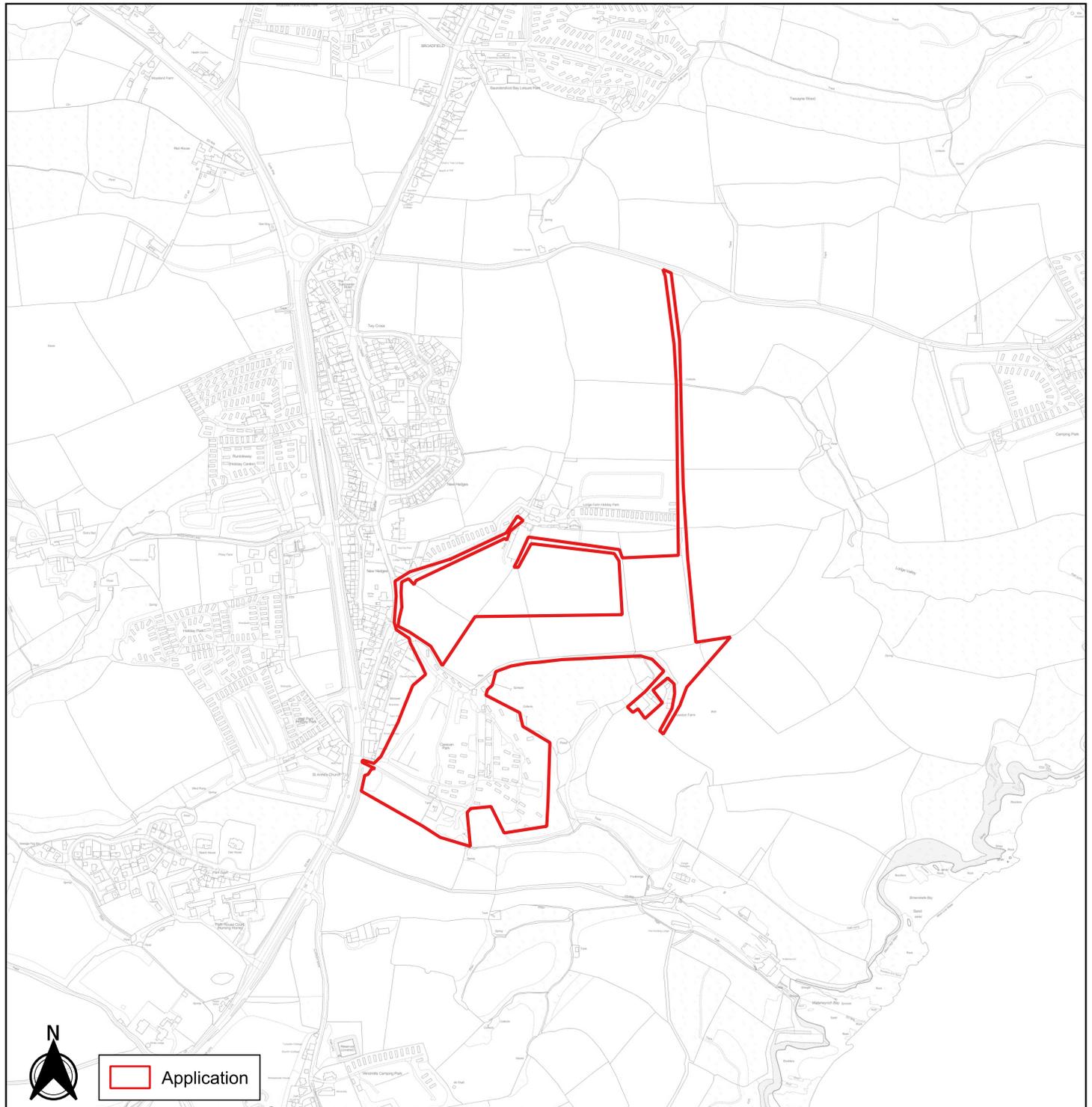
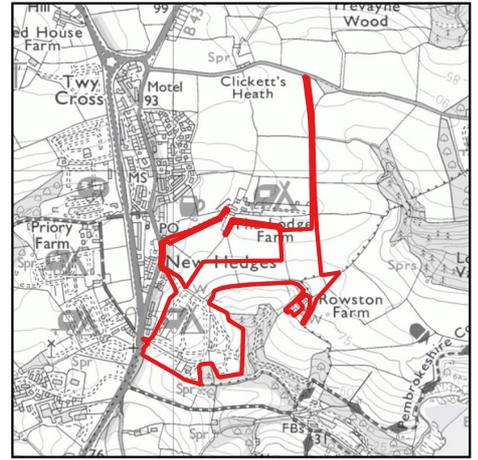
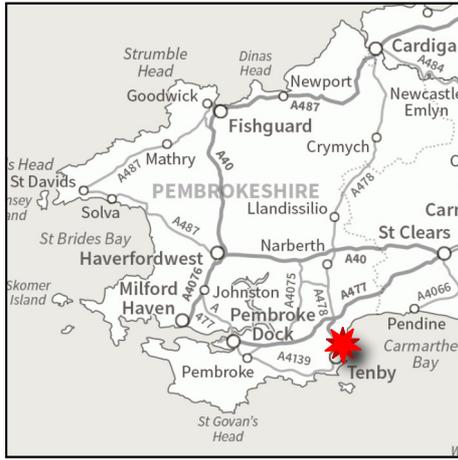




Parc Cenedlaethol
Arfordir Penfro
Pembrokeshire Coast
National Park

Graddfa/Scale: 1:10,000



 Application

PEMBROKESHIRE COAST NATIONAL PARK AUTHORITY COMMITTEE REPORT



Ref No: NP/25/0149/FUL

Proposal: The redevelopment and extension of the existing holiday park, to include the installation of bases for the siting of caravans; demolition of buildings; the conversion of an agricultural barn to a residential dwelling, with installation of roof-mounted solar PV panels; erection of a garage; associated works including access, car parking, hard and soft landscaping and infrastructure above and below ground.

Site Location: Rowston Holiday Park, New Hedges, Tenby, Pembrokeshire, SA70 8TL

Recommendation: Approval

This application is being presented to the Development Management Committee as as the application is classed as major development.

Summary:

The site is within the currently operating Rowston Holiday Park which is located to the south east of the Rural Centre of New Hedges and also some agricultural land to the north of the site. Access to the existing site is provided by a main access off the B4316 to the north of the existing site and the secondary access to the south also provided off the B4316 is mainly used as a service entrance for commercial deliveries and waste collection.

The application seeks approval for the redevelopment and extension of the existing holiday park, to include the installation of bases for the siting of caravans; demolition of buildings; the conversion of an agricultural barn to a residential dwelling, with installation of roof-mounted solar PV panels; erection of a garage; associated works including access, car parking, hard and soft landscaping and infrastructure above and below ground.

The proposed amendments to the existing holiday park aspect seeks to replace the tourer / tent site with static caravans. This would result in a reduction from a total of 225 holiday units down to 172 static caravans spread out around the site area and 15 touring caravans which would be re-located to the southwest corner of the site near to the service access. Whilst there would be an overall reduction in pitch numbers to 187, there would be an increase in the number of static caravans from 133 to 172, which by their nature are larger and more permanent than touring / motorhome units.

It is considered that the proposed appearance, landscaping, layout, access and scale of the proposed scheme would be in accordance with the statutory Development Plan (Future Wales and Local Development Plan 2) and National Planning Policy in the form of Planning Policy Wales (Edition 12) and having regard to all material considerations it is considered that the development will be in keeping with the aims of the LDP2 and Future Wales in that the development is considered to provide a an extension to an existing holiday park site which results in a reduction of numbers and overall environmental improvement together with other associated works including a conversion of an outbuilding to a managers dwelling whilst sustaining the local character.

As such, and subject to a schedule of suitable conditions to control the development, the development is considered to be acceptable and complies with the requirements of Future Wales, National policy and the overall policy aims of Local Development Plan 2.

In reaching a recommendation, regard has been given to the requirements of sections 3 and 5 of the *Well Being of Future Generations (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.

The full details of the application and consultation responses can be viewed on-line here: [Citizen Portal Planning - application details](#)

Consultee Response

- St Mary Out Liberty Community Council - Support
- PCNPA Ecologist - Further verbal report to be given at the meeting
- PCNPA Access - No public rights of way affected
- PCNPA Tree and Landscape - Conditional consent
- PCC Drainage Engineers - SAB consent required
- PCC Transportation and Environment - Conditional consent
- PCC Public Protection - No response at the time of writing this report
- PCC Waste and Recycling - No response at the time of writing this report
- PCC Community Regeneration - No response at the time of writing this report
- PCC Licensing Department - Separate consent will be required to update the site licence
- Dwr Cymru Welsh Water - Conditional consent
- Natural Resources Wales - Conditional consent
- Heneb - Conditional consent

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*.

Several representations have been received, which include two objections, a signed petition with 29 signatures opposing the development and one of support from the local Cllr.

Objections/concerns are summarised below:

- The extension is large and will impact on the adjacent village
- Noise and general disruption to neighbours
- Development will be visible from neighbouring dwellings
- Caravan sites will encircle the village
- Loss of property value
- Loss of rural identity to village
- Landscape Character Area 1 is at capacity
- Proposal is contrary to local and national policy which protects the National Park
- Road network concern

Support letter confirms the following:

- Hean Castle Estate has a well-established reputation for undertaking developments in a proper and responsible manner
- Proposal improves the existing holiday park

- The development will support local businesses
- The proposal will strike a balance between economic benefit, environmental consideration and community support

Where material, these concerns are discussed in the main body of this report.

