

Application Ref: NP/24/0227/FUL
Case Officer: Rob James
Applicant: Charles Goldsworthy
Agent: Steve Hole Architects LLP
Proposal: Campsite for 40 pitches including infrastructure, drainage, electric hook ups and sanitary facilities
Site Location: Parke Farm, Merrion, Pembroke, Pembrokeshire, SA71

This application is being considered by the Development Management Committee as it is a 'major' application.

Summary

The application is for a proposed campsite of 40 pitches. It is the resubmission of a scheme previously refused by Development Management Committee on the basis that the site would involve the loss of Best and Most Versatile Agricultural Land. The applicant has submitted additional information following an Agricultural Land Classification Report showing that not all of the land which is the subject of the application is Grade 2 as shown on the Welsh Government predictive ALC Map. Planning Policy Wales 12 (PPW12) requires that BMV agricultural land should be conserved as a finite resource for the future with considerable weight given to protecting it from development. Such land should only be developed if there is an overriding need for the scheme and either previously developed land or land in lower agricultural grades are unavailable.

Welsh government have been consulted and agree with the findings of the submitted ALC Report.

Matters of layout, design, highways impact and biodiversity are acceptable. On the basis of the above, the proposal is considered to comply with relevant national and local planning policies and therefore the application is recommended for approval.

The relevant plans and supporting documentation can be found online at – [Citizen Portal Planning - application details \(agileapplications.co.uk\)](https://citizenportalplanning.agileapplications.co.uk)

Consultee Response

WG Agricultural Land Classification Division: No objection

PCC Public protection: No objection

CADW - Protection & Policy: No objection

PCNPA Buildings Conservation Officer: Conditional Consent

Natural Resources Wales: No objection

PCC - Drainage Engineers: Conditional consent

PCC - Transportation & Environment: Conditional Consent

PCNPA Tree and Landscape Officer: Conditional consent subject to BMV issue being resolved.

PCNPA Planning Ecologist: No Response

Dwr Cymru Welsh Water: Advisory

Stackpole & Castlemartin C C: Concern – Concern regarding highways and land quality

Public Response

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

Two third-party responses have been received, comprising of one letter of objection and one letter of support. The objection raised concerns over highway safety including concerns turning onto a 60mph road with caravans. The material planning issues will be addressed within the main body of this report.

Policies considered

Planning Policy Wales 12 (PPW12)
Future Wales - The National Plan 2040 (FW) which was adopted on 24th February 2021)
TAN 05 - Nature Conservation and Planning
TAN 06 - Planning for Sustainable Rural Communities
TAN 12 – Design
TAN 15 - Development and Flood Risk
TAN 23 - Economic Development
TAN 24 - The Historic Environment
Local Development Plan 2 (LDP2) (September 2020)
LDP2 Policy 01 - National Park Purposes and Duty
LDP2 Policy 07 - Countryside
LDP2 Policy 08 - Special Qualities
LDP2 Policy 09 - Light Pollution
LDP2 Policy 10 - Sites and Species of European Importance
LDP2 Policy 11 - Nationally Protected Sites and Species
LDP2 Policy 14 - Conservation of the Pembrokeshire Coast National Park
LDP2 Policy 21 - Minerals Safeguarding
LDP2 Policy 29 - Sustainable Design
LDP2 Policy 30 - Amenity
LDP2 Policy 31 - Minimising Waste
LDP2 Policy 32 - Surface Water Drainage
LDP2 Policy 38 - Visitor Economy
LDP2 Policy 41 - Caravan, Camping & Chalet Development
LDP2 Policy 42 - Site Facilities on Tent, Chalet & Caravan Sites
LDP2 Policy 59 - Sustainable Transport
LDP2 Policy 60 - Impacts of Traffic

Please note that these policies and SPG's can be viewed on the Policies page Pembrokeshire Coast National Park website – Local Development Plan 2

SPG03 - Loss of Hotels
SPG07 - Biodiversity
SPG08 - Caravan Camping & Chalet

Constraints

Safeguarding Zone
Ancient Monument - within 500m
Hazardous Zones
Potential for surface water flooding
Nat Trust Covenants
Recreation Character Areas
Nitrate Vulnerable Zone
Affordable Housing Submarkets
Landscape Character Area

Officer's Appraisal

Site and Context

Parke Farm campsite is located on a smallholding of 10 acres just outside the hamlet of Merrion in South Pembrokeshire. The site is accessed from a single track which lies immediately to the North of the B4319. To the southwest lies the Castlemartin Army Training base. To the north is the small village of St Twynnells which is a settlement located in Pembrokeshire County Council's planning area.

