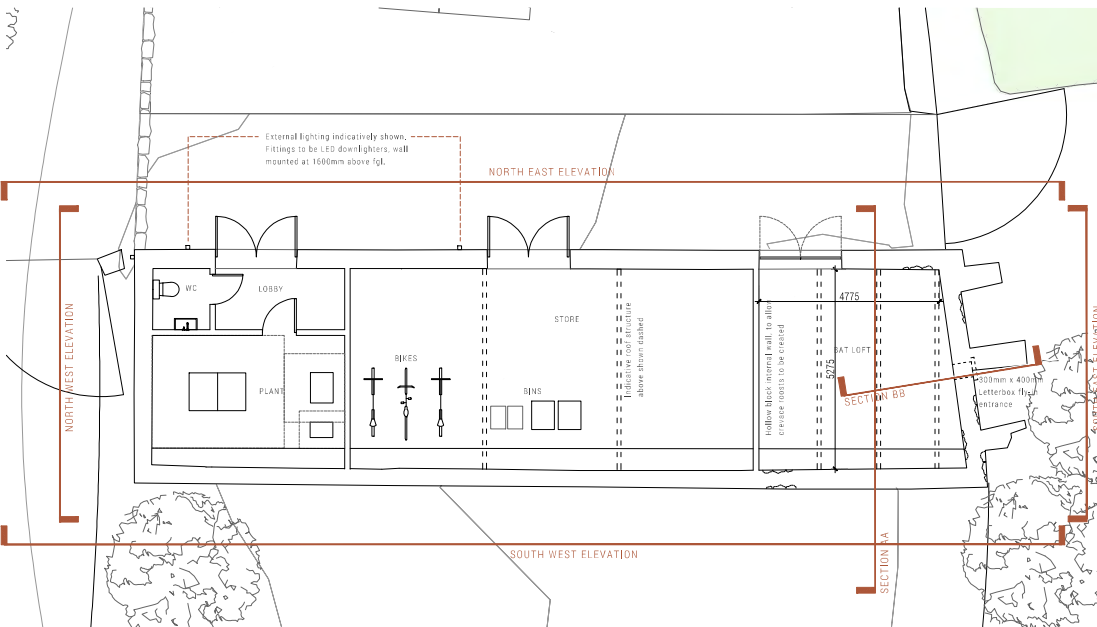
NORTH EAST ELEVATION 1:100



NORTH WEST ELEVATION 1:100



EXCERPT OF PLAN 1:100



STORAGE BARN PLAN 1:100

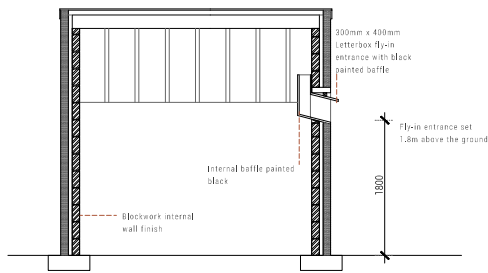


SITE PLAN 1:500

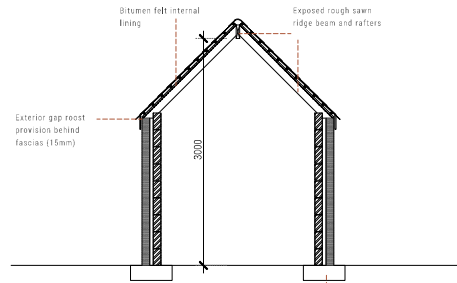
Notes:
 - Please refer to ecologist's reports for full details of ecological mitigation measures.
 - Please refer to Landscape Architect's drawings for full details of landscape proposals

PLANNING 
 1834/S130
 LOWER RIPERSTON
 ST BRIDES
 PROPOSED: STORAGE
 BARN + BAT LOFT
 1:100 / 1:500 @A2 NOV21

LOYN+CO
 ARCHITECTS

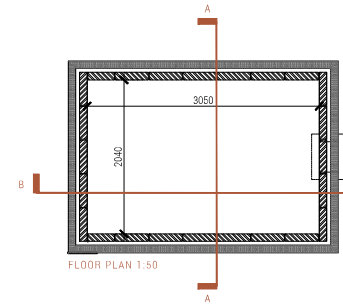


SECTION B-B 1:50



SECTION A-A 1:50

Foundation design in abeyance, must be suitable for use near tree roots. Structural engineer to confirm.