Policies considered

National Policy

All planning applications in Wales need to be determined in accordance with the statutory National Development Plan:

- [Future Wales: The National Plan 2040](#) (FW)
- [Planning Policy Wales 12](#) (PPW12).

Technical Advice Notes

The Future Wales Plan should be seen and read as a whole, and in conjunction with National planning policy in the form of Planning Policy Wales (Edition 12, February 2024) as well as considering the following Welsh Government Technical Advice Notes (TAN's)

www.gov.wales/technical-advice-notes:

- TAN 2 – Planning and Affordable Housing
- TAN 5 – Nature Conservation and Planning
- TAN 6 – Planning for Sustainable Rural Communities
- TAN 8 – Renewable Energy
- TAN 11 – Noise
- TAN 12 – Design
- TAN 13 – Tourism
- TAN 14 – Coastal Planning
- TAN 15 – Development and Flood Risk
- TAN 18 – Transport
- TAN 23 – Economic Development
- TAN 24 – The Historic Environment

Local Development Plan 2 (Adopted September 2020)

Additionally, within the Pembrokeshire Coast National Park, The Local Development Plan 2 (LDP2) is also the relevant development plan with the following Policies being applicable to this proposal.

- Policy 01 National Park Purposes and Duty (Strategy Policy - overarching)
- Policy 07 Countryside (Strategy Policy)
- Policy 08 Special Qualities (Strategy Policy)
- Policy 09 Light Pollution
- Policy 11 Nationally Protected Sites and Species
- Policy 14 Conservation of the Pembrokeshire Coast National Park
- Policy 29 Sustainable Design
- Policy 30 Amenity
- Policy 32 Surface Water Drainage
- Policy 34 Flooding and Coastal Inundation (Strategy Policy)
- Policy 38 Visitor Economy (Strategy Policy)
- Policy 41 Caravan, Camping and Chalet Development
- Policy 48 Affordable Housing (Strategy Policy)
- Policy 59 Sustainable Transport
- Policy 60 Impacts of traffic

These policies can be viewed on the Policies page of Pembrokeshire Coast National Park website: <https://www.pembrokeshirecoast.wales/wp-content/uploads/2024/01/LDP-Text-for-Adoption-Web.pdf>

LDP2 Supplementary Planning Guidance

In addition, the Authority produces Supplementary Planning Guidance (SPG) on various topics, and these may be material considerations in the determination of any future application made. In respect of the proposal the most relevant SPG's are:

- Archaeology
- Biodiversity
- Caravan Camping and Chalet
- Coal Works – Instability
- Parking Standards
- Renewable Energy
- Sustainable Design and Development
- Seascapes
- Trees and Woodlands
- Affordable Housing
- Landscape
- Planning Obligations

Constraints

- Special Area of Conservation - within 500m
- LDP Green Wedge
- Potential for surface water flooding
- Recreation Character Areas
- Low Coal Risk
- Surface Coal
- High Coal Risk
- Affordable Housing Submarkets
- Seascape Character Areas
- Landscape Character Area

Relevant Planning History

- NP/24/0628/SCR - Screening Opinion - Environmental Impact Assessment – Responded EIA not required on 18/02/2025
- NP/222/94 – Variation of conditions 3 & 4 attached to NP/029/93 – Approved 04/07/1994
- NP/029/93 - Tented camp/touring caravan – Approved 16/03/1993
- NP/251/76 – Additional sign – Refused 05/08/1976
- NP/095/76 – Caravan for use as site office – Approved 29/07/1976
- NP/453/75 – Sewage pumping station – Approved 03/10/1975
- NP/033/75 – One additional caravan – refused 13/03/1975
- NP/032/75 – Storage shed – Approved 21/03/1975
- NP/402/74 – Storage shed – Approved 27/12/1974
- PR/638 – For the purpose of caravan site – Approved 23/04/1956 (Conditioned to only be occupied during period 25st March 1956 to 31st Oct 1956 and to not exceed 50 tents or caravans with at least 17 of sites for caravans to be occupied or kept for Pembrokeshire Coast National Park Authority

occupation of bona fide touring caravans and such number to be included in the total no. of 50 for site, with all caravans and camping equipment being removed from site on or before 31st October 1956).

- PR/638/1 – For the purpose of renewal of temporary consent for caravan site – Approved 21/02/1957 (Conditioned to only be occupied during period 31st March 1957 to 31st Oct 1957 and to not exceed 70 tents or caravans with at least 23 of sites for caravans to be occupied or kept for occupation of bona fide touring caravans and such number to be included in the total no. of 70 for site, with all caravans and camping equipment being removed from site on or before 31st October 1957)
- PR/638/2 – For the purpose of renewal of temporary consent for caravan site – Approved 08/03/1958 (Conditioned to only be occupied during period 31st March 1958 to 31st Oct 1958 and to not exceed 70 tents or caravans with at least 23 of sites for caravans to be occupied or kept for occupation of bona fide touring caravans and such number to be included in the total no. of 70 for site, with all caravans and camping equipment being removed from site on or before 31st October 1958)
- PR/638/3 – For the purpose of land as a caravan site – Approved 12/02/1959 (Conditioned to not exceed 70 tents and caravans, only during period 31/03/1959 to 31st October 1959 and does not supersede the normal use of land for agriculture, with all caravans and camping equipment being removed from site on or before 31st October 1959).
- PR/638/4 – For the purpose of land as a caravan site – Approved 19/04/1960 (Conditioned to not exceed 120 tents and caravans, only to be used between 1st April to 30th Sept in each year with all caravans and camping equipment being removed from site on or before 30th Sep in each year and use of land as caravan site to be discontinued at the expiration of 3 years i.e. by 30th Sept 1962)
- PR/638/5 – For the purpose of use of land as a caravan site – Approved 28/07/1960 (Conditioned to not exceed 150 caravans and only to be used between 1st April to 30th Sept in each year with caravans being removed from site on or before 30th Sep in each year).
- PR/638/W – For the purpose of the use of land for winter storage of caravans – Granted 19/09/1960 – conditioned as ‘the number of caravans is strictly limited to 40 up to 31st March 1961 and only within area marked red on plan.
- PR/638/W/1 – For the Purpose of renewal of temporary consent for use of land for winter storage of caravans – Granted 07/06/1961 - for use of land for the winter storage of caravans not exceeding 40 in number up to the 31st March 1962
- PR/638/W/2 – Renewal of temporary consent for use of land for winter storage of caravans – Granted 02/10/1962 - for use of land for winter storage of caravans not exceeding 40 in number up to the 31st March 1963
- PR/638/W – For the purpose of renewal of temporary consent for the use of land for winter storage of caravans – Temp Consent given 13/12/1963 Expires 31/03/1971 and condition limits consent to siting of 40 caravans.
- PR/638/2 – For the Purpose of use of land as caravan site – Approved 08/04/1965 (Condition 7 states total no of caravans to not exceed 133, site only used for caravans from Saturday before Good Friday or from 31st March (whichever is earlier) to 7th October or the Saturday after 7th day of October in each year, Site to be cleared not later than 14th day of October in each year)
- PR/638/3 – Part of O.S Field no. 215, Rowston Farm, Tenby for the purpose of the use of land as a tented site for 100 tents – Approved 16/12/1969 (Conditioned as use of tent site only from Saturday before Good Friday or from 31st March (whichever is

earlier) to 7th October or the Saturday after 7th day of October in each year, Site to be cleared not later than 14th day of October in each year)

- PR/638/T – Rowston Farm Tenby for the purpose of site for ten touring caravans – Approved 30/06/1972 (Conditioned to not exceed 10 touring caravans in number, land only authorised as caravan site during Easter Week, Spring Bank Holiday Week and from 1st July to 31st August in each year, no pitch to be occupied for more than 14 days by an individual caravan)
- PR/638/4 – For the purpose of stationing 10 additional caravans – Refused 08/03/1974 (Maximum no. of caravans has been permitted already within the Tenby area)

1. Officer's Appraisal

1. The application was considered at pre-application stage, and the current application has been submitted following a detailed consultation with officers.

Site and Proposed development

2. New Hedges is a residential area with a large provision of holiday homes/caravan parks in comparison to the residential dwellings. The site is within the currently operating Rowston Holiday Park which is located to the south east of the Rural Centre of New Hedges and also some agricultural land to the north of the site, covering an area of approximately 6.6ha and accommodating up to 225 pitches comprising 133 static caravans, 57-unit pitches (which can be used for touring caravans and motorhomes or tents) and 35 pitches for tents only.
3. New Hedges has a small farm shop, local grocery shop, village hall and post office. There is a local pub located 240m to the north of the proposed site. New Hedges is identified as Centre within the PCNPA Local Development Plan 2, however the location of the proposed development is outside the Centre and therefore considered countryside in planning terms. The boundary of the National; Park runs through the middle of the village along the B4316 road until it reaches the northern part of the village.
4. Access to the existing site is provided by a main access off the B4316 to the north of the existing site and the secondary access to the south also provided off the B4316 is mainly used as a service entrance for commercial deliveries and waste collection.

Current Proposal

5. The application seeks approval for the redevelopment and extension of the existing holiday park, to include:
 - the installation of bases for the siting of caravans;
 - demolition of buildings;
 - the conversion of an agricultural barn to a residential dwelling, with installation of roof-mounted solar PV panels;
 - erection of a garage;
 - associated works including access, car parking, hard and soft landscaping and infrastructure above and below ground.

