PLANNING STATEMENT

PROPOSED RESIDENTIAL DEVELOPMENT (AFFORDABLE DWELLINGS), ACCESS ROAD AND ASSOCIATED INFRASTRUCTURE AT LAND OFF ASH LANE, TAVERNSPITE, PEMBROKESHIRE

On behalf of
Ateb Group Ltd

Our Ref: 1591.r
Date: September 2026
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1.0 INTRODUCTION

1.1 Evans Banks Planning has been instructed by Ateb Group Ltd (the Applicants) to prepare this Planning Statement to accompany a full planning application for residential development (affordable dwellings), access road and associated infrastructure at land off Ash Lane, Tavernspite, Pembrokeshire.

1.2 This Statement therefore forms part of the submissions of the application to be considered by the Authority, and provides information on the following points:

- A brief description of the site and surrounding area
- A description of the proposed development
- Consideration of relevant national and local planning policy

1.3 This Statement is also accompanied by a wealth of supporting information including a Design and Access Statement, a Green Infrastructure Statement, a Tree Survey, a Preliminary Ecological Assessment, drainage details, landscaping details and a full scheme of drawings.

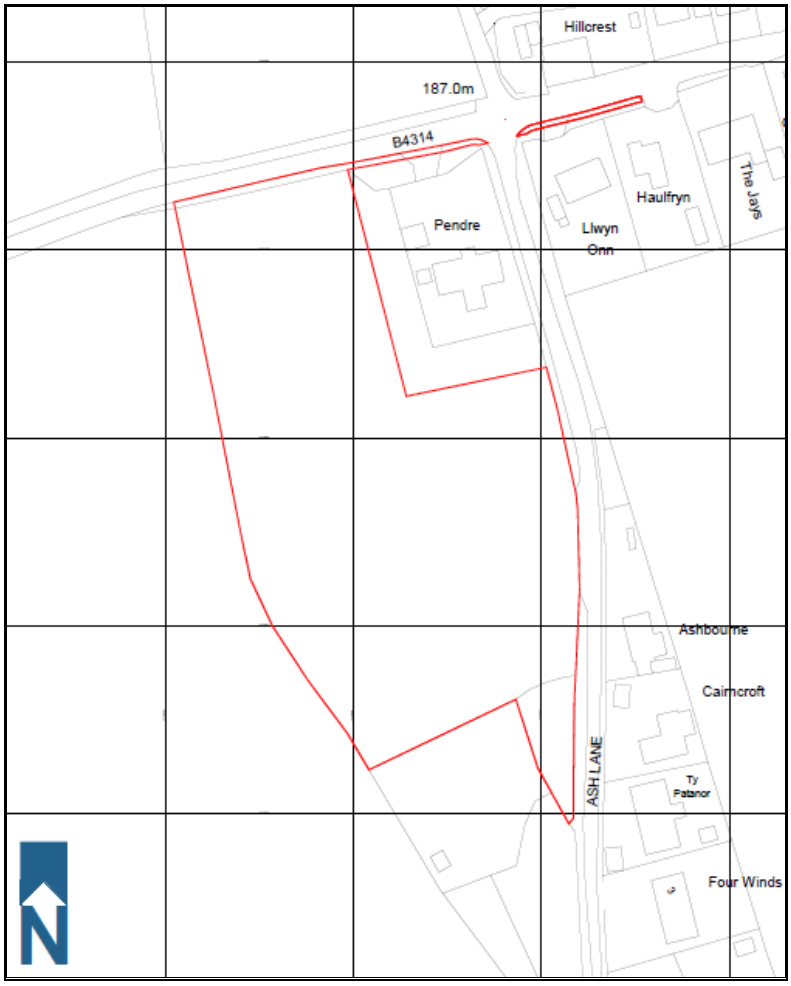
2.0 SITE DESCRIPTION

2.1 THE SITE

2.1.1 Measuring approximately 1.071 hectares, the site consists of greenfield land immediately adjoining the settlement of Tavernspite, circled in the aerial Photograph below and edged red on Plan A below.



