

Ref No: NP/24/0140/FUL
Proposal: Retrospective planning application for reprofiling works on land to the south of Carew Quarry to include 2 temporary monitoring boreholes
Site Location: Land to the south of Carew Quarry (Cricket Ground), Carew Newton, Kilgetty, Pembrokeshire, SA68 0TR
Applicant: A and C Aggregates
Agent: SLR Consulting Ltd
Case Officer: Kate Attrill

This proposal is being brought to the Development Management Committee as the Director with responsibility for Planning considers it raises matters of Member and/or Public Interest.

Summary

The application is for retrospective planning permission for reprofiling works on agricultural land to the south of Carew Quarry to include 2 temporary monitoring boreholes. The application has been made following the serving of an Enforcement Warning Notice.

A concurrent application in relation to the reprofiling of the southern face of Carew Quarry and associated landscaping works has been made in relation to Quarry operations at the north of the site but has not yet been determined by the Authority.

Re-profiling agricultural land is acceptable in principle in a countryside location, subject to the acceptability of detailed matters of landscape and visual impact as well as potential impacts on the historic and natural environment, including pollution prevention mechanisms.

The site is in a very sensitive landscape which is of outstanding historical value with a range of assets including Scheduled Ancient Monuments, Listed Buildings and the Carew Conservation Area, with Carew Castle and Tidal Mill in close proximity. Archaeological survey information in the form of a desktop survey has indicated that there are no archaeological concerns regarding the reprofiling proposed. The landscape details provided with the application once finalised will result in a subtle profile of the ground which is considered in keeping with the natural landform. No significant adverse impacts on the historic environment are envisioned. Concerns have been expressed about the potential impacts on Listed Buildings and visual impact resulting from the potential use of the site as an informal cricket ground under permitted development rights, however this use is not being proposed through the application and in any event it is considered that such rights being limited to 28 days in any year will not result in a significant visual impact.

Additional details of silt management are necessary to address surface water and biodiversity concerns and in order to protect nearby waterways (including SSSI and SAC), however it is possible to address this via planning condition. With regards to Green Infrastructure and the duty to enhance biodiversity under the Environment (Wales) Act 2016, a condition requiring a full planting and landscaping scheme in relation to the southern boundary will ensure sufficient biodiversity benefits through

enhanced planting of hedgerows and a buffer creation. Overall, the proposal delivers an acceptable form of development which meets the requirements of national and local planning policy and it is therefore recommended for conditional approval.

As the Habitats Regulations Assessment has not yet been formally agreed by Natural Resources Wales (NRW), the recommendation is to delegate approval to Officers, subject to signed agreement of this assessment by NRW being received.

The relevant plans and supporting documentation can be found on-line at: [Citizen Portal Planning - application details \(agileapplications.co.uk\)](http://Citizen Portal Planning - application details (agileapplications.co.uk))

Consultee Response

Carew Community Council – No adverse comments
Heneb – The Trust for Welsh Archaeology – No adverse comments
Cadw – No objection
PCNPA Buildings Conservation Officer - Concern
Natural Resources Wales – Conditional consent
PCNPA Access Manager – Conditional consent
PCC Drainage Engineers – Conditional consent
PCC Public Protection - Observations
PCC Historic Building Officer – no response at date of report writing
PCNPA Ecologist – Conditional consent
PCNPA Tree and Landscape – no response at date of report writing

Public Response

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

A number of objections from third parties have been received primarily of objection, comments relate to the following:

- Adverse effect on the historic landscape
- Archaeological significance
- Removal of tree line to the north of the site (immediately adjacent to Quarry) is unacceptable
- Impact of water run-off and silting on the marine SAC
- Likely presence of historic settlement on the land south of the quarry
- Negative visual impact on landscape created by work
- Objection on the basis works took place without permission
- Fencing plan required
- Questions as to whether haul road on west of pitch will remain
- Cricket pitch is wonderful asset to village
- Increase in Quarry area is unacceptable
- Disregard from Quarry for its neighbours

- Impact on turnstyle during winter due to flooding as a result of the works undertaken to date.

The report below addresses the material considerations raised above.

With regard to the objections in relation to the removal of the tree line to the north of the site and the operation of the Quarry area – this is not within the area of land covered by this planning application. A separate and concurrent planning application in relation to the Quarry has been submitted to the Local Planning Authority. A report in relation to that application will be considered by a future Development Management Committee.