6. The proposed amendments to the existing holiday park aspect seeks to replace the tourer / tent site with static caravans. This would result in a reduction from a total of

225 holiday units down to 172 static caravans spread out around the site area and 15 touring caravans which would be re-located to the southwest corner of the site near to the service access. Whilst there would be an overall reduction in pitch numbers to 187, there would be an increase in the number of static caravans from 133 to 172, which by their nature are larger and more permanent than touring / motorhome units.

2. Key Issues

The application raises the following planning matters:

- 2.1. Policy and Principle of Development
- 2.2. Siting, Design, and Impact upon the Special Qualities of the National Park
- 2.3. Amenity and Privacy
- 2.4. Biodiversity, Protected Sites, Green Infrastructure & Landscaping
- 2.5. Access and Parking
- 2.6. Drainage
- 2.7. Other Matters

2.1. Policy and Principle of Development:

7. 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 (FW) and the Local Development Plan 2 (LDP2).
8. Future Wales – The National Plan 2040 (FW), was adopted on 24th February 2021 and is the National Development Framework for Wales, and the national tier of the Development Plan. Policy 4 (Supporting Rural Communities) of FW states that Strategic and Local Development Plans must identify their rural communities, assess their needs, and set out policies to support them.
9. 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...*'.
10. The primary objective of PPW12 is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental, and cultural well-being of Wales, as required by the *Planning (Wales) Act 2015*, the *Well-being of Future Generations (Wales) Act 2015* and other key legislation and resultant duties such as the Socio-economic Duty.
11. A well-functioning planning system is fundamental for sustainable development and achieving sustainable places. PPW12 promotes action at all levels of the planning process which is conducive to maximising its contribution to the well-being of Wales and its communities.
12. The site lies outside any Centre Boundary as defined by Local Development Plan 2 and is therefore classified as Countryside. In line with national planning policy, Policy 7 of the Plan (Countryside) strictly controls new development in the countryside and details the types of development that are acceptable, in principle. These include rural

enterprise or tourist attraction or recreational activity where the need to locate in the countryside is essential, where land is released at the edge of a Centre for a small employment site or an extension to an established business in the countryside is required and the conversion of appropriate buildings to a range of uses with market housing being given priority in residential conversions.

13. The existing site is located to the south east of the Rural Centre of New Hedges, covering an area of approximately 6.6ha and accommodating up to 225 pitches comprising 133 static caravans, 57-unit pitches (which can be used for touring caravans and motorhomes or tents) and 35 pitches for tents only.
14. The proposal is for the redevelopment of the existing site and the extension of the site to the northwest and to replace the tourer/tent site with static caravans. This would result in 172 static caravans and 15 touring caravans. Whilst there would be an overall reduction in pitch numbers to 187, there would be an increase in the number of static caravans, which by their nature are larger and more permanent than touring units. The area covered by the static caravans would increase from approximately 3.8ha to 9.72ha, more than doubling the amount of land which currently accommodates static caravans. The 15 touring units would be limited to the small area identified as a green wedge to the southwest of the existing site. Within the proposed extension area 77 static caravans would be located to the northeast of the existing park.
15. Policy 7 (Countryside) of LDP2 allows for tourist attractions and extensions to businesses where the need to locate in the countryside is essential. Policy 38 of the Plan sets out the Strategy Policy for the Visitor Economy to attract visitors outside the peak season while ensuring that the National Park environment is conserved as a landscape of national and international importance. Criterion a) allows for limited caravan, camping and chalet development.
16. Policy 41 (Caravan, Camping and Chalet Development) of LDP2 states that extensions to existing sites will be considered where the extension is in a well screened location. In addition, Policy 41 states that site extensions with no increase in pitch numbers to achieve clear environmental improvement in relation to landscaping and layout will be permitted where existing sites have highly prominent parts, often visible from the coast and inshore waters, and where extensions allow pitches to be transferred to more discreet locations. Proposals for site extensions also need to ensure that development and changes within sites avoid sensitive locations, units are sited so that they can be readily assimilated into the landscape without causing an unacceptable adverse effect on the National Park landscape, there are no unacceptable adverse cumulative effects when considered in conjunction with other development in the locality and enhancement opportunities achieve an overall environmental improvement whereby there are clear benefits in reducing the impact on the surrounding landscape.
17. Table 7 in the text accompanying Policy 41 categorises the type and size of developments. The size of the current proposal would categorise this site as a 'large static' site.
18. The Authority has adopted Supplementary Planning Guidance on Camping and Caravan development that provides a systematic assessment of the capacity of the

National Park landscape to accommodate further such development. This site falls within Landscape Character Area 1 (LCA1) – Saundersfoot Settled Coast.

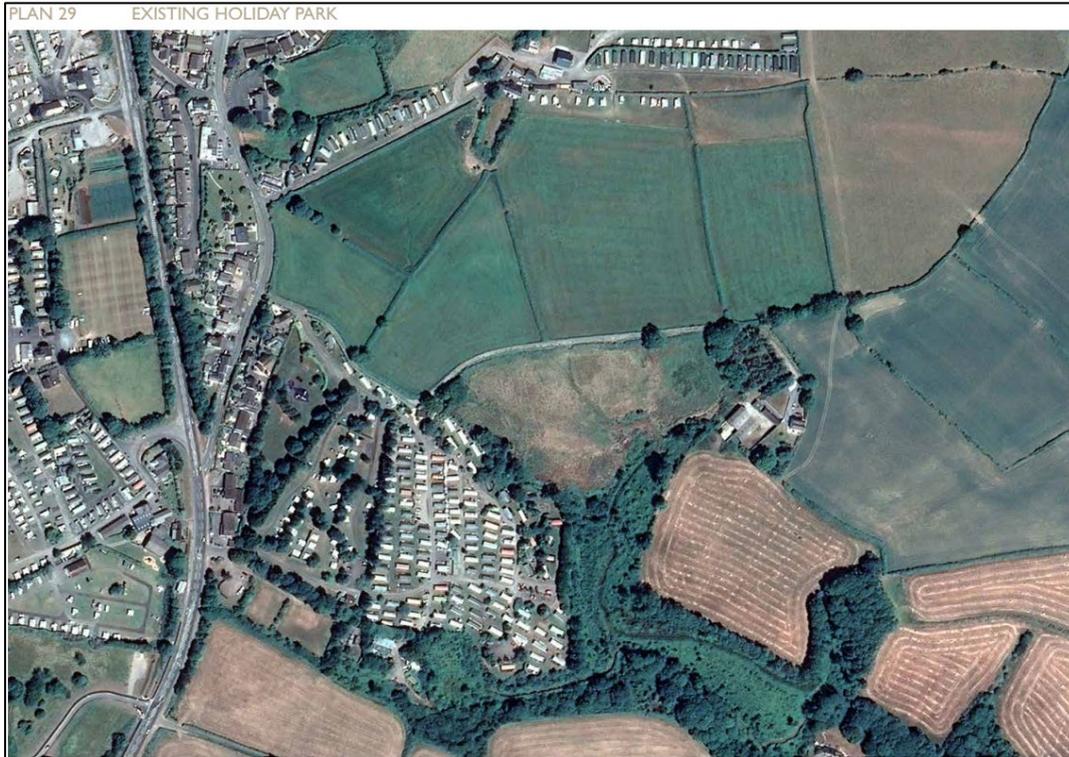
19. A summary of the capacity for this area states:
“The area is at capacity because cumulatively the existing sites are having an adverse effect on the landscape character. The gaps between development in places, especially south west, are narrow and are needed to be retained to maintain a sense of rural character....”
20. The assessment does however note that there may be very limited capacity for extensions to existing sites (to improve sites without increase in accommodation) where the extension is less prominent (e.g. in valley bottoms or on plateaux, and or screened by trees / hedges) and the existing sites are improved in line with the guidelines.
21. Mitigation guidance within LCA 1 includes:
 - Reducing the density of static caravan development creating green space with native tree planting between caravans, especially where these ‘stack up’ slopes.
 - Consider static unit layouts which are less rectilinear with curving access roads and spaces.
 - Change colour of caravans to less obtrusive shades and tones to reduce visual impact. Avoid white roofs and variety of finishes and colours across sites unless well integrated by intervening planting.
 - Maintain or change lighting to downward facing and low-level lighting to minimum areas where necessary.
 - Maintain and enhance the field boundary pattern including hedgerows and trees.
 - Maintain, reinstate or increase trees and hedge growth to help filter or screen views to sites.
 - Increase native tree and shrub planting within sites to break up the development and mitigate visual impact; and
 - Conserve woodland planting in and adjacent to sites to maintain and enhance screening.
22. The existing site is currently well screened by mature trees and hedgerows which are proposed to be retained. Additional conifer planting has already taken place to the north east of the existing site, which, once established, will provide some screening of the proposed extension site. The existing site, and the proposed extension, would be seen from small sections of the coast path. A new hedgerow is proposed between the proposed extension site and the Lodge Farm Caravan Park development situated to the north. An environmental enhancement area to provide net benefit for biodiversity is also proposed between the proposed extension site and Lodge Farm Caravan Park.
23. It is acknowledged that the proposal is intended to reduce the density of the existing static caravan site, to provide a less rectilinear layout of caravans and to replace the existing static caravans with ones of a more muted colour which will render them less visible in the landscape – but it also proposes to increase the overall number of static caravans and spread them throughout a wider area.
24. The application is accompanied by a Landscape and Visual Impact Assessment (LVIA). It is accepted that the assessment is broadly in accordance the Guidelines for Pembrokeshire Coast National Park Authority

Landscape and Visual Impact Assessment (GLVIA3). The assessment also includes analysis of the potential effects on the Seascape Character Areas of SCA39: Tenby and Caldey Island, and SCA40: Carmarthen Bay West. A Cumulative Impact Assessment has also been undertaken. It is considered that the assessment has fully considered all potential effects. The assessment concludes that there will be no significant adverse effects on landscape, seascape or visual amenity. Whilst there will be some short-term minor adverse effects from a limited number of viewpoints, these will reduce to negligible as proposed landscape mitigation matures. The outcomes of the assessment are agreed, and the enhanced landscaping is welcomed. As such, subject to appropriate controls on the landscaping via condition, it is considered that the proposal complies with Policy 14 (Conservation and enhancement of the Pembrokeshire Coast National Park).