Photograph 1



Plan A

2.1.2 As outlined above, the application site comprises an undeveloped parcel of agricultural land, currently used for general grazing purposes. The site is generally level and is bordered on all sides by established hedgerows, with the B4314 Road running alongside the northern boundary. The residential property ‘Pendre’ lies immediately to the northeast of the site. All of the above is shown in Photographs 2 to 5 below.



Photograph 2 – View of Site Facing South



Photograph 3 – View of Site Facing Southwest



Photograph 4 – View of Site Facing West



Photograph 5 – Adjoining Property Known as 'Pendre'

2.1.3 As detailed in the accompanying *Preliminary Ecological Appraisal* report, the site contains very little ecological interest, and no priority habitats or species were found on site. An accompanying Tree Survey found no category A trees on site, with 6 category B trees and 7 category C trees then to be retained, and the remaining low-quality Category U trees marked for removal.

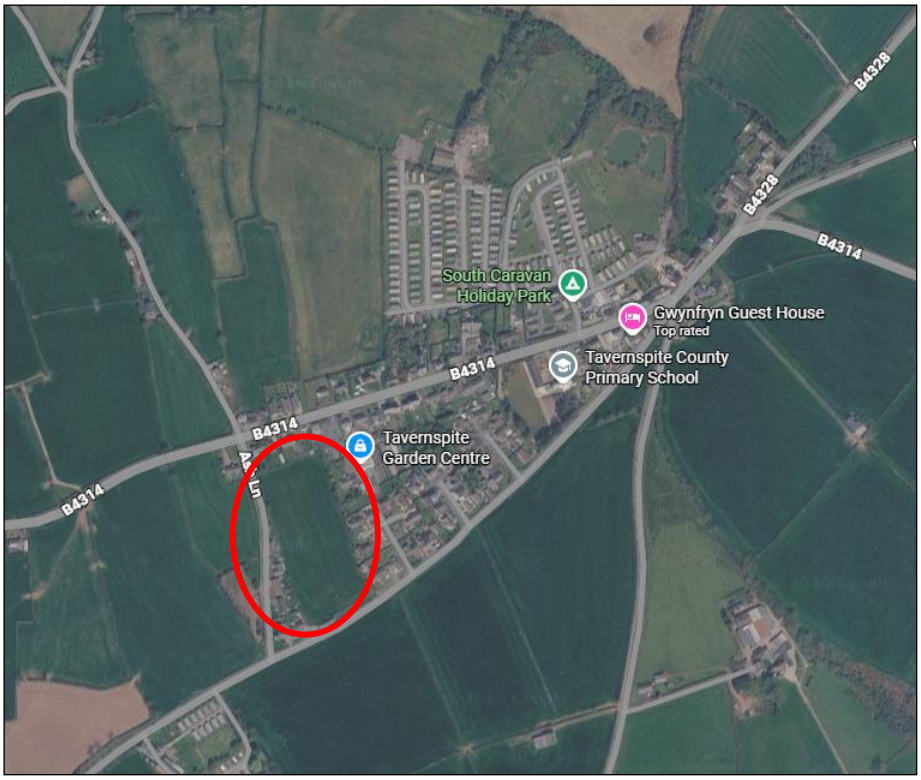
2.1.4 Access to the site, is currently via an agricultural gate off the southern flank of the B4314. This is illustrated in Photograph 6 below.



Photograph 6 – Existing Agricultural Access to Site

2.2 THE SURROUNDING AREA

2.2.1 In the immediate sense, the site (circled red) directly adjoins the existing built-up area of Tavernspite, as illustrated below.



Photograph 7

2.2.2 As can be seen, the village extends eastwards from the site and is focussed on or off the two roads that run through it. Existing residential stock is varied both in terms of scale, type and general appearance, as illustrated by examples of some of the existing dwellings of the settlement shown below.



Photograph 8



Photograph 9



Photograph 10



Photograph 11

2.2.3 The village itself then includes a number of local services and community facilities, including a Primary School, Garden Centre and public house. The village includes a bus stop served by the 224 Service, providing regular access to the larger settlements of Whitland and Carmarthen, with their wider range of services and facilities.