Policies Considered

Planning applications need to be determined in accordance with the statutory Development Plan unless material considerations indicate otherwise. The development plan comprises two documents, namely:

- Future Wales, The National Plan 2040 (Future Wales), published by Welsh Government on 24 February 2021. On page 149, it states that *“Policies 4 and 5 will help to ensure that rural areas in the South West grow in an appropriate way, supporting rural economies and services.”* 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...”*
- The Local Development Plan (LDP2)

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

LDP2 Policies

Policy 1 National Park Purposes and Duty
 Policy 7 Countryside
 Policy 8 Special Qualities (Strategy Policy)
 Policy 10 Sites and Species of European Importance
 Policy 11 Nationally Protected Sites and Species
 Policy 14 Conservation of the Pembrokeshire Coast National Park
 Policy 30 Amenity
 Policy 31 Minimising Waste
 Policy 32 Surface Water Drainage
 Policy 59 Sustainable Transport
 Policy 60 Impacts of Traffic

PCNPA Supplementary Planning Guidance (SPG) –

Archaeology adopted May 2021
 Landscape Character Areas adopted September 2020

Welsh Government Planning Policy Wales Edition 12

Welsh Government Technical Advice Note (TAN) 24 – Historic Environment

Officer's Appraisal:

Background and History

The application site is located to the south of the permitted Carew Quarry. The location is to the North West of the settlement of Carew which is a settlement within Pembrokeshire County Council's planning jurisdiction identified as a Conservation Area - within the settlement there are a number of Listed structures including those with Grade II listing. Carew Castle which is a Scheduled Ancient Monument and Grade I Listed Building is located to the South West of the site and separated from it by the Castle Mill Pond and bridge (which is also a Scheduled Ancient Monument and Grade II* Listed Structure). Carew Newton (a small hamlet within the National Park planning area) is located to the North West and separated from the application site by countryside and the existing working quarry. Carew Lane runs to the immediate East of the site and agricultural land to the immediate west. A public right of way traverses immediately to the South East of the site but does not directly cross it. A further circular walk around the Castle and mill pond is a popular footpath route to the further south.

Carew Castle is operated by PCNPA but that is not material to this application which must be considered on its planning merits.

The Mill Pond itself is a Site of Scientific Interest to the south of the site at a distance of approximately 0.5km.

The Authority received reports of unauthorised engineering works on the site in October 2023. This led to a site visit and the issuing of a Planning Contravention Notice. Following on from this Officers advised the applicant that the reprofiling works were unauthorised and would require planning permission. The reprofiling works were halted at that point due to concerns that there might be archaeological or historical assets within the ground. A formal Enforcement Warning Notice was issued by the Authority on 14th March 2024. An Enforcement Warning Notice is used where an LPA considers that an unauthorised development causes unacceptable injury to public amenity, or damage to a statutorily designated site but could be satisfactorily removed or alleviated by imposing conditions on a grant of planning permission. The service of an EWN is used to provide a clear signal to the developer that, if a retrospective planning application is submitted, adequate control could be applied to the development to make it acceptable. Without it, it is unacceptable and further enforcement action is expedient and will be taken. Use of an EWN to secure a retrospective planning application can ensure that an acceptable form of development is achieved without the LPA having to over enforce.

Following on from this process, the Authority has received the current retrospective planning application. A separate planning breach and Enforcement Warning Notice has been issued in relation to the reprofiling of the Southern face of Carew Quarry and associated landscaping works and a separate retrospective application has been received (NP/24/0213/FUL) in relation to those works, which will be considered separately to this application. The removal of trees mentioned by some objectors in

relation to this application actually relates to the works undertaken on the area of land covered by NP/24/0213/FUL and will be considered as part of the determination of that application.

Planning History

The recent planning history identified is:

NP/24/0213/FUL - Retrospective Planning Application for Reprofilling of the Southern Face of Carew Quarry and Associated Landscaping Works currently undetermined – will be considered by future Development Management Committee

EC23/0316 – Enforcement Warning Notice served regarding unauthorised engineering operations.

NP/12/0601 Review of Mineral Planning for Carew Quarry, Carew Newton – Thomas Scourfield and Sons, Carew Quarry, Carew Newton, Kilgetty, Pembrokeshire, SA68 0TR approved 13 Dec 2012

NP/07/367 - Change of use to cricket & football field withdrawn January 2008

Current Proposal

This application seeks retrospective planning permission for reprofilling works undertaken on land to the south of the existing Carew Quarry. This area of agricultural land lies immediately to the south of land used as an informal (28 day rule) Cricket Ground and has required low scale reprofilling works for agricultural improvements. Whilst some references to a cricket ground are contained within supporting information, no change of use is proposed. It is understood that the reprofilling may enable a wider area of land to be informally used under permitted development rights for cricket during the season, but without any permanent physical development associated with such a use. Such use would fall within temporary development permitted development rights (28 days). The predominant use will remain as agriculture. Two temporary bore holes associated with monitoring required for Carew Quarry are shown on the plans and proposed for the south of the site, immediately to the north of the southern hedge boundary. A temporary haul road to enable reprofilling is also shown on the plans.