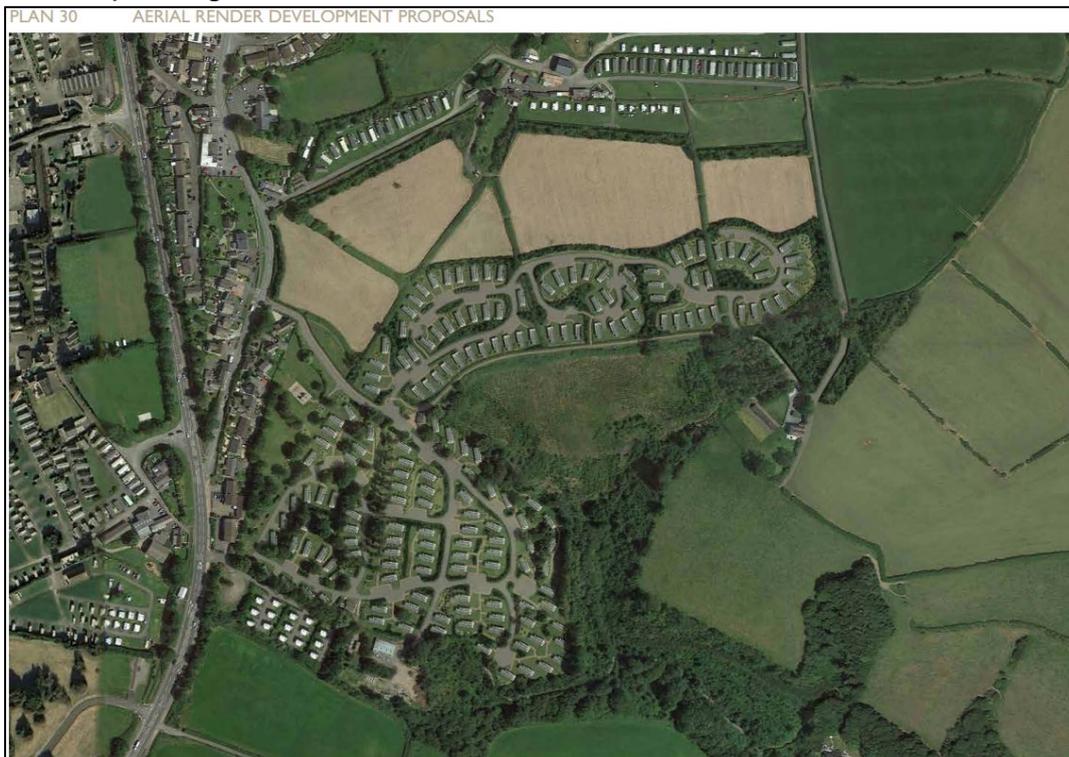
The image below is a 'birds eye' historic view of the site, circa 1970's:



Plan 29 below indicates the existing aerial view of the site:



Plan 30 below shows an aerial rendering of the proposed finished development with mature planting.



25. The conversion of an existing farm building into Manager's accommodation is also proposed. Policy 7 (Countryside) allows for the conversion of appropriate buildings to a range of uses with market housing being given priority in residential conversions.
 26. Off-site affordable housing contributions will be sought on single market dwellings which are not controlled by occupancy conditions. However, as the use is intended for Manager's accommodation in this instance, an affordable housing contribution would not be required. The accommodation should be tied to the caravan park by means of a
- Pembrokeshire Coast National Park Authority
Development Management Committee – 9 July 2025

planning condition to ensure that it is retained as Manager's accommodation linked to the Rowston Holiday Park only.

27. A new access road for the Manager's accommodation and to serve agricultural needs is also proposed. The farm buildings are currently accessed from a track accessed off the B4316 and shares the entrance with the main caravan park. The proposed new access would be from Trewayne Lane to the north of the proposed site extension site. A new access road would introduce a further element of development into the open countryside and would be contrary to local and national policy to protect the countryside. A letter of justification has been submitted as part of the application stating that the track is to be located on 3a agricultural land and is required in order to accommodate the large modern machinery required to continue farming operations and to avoid taking the machinery through the re-developed caravan site.
28. The application includes the loss of some Grade 3a agricultural land (Best and Most Versatile) which should be conserved as a finite resource for the future. The proposed layout directs development away from the Grade 3a land except for a small area at the southwest of the proposed extension site which would connect the existing site to the proposed extension site and would also accommodate approximately 13 pitches together with a linear stretch running north south to provide the new access. A statement has been submitted as part of the application stating that should the first area be retained as farmland and not included in the development, this would result in a small area of land that would be impractical for agricultural use. A separate statement has also been received which justifies the other loss of 3a land for the new access track as this replaces an existing informal access across several fields which results in soil compaction and the new track will also help create new dormice habitat. Planning Policy Wales Edition 12 notes that land in grades 1, 2 and 3a land 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. In this case, it would not be possible to site the track or proposed extension on lower grade agricultural land. The improved landscape appearance and need to separate the road traffic for the site from the farm traffic is considered to justify the small loss of 3a land in this instance, particularly given that an existing informal access already exists. As such, it is considered that the overall loss of 3a land is considered to be acceptable in this instance. A condition limiting the nature of the track in terms of its materials is considered to be necessary.
29. Officers consider that the current proposed scheme integrates a new layout which incorporates a move away from linear caravan development on this site with the use of new curved access roads and careful caravan orientation to reduce the overall visual impact from prominent locations when viewed from the nearby sensitive receptors to more discreet locations and this together with the additional landscaping and spreading out of the caravans will result in an overall improvement to the site and the surrounding landscape.
30. When considered against the changes away from touring caravans and tents to the potentially greater impact of having static caravans permanently pitched across a wider area compared to which are not pitched year-round officers consider that the

overall improvements discussed above are such that the landscape impact is reduced whilst being spread over a greater area.

31. The principle of the development is considered to comply with Future Wales, Planning Policy Wales Edition 12 and PCNPA Local Development Plan 2 Policies 7 (Countryside), 38 (Visitor Economy) and 41 (Caravan, Camping and Chalet Development) as well as to meet the requirements of the Supplementary Planning Guidance documents on Caravan, Camping and Chalet, Seascapes and Landscape.

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

32. Policy 08 (Special Qualities) of 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.
33. 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.
34. Policy 29 (Sustainable Design) of LDP2 requires all development proposals to be well designed in terms of place and local distinctiveness.
35. In addition to these policies as discussed above the Authority has adopted a Landscape Character Assessment (LCA) and Seascape (SCA) Supplementary Planning Guidance (SPG) of which the current site straddles the boundary of LCA 1 (Saundersfoot Settled Coast) and SCA 40 (Carmarthen Bay West).
36. LCA 1 recognises that this is an area of land fronting a broad bay with associated rolling lowland and settlement between Tenby and the eastern boundary of the National Park. The strong link with the coast provides a sense of place in much of the area. Although the area is substantially settled, the area contains some attractive farmland and woodland patches which intersperse the smaller settlements and farmsteads.
37. SCA40 recognises that the area is located on the north and west coast of Carmarthen Bay and comprises an indented coast with small headlands and accessible beaches seen against a hill and valley rural backcloth. North of Tenby the majority of the coast is rural with a semi-natural mosaic on coastal land. This area is hinterland of mixed farmland and mixed mature woodland with large areas recently felled running to the coast interspersed with coastal settlements and caravan parks which are noticeable and detractive in parts.
38. The proposed conversion of the existing traditional stone barn into a new manager dwelling is considered within policy 7 (Countryside) of LDP2 which requires conversions within the countryside to be appropriate for conversion in that they will be of a form, bulk and general design which is in keeping with their surroundings. In the

National Park these are considered to be those that make a positive contribution to the character of the area through their intrinsic architectural merit or their setting in the landscape. Their interest and charm stems from an appreciation of the functional requirement of the build, their layout and proportions, the type of building material used and their display of local building methods and skills. Conversions must not result in an unacceptable adverse effect upon the structure, form, character or setting of the building.