Parke Farm itself comprises of five paddocks which are situated to the north and west of the Grade II Listed Farmhouse (Cadw ref: 83133).

The application site comprises 2 paddocks measuring approximately 1.3 hectares situated north of Parke farmhouse. The land slopes upwards south to north and each paddock is defined by mature hedgerows, with the southern boundary of the southern paddock marked by the access track to the farmhouse.

The agent for the site has confirmed that the site has been operating historically under an exempted organizations certificate which ran until 27 January 2022. This permitted use of the site for up to 5 caravans and 10 tents for a period of 60 days. The certificate covered an area of 2 paddocks which are not part of this application, but on land immediately to the west of the application site. Since the certificate ceased the site has been operating under the 28-day rule for 2023.

A site visit in November 2023 confirmed that four paddocks (the two previously covered by the exempted organizations certificate and the two which are the subject of this application) appear to have been used for camping and caravanning in the 2023 season, with website reviews dating from May to August.

Currently on site are a range of unauthorised facilities. Access to the unauthorized sanitary facilities is via gaps in the western hedgerow with the facilities themselves situated within shepherds' hut structures mounted on platforms. Unauthorised pod structures contain separate toilet and dishwashing facilities in these areas.

Unauthorised Electric hook-up points are located along the field boundaries of one of the paddocks, however these facilities are not dug into the land - cables rest on the surface of the land within the hedgerow.

Relevant Planning History

NP/17/0425/LBA – Extension to rear (west) elevation – APPROVED 05/09/2017

NP/19/0108/S73 – Variation of condition no.2 of NP/16/0675/FUL – APPROVED 11/04/2019

PA/21/0112 - Pre-Application Advice for Campsite on currently exempted land for 40 pitches including infrastructure, drainage, electric hook ups and sanitary facilities. - Subject to detailed matters the enquiry meets the requirements of Policy 41 of LDP2. NP/22/0712/FUL – Campsite for 40 pitches including infrastructure, drainage, electric hook ups. REFUSED 13/12/2023

Description of Proposal

The proposal is for 40 touring pitches including infrastructure, drainage, electric hook-ups and sanitary facilities. The application is a re submission of NP/22/0712/FUL following submission of an Agricultural Land Classification Report (ALC).

Key Issues

The application raises the following planning matters:

- *Policy and Principle of Development*
- *Siting, Design and Impact upon the Special Qualities of the National Park*
- *Biodiversity*
- *Landscaping*
- *Amenity and Privacy*
- *Access and Parking*
- *Drainage*

Policy and 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.

Within Future Wales 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...”

Planning Policy Wales Edition 12, Section 3.58 states that agricultural land of grades 1, 2 and 3a is the Best and Most Versatile (BMV) and should be conserved as a finite resource for the future. Section 3.59 goes on to clarify: "When considering the search sequence and in development plan policies and development management decisions considerable weight should be given to protecting such land from

development, because of its special importance. Land in grades 1, 2 and 3a should only be developed if there is an overriding need for the development, and either previously developed land or land in lower agricultural grades is unavailable, or available lower grade land has an environmental value recognised by a landscape, wildlife, historic or archaeological designation which outweighs the agricultural considerations. If land in grades 1, 2 or 3a does need to be developed, and there is a choice between sites of different grades, development should be directed to land of the lowest grade." Land is categorised into one of the following grades:

Grade 1: Excellent quality agricultural land

Grade 2: Good quality agricultural land

Grade 3a: Good to moderate quality agricultural land

Grade 3b: Moderate quality agricultural land

Grade 4: Poor quality agricultural land

Grade 5: Very poor-quality agricultural land

Further guidance in relation to BMV agricultural land is contained in Technical Advice Note 6 Planning for Sustainable Rural Communities (TAN 6) which suggests once agricultural land is developed, even for 'soft' uses such as golf courses, its return to agriculture as BMV land is seldom practicable.

An Agricultural Land Classification Report has been carried out by Roberts Environmental Ltd. The report concludes that 4 different soil types are present on site ranging from Grade 2, 3b and 4 with the majority of the land being ALC 3b. Welsh Government have been consulted on the findings of the report and have given the following response:

The Department does not hold any previous ALC field survey information for the proposed site (approx. 1.14ha). The Predicative ALC Map notes the site to be Grade 2, therefore as per Departmental published guidance, a field survey has been undertaken by the applicant and an ALC Report submitted with the application documents (Ref: 240208.AC.01, dated March 2024 – copy attached for information). The Department has validated the ALC survey report and can confirm it has been undertaken in accordance with the 'Revised Guidelines and Criteria for Grading the Quality of Agricultural Land' (MAFF 1988). The Department agrees with all the report finding apart from the areas that have been Graded as ALC Grade 4 due to a soil depth limitation (iron pipe at 15cm depth).