3.0 PRE-APPLICATION ADVICE AND RESPONSE

3.1 A formal pre-application enquiry was submitted to Pembrokeshire County Council under reference PR/0048/26, made valid on the 29th of April 2026, with the Authority issuing its written response on the 15th of September 2026. The enquiry related to an earlier version of the scheme which has since been comprehensively redesigned. While the form, layout and technical composition of the development have evolved, the advice received has directly informed the preparation of this full planning application.

3.2 The Authority's response provided detailed comments on a range of matters including settlement-edge relationship, affordable housing need, local facilities, highways considerations, character and appearance, foul drainage, biodiversity, open space provision and general design principles. A number of these points have been overtaken by the amended scheme, which now incorporates a revised layout, updated drainage strategy, enhanced GI proposals and a refined mix of units. Nevertheless, the strategic matters raised have been addressed within the supporting documentation accompanying this application.

3.3 In relation to Policy GN.29, the Authority noted the partial relationship with the settlement boundary. This matter is readily addressed given the site's established planning history and the Authority's previous acceptance of the land as being *"well related"* to Tavernspite for the purposes of the extant holiday accommodation consent. The Planning Statement demonstrates the visual and functional connection between the site and the settlement, resolving the point raised.

3.4 The Authority advised that an Affordable Housing Statement would be required to evidence local need. Following the pre-application process, further discussions have been held with the Council's Housing Team, who have confirmed that the proposed mix of units aligns with the identified requirement for the Rural East area and are supportive of the 100% affordable tenure now proposed.

3.5 Highways matters raised at pre-application stage – including footway connectivity, visibility, parking standards and potential shared-space design – will be formally considered through the PAC process. Many of the design-led considerations have already been incorporated into the revised layout, and any further refinements will be informed by the Highway Authority's formal PAC response.

3.6 Comments relating to character, landscaping, hedgerow retention, biodiversity, drainage and open space have been overtaken by the amended scheme and are addressed within the Design and Access Statement, Green Infrastructure Statement, ecological reports, and drainage strategy submitted with this application.

3.7 In summary, while the pre-application response related to an earlier iteration of the scheme, the matters raised have shaped the evolution of the proposal. The revised development now presented is a fully informed, policy-aligned and deliverable scheme that responds positively to the Authority's advice and reflects ongoing dialogue with relevant officers.

4.0 THE PROPOSED DEVELOPMENT

4.1 The proposal is for the construction of 30 affordable residential dwellings. The following information therefore provides an overview of the scheme and should be read in conjunction with the accompanying supporting documentation and drawings.

General Siting and Layout

4.2 The general layout of the site has been steered by a number of on-site and off-site factors. Its point of access will be via a new entry point, positioned in the site's northern boundary, as illustrated in the site layout extract below.



Plan B

4.3 The layout of the site is then largely based on a principal access road, off which the majority of units will gain direct access. The exception to this will be five units at the southwestern element of the site (Plots 13-17) that will then be served by a private shared drive.

4.4 Amenity space for each individual plot will then be mixed, with some having areas to their fore and others leading directly on to the public footway. However, all units will have a private rear garden, as illustrated in the layout.

4.5 All existing boundaries are to then be retained, with the exception of the removal of a short section of hedgerow on the northern edge to enable access to the proposed development. Further landscaping in the form of additional trees and shrubs forming part of the overall development of the application site are also proposed, as detailed on the submitted landscaping details. Areas of informal open space, forming part of both the sustainable drainage and biodiversity enhancement elements of the scheme, will also form part of the scheme, as well as a dedicated Local Area of Play.