39. A structural survey report has been submitted in support of the proposed conversion on the existing stone barn and confirm that the barn is in satisfactory / good condition for conversion. The proposed siting of the works within this location are considered to be acceptable as the proposal has a scale, form, mass and design which is in-keeping within this area of the National Park and incorporates sustainable design aspects which accords with policies 7 and 29 of LDP2.
40. The removal of the existing modern agricultural buildings and other utilitarian structures within the existing holiday park site together with the spreading out of the caravan units and additional interspersed new soft landscaping will assist in enhancing the landscape setting of the site and improve the overall appearance within this countryside location.
41. Officers consider that the current proposed scheme which integrates a new layout into the development and moves away from linear caravan development within this site using the new curved access roads, spreading out of caravans over a larger site area and careful caravan orientation is a positive step forward. This together with the change to more muted colours on caravans over an agreed period for existing caravans and all new caravans being in accordance with the new muted colour scheme which will be controlled through a condition will help to reduce the overall visual impact from the surround landscapes and contributes towards achieving an overall environmental improvement to the existing site.
42. The LVIA submitted with the proposal has concluded that there are likely to be negligible/minor adverse effects on landscape resource and landscape character in the short term, but these will lessen in the medium to long term to minor beneficial. It concludes that “Ultimately, the application site proposals will sit comfortably in the wider landscape, reinforcing leisure and pastoral landscape types with an extensive landscape infrastructure, providing long term enhancements to visual amenity, landscape character and biodiversity.” As set out above, Officers consider that the LVIA submitted meets the expected standards of assessment.
43. The proposal is considered to maintain and enhance the character of this countryside location and is considered to support sustainable design principles in terms of the layout and detailed design elements. As such, it is considered that the current proposal is acceptable in terms of visual amenity and retains the special qualities of this countryside area of the National Park and also the character and identity of the nearby rural centre of New Hedges. As such, the proposal can be supported in terms of Policies 8 (Special Qualities, 14 (Conservation and Enhancement of the Pembrokeshire Coast National Park) and 29 (Sustainable Design) of the LDP2.

2.3. Amenity and Privacy:

44. 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 adverse effect on amenity, particularly where:
 - a) 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
 - b) the development is of a scale incompatible with its surroundings; and/or
 - c) the development leads to an increase in traffic or noise or odour or light which has a significant adverse effect; and/or
 - d) the development is visually intrusive.
45. Policy 30 (Amenity) of LDP2 supports Policy 14 (Conservation of the Pembrokeshire Coast National Park) of LDP2 in not allowing development that creates a visual intrusion.
46. Consideration has been given to the location of the units proposed directly to the southeast of the residential properties on Rowston Drive and to the south of this area. Whilst there is no proposal to extend the operating season of the caravan park, static units would remain on site all year round and there is a potential for this year-round presence to have an impact on the amenity of the residential properties on Rowston Drive.
47. The current proposed scheme retains the open wedge area of land and associated boundary planting immediately adjacent to rear of the dwellings located along Rowston Drive and to the south, whilst it is noted that 5 new static pitches are located further north on the boundary of this wedge area, they will be around 40 metres at their closest point from the adjacent neighbours rear boundary and there will be intervening landscape features which will assist in providing screening from these adjacent properties into the site and of the propose static caravans.
48. In addition to the level of screening provided and as part of the pre-application process concerns had been raised about noise issues from users disposing of waste within the set areas for waste recycling within the site and how this was having a detrimental impact on their amenity. Officers have worked with the design team to ensure that all waste recycling points within the new development will be located an appropriate distance away from neighbouring dwellings to protect their amenity. A condition will be used to secure this element.
49. Based on the consideration above on the current proposal, its location and the additional measures detailed above, it is considered that the privacy and amenity of any nearby neighbours will be protected in this instance. The proposal is considered to comply with the requirements of LDP2 in relation to Amenity.

2.4. Biodiversity, Protected Sites, Green Infrastructure & Landscaping

50. FW, PPW12, TAN5 and LDP2 Policy 11 (Nationally Protected Sites and Species) requires biodiversity 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.

51. To comply with PPW 12 (2024) and the *Environment (Wales) Act 2016*, planning authorities are expected to ensure every development positively contributes to biodiversity.
52. PPW 12 para 6.4.25 & 6.4.26 relate to developments in or in close proximity to Sites of Special Scientific Interest (SSSI). Para 6.4.26 states 'There is a presumption against development not within a SSSI but likely to damage SSSI. In such cases, proposals must be carefully assessed to ensure that effects on those nature conservation interests which the designation is intended to protect are carefully understood and development should be refused where there are adverse impacts on the features for which the site has been designated. International and national responsibilities and obligations for conservation should be fully met, and consistent with the objectives of the designation, statutorily designated sites should be protected from damage and deterioration, with their important features conserved and enhanced and the capacity for restoration demonstrated by and through appropriate management.'

Biodiversity and Protected Sites

53. Natural Resources Wales indicates that the submitted information refers to Dormice, Bats and Lighting impact from the development. They consider that the proposed works will require a European Protected Species (EPS) Licence and require this aspect as an informative note on any consent granted. The assessment on impacts to the Special Site of Scientific Interest (SSSI) is set out below in the report.

Dormice

54. It is noted that the development will include the loss of some hedgerow within the application site to create new access routes for the holiday park and also the new access route leading south off Trewayne Lane. The proposed scheme includes compensation measures for dormice to include the provision of new native hedgerow habitat to compensate for the loss of sections of hedgerow and the degradation through increased human activity of the central hedgerow which is to be retained as part of the proposed scheme.
55. The provision of hedgerow is discussed in section 7.4 of the 'Final Ecology Report', and the provision is shown on the updated drawing entitled 'Rowston Caravan Park – Proposed Masterplan – Option 1 – 172 Static Caravans & 15 Touring Pitches' by Bratherton Park Design Consultants, Revision P, updated 10th February 2025. NRW consider that the updated ecology report and above listed drawing provide an adequate basis upon which to consider the potential impacts of the scheme on dormice and inform the decision-making process.
56. NRW consider that the development is not likely to be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in its natural range provided the measures set out in the updated ecology report and aforementioned drawing are implemented. Therefore, we advise that the above listed documents are included in the approved plans/documents condition within the decision notice.

Bats

57. It is noted that brown long eared (BLE) bat maternity roost is present within the stone barn and the submitted ecology report highlights that bat use of this structure has reduced, whilst this is noted this does not change consideration on the need to assess the building as a BLE roost. The proposed scheme includes the conversion of the stone barn to a manager dwelling and therefore the maternity roost feature will be lost. Mitigation is proposed in the form of a new garage structure to be located a short distance away to the west of the existing barn.
58. NRW consider the mitigation to be appropriate and provides adequate basis upon which the local planning authority can consider the potential impacts of the scheme on the BLE maternity roost. NRW considers that the development is not likely to be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in its natural range provided the mitigation measures are implemented. This will be controlled by planning conditions.
59. In addition to the above NRW noted that there are also several other buildings within the site which are to be demolished as part of the overall proposed scheme. They noted that no additional survey work was submitted to consider the potential for these buildings to be supporting other EPS. The agents have submitted additional information on this aspect to confirm that the consultant ecologist had assessed these structures in May 2021 and again in October 2024. All were deemed to be of negligible bat potential as they lacked any features suitable for use by roosting bats, so additional surveys were considered un-necessary.

Lighting

60. NRW notes that bat activity surveys (transect and static) have been completed on site. Section 6.2.2 of the report states *“The bat activity during the transect surveys was very low for a site of this size as was the lack of diversity of species, particularly given that there are roosts for both brown long eared and lesser horseshoe bats in the immediate area.”* As highlighted within the report, the site is within 2km of the Beech Cottage SSSI and Pembrokeshire Bat Sites and Bosherton Lakes SAC. Following completion of the bat activity surveys, the report concludes in section 3.4 that *“only relatively low bat activity was recorded around the fields, so is unlikely to form a Core Sustenance Zone and as such very unlikely to impact on this designated site.”*
61. NRW considers the information provided and supports the proposal subject to a condition securing the submission of a lighting strategy and plan. A detailed lighting strategy and associated plans have now been received and NRW are currently considering these details. However, at this time a proposed lighting condition could be imposed, and a further verbal report will be given at the meeting.

Habitats Regulations Assessment

62. The application was considered likely to have a significant effect on the Pembrokeshire Bat Sites and Bosherton Lakes Special Area of Conservation (SAC). In accordance with the Conservation of Habitats and Species Regulations 2017 a Habitats Regulations Assessment (HRA) for the development has been submitted alongside this planning application. NRW considered the mitigation measures detailed together with a lighting plan to be conditioned and agree with the conclusions of the HRA. Accordingly, following appropriate assessment, it is concluded that, subject to

conditions, the development will not have an adverse effect upon the integrity of the SAC

63. The development was not considered likely to have a significant effect on the Carmarthen Bay and Estuaries Special Area of Conservation due to the distance to its features. NRW highlighted the presence of minor watercourses on and bordering the development site which are hydrologically linked to the SAC, therefore do not agree that this can be ruled out under the Test of Likely Significant Effect (TLSE) stage and advise that this impact pathway should be carried through to the subsequent Appropriate Assessment stage. This concluded that, provided the development is carried out in accordance with the CEMP condition, it will not adversely affect the integrity of the SAC. The HRA is being updated to reflect this, to ensure that appropriate assessment is carried out. A further verbal report will be given at the meeting to cover this aspect.

Sites of Special Scientific Interest

64. The Wildlife and Countryside Act 1981 (as amended) places a duty on public authorities in exercising their functions, so far as this is likely to affect the flora, fauna, geological or physiographical features of a Site of Special Scientific Interest (SSSI), to take reasonable steps consistent with the proper exercise of their functions to further the conservation and enhancement of those features.
65. Providing the impact pathways referenced above for the SACs are adequately addressed, NRW considers the features of the aforementioned SSSIs will also be adequately safeguarded. The proposal is therefore considered to accord with the requirements of Planning Policy Wales (Edition 12) in this regard.