Key Issues

The application raises the following planning matters:-

- Principle of Development
- Impact on Special Qualities of National Park (Landscape Character and Historic Environment)
- Amenity and Public Rights of Way
- Biodiversity and Green Infrastructure
- Flood Risk and Drainage

Principle of Development:

Section 38 of The Planning and Compulsory Purchase Act 2004 requires that in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan for the National Park comprises Future Wales (the National Plan 2040) and the Local Development Plan 2.

Future Wales – The National Plan 2040 (FW) 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...”

The National Park’s LDP2 was adopted in September 2020. Policy 1 (National Park Purposes and Duty) is the overall strategic policy for the National Park’s LDP2. It requires that development within the National Park is compatible with the conservation and enhancement of the natural beauty, wildlife and cultural heritage of the Park and the public understanding and enjoyment of the special qualities. It notes that in determining proposals, due regard will be paid to the need to foster the economic and social well-being of the local communities within the Park, provided this is compatible with the statutory National Park purposes.

The proposed development is within a location designated as Countryside under the PCNPA LDP2.

Policy 7 (Countryside) identifies that outside the identified Centres all locations are considered countryside location in which development must be strictly controlled. No specific change of use is proposed as part of the application – the engineering works relate to the reprofiling of an agricultural field, which has traditionally been used in part on an informal basis for cricket under the permitted development rights associated with the 28 day rule. The use of the land for agricultural purposes, or for a limited number of days for cricket is acceptable under the LDP2 policies.

The proposal is, in principle, acceptable, however matters of compliance with Policy 1 National Park Purposes and Duty depends on matters of detail relating to landscape impact, impact on the Special Qualities of the National Park, the environment and historic assets. These are discussed in greater detail below.

Impact on Special Qualities of National Park (Landscape Character and Historic Environment):

Policy 08 (Special Qualities), of Pembrokeshire Coast National Park Local Development Plan 2 (LDP2), is a strategy policy which refers to the special qualities of the National Park and lists priorities to ensure that these qualities will be protected and enhanced. These qualities are characteristics and features which individually or in combination contribute to making the National Park unique. Particularly relevant

to this application are criterion c which seeks to protect and where possible enhance the pattern and diversity of the landscape and criterion d which seeks to protect and where possible enhance the historic environment.

Policy 14 (Conservation of the Pembrokeshire Coast National Park) of LDP2 seeks the conservation of the Pembrokeshire Coast National Park, resisting development that would cause significant visual intrusion, be insensitively or unsympathetically sited within the landscape, and/or fail to harmonise with, or enhance the landform and landscape character of the National Park.

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

Section 72 of the Planning Listed Buildings and Conservation Areas Act 1990 requires that the Authority pays special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Area.

Section 66 of the Planning Listed Buildings and Conservation Areas Act 1990 requires that in considering whether to grant planning permission for development which affects a listed building or its setting, the Authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

The site location is within the Landscape Character Area identified as LCA28 – Daugleddau. The landscape character area is described by the SPG as a unique area of upper tidal river estuary, with a branched form and associated rolling lowland. The visual and sensory characteristics are described as a *“peaceful, enclosed and intimate landscape of estuarine river and associated riparian areas and mudflats, surrounded by rolling woodland mosaic landscape of parkland, mixed woodland and fields. The river is the dominating unifying factor, providing a strong sense of place for adjacent areas”*. The LCA describes this as a landscape of outstanding historical significance within Wales and notes that the working tide-mill at Carew is unique in Britain and contributes to the outstanding cultural value of this LCA. The Milford Haven Waterway Registered Landscape of Outstanding Historical Interest in Wales encompasses virtually all of this LCA. It is noted that the river valley and estuary landscape has an unsurpassed concentration of remains, reflecting maritime conquest, settlement, commerce, fishing, defence and industry spanning the prehistoric to modern periods.

In terms of management guidance within the SPG for this Landscape Character Area – actions identified particularly pertinent to this application include: conserving the unspoilt estuarine character, conserving the agricultural and woodland mosaic character and ensuring that recreational pursuits are monitored to allow continued sport but also minimise the disturbance and ensure the long term survival of the estuarine habitats and associated species.

A number of objectors have raised concerns regarding landscape and visual impact and negative impacts on the historic environment.

From a visual landscape perspective, the reprofiling proposed within the application would alter the levels of the land in question but would respect and maintain the field pattern which is already in place and would not introduce any urbanising features within this countryside location. A haul road is shown on the plans to enable the reprofiling to take place – if this remained permanently within the landscape there might be unacceptable visual impacts, therefore a condition to ensure its removal is necessary to make the development proposal acceptable.

The assessment provided alongside the application concludes that whilst recognising that there would be some short-term effects associated with the reprofiling works already taken place and resulting from earth movements and the stockpiling of stripped soils, it is expected that medium term effects would be limited, with the recognised characteristics of the view being largely unaffected. It also concludes that once works are finalised, the more subtle profile of the ground also means that the reprofiled ground is likely to be seen as more in keeping with the natural landform and offer a degree of benefit when compared to the baseline scenario.