FLOOR PLAN 1:50

CONSTRUCTION BUILD UPS:

NB all timber sizes and structural centres to be confirmed by Structural Engineer. Sizing shown here for indicative purposes only.

WALLS

- Twin leaf masonry cavity construction comprising:
 - 100mm natural stone outer leaf, laid on 10mm mortar bed with raked recessed joints. Stone to be reclaimed from site excavations.
 - 50mm cavity.
 - 100mm blockwork, unfinished internally.

ROOF

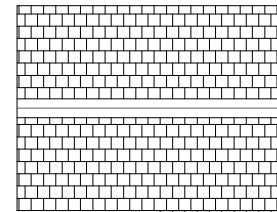
- Roof slates.
- Timber battens.
- OSB board.
- Bitumen felt to form internal lining finish.
- 100 x 50mm timber rafters, at 400 centres.
- Ridge beam and rafters exposed internally.

FLOOR

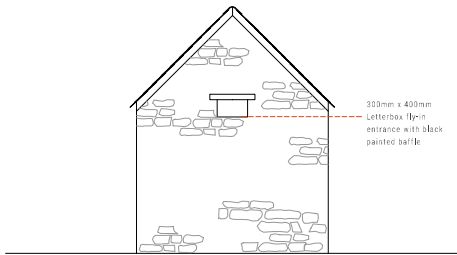
- Bare earth floor.

FOUNDATIONS

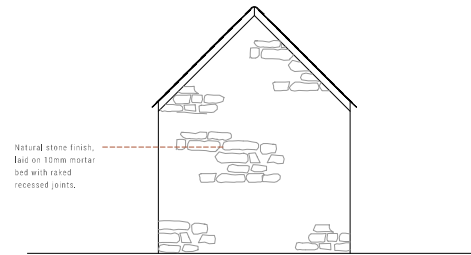
- Foundation design in abeyance:
 - Foundations to be suitable for use near tree roots: to be confirmed by structural engineer.