Green Infrastructure and Landscaping

66. Chapter 6 of PPW12 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 stepwise approach has been applied. The step-wise approach seeks to prioritise avoiding damage to biodiversity as the first priority. If this is not possible, applicants must seek to minimise impacts by maintaining and retaining habitats and features. Where, after measures to minimise impact, biodiversity and ecosystems could still be damaged or lost, the proposed development should mitigate that damage – if it is not possible to do this on site, the very last option is off-site compensation. Beyond the step-wise approach there is a further requirement for sites to deliver biodiversity enhancements.
67. A standalone Green Infrastructure Statement (GIS) has been provided with the application that shows the stepwise approach has been considered throughout the process. The GIS notes that the proposal will result in the loss of 41 no. trees (3 no. BS5837 Category B trees, and 38 BS5837 Category C trees).
68. The AIA report notes thirty trees will need to be removed to facilitate the development; of these three are Category B and twenty-seven are category C (Based on BS5837

categorisation. The AIA also notes that 15 no. individual trees and 4 no. groups of trees will require removal for good arboricultural practice. The AIA and site plans also note that the development will require the removal of sections of hedge boundaries. The boundary features in the proposed expansion area are shown on the relevant Tithe Map; the proposed retention of the majority of these features through incorporation into the scheme is positive, and the losses are limited to sections to permit access roads through the site, and outside of the site to enable field access to be retained.

69. Overall, the impacts of the proposed losses are acceptable on the immediate landscape; with significant landscaping proposed within the site to result in a Net benefit for Biodiversity to align with the Environment (Wales) Act 2016 and PPW 12. The current proposal includes a significant amount of new soft landscaping integrated within the development site and located to aid the screening of the new development within the site, and when viewed from neighbouring dwellings, nearby elevated points which overlook the site and also the nearby sensitive receptor of the Coast Path which is due east of the extension site and also south east of the existing holiday park site which leads up to North Cliff area within Tenby.
70. The proposed landscaping will also be provided within the development in carefully selected areas to ensure that the current aspect of intervisibility between Rowston Holiday Park and Lodge Farm is no longer possible and also when viewed from nearby receptor locations the two holiday parks are not easily visible within the same view.
71. The new extensive mix of planting will introduce extensive areas of soft landscaping features within the site and this together with the spreading out of the holiday units and the changes to orientation to restrict linear development will assist in reducing the visual impact of the proposed development when viewed from the immediate and wider landscape.
72. In addition, the application includes correspondence which sets out what colours the new caravans will incorporate muted colours to further reduce visual impact on the surrounding landscape. Officers consider that this aspect will require careful control through a planning condition to ensure over a period of time the entire site will accommodate caravan units which retain a muted colour palette to aid their screening within the landscape setting of the site and then be maintained in these colours if new caravans are brought onto the site.
73. The above measures are considered to combine in a positive manner and result in an overall environmental improvement to the visual appearance of the existing holiday park and will ensure that not only will the surrounding landscape setting be maintained but also enhanced through the extensive screening of the new development.
74. A finalised landscape management plan has not been provided with the application documents, and this will need to be provided prior to commencement and implemented; however, this can be conditioned. This should also address a query from the Authority's Tree and Landscape officer on the numbers included in the proposed mixes and the planting in a linear style. There is also wildflower planting referred to within the GIS; however, there does not appear to be details of the wildflower species

selection within the application submission. All these aspects can be controlled through planning conditions, but officers have also referred these aspects back to the agent in the hope to be able to give a further verbal update on these aspects at the meeting.

2.5. Access and Parking

75. Policy 59 (Sustainable Transport) of LDP2 is a strategic policy that ensures opportunities are taken to improve and promote sustainable travel choices and reduce the need to travel by car by permitting proposals that assist in delivering improved traffic and parking management.
76. Additionally, Policy 60 (Impacts of traffic) of LDP2 permits development where appropriate access can be achieved.
77. The site is located towards the southern end of New Hedges, on the eastern aspect of the B316, a 20mph Class B Road. The area is served by a number of buses throughout the day travelling between Tenby, Saundersfoot, Amroth and Haverfordwest.
78. The Authority Access team has indicated that the proposed development will not impact on any public rights of way which are in the vicinity of the site.
79. Pembrokeshire County Council highway officers accept that both existing accesses are suitable for the proposed respective vehicle use and no mitigation measures required.
80. The Transport Statement (TS) and the proposed site plan (drawing no.1381/9(0A)OPT1) illustrates a third access point will be created from Trewayne Lane which is an unclassified country lane which is a no through road. The access would be located at the northern periphery of the site within land under the ownership of the applicant and will serve Rowston Farmhouse and nearby agricultural land. Currently the agricultural vehicles have to use the holiday park to access the fields, consequently the new access and lane would remove the potential conflict between holiday park users and the agricultural vehicles.
81. The Proposed Access Arrangement Drawings shows visibility splays of 2.4m x 45m suitable for speeds of 30mph; a new access within a national speed limit (60 mph) area requires visibility splays of 2.4m x 215m, as outlaid in the Manual for Streets, this is not achievable due to the topography of the road. There is evidence of agricultural accesses within the local vicinity of the proposed access track. A check of Crash Map has indicated that there has been no history of accidents within the immediate vicinity (400m) of the proposed access within the past 5 years. In addition, due to the topography of the road it is likely that vehicles travel well below the posted speed limits on this section of the highway. Given this and the use of the access will predominately be for agricultural use (the proposed dwelling has access through the holiday park) as per existing access along this route, the Pembrokeshire County Council highway officers would be able to make an exception to the visibility splays for this new access.

82. The application has been assessed on how it prioritises active travel within Pembrokeshire and makes contributions towards provisions of sustainable transport networks within the proximity of the site.
83. There is a narrow public footpath on the opposite side of the road leading into New Hedges, which also links to the Shared Use Path adjacent to the A478 leading south into Tenby and North into Saundersfoot. There are several Public Rights of Way located in the vicinity of the site linking to the coastal path/beach to the east linking to Saundersfoot and Tenby and into the country to the west.
84. The proposed masterplan (DWG W2812-MP01-Rev D) illustrates a proposed footway within the Site along the northern access road entering the Park from the B4316. Facilitating safe, sustainable and active travel journeys with improved connectivity in/out of the park to local amenities, local bus stops and active travel routes.
85. The Planning, Design and Access Statement indicates a commitment from the applicant in providing an uncontrolled pedestrian crossing at the access junction with the B4316; to link the new footway to the existing footway on the opposite side of the B4316. This is welcomed, however, further detailed will be required to be submitted regarding the uncontrolled crossing, this detail should include dropped kerbs and tactile paving. The construction to complete works will be required to be done under a Section 278 licence. A planning condition will be imposed to secure this aspect.
86. The TS indicates that the TRICS data suggests that the current development generates some 657 movements during the week (Mon-Thurs) and 800 on weekends (Fri-Sun) (para 3.13/ Table 3), with peak movements between 11:00 to 12:00pm and 17:00 to 1800 during weekdays and over the weekend. Showing the highest traffic movement generated by the development would be outside of the highway networks peak hours in the morning, with an average of approximately two movement every minute in the afternoon peak.
87. As the proposal seeks to reduce the number of holiday units on the site, to an overall of 187 from the current 225 units, the TS indicates that the overall traffic generation of the site will reduce respectively, with around 546 vehicular movements per day on weekdays and 665 vehicle movements per day on weekend days. A reduction of 111 and 135 vehicle movements daily, respectively, compared to the existing (para 4.4).
88. In addition, officers indicate that the number of towing caravans movements would significantly reduce to and from the site. Therefore, due to the reduction of overall units and reduction of touring/camping visitors to the site, the proposed changes are expected to reduce the impact upon the public highway network in terms of capacity and highway safety.
89. The proposed site plan shows that the parking spaces for the static caravan pitches will be grouped, with parking increasing from 258 parking spaces plus 15 on the touring area, totalling 273 spaces.
90. However, the masterplan does not consider the provision of accessible / disabled parking onsite for their guests and visitors. As outlined in the SPG-Parking Guidance (June 2013) developments should provide 6% of the overall parking provision onsite to

be disabled parking or a minimum of one space, this guidance also aligns with the Equality Act 2010, where reasonable adjustment must be made within all car parks (including private). With the proposal for improvement of onsite facilities, the highway officers request that accessible / disabled bays are implemented onsite in line with guidelines, to ensure guests and visitors with mobility issues are able to easily and safely exit and enter their vehicles onsite. A planning condition could be imposed to secure this aspect.

91. In addition, to future-proof the current proposed development a provision of 10% of all parking spaces onsite will need to be served by EV charging points, at a minimum 7kw chargers and dedicated power supply is required on site. A planning condition could be imposed to secure this aspect.
92. A full Construction Traffic Management Plan will be required to control the development during demolition and construction phases, and this could also be imposed via a planning condition.
93. Subject to conditions, the development, is therefore considered to address the concerns raised by members of the public and will have an acceptable impact on access and parking and accords with Policies 59 (Sustainable Transport) and 60 (Impacts of Traffic) of the LDP2.

2.6. Drainage:

94. Policy 32 (Surface Water Drainage) of LDP2 requires that development will be required to incorporate sustainable drainage systems for the disposal of surface water on site. This is to minimise adverse environmental impacts during construction and upon completion.
95. A drainage strategy has been received in support of the current proposal and the drainage engineers at Pembrokeshire County Council and also Dwr Cymru Welsh Water (DCWW) has been consulted on the above application.
96. The submitted information indicates that the site falls outside of any nearby flood zones and whilst there are water courses on and close to the site the development areas are all located uphill of these water courses.
97. The Statutory Sustainable Drainage Systems standards for surface water runoff destination is considered in five priority levels as set out in the table below:

Priority Level	Flow Destination
1	Surface water run-off is collected for use;
2	Surface water runoff is infiltrated to ground;
3	Surface water runoff is discharged to a surface water body;
4	Surface water runoff is discharged to a surface water sewer, highway drainage, or another drainage system;
5	Surface water runoff is discharged to a combined sewer.