Scale

4.6 The proposal is for 30 residential detached and semi-detached units consisting of a mix of houses, bungalows and flats. The proposal therefore includes provision for the following mix of units:

Accomodation Schedule					
House Name	*Code*	*Beds*	*(NIA) ft²*	*No of Units*	*Total Area*
Affordable Units					
WDQR Social Rented Units					
1 Bed Bungalow	1B2PBU	1	526	4	2104
1 Bed Walk-Up Flat [GF]	1B2PWU	1	552	3	1656
1 Bed Walk-Up Flat [FF]	1B2PWU	1	607	3	1821
2 Bed Bungalow	2B3PBU	2	649	3	1947
2 Bed House	2B4P	2	894	4	3576
3 Bed House	3B5P	3	1025	2	2050
3 Bed Corner House	3B5PCT	3	1025	5	5125
3 Bed House	3B6P	3	1220	4	4880
4 Bed House	4B7P	4	1268	2	2536
Total				**30**	**25695**

Table 1

4.7 The proposed mix has been influenced by the information and research undertaken by Ateb and reflects the identified need of the area as discussed with the Local Authority.

4.8 All properties will be served by off-street parking in-line with the Authority's standards.

External Finishes

4.9 As shown on the accompanying drawings, the external appearance of each of the dwellings has drawn on the local materials palette of the area.

Walls – Brick below dpc, with mix of painted render and cladding above
Roof – Smooth grey tiles
Fenestration – White uPVC windows and doors.
Rainwater Goods – Black upvc units.

Drainage

4.10 All foul water will be disposed of via a new connection to the existing public sewer network at the point indicated in the accompanying drawings.

4.11 In terms of surface water drainage, percolation rates were found to be poor throughout the site. As a result, and to adhere to regulatory requirements, surface water will be managed on site wherever possible through a mix of porous surfaces and rainwater gardens, with all excess then leading into a new forebay raingarden with basin. Water from this would then be transferred in a managed fashion through the use of a hydrobrake into the adoptable highway drainage system

Parking and Access

4.12 Each of the proposed residential units will be served by sufficient off-street spaces with visitor parking accommodated on an on-street basis, all in line with local highway authority standards.

4.13 As detailed above, the development will be served by a principal access road, which will include provision for turning.

Occupancy

4.14 All 30 of the proposed units will be affordable in nature, as defined by *Technical Advice Note 2: Planning and Affordable Housing*. All units will then be managed by Ateb Group Ltd.

5.0 PLANNING POLICY

5.1 NATIONAL PLANNING POLICY

5.1.1 National planning policy is represented principally by *Planning Policy Wales* (Edition 12) (PPW), which is then supported by a suite of supporting documents entitled *Technical Advice Notes* (TAN) covering a range of topic areas.

5.1.2 PPW sets out at Paragraph 4.2.26 that "*A community's need for affordable housing is a material planning consideration which must be taken into account in formulating development plan policies and determining relevant planning applications*.". Paragraph 4.2.35 then goes on to state that "*The provision of affordable housing exception sites must be considered to help meet identified requirements and ensure the viability of the local community*.".

5.1.3 Ateb Group Ltd, as the local housing association, in conjunction with the Local Authority has identified that there is a current under-provision of affordable housing in the community of Tavernspite and surrounding area. Whilst some open market schemes in the wider area under the provisions of the *Pembrokeshire Local Development Plan* (now passed its lifetime) have made some provision towards meeting this need, this has not been anywhere near sufficient to fully satisfy the required demand. On this basis, the provision of more significant contributions must be made if the 'need' is to be met, with the next option therefore being through the delivery of such units through exception sites. Due to its edge of settlement location, the application proposal therefore represents one such example.

5.1.4 In dealing and advising then on new housing sites, PPW indicates throughout Chapter 4 that new housing developments should be well integrated with and connected to the existing pattern of settlements. The expansion of towns and villages should avoid creating ribbon development, coalescence of settlements or a fragmented development pattern. As detailed above, the application site is well located to the adjoining existing built form and is located in close proximity to all local services and

community facilities offered by the settlement, as well as a well-served bus stops providing access to further such provision.

5.1.5 PPW also advises that in determining applications for new housing, local planning authorities should ensure that the proposed development does not damage an area's character and amenity. Increases in density helps to conserve land resources, and good design can overcome adverse effects, but where high densities are proposed the amenity of the scheme and surrounding property should be carefully considered. High-quality design and landscaping standards are particularly important to enable high density developments to fit into existing residential areas.