A formal change of use to the land for use as a cricket pitch is not proposed as part of the application – it is instead seeking to re-profile agricultural land which the Authority understands is intended to be used on an informal and infrequent permitted development basis for cricket. The landscape impacts of the proposed use are therefore considered to be low.

The removal of trees associated with an area of land covered by a separate application has had a significant landscape impact, but this is outside the site area of this application and will be considered separately under application NP/24/0213/FUL. Overall the proposal is considered to accord with the relevant policies and guidance of the LDP2 in relation to landscape character and visual impact. It is also considered acceptable in terms of its impact on the Registered Landscape of Outstanding Historical Interest.

With regards to the historic environment, the applicant has provided a Historic Environment desk-based assessment which has assessed the historic assets of an archaeological and built heritage nature.

In terms of Archaeology there are no designated archaeological remains within the site and the assessment established limited potential for remains of archaeological interest within the site. Heneb – The Trust for Welsh Archaeology in their capacity as historic environment advisors to Pembrokeshire Coast National Park Authority have confirmed that the submitted reports meet their requirements and have not identified any further archaeological mitigation as a requirement in relation to the planning application. The proposal is therefore considered acceptable in terms of potential impacts in relation to archaeology.

With regards to impacts on Scheduled Ancient Monuments, CADW have identified six Scheduled Ancient Monuments within 2km of the proposed development. These are:

PE001 Carew Castle

PE009 Carew Cross
PE083 Carew Bridge
PE261 Park Camp
PE328 Round Barrow N of Rosemary Lane
PE329 Round Barrow S of Rosemary Lane

CADW note that intervening topography, buildings and vegetation block all views between the site and three of these Scheduled Ancient Monuments (PE261 Park Camp, PE328 Round Barrow N of Rosemary Lane and PE329 Round Barrow S of Rosemary Lane) and therefore the proposed development will have no impact on the settings of these scheduled monuments.

There is intervisibility with three Scheduled Ancient Monuments (PE083 Carew Bridge – 30 metres north, PE009 Carew Cross – 200m north and PE001 Carew Castle – 180 metres north). CADW have reviewed the desk based Historic Environment Assessment and concur with its conclusions that the proposed development will have no impact on the settings of the above scheduled monuments. The proposal is therefore considered acceptable in terms of potential impacts in relation to Scheduled Ancient Monuments.

With regards to Listed Buildings, the Carew Bridge and Carew Castle both benefit from Listed Building status as well as Scheduled Ancient Monument status. The PCNPA Buildings Conservation Officer has objected to the proposal. He has made the following comment:

“Carew Quarries operated for several years to the north of the site, yet with little incursion on the setting of the various historic assets. The current situation caused by the removal of the hedgerow and the quarry operations to the south face has made a significant impact in the landscape. While this and potential mitigation is a separate matter to the current application, it is material in that the site of the pitch is now further south and the sloping ground requires re-profiling to allow its use. In combination, the open green setting comprising Cooke’s Ground has effectively shrunk -and will shrink further once an assumed new boundary between the quarry and field is in place. Within this smaller green space will be an operating cricket field on made-up ground set closer to the road equally if not more visible than the previous pitch. Whilst obviously sympathetic to the need for an extra cricket pitch for Carew, there seems opportunity to site this on flat ground conveniently closer to the existing ground where its impact would be much less. However, the proposed pitch in my view would appear intrusive, highly alien and damaging in terms of the setting of the historic assets to the south.”

It is recognised that the landscaping and mitigation proposed under the separate quarry operation may result in a reduction of the field size in the way identified by the Buildings and Conservation Officer, however that will be considered as part of planning application NP/24/0213/FUL.

With regards to the use of the field as a cricket pitch – no change of use has been proposed under this application, which only refers to the reprofiling of an agricultural field. It is recognised that very frequent use as a cricket pitch would have a more significant visual impact than use as an agricultural field, however no physical

development associated is proposed to the field to enable informal recreational use and the Authority must determine the application as presented.

The Buildings and Conservation Officer considers that the field contributes to the wider setting of the Castle as a Listed Building. Notwithstanding the duty to have special regard to the setting of the Listed Building in determining this application, as his concerns relate to a use which is not identified as the subject of the application, this is not considered a sufficient reason for refusal. The impact on the setting of a reprofiled agricultural field, as set out within the application is considered acceptable in terms of its potential impact on Listed Buildings, including Carew Castle.

Carew Village is located within Pembrokeshire County Council's planning jurisdiction. It has a Conservation Area and a number of Listed Buildings within the village. The degree of separation from the site and the nature of the reprofiled agricultural field proposal are considered to preserve the setting of the wider Conservation Area. At the time of writing the report no response had been received from the PCC Historic Buildings Officer, however a verbal update will be provided to Committee.