ROOF PLAN 1:50

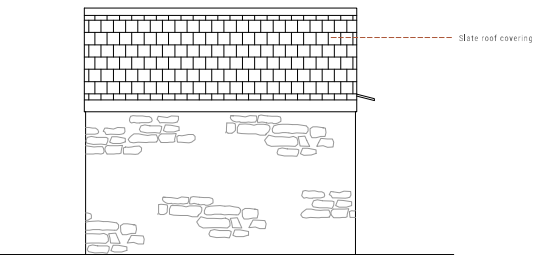


NORTH ELEVATION 1:50

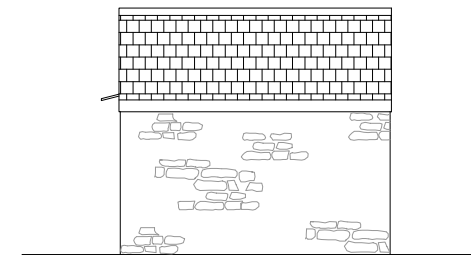


SOUTH ELEVATION 1:50

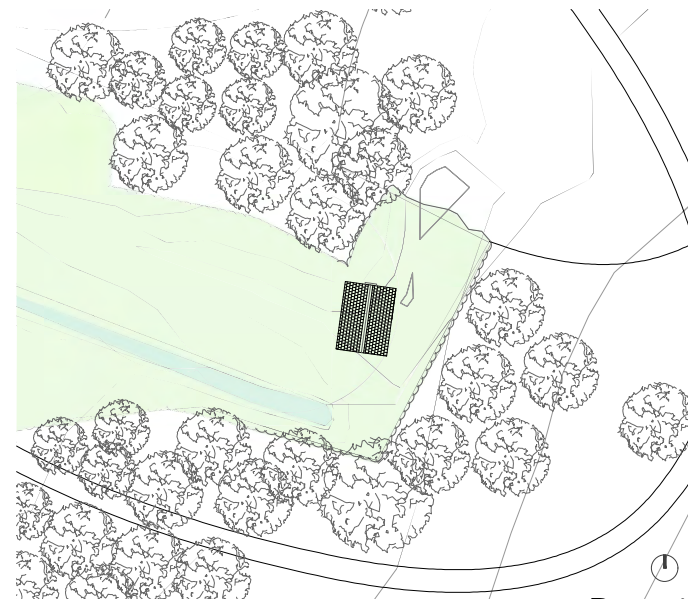
Natural stone finish, laid on 10mm mortar bed with raked recessed joints.



EAST ELEVATION 1:50



WEST ELEVATION 1:50



SITE PLAN 1:200

- Notes:
- Please refer to Ecologist's reports for full details of ecological mitigation measures.
 - Please refer to Landscape Architect's drawings for full details of landscape proposals
 - Dimensions in mm unless otherwise stated.
 - Drawing to be read in conjunction with drawing 1834/S130

- Revisions:
- A 28.03.2023 Bat roost construction revised in accordance with NRW comments at PAC.