98. The drainage strategy indicates in response to each priority level set out above and the following investigations on site these considerations are made:
1. Given the nature of the proposed development collection for re-use would only be viable on the managers dwelling site.
 2. Within the site area surface water testing for soakaways was not fully successful in relation to percolation. Therefore, infiltration cannot be supported as the sole destination of the surface water drainage flows. It is envisaged that in certain conditions some infiltration will occur within the ground to dispose of some of the surface water flows.
 3. Existing watercourses are present within the wooded area to the south and east of the proposed development. In light of a full solution not being available at Priority Level 2, it is proposed that surface water flows would be attenuated and drained into these watercourse locations.
 4. Not considered further due to available surface water drainage destination at Priority Level 3.
 5. Not considered further due to available surface water drainage destination at Priority Level 3.
99. Following consideration of the available surface water destinations as indicated above the application proposes the following SuDS features be incorporated into the final development design to meet Welsh Government SuDS Standards for SAB Approval:
- New access roads and parking areas laid in permeable surfaces with opportunity for infiltration into the underlying ground strata with exceedance flow attenuated into the ordinary watercourse network around the site.
 - Opportunity to form rain gardens in some areas around units and landscaping scheme.
 - It is envisaged that linear trench type soakaways will be provided adjacent each caravan unit/pitch to drain roof water runoff with exceedance flow attenuated into the ordinary watercourse network around the site.
100. All foul water drainage flows will be collected from the proposed development via a new gravity sealed pipe system and connected to the existing holiday park foul water drainage system which connects with the surrounding public sewer network to the south of the site.

101. The proposed amendments to the existing holiday park aspect seeks to replace the tourer / tent site with static caravans. This would result in a reduction from a total of 225 holiday units down to 172 static caravans spread out around the site area and 15 touring caravans which would be re-located to the south west corner of the site near to the service access. Whilst there would be an overall reduction in pitch numbers to 187, there would be an increase in the number of static caravans from 133 to 172, which by their nature are larger and more permanent than touring / motorhome units. There is also a new manager dwelling which will add new foul drainage to the proposed scheme.
102. Whilst there is an increase in the number of static caravans (172) and touring pitches (15) making a total of 187 plus the associated dwelling within the proposal, the total number of units still falls under the total number of static units (133) and unit pitches (57) which totals 190 that the current site can accommodate, and this does not account for the respective use of the onsite toilets from tent users which is a further 35 pitches as a minimum. Therefore, officers consider that there will be a small reduction in foul water discharge from this site based on the current proposed scheme.
103. In addition, no proposal has been submitted to extend the operating season with this application which restricts occupation of the holiday site between 10th January to the end of February.
104. Pembrokeshire County Council drainage engineers consider that the proposed scheme includes a suitable method for surface water disposal dependent subject to satisfactory ground conditions.
105. No detailed surface water drainage design has been submitted in support of the scheme or SAB application has been received to date.
106. Dwr Cymru / Welsh Water (DCWW) indicates that the proposed development site is located in the catchment of a public sewerage system which drains to Tenby Wastewater Treatment Works (WwTW). They have considered the impact of foul flows generated by the proposed development and concluded that flows can be accommodated within the public sewerage system.
107. It is also noted that the site is crossed by a public pressurised main which has a protection zone 3 metres each side of the pipe run. The location of the pipe is marked on a plan received by Welsh Water and has been taken into account as part of the development scheme with the proposed works falling outside of this zone.
108. In respect of surface water drainage, DCWW raises not objection to the proposals for disposal of surface water flows into a soakaway and refers to the SAB regulatory body for formal agreement. They have request that a planning condition be imposed to ensure that no surface water / land drainage be allowed to connect either directly or indirectly with the public sewerage network and this will be added to any consent granted.
109. DCWW states that 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.

110. Natural Resources Wales (NRW) indicates that there are minor watercourses on and bordering the development site which are hydrologically linked to the Carmarthen Bay and Estuaries Special Area of Conservation (SAC) and Waterwynch Bay to Saundersfoot Harbour Site of Special Scientific Interest (SSSI) approximately 500m away. Due to the proximity of the works to the protected sites, NRW have concerns that an adverse effect on the sites from pollution may occur during the construction phase of the development.
111. However, if the developer follows standard pollution prevention guidelines, NRW consider the works will not result in an adverse effect during the construction phase. NRW note within the PAC report (by Lichfield's, dated 27th February 2025) that the Applicant states "*A Construction Environmental Management Plan (CEMP) can be secured by condition if necessary to prevent adverse impacts on the Carmarthen Bay and Estuaries Special Area of Conservation (SAC) and Waterwynch Bay to Saundersfoot Harbour Site of Special Scientific Interest (SSSI). The CEMP would include measures to prevent contamination of surface water drains and local watercourses.*"
112. The CEMP should be submitted to ensure the protected sites and wider environment are protected from pollution. To secure the CEMP as an appropriate mitigation measures, NRW advise that a condition as set out within the report be attached to any planning permission for this development. Provided the development is carried out in accordance with those conditions, NRW do not consider that it will adversely affect the integrity of the SAC.

2.7. Other Matters

113. Heneb has indicated that they have identified that the application lies within close proximity to several sites of archaeological and historical interest including possible pre-historic flint working site (PRN 3679) and several post-medieval structures including Rowston Farm (PRN 52405). Therefore, to protect potential archaeological interests a Written Scheme of Investigation (WSI) condition could be imposed in line with PPW12 and TAN 24 sections 4.13 and 4.14.
114. The agent has questioned this approach and ask for clarification on what areas the WSI will cover within the overall site. Heneb has responded to indicate that the WSI condition would cover the post-med buildings and a possible flint working site and for appropriate mitigation such as the recording of the buildings, consideration on a level 2 survey and consideration on a strip/map/record exercise to mitigate any potential impact on the area around the recorded prehistoric site. The WSI condition would not require a full archaeological investigation of the entire footprint of the site in this instance, but the assessment would need to be proportionate.
115. Pembrokeshire County Council licensing team indicate that the as the existing site benefits from separate licences for tents / touring caravans and static caravans these will need reviewing and to be updated in line with any final plans and subject to planning approval being granted and implement on site to ensure that the site is compliant with The Caravan Sites and Control of Development Act 1960. The site will also need to be compliant with any conditions that are attached to any licences issued under this Act. An informative will be added to any consent granted to ensure that applicant is made aware of this duty.

3. Conclusion

116. It is considered that the proposed appearance, landscaping, layout, access and scale of the proposed scheme would be in accordance with the statutory Development Plan (Future Wales and Local Development Plan 2) and National Planning Policy in the form of Planning Policy Wales (Edition 12) and having regard to all material considerations it is considered that the development will be in keeping with the aims of the LDP2 and Future Wales in that the development is considered to provide an extension to an existing holiday park site which results in a reduction of numbers and overall environmental improvement together with other associated works including a conversion of an outbuilding to a managers dwelling whilst sustaining the local character.
117. As such, and subject to a schedule of suitable conditions to control the development, the development is considered to be acceptable and complies with the requirements of Future Wales, National policy and the overall policy aims of Local Development Plan 2.
118. In reaching a recommendation, regard has been given to the requirements of sections 3 and 5 of the *Well Being of Future Generations (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.

4. Recommendation

APPROVE, subject to the following conditions:

1. The development shall begin no 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:1381/2 (0/A) (Rev G) (Received 10/03/2025)
 - Exterior Lighting Design Strategy (Received 23/05/2025)
 - Transport Statement (Received 10/03/2025)
 - Final Ecology Report (Received 27/02/2025)
 - Coal Mining Risk Assessment (Received 10/03/2025)
 - Drainage Strategy Report (Received 10/03/2025)
 - Proposed Barn Site Plan Ref: P100 (Received 10/03/2025)
 - Proposed Barn Floor Plans Ref: P101 (Rev A) (Received 02/04/2025)
 - Proposed Garage Plans Ref: P102 (Rev A) (Received 02/04/2025)
 - Proposed Barn Elevations Ref: P200 (Received 17/06/2025)
 - Proposed Barn Elevations Ref: P201 (Received 17/06/2025)
 - Proposed Garage Elevations Ref: P202 (Received 10/03/2025)
 - Proposed Site Sections Ref: 1381/13 (Received 10/03/2025)
 - Proposed Barn Sections Ref: P300 (Received 10/03/2025)
 - Proposed Masterplan Option 1 – Showing Section Lines Ref: 1381/9 OPT1 (Rev L) (Received 10/03/2025)

- Proposed Masterplan Option 1 –172 Static Caravans & 15 Touring Pitches Ref: 1381/9 (0A) OPT1 (Rev P) (Received 10/03/2025)
- Proposed Indicative Site Sections Ref: SE01 (Rev G) (Received 10/03/2025)
- Proposed Indicative Site Sections Ref: SE02 (Rev F) (Received 10/03/2025)
- Proposed Masterplan Ref: MP01 (Rev D) (Received 10/03/2025)
- Proposed Planting Specification Ref: 1005 (Rev E) (Received 10/03/2025)
- Proposed Area D Ref: 1004 (Rev E) (Received 10/03/2025)
- Proposed Area C Ref: 1003 (Rev E) (Received 10/03/2025)
- Proposed Area B Ref: 1002 (Rev E) (Received 10/03/2025)
- Proposed Area A Ref: 1001 (Rev E) (Received 10/03/2025)
- Existing Layout Showing Buildings to be Demolished Ref: 1381/14 (Rev C) (Received 02/04/2025)