The ALC criteria for grading are based on the long-term physical limitations of land for agricultural use, such as climate (temperature, rainfall, aspect, exposure and frost risk), site (gradient, micro-relief and flood risk) and soil (texture, structure, depth and stoniness, and also chemical properties which cannot be corrected), and interactions between these factors such as soil wetness/workability and droughtiness. In this case, the presence of a steel pipe is not a long-term limitation to the grading of the land. This can be reduced or removed by normal management operations or improvements (removed, re-routed or deepened) and would be within the control of a farmer to do so. It appears in the images provided for soil type 1 in the report, that there is soil depth below the pipe and not on bedrock.

ALC surveys of small (approx. 1.0ha) sites are practically difficult, as the standard density for survey is 1 auger boring/soil observation per hectare. Therefore, a survey

of a wider area would provide more information to determine the extent and grade of a site and any variability (if any) therein.

The Department confirms that for this site, the report findings and grading for Soil Types 2 (Subgrade 3b), 3 (Grade 2) and 4 (Subgrade 3b) can be accepted. The department disagrees with the grading of Soil Type 1 (Grade 4), which we consider can be graded as Subgrade 3b.

The Department confirm the agricultural land quality on site (1.14ha) can be considered as 0.47ha Grade 2 and 0.67ha Subgrade 3b. Exceptionally in this case, the Department considers the small area of BMV land on site (0.47ha) could not be practically farmed to it full capability potential. Therefore, the Department does not recommend the application of BMV policy (PPW 12, paragraph 3.58 and 3.59) in this specific case.

Officers consider that the in-principle objection to the development of BMV Agricultural Land has now been adequately addressed.

Policy 38 of LDP2 is the Strategy Policy for the Visitor Economy of the National Park, and under criterion a) allows for limited caravan, camping and chalet development. Policy 41 relates to caravan, camping and chalet development and allows for new sites to be considered in away from the coast and Preseli Hill and locations intervisible with them. Sites are required to avoid sensitive locations and units should be sited so that they can be readily assimilated into the landscape without causing an unacceptable adverse effect on the National Park landscape. There should be no unacceptable cumulative effects and where possible ancillary facilities should be located in existing buildings. Where new buildings are needed, they should be of a scale commensurate with the scale of the overall development and enhancement opportunities should achieve an overall environmental improvement with demonstrable benefits in reducing visual impact on the surrounding landscape.

The Authority's Supplementary Planning Guidance on camping and caravan development provides more detail on the types of developments that may be permitted in the identified landscape character areas of the National Park. The application site is located within Landscape Character Area 6 – Castlemartin/Merrion Ranges. As defined in the guidance, the site would be categorised as a medium seasonal site in terms of its size and the type of accommodation proposed.

The SPG for this area identifies a high/medium sensitivity for medium seasonal sites and advises that there is no further capacity for sites close to Broad Haven or on exposed slopes but that there may be limited opportunities for small seasonal sites further inland in discreet locations screened by landform and vegetation. The area is described as having a high sensitivity to medium static caravan sites.

The evidence from the SPG therefore indicates that there is landscape capacity for seasonal sites, but not for permanent pitches. Officers consider that having assessed the site (discussed in more detail below), that subject to the imposition of a seasonal condition, the proposed development accords with the Visitor Economy and Caravan, Camping and Chalet Development policies of the LDP2: Policy 38 and Policy 41).

Siting, Design and Impact upon the Special Qualities of the National Park:

Policy 8 of the 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 include the historic environment.

Policy 14 of the LDP2 seeks the conservation of the Pembrokeshire Coast National Park with criteria (a) and (b) resisting development that would cause significant visual intrusion and/or, that would be introducing or intensifying a use which is incompatible with its location. Criteria (c) and (d) resists development that would fail to harmonise with or enhance the landform and landscape character of the National Park and/or fails to incorporate important traditional features.

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

Parts of the Pembrokeshire Coast National Park are still relatively undeveloped with minimal impact of lighting on the night sky. Policy 9 seeks to conserve that character and limit the impact of lighting which could negatively impact on the special qualities of the National Park.