5.1.6 The form of the application proposal has therefore been given careful consideration, taking into account the character of not only the adjoining urban area, but also that of the undeveloped surrounding countryside. The results of several key investigations – including those dealing with ecological assets – have therefore had a fundamental role in determining and designing the proposed layout, ensuring therefore that the guidance and requirements of PPW have been adhered to in full.

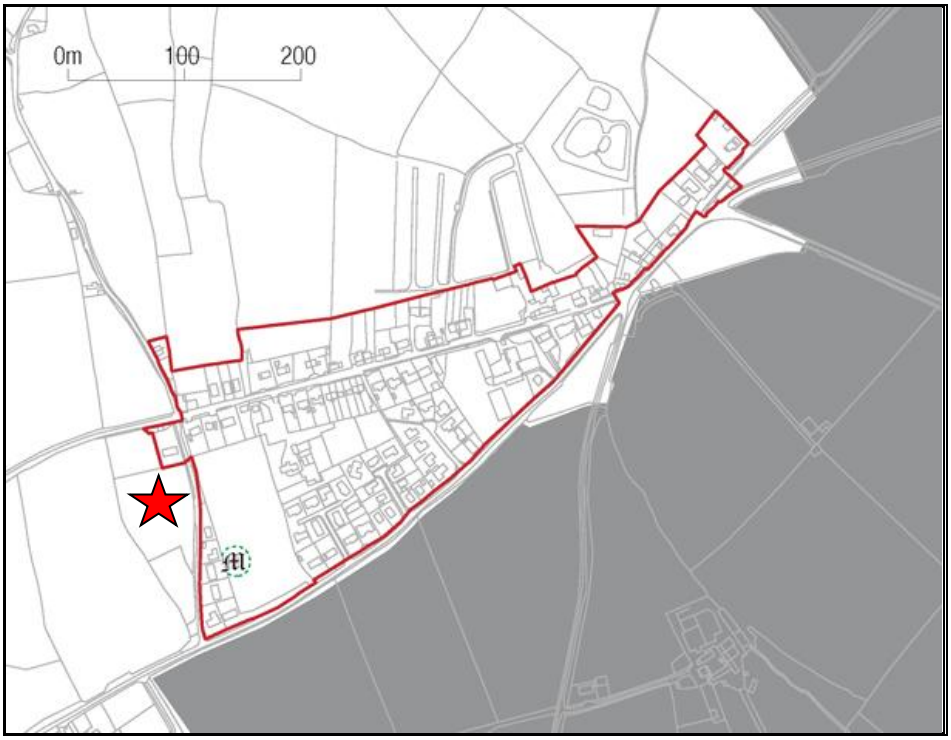
5.1.7 In terms then of the nature and form of the proposed units, TAN2 sets out detailed guidance on what is defined as being an affordable unit and how its occupancy would be controlled. Upon their completion, the Applicant – Ateb Group Ltd as the local housing association – will take control of the units and so will ensure that the requirements of TAN2 are met in full in terms of the future occupancy of the proposed units. The application scheme will therefore begin and continue to represent an affordable housing scheme on a 100% basis.

5.1.8 In summary therefore, the principle and detailed aspects are supported by the overarching guidance and principals set by national planning policy in relation to new affordable housing developments.

5.2 LOCAL PLANNING POLICY

5.2.1 In terms of *Section 38(6)* of the *Planning and Compulsory Purchase Act 2004*, the most recently adopted development plan for the area within which the application site lies is the *Pembrokeshire Local Development Plan* (LDP). Although this document has now passed its end date, we understand that its policies continue to be used for the purposes of Development Management decisions.

5.2.2 With the above in mind, the LDP Proposals Map for the area of Tavernspite in relation to the application site (indicated by a red star) is reproduced below (Plan C).



Plan C

5.2.3 As can be seen, the application site lies outside of the defined development limits for the settlement in question and so forms part of the 'open countryside' as part of the provisions of the current LDP. However, as detailed in section 4.1, provision is made within national planning policy for 'exception sites' that directly adjoin the defined

settlement limits, which the application does. At a local level, Policy GN.29 (*Exception Sites for Local Needs Affordable Housing)* of the LDP provides the relevant framework for releasing land outside settlement boundaries in exceptional circumstances. The policy requires that the site is within or immediately adjoining a settlement boundary, that a local need for affordable housing has been identified, that the host community is adequately served by facilities capable of supporting the development, and that all the benefits of affordable housing provision – restricted to the exclusive occupation of local people in need – will pass to the initial and all subsequent occupants.