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

3. The development known as Rowston holiday park shall be occupied as holiday accommodation only between 1st March and 9th January in any calendar year and shall not be occupied as a person's sole or main place of residence. An up-to-date register shall be kept at the holiday accommodation hereby permitted and be made available for inspection by the local planning authority upon request. The register shall contain details of the names of all of the occupiers of the accommodation, their main home addresses and their date of arrival and departure from the accommodation.
Reason: In order to ensure that the accommodation is occupied solely for holiday letting purposes only and not for any other residential purpose. Policy: Local Development Plan 2 – Policy 40 (Self Catering Development).
4. No more than 187 caravans, as defined in the Caravan Sites and Control of Development Act 1990 and the Caravan Sites Act 1968 (of which no more than 172 shall be static caravans) shall be stationed on the site at any time.
Reason: In order to protect the visual appearance of the site and countryside location. Policy: Local Development Plan 2 – Policy 41 (Caravan, Camping and Chalet Development), Policy 8 (Special Qualities) and Policy 14 (Conservation and Enhancement of the Pembrokeshire Coast National Park).
5. The occupation of the converted barn structure shall be limited to a person and their immediate family who is solely or mainly employed in Rowston Holiday Park business as identified on the approved proposed site plan ref: A003-01-AH-A-P-P100 (Received 10/03/2025).
Reason: In order to ensure that the accommodation is solely for staff purposes and no other residential purpose, to prevent inappropriate development in the countryside. Policy: Local Development Plan 2 – Policy 7 (Countryside).
6. No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network.
Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment. Policy: Local Development Plan 2 – Policy 29 (Sustainable Design).

7. Prior to the commencement of development a full Phasing Plan shall be submitted to, and approved in writing by, the local planning authority. The Phasing Plan shall include details of the timing of the phased delivery of demolition of all existing buildings which must be set out as stage 1 of delivery prior to any other works taking place on site and delivered in accordance with the requirements of the phasing plan. The phasing plan shall also specify the timing and delivery of all other elements of the scheme including the delivery of caravans, removal of other caravans and associated landscaping, installation of infrastructure, conversion of the managers accommodation and the installation of roadways, pavements, parking EV charging points and road crossing schemes. The development shall thereafter proceed entirely in accordance with the Phasing Plan so approved or in accordance with any revisions to the approved Phasing Plan that shall be first submitted to, and approved in writing by, the local planning authority.

Reason: To ensure that the scheme is developed in a manner which delivers the anticipated landscape benefits associated with demolition of the existing buildings and associated landscaping and that the landscape and special qualities of the National Park are protected during construction. Policy: Local Development Plan 2 - Policies 7 (Countryside), 8 (Special Qualities), 14 (Conservation of the Pembrokeshire Coast National Park), 29 (Sustainable Design), 59 (Sustainable Transport) and 60 (Impacts of traffic).

8. A colour palette for all new caravans will be agreed in writing with the National Park Authority prior to the installation of the first new caravan. Any new caravan must comply with the agreed colour palette unless a new palette is subsequently agreed in writing with the National Park Authority.

Reason: To protect the character and appearance of the site and its setting and the amenity and appearance of the Pembrokeshire Coast National Park. Policy: Local Development Plan 2 – Policies 1 (National Park Purposes and Duty), 8 (Special Qualities) and 14 (Conservation of the Pembrokeshire Coast National Park).

9. All existing light-coloured caravans which do not comply with the agreed colour palette for the caravans within this holiday park will be removed from the park in accordance with details agreed within the Phasing Plan.

Reason: To protect the character and appearance of the site and its setting and the amenity and appearance of the Pembrokeshire Coast National Park. Policy: Local Development Plan 2 – Policies 1 (National Park Purposes and Duty), 8 (Special Qualities) and 14 (Conservation of the Pembrokeshire Coast National Park).

10. Prior to commencement of the proposed development, detailed plans showing the footway/crossing (with tactile paving) leading from the sites northern access connecting with the existing footway on the B4316 shall be submitted to the Local Planning Authority for approval. The crossing shall be delivered in accordance with the requirements of the phasing plan and thereafter retained for that purpose.

Reason: To meet the objectives of the PPW 12th Ed (Feb 2024) and to satisfy Policy 60 (Impacts of Traffic) of the Local Development Plan 2.

11. Before the development commences, detailed plans showing the provision of suitable accessible parking facilities shall be submitted to the Local Planning Authority for

approval. The development shall be delivered in accordance with the requirements of the phasing plan and thereafter retained for that purpose.

Reason: To meet the objectives of the PPW 12th Ed (Feb 2024) and to satisfy Policy 60 (Impacts of Traffic) of the Local Development Plan 2.

12. Before the development commences, detailed plans showing a programme for the installation and maintenance of Electric Vehicle Charging Points shall be submitted to the Local Planning Authority for approval. The crossing shall be delivered in accordance with the requirements of the phasing plan and thereafter retained for that purpose.

Reason: To meet the objectives of the PPW 12th Ed (Feb 2024) and to satisfy Policy 60 (Impacts of Traffic) of the Local Development Plan 2.

13. No development shall take place until a Construction Traffic Management Plan has been submitted to, and approved in writing by, the Local Planning Authority. This shall include further information and plans on the following:

- a. Parking for vehicles, site personnel, operatives and visitors
- b. Expected levels of staff and any shift work, by phase
- c. Expected trip generation for the construction period
- d. Loading and unloading of plant and materials, and use of banksmen
- e. Storage of plant and materials
- f. Erection of hoarding or heras fencing, and appropriate signage, as indication on a submitted plan
- g. Vehicle routing
- h. Measures to prevent the deposit of materials on the highway
- i. On-site turning for construction vehicles

The approved plan/statement shall be adhered to throughout the demolition / construction period.

Reason: To meet the objectives of the PPW 12th Ed (Feb 2024) and to satisfy Policy 60 (Impacts of Traffic) of the Local Development Plan 2.

14. During the demolition and construction phases of the development the associated works shall take place within the following time constraints; 08:00 to 18:00 hours Monday to Friday 09:00 to 13:00 hours Saturday. No Sunday and/or Bank Holiday working.

Reason: To protect public health, the local amenity and the environment from the adverse impact of unwanted noise. Policy: Local Development Plan 2 - Policy 30 (Amenity).

15. The proposed development shall be completed in full adherence to the arboricultural details submitted to the Local Planning Authority:

- ARW 1184 AMS – Arboricultural Method Statement
- ARW 1184 AIA – Arboricultural Impact Assessment
- ARW 1184.01 AIA – Arboricultural Impact Assessment
- ARW 1184.02 AIA – Arboricultural Impact Assessment
- ARW 1184.03 AIA – Arboricultural Impact Assessment
- ARW 1184.04 AIA – Arboricultural Impact Assessment
- ARW 1184.05 AIA – Arboricultural Impact Assessment
- ARW 1184.06 AIA – Arboricultural Impact Assessment

- ARW 1184.07 AIA – Arboricultural Impact Assessment
- ARW 1184 TPP – Tree Protection Plan
- ARW 1184 TPP1 – Tree Protection Plan
- ARW 1184 TPP2 – Tree Protection Plan
- ARW 1184 TPP3 – Tree Protection Plan
- ARW 1184 TPP4 – Tree Protection Plan
- ARW 1184 TPP5 – Tree Protection Plan
- ARW 1184 TPP6 – Tree Protection Plan
- ARW 1184 TPP7 – Tree Protection Plan

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. Policy: Local Development Plan 2 – Policies: 1 (National Park Purposes and Duty), 8 (Special Qualities), 14 (Conservation and enhancement of the Pembrokeshire Coast National Park), 30 (Amenity), SPG 07 – Biodiversity, Technical Advice Note (TAN) 5: Nature Conservation and Planning (2009) and Technical Advice Note (TAN) 10: Tree Preservation Orders.

16. The proposed development shall be completed in full adherence of the details submitted to the LPA:

- Green Infrastructure Statement Version 2.

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.

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. Policy: Local Development Plan 2 – Policies: 1 (National Park Purposes and Duty), 8 (Special Qualities), 14 (Conservation and enhancement of the Pembrokeshire Coast National Park), 30 (Amenity), SPG 12 – Biodiversity, Technical Advice Note (TAN) 5: Nature Conservation and Planning (2009) and Technical Advice Note (TAN) 10: Tree Preservation Orders (1997).

17. A landscape management plan, including management responsibilities and maintenance schedules for all landscaped areas, shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. If within a period of 5 years from the date of the planting of any tree, hedge or plant proposed as part of the approved landscaping scheme, or any tree planted in replacement of it, is removed, uprooted or destroyed or dies or becomes, in the opinion of the local planning authority, seriously damaged or defective, another of the same species and size as that originally planted shall be planted at the same place during the next planting season immediately following the death/removal/destruction.

Reason: To prevent detrimental impact to trees and ensure appropriate enhancement of trees, hedges and other landscape features which contribute to the amenity, landscape & biodiversity of the site and surrounding area. Policy: Local Development Pembrokeshire Coast National Park Authority

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) and Technical Advice Note (TAN) 10: Tree Preservation Orders (1997).

18. No development shall commence until a Landscape and Ecological Management Plan (LEMP) for the provision, management and