PLANNING

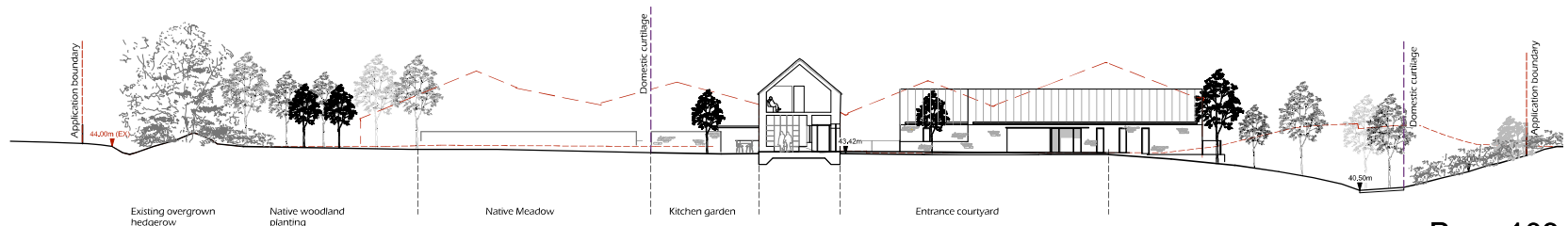
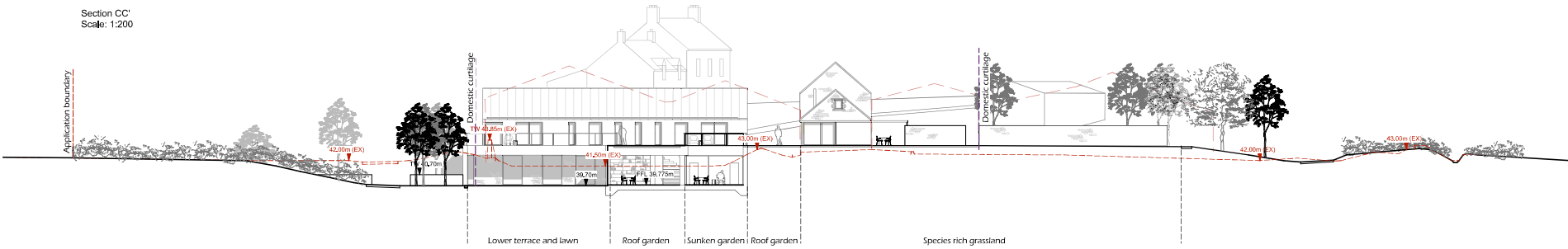
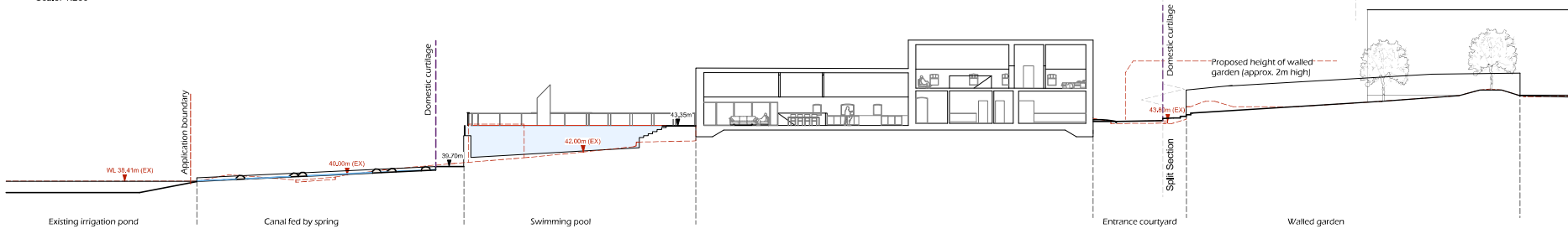
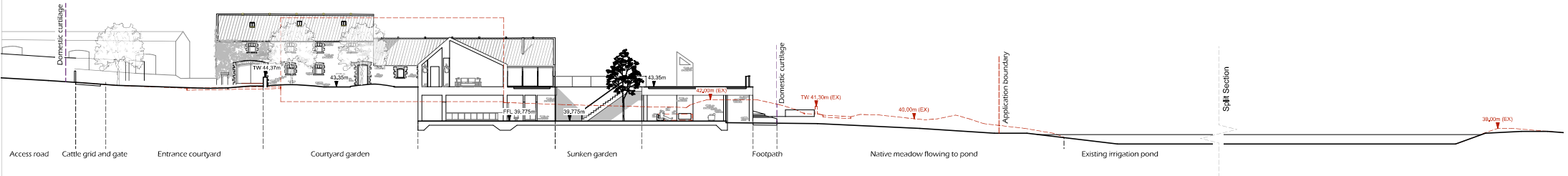
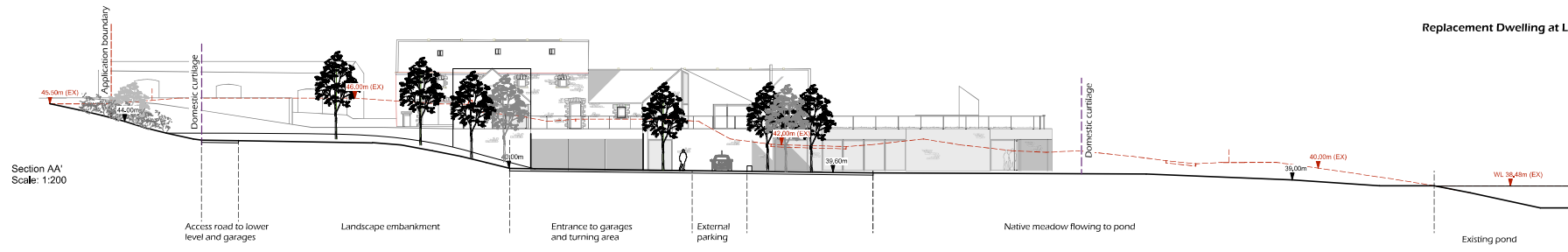
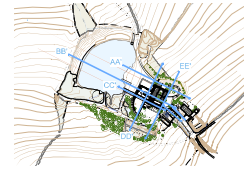
1834/S131A

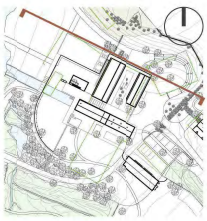
LOWER RIPERSTON
ST BRIDES

PROPOSED: BAT NIGHT
ROOST

1:50/200@A2 NOV 21

LOYN+CO
ARCHITECTS





NOTES:
 - DASHED GREEN LINE INDICATES
 EXISTING BUILDINGS / GROUND
 LEVELS

MATERIALS:
 1. STONE TO BE COLLECTED FROM SITE
 2. DARK GREY ZINC STANDING SEAM
 PANEL
 3. REPLACEMENT SLATE ROOF
 4. DARK GREY WINDOW FRAME
 5. WIRE MESH BALUSTRADE
 6. WEATHERED CEDAR