The two paddocks proposed for the camping pitches are visually contained by the landform and vegetation bordering the paddocks and additional planting is proposed throughout and around the boundaries of the site which will further assist with visual screening. Moving existing washing & laundry services from an adjoining two paddocks into the two paddocks within the red line further containing the site. Having considered the submitted plans, Officers are of the view that the proposals, having regard to visual and landscape effects and subject to a seasonal condition controlling occupancy would accord with Policy 14 (Conservation of the Pembrokeshire Coast National Park) and Policy 29 (Sustainable Development).

Parke Farm is also a Grade II Listed Building. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the provisions of TAN24 (The Historic Environment) requires that special regard be paid to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. LDP2 Policy 08 advocates that the historic environment is protected, and where possible enhanced.

The PCNPA Buildings and Conservation Officer states that; from the main road, the cottage is well-screened by existing trees, the site of the proposed camp site beyond not readily visible, even though it gently rises. From within the site, there is likely to be some inter-visibility between the curtilage of the cottage and the proposed campsite.

Officers consider that the plans received move all infrastructure within the two paddocks and limit any impact upon the Listed Building Farmhouse.

A Setting Assessment produced by ArchaeoDomus – Archaeological & Heritage Services considers the effect of the proposed development on the setting of

Scheduled Monument PE565 RAF St Twynells Rotor Radar Station, concluding that there will be no impact on the monument's setting and significance.

Cadw have been consulted and have commented again on the application agreeing with the conclusions of the report that there will be no impact on the monument's setting and significance. There would be no direct impacts on a Scheduled Monument from this proposal. There would be no adverse impact on the setting of listed buildings. The proposal thus accords with Policy 8 in relation to the historic environment. No lighting is proposed, and the tracks will remain unsurfaced. The proposal thus accords with Policy 9 in relation to lighting. As such, the development proposals are considered to preserve the character and appearance of the immediate area and the special qualities of the National Park. As such the proposed development is considered to comply with Policies 08, 09, 14 and 29 of the LDP2.

Amenity and Privacy:

Policy 30 of LDP2 refers to 'amenity' in general with criteria (a) and (b) seeking to avoid incompatible development and significant adverse impact upon the amenity enjoyed by neighbouring properties. There are no neighbouring residential properties that would be affected by the development as the application site is located at the end of a private driveway. The host dwelling is the only residential dwelling in the immediate vicinity. As such the proposed development is considered to comply with Policy 30 of the LDP2 subject to the imposition of a seasonal occupancy condition.

Access and Parking:

National planning policy accepts that for most rural areas the opportunities for reducing car use and increasing walking, cycling and use of public transport are more limited than in urban areas. In rural areas most new development should be located in settlements which have relatively good accessibility by non-car modes when compared to the rural area as a whole. Development in these areas should, where possible, offer good active travel connections to the centres of settlements to reduce the need to travel by car for local journeys. It is recognised that the planning system has a key role to play in reducing the need to travel, particularly by private car, and supporting sustainable transport, by facilitating developments which are sited in the right locations, where they can be easily accessed by sustainable modes of travel and without the need for a car; make it possible for all short journeys within and beyond the development to be easily made by walking and cycling.

Policy 59 (Sustainable Transport) of LDP2 is consistent with these objectives, seeking to permit development which promotes sustainable travel choices and reduces the need to travel by car by ensuring new development is well designed and provides appropriate access for pedestrians, cyclists, vehicles and public transport where appropriate and not permitting proposals that cause significant concerns about potential transport impacts which cannot be satisfactorily mitigated. Policy 60 (Impacts of Traffic) of LDP2 prevents development where appropriate access cannot be achieved; where traffic would generate an unacceptable adverse effect in terms of congestion, times of generation or where there is an unacceptable adverse effect on road safety.

The site is accessed from the B4319 between Castlemartin and Bosheston, a single carriageway (with one traffic lane in both directions) with a 60mph speed limit. The site has a domestic/agricultural access, with a single lane access track. It is proposed that the access will be widened to 5.5 metres for two vehicles to pass for the minimum of 25 metres with 4.5 metre radii. In addition, two passing bays to allow a towing vehicle to wait are also proposed on the single access track.

Whilst in a rural location, a bus service to Merrion Cross (10 minutes' walk from the site) runs from both Pembroke and Pembroke Dock (no. 387 and no. 388) and the site is served seasonally by the Coastal Cruiser. No direct footpaths or cycleways connect the site.