In conclusion, the proposal is considered acceptable in terms of landscape impact, impact on the historic environment (including matters of archaeology, impacts on Scheduled Ancient Monuments, Listed Buildings and the Carew Conservation Area) the overall Special Qualities of the National Park. The proposal therefore accords with the relevant LDP2 policies, Supplementary Planning Guidance and national policy.

Amenity and Public Rights of Way:

Policy 30 (Amenity) of LDP2 seeks to protect the amenity of people living in the National Park and states that development will not be permitted where it has an unacceptable effect on amenity, particularly where:

- d) the development would have a detrimental impact on the quality of the environment currently enjoyed by people living, working or visiting the Park; and/or
- e) the development is of a scale incompatible with its surroundings; and/or
- f) the development is visually intrusive.

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

No direct amenity impacts on any residential properties are anticipated from the development.

The site is very visible from the A4075 which is a busy road. The application site also abuts 2 public rights of way (public footpaths SP5/16 and SP5/17) as well as being visible from a popular circular walk around the Castle Mill Pond. As set out within the section above – the proposed reprofiling of an agricultural field once turfed is considered acceptable and is not considered to introduce development that is visually intrusive. Whilst some concerns have been raised about potential visual impacts from uses associated with permitted development rights for an informal cricket use, the level of use is so low in terms of the number of days allowed by

permitted development rights that this is not considered a significant material consideration to warrant refusal or removal of those permitted development rights.

The PCNPA Access Manager has been consulted and has not objected to the application but has flagged an informative in relation to public rights of way that should be attached to any permission.

The proposal is overall considered to protect public amenity including the visual amenity of the site and does not impact directly on any public rights of way.

Flood Risk and Surface Water Drainage

The application site lies partially within Zone C2 of the Development Advice Maps as contained in Technical Advice Note (TAN) 15: Development and Flood Risk (2004). The Flood Map for Planning identifies the application site to be at risk of flooding and falls into Flood Zone 2 and 3 Sea.

The nature of the proposed development which does not introduce any highly vulnerable uses in this location but instead reprofiles a currently steep agricultural field mean that no policy objection on flood risk exists. Natural Resources Wales note that the proposals could be acceptable, subject to the developer being made aware of the potential flood risks and advised to install flood-proofing measures as part of the development. An informative regarding works near watercourses is proposed on any permission.

Policy 32 (Surface Water Drainage) of LDP2 requires that proposals appropriately address surface water through sustainable drainage systems.

Natural Resources Wales have requested a condition to ensure pollution prevention from surface water is put in place in order to attenuate silt laden run off. They have requested a silt management plan be required and implemented as a condition of any permission granted.

It is considered that subject to an appropriate condition and relevant informatives the proposal is acceptable with regard to flood risk, drainage and surface water.

Biodiversity and Green Infrastructure:

Welsh Government Planning Policy Wales 12, Technical Advice Note 5 and LDP2 Policy 10 Sites and Species of European Importance and Policy 11 Nationally Protected Sites and Species, require biodiversity and landscape considerations to be taken into account in determining individual applications. The presence of a species protected under UK or European legislation is a material consideration when dealing with applications that are likely to result in disturbance or harm to the species or its habitat.

Chapter 6 of Planning Policy Wales states that green infrastructure plays a fundamental role in shaping places and our sense of well-being, and is intrinsic to the quality of the spaces we live, work and play in. It also states that a green infrastructure statement should be submitted with all planning applications and that

the green infrastructure statement will be an effective way of demonstrating positive multi-functional outcomes which are appropriate to the site in question and must be used for demonstrating how the step-wise approach has been applied.

A Preliminary Ecological Appraisal was prepared to support the planning application. The PEA assesses the habitat present on site in December 2023 as well as any likely habitats lost during the vegetation clearance and reprofiling works carried out earlier in 2023. The assessment confirms that the site consisted of low value grassland habitats prior to the work (based on those that remain in the surrounding field). Such habitats are unlikely to support notable or protected plant species or INNS species. There are four statutory designated sites within 250m of the Site – three of these sites were locations for bat roost and it is possible that bats with local roosts may have used the site. The reinstatement of grass in this location will restore this opportunity. However to mitigate for any further run off from the site going forward and in order to meet the duty to enhance biodiversity under the Environment (Wales) Act 2016, the PCNPA Ecologist has identified that the best way to do this would be to further plant up the Southern boundary hedgerow/tree line (which is currently very gappy in nature) and to provide a buffer of at least 5 metres along that southern boundary. The buffer must be defined by some sort of post and rail fence and left to generate naturally. The above may be controlled by a condition requiring this to be addressed via a full planting and landscaping scheme. No specific Green Infrastructure Statement has been supplied with this application, however the condition to require additional planting and a landscape buffer at the south of the site is considered to also address the green infrastructure requirements established by Planning Policy Wales Edition 12.