PROPOSED

1834/S210

LOWER RIPPERSTON
 ST BRIDES

PROPOSED: NORTH EAST
 ELEVATION (COLOURED)
 1:200@A2 OCT 21

LOYN + CO
 ARCHITECTS

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 88 Orde Street Parish SP4 1DP | www.loyn.co.uk
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NOTES:
 - DASHED GREEN LINE INDICATES
 EXISTING BUILDINGS / GROUND
 LEVELS



MATERIALS:
 1. STONE TO BE COLLECTED FROM SITE
 2. DARK GREY ZINC STANDING SEAM
 PANEL
 3. REPLACEMENT SLATE ROOF
 4. DARK GREY WINDOW FRAME
 5. WIRE MESH BALUSTRADE
 6. WEATHERED CEDAR

PROPOSED

1834/S211

LOWER RIPERSTON
 ST BRIDES

PROPOSED: NORTH WEST
 ELEVATION (COLOURED)
 1:200@A2 OCT 21

LOYN + CO
 ARCHITECTS



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PROPOSED
 1834/S212
 LOWER RIPERSTON
 ST BRIDES
 PROPOSED: SOUTH WEST
 ELEVATION (COLOURED)
 1:200@A2 OCT 21

LOYN + CO
 ARCHITECTS



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PROPOSED

1834/S213

LOWER RIPERSTON
 AT BRIDGE

PROPOSED: SOUTH EAST
 ELEVATION (COLOURED)
 1:200@A2 OCT 21

LOYN + CO
 ARCHITECTS

1. Renewable Energy

The new-built elements of the development have been shown to achieve 71% CO₂ reductions beyond the Part L compliant “baseline”, with a 59% reduction in CO₂ emissions when the renewables are applied across both new-build & refurbishment elements.

1.1 Solar Photovoltaics

For this development, it is proposed that a ground-mounted array of solar photovoltaics (PV) is installed in an adjacent field to avoid overshadowing & minimise visual impact. Approximately 30kWp is proposed comprising of approximately 120no. panels (250 Wp/panel). Figure 1 shows a sketch of where the PV is proposed to be installed.



Figure 1- PV array (orange) location

- A The Approach Drive & Farm House**
Removing the garden walls to create sense of a single dwelling and a calm, tranquil, green arrival point.
- B Entrance Courtyard**
Inspired by a traditional farm yard. Local stone on edge cobbles arrival space with plows of naturalistic planting defining building entrances.
- C Courtyard Garden**
Large central planting bed with low growing clipped shrubs surrounded by stone on edge cobbles.
- D Roof Garden**
Large flag paving with low growing carpeting planting inspired by the local coastal plants. A swimming pool will be set within a garden with a species rich grassland to the south, coastal inspired planting to the north and a paved terrace to the east.
- E Sunken Garden**
The sunken garden would be a more architectural / minimal space, connecting inside and outside living spaces.
- F Species Rich Grassland**
- G Kitchen Garden**
A new stone wall will create shelter for the garden. A large paved terrace will facilitate outside dining and a large herb bed will be outside the kitchen.
- H Native Meadow**
The meadow would link the family gardens to the new meadow area and have more rural / agricultural views. It will allow a sense of the landscape flowing into the garden spaces.
- I The Walled Garden**
The existing structure / walls could be added to, creating a small and shelter enclosed garden for vegetables, chickens and fruit etc.
- J Lower Terrace & Lawn**
Simple stone paving will form terrace spaces outside the lower ground floor rooms leading directly to a species rich lawn.
- K The Waters Edge & Meadow**
The eastern edge of the pond will be made shallower and native marginal plants added. A native meadow will flow down to the pond from the house.
- L The Woodland**
Native trees would be added to the existing willow copes to form a woodland that provides shelter from the prevailing weather.