The Highways Authority have been consulted in respect to any potential impact on traffic or highway safety. The proposed passing places on the private driveway are considered by the consultation response of PCC Highways Development Control to assist in traffic backing up onto the carriageway.

Whilst outside a Centre, the site does benefit from some multi-modal forms of access. Nevertheless, due in particular to its location, the availability of nearby services and the nature of the proposed development, the vast number of trips would be anticipated by car. The transportation effects of the proposal would not be significant when compared to the existing situation and the vehicular accesses if amended are suitable.

Subject to three recommended conditions and notwithstanding objections received the application is considered appropriate and, is therefore considered to comply with Policies 59 & 60 of the Pembrokeshire Coast National Park Local Development Plan 2 (LDP2).

Landscaping & Biodiversity:

To comply with Planning Policy Wales 12 (2024) 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.

To comply with Planning Policy Wales 12 (2024) and the Environment (Wales) Act 2016 planning authorities are expected to ensure every development positively contributes to biodiversity.

There are no Tree Preservation Orders within the red line of the site and the site is not within a Conservation Area.

A Green Infrastructure Statement and Ecological survey have been received as part of this application.

The Authority's Tree and Landscape Officer has been consulted and has commented that although the landscaping plan appears to be adequate, more information is required in the form of an Arboricultural Impact Assessment (AIA) and Arboricultural

Method Statement (AMS). This could be controlled via a pre commencement condition if the application was recommended for approval.

The PCNPA Planning Ecologist has been consulted at the time of writing this report no response has been received however a response was received on the previously submitted scheme. No objections were offered subject to a condition to approve a native wildflower mix as the one submitted with the application includes non-native species.

NRW have been consulted and have raised no objections to the proposed development. Subject to the conditions suggested above the application is considered acceptable in relation to Landscaping and Biodiversity considerations.

Drainage:

The PCC Drainage Engineers have been consulted and have commented that there is an 'Ordinary Watercourse' present on site. As a result, a condition is recommended.

NRW have commented that the private drainage solution will require an Environmental Permit and any approval of planning permission does not guarantee that a permit will be granted. Whilst limited information on the private drainage has been provided to this Authority - it would be possible to address this issue via a condition.

Well-being:

This report takes account of the duty placed on Pembrokeshire Coast National Park Authority as a public body, by the Well-Being of Future Generations (Wales) Act 2015 to carry out sustainable development. The duty to improve the economic, social, environmental and cultural well-being of Wales, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 has been considered. This report is in accordance with the sustainable development principle through its contribution towards one or more of the Welsh Ministers' well-being objectives set out in the Act.

Conclusion

The proposed caravan and camping site as submitted accords with relevant National and Local Planning Policies and is acceptable subject to conditions ensuring seasonality of use and addressing matters of highways, landscaping and biodiversity.

Recommendation

APPROVE subject to the following conditions:

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: Location Plan Ref 1906.00 dated 04/24. 0Proposed Site Layout Ref 1906.01 dated 11/23. Proposed Site Entrance Plan Ref 1906.02 dated 09/22. Proposed Landscape Layout & Schedule Ref 1906.04 dated 04/24
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 – Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 15 (Conservation of the Pembrokeshire Coast National Park) and 29 (Sustainable Design).

3. No more than 20 caravans, as defined in the Caravan Sites and Control of Development Act 1990 and the Caravan Sites Act 1968 shall be stationed on the site at any time. No caravan shall be stationed on the site between the dates of 31st October and 1st March in any year.
Reason: In order to protect the amenity and visual appearance of the site. Policy: Local Development Plan – Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 15 (Conservation of the Pembrokeshire Coast National Park) and 29 (Sustainable Design).

4. No development shall commence until details of a scheme for the disposal of foul and surface water has been submitted to and agreed in writing by the local planning authority. The scheme shall be implemented in accordance with the approved details prior to the use of the development and retained in perpetuity.
Reason: To comply with Planning Policy Wales (2021) and the Environment (Wales) Act 2016

5. Before the commencement of the development the access shall be completed in accordance with the details shown in drawing no. 1906.02 and retained for as long as the development remains in existence.
Reason: required to meet the objectives of the PPW (Feb 2021) and to satisfy Policy 60 (Impacts of Traffic) of the Pembrokeshire Coast National Park Local Development Plan 2 (end date 2031).

6. Before the commencement of the development the passing bays on the private access shall be completed in accordance with the details shown in drawing no. 1906.02 and retained for as long as the development remains in existence.
Reason: required to meet the objectives of the PPW (Feb 2021) and to satisfy Policy 60 (Impacts of Traffic) of the Pembrokeshire Coast National Park Local Development Plan 2 (end date 2031).