Carew River, Pembrokeshire Marine SAC and Milford Haven Waterway are all within 30 m south of the site's southern-most boundary. They are significant for species including the tentacled lagoon worm and it is important that these waterways are protected in terms of pathways for surface water or silt run off – a required condition has been identified as necessary to address the Surface Water policy of the LDP2, but is also necessary to meet Biodiversity policy requirements. A Habitats Regulations Assessment is required to assess the impacts on the SAC. The PCNPA Ecologist has advised that the condition requiring a planting and landscaping scheme, along with the NRW requested silt management condition are required to be mitigation for the nearby SAC. The HRA will need to be approved by Natural Resources Wales – this had not happened at the time of report writing and therefore delegated approval, subject to this is sought.

Subject to appropriate conditions in relation to the provision of a silt management plan and appropriate planting of hedge boundaries the proposal is considered to meet the requirements of local and national planning policy in relation to biodiversity and green infrastructure.

Conclusion

The proposal is for the reprofiling of an agricultural field, in retrospect in an extremely sensitive landscape.

No evidence of archaeological remains has been identified within the site and potential impacts on historic assets including the setting of Listed Buildings, Scheduled Ancient Monuments and the nearby Carew Conservation Area are considered acceptable. The revised profile of the land will result in an acceptable landscape form once finalised and grassed.

Subject to appropriate conditions in relation to silt management and additional planting and buffer creation of hedge boundaries, the proposal is considered to meet the requirements of national and local planning policy, including LDP2 Policy 01 National Park Purposes and Duty and to result in an acceptable form of development.

A final Habitats Regulations Assessment has not yet been agreed by NRW and therefore delegation is sought to approve the application subject to their approval.

In reaching a recommendation, regard has been given to the requirements of sections 3 and 5 of the Well Being of Future Generation (Wales) Act 2015. It is considered that this recommendation is in accordance with the Act's sustainable development principle through its contribution towards the Welsh Ministers' well-being objective of supporting safe, cohesive, and resilient communities.

Recommendation

It is recommended that the application be delegated for approval to the Director of Placemaking, Decarbonisation and Engagement subject to receipt of a formal response from Natural Resources Wales in relation to the Habitats Regulations Assessment and subject to the conditions listed below.

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:

Revised surface water management Technical Memorandum

004 Rev 1 - Proposed Layout rec'd 11/04/2024

002 Rev 1 - Pre-Development Topography rec'd 11/04/2024

001 Rev 1 - Site Location Plan rec'd 11/04/2024

006 - Monitoring Boreholes Plan & Section rec'd 11/04/2024

Sections Drawing 005

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. Within 3 months of the date of this decision, the applicant must submit a Silt Management Plan for agreement in writing to the Local Planning Authority. This Plan shall include silt fencing placement and a management and

inspection plan in relation to silt measures. To be retained thereafter in perpetuity.

Reason: In order to protect the natural environment, including the Carew River and Pembrokeshire Marine SAC. Policy: Welsh Government Planning Policy Wales 12, Technical Advice Note 5 and LDP2 Policy 10 Sites and Species of European Importance and Policy 11 Nationally Protected Sites and Species

4. No further development or site clearance shall take place until there has been submitted to and approved in writing by the local planning authority a scheme of planting and landscaping for the southern site boundary. The scheme shall include a plan of works for additional tree planting within the Southern boundary hedgerow/tree line and shall also provide a buffer of at least 5 metres along that southern boundary. The buffer must be defined by a post and rail fence and left to generate naturally. The scheme shall include a management and inspection plan for the buffer and hedge boundary.

Reason: In order to protect the natural environment (including the Carew River and Pembrokeshire Marine SAC) and in order to achieve an environmental enhancement in accordance with the requirements of the Environment Act Wales 2016. Policy: Welsh Government Planning Policy Wales 12, Technical Advice Note 5 and LDP2 Policy 10 Sites and Species of European Importance and Policy 11 Nationally Protected Sites and Species

5. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species..

Reason: In order to protect the natural environment (including the Carew River and Pembrokeshire Marine SAC) and in order to achieve an environmental enhancement in accordance with the requirements of the Environment Act Wales 2016. Policy: Welsh Government Planning Policy Wales 12, Technical Advice Note 5 and LDP2 Policy 10 Sites and Species of European Importance and Policy 11 Nationally Protected Sites and Species

6. Notwithstanding the details within the approved plans, the haul road area shall not be granted permanent approval. No further development or site clearance shall take place until there has been submitted to and approved in writing by the local planning authority a scheme setting out the details of timing and pattern of works for the removal and replanting of the haul road area shown on the plans.