5.2.4 In the case of the application proposal, the site immediately adjoins the existing settlement boundary, is for 100% affordable housing specifically intended to meet an identified local need, at a location with good access to local facilities, with the tenure of the units being secured in perpetuity through their ownership and management by a local housing association. The development therefore aligns directly with the aims and requirements of Policy GN.29, and in turn those of Policy GN.1, resulting in its principle at the location in question being supported by adopted local planning policy.

5.2.5 In view of the above, the key policies of the LDP considered during the preparation of the planning application in question have therefore been as follows:

- GN.2 – Sustainable Design
- GN.37 – Protection and Enhancement of Biodiversity

5.2.6 As a result, the following represents an assessment of the application proposal against key policies identified above, giving particular reference to those points raised in the aforementioned pre-application enquiry response provided by the LPA.

5.2.7 Policy GN.2 represents the overarching policy of the LDP document dealing with matters of design. It sets out a series of seven criteria against which to assess proposals, dealing with issues such as relationship with local context, density, massing, landscaping, layout, accessibility, public realm and sustainable drainage systems.

5.2.8 Accompanying this application is a full and detailed *Design and Access Statement* (DAS), setting out how the design of the application proposal has progressed from the contextual to detailed design stage. The DAS also sets out that the final design solution for the scheme has been steered by 6 set design principles, namely:

- Settlement Edge Response
- Green Infrastructure
- Connectivity
- Drainage
- Community
- Distinct Identity

5.2.9 In following the above, the layout provides a balance between securing an appropriate density for a greenfield site, with consideration for its transitional settlement-edge location. The proposed mix of unit types and scales is representative of those found within the existing settlement, whilst the proposed external finishes are sympathetic with the local vernacular.

5.2.10 In terms of the overall site layout approach, this has been set around a simple hierarchy of streets and spaces that create a clear and legible layout, whilst responding sensitively to the site's shape and topography. As a result, the site will contain distinct areas, including a clear 'arrival space', a 'pocket park' and connection to the adjoining Ash Lane link.

5.2.11 With sustainable drainage systems and biodiversity enhancements set within and throughout the scheme, the application proposal therefore adheres to all requirements of Policy GN.2 and also in turn those of Policy GN.37.

6.0 CONCLUSION

6.1 The proposal is for a new residential development for 30 affordable homes that will provide much needed affordable housing within this County.

6.2 The application proposal has come about through the Applicant identifying that there is currently an unmet need for affordable housing within the area the application site is located. This has been identified through information and data held not only by themselves, but also that held by the Authority. This level of unmet need is set to only grow moving forward, due to the difficulty of delivering many of the longstanding development plan housing allocations found within the County. Whilst we understand that the Authority is reviewing these sites, the adoption of a new development plan is some way off and so any strategic response to the situation will not happen for at least the next 2 years. This current planning application therefore seeks to assist in addressing the situation in a more immediate manner.

6.3 As this Statement and the accompanying information demonstrates, the application proposal represents a sustainable, appropriate and harmonious addition to the existing built form with respect to all matters for consideration. Its careful and sensitive design ensures that it will not result in a detriment to the immediate or wider landscape setting, having had full regard to previous decisions made by the Authority with regard to its development.

6.4 The development has been shown to be capable of being served by an appropriate means of access and level of car parking that will not result in any detriment to existing or proposed users of the local highway network. In terms of water – both surface and foul – the accompanying information demonstrates that this can be dealt with and disposed of in a satisfactory manner that adheres to all current guidance and requirements.

6.5 In conclusion therefore, the proposal represents an appropriate and sustainable affordable housing development that adheres to all relevant current planning policy, as well as assisting in addressing the current shortfall in provision of affordable housing within the immediate and wider area.