7. The off-street parking facilities (for all vehicles, including cycles) shown on the plan hereby approved shall be provided before the building is first occupied, and thereafter retained for that purpose.
Reason: required to meet the objectives of the PPW (Feb 2021) and to satisfy Policy 60 (Impacts of Traffic) of the Pembrokeshire Coast National Park Local Development Plan 2 (end date 2031).

8. All retained trees, hedgebanks and hedge boundary features and/or any trees whose canopies overhang the site shall be protected by the duration of the development (in accordance with BS5837: 2012 'Trees in relation to design, demolition, and construction – Recommendations'). The protection measures shall be implemented prior to any equipment, machinery or materials are brought onto the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed within any protection area, and the ground levels within those areas shall not be altered, nor shall any excavation (in relation to connecting to existing infrastructure) be made, without the prior written consent of the local planning authority. No works to trees, hedges or hedgebanks will be carried out without prior approval from this authority.

Reason: To prevent detrimental impact to trees, hedges and other landscape features which contribute to the amenity, landscape & biodiversity of the site and surrounding area. 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), SPG 12 – Biodiversity, Technical Advice Note (TAN) 5: Nature Conservation and Planning (2009), Technical Advice Note (TAN) 10: Tree Preservation Orders (1997)

9. The proposed development shall be completed in full adherence to the arboricultural details submitted to the LPA. 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. Upon completion of the development, the Local Planning Authority will be provided with clear and obvious proof that the details of the Arboricultural Method Statement have been adhered to, including the Arboricultural Supervision schedule. Proof will be demonstrated through the submission of a report, which summarise the details of Arboricultural Consultant visit, including where relevant photographic evidence of adherence to the Arboricultural Method Statement and Tree Protection Plan.

Reason: To prevent detrimental impact to trees, hedges and other landscape features which contribute to the amenity, landscape & biodiversity of the site and surrounding area. 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), SPG 12 – Biodiversity, Technical Advice Note (TAN) 5: Nature Conservation and Planning (2009), Technical Advice Note (TAN) 10: Tree Preservation Orders (1997).

10. The landscaping works shall be carried out in accordance with the approved details within Drawing no. 1906.03 and specification notes to accompany proposed Landscape layout plan for Parke Farm Campsite during the first planting season immediately following completion of the development. The completed scheme shall be managed and maintained in accordance with an approved scheme of management and maintenance. Development shall thereafter take place in accordance with the approved details. Any variations

to the details of the documents and plans must only be undertaken after the proposed variations have been agreed in writing by this authority.

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 of the site and surrounding area. 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), SPG 07 – Biodiversity, Technical Advice Note (TAN) 5: Nature Conservation and Planning (2009), Technical Advice Note (TAN) 10: Tree Preservation Orders.

11. 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.

Reason: In order for the development to be in accordance with Section 23 Land Drainage Act 1991 as amended by the Flood and Water Management Act 2010.

12. Prior to the erection of any external lighting on the approved site a light mitigation strategy, including measures to reduce light spillage onto foraging habitats for bats shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details and retained as such in perpetuity with no further lighting allowed beyond that approved.

Reason: To ensure that animal and plant species and habitats listed under the Conservation of Habitats and Species Regulations 2010 are adequately protected, and to protect and enhance the character and appearance of the site and its setting within the Pembrokeshire Coast National Park. Policy: Local Development Plan 2 – Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 12 (Local Areas of Nature Conservation or Sites of Geological Interest) and 14 (Conservation of the Pembrokeshire Coast National Park).

Informatives:

To comply with Planning Policy Wales (2024) and the Environment (Wales) Act 2016 Dwr Cymru / Welsh Water.

SEWERAGE

Since the proposal intends utilising an alternative to mains drainage we would advise that the applicant seek advice from Natural Resources Wales and or the Building Regulations Authority / Approved Building Inspector as both are responsible to regulate alternative methods of drainage.

WATER SUPPLY We anticipate this development will require the installation of a new single water connection to serve the new premise. Capacity is available in the water

supply system to accommodate the development. The applicant will need to apply to Dwr Cymru Welsh Water for a connection to the potable water supply system under Section 45 of the Water industry Act 1991. The applicant attention is drawn to our new water connection application guidance notes available on our website.



Parc Cenedlaethol
Arfordir Penfro
Pembrokeshire Coast
National Park

Graddfa/Scale: 1:1,250