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).

Informatives

Permitted use

The permitted use of the field is for agricultural use – any other use operating for more than 28 days in any one calendar year will require planning permission.

Public Rights of Way

The site abuts the route of public footpaths SP5/16 and SP5/17)

- The footpaths must not be obstructed.
- There must be no diminution to the width of the footpaths.
- No items should be stored on the footpaths.
- No damage is to be caused to the surface of the footpaths.
- No additional barriers to be placed on the footpaths, either of a temporary or permanent nature, as a consequence of the grant of planning permission

Works near watercourse

Due to the proximity of the site to watercourses, all works at the site must be carried out in

accordance with Natural Resources Wales Guidance for Pollution Prevention (GPP) 5: Works and maintenance in or near water, and GPP 6: Working on construction and demolition sites, which are available on the NetRegs website

<https://www.netregs.org.uk/environmental-topics/guidance-for-pollution-prevention-gpp-documents/>

Land Drainage for Ordinary Water Courses

Should any ordinary watercourse be present within and or in close proximity of the proposals, the applicant should be made aware that ordinary watercourses must not be filled in, culverted, or the flow impeded in any manner without the prior written consent of Pembrokeshire County Council under Section 23 Land Drainage Act 1991 as amended by the Flood and Water Management Act 2010.

Consent is also required to alter a culvert in a manner that would be likely to affect flow of an ordinary watercourse, and for temporary as well as permanent works. The applicant can obtain further details from Mr Neville Davies, Pembrokeshire County Council, Infrastructure Division, County Hall, Haverfordwest, Pembrokeshire, SA61 1TP Email: ldconsent@pembrokeshire.gov.uk

Under no circumstances should any structure be built over ordinary watercourses or within a minimum of 3 metres measured each side from the top of bank of any watercourse, or within a minimum of 3 metres measured each side from the outer face of a culvert, without the prior written agreement of the local land drainage authority. This will ensure that access can be maintained for future maintenance.

SuDS Approving Body Approval

Pembrokeshire County Council as SuDS Approving Body (SAB) considers that by virtue of the fact that the proposals where the construction area that has drainage implications is 100 square metres or more, the proposed works will require SAB approval.

The applicant should be made aware that the granting of planning consent for this application does not remove the requirement to gain SAB approval.

The calculation of the area for SAB purposes includes all construction areas having drainage implications, which include, the footprint of all proposed buildings, pathways, patios, driveways, parking areas and any other works be they permeable or impermeable. (This list is by no means exhaustive). No deduction for the area of the footprint of any building or other structures which are demolished or removed is made when determining the construction area for SAB purposes.

The applicant should be made aware that if there is a breach of the requirement for SAB approval (i.e. when construction work is commenced without SAB approval); the SAB may issue an enforcement notice. The failure to obtain SAB approval may have a detrimental effect upon the future sale of the property, which could also result in insurance applications and or flood event settlements being compromised.

It should be noted that if an application for SAB approval has not been made and subsequently approved by the SAB Team as part of a formal SAB Application, we may not be able to support any future application for the discharge of any surface water drainage related condition in connection with this development since any proposals submitted for the discharge of the condition may be subject to change in order to meet Welsh Governments Statutory Standards for Sustainable Drainage Systems.

The applicant can obtain further information in relation to the requirement for SAB approval from the Authorities Website at w.pembrokeshire.gov.uk/planningcontacts/sustainable-drainage-approving-body-sab
The applicant should be informed that approval should be sought from:

SAB

Community Services Directorate

Infrastructure Division

Pembrokeshire County Council

County Hall

Haverfordwest

Pembrokeshire

SA61 1TP

e-mail: sab@pembrokeshire.gov.uk

telephone: 01437 776142

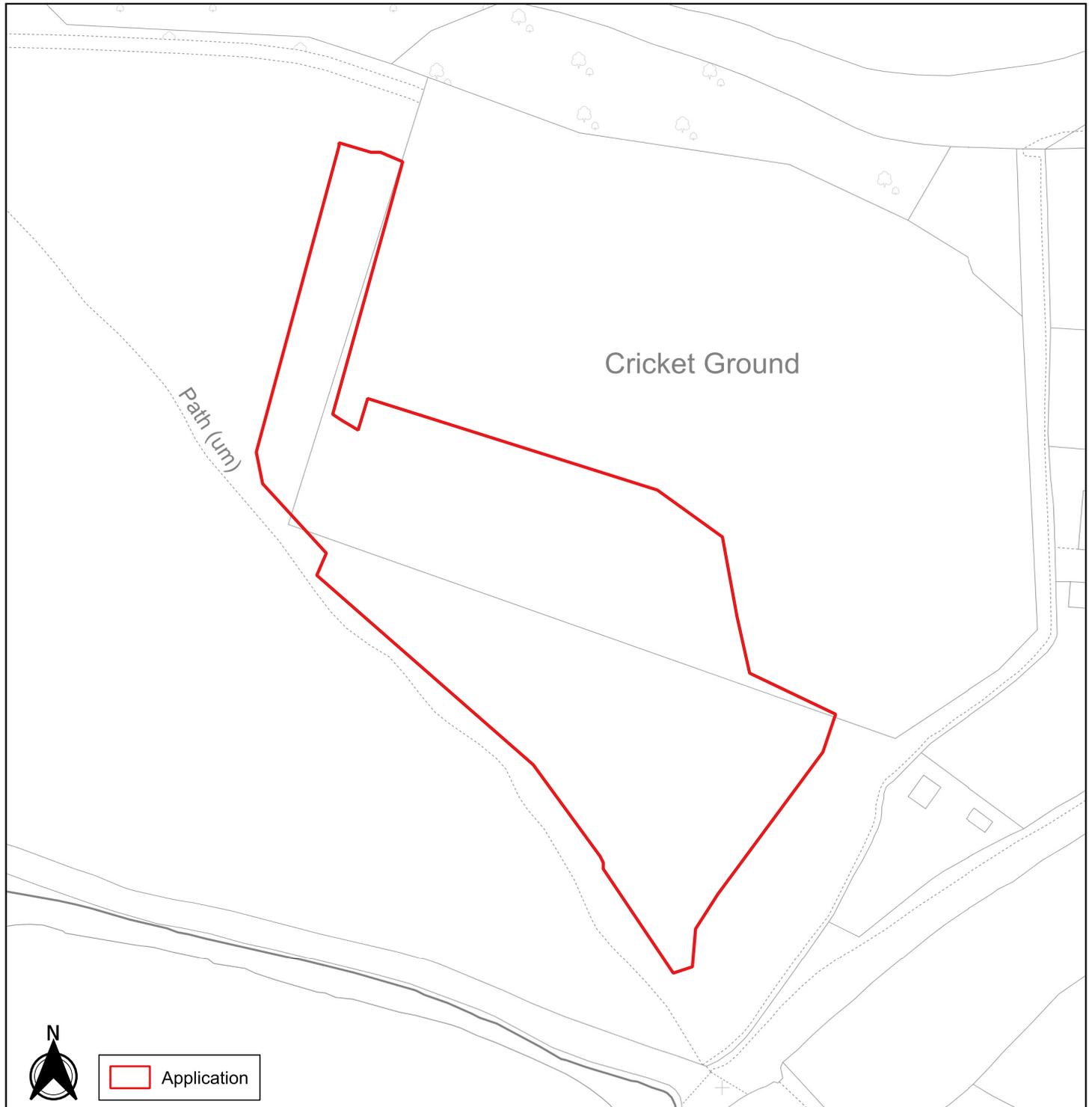
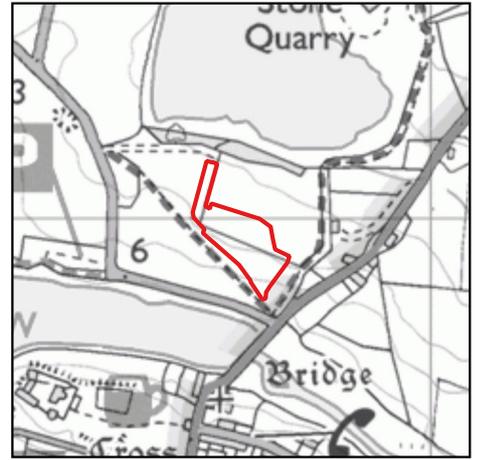
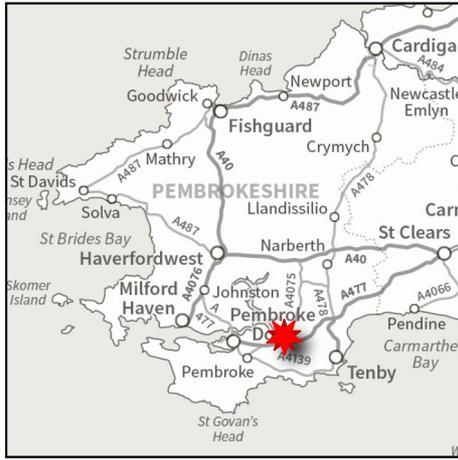
NP/24/0140/FUL

Land to the south of Carew Quarry (Cricket Ground), Carew Newton, Kilgetty, Pembrokeshire, SA68 0TR
Land to the south of Carew Quarry (Cricket Ground), Carew Newton, Kilgetty, Pembrokeshire, SA68 0TR



Parc Cenedlaethol
Arfordir Penfro
Pembrokeshire Coast
National Park

Graddfa/Scale: 1:1,250



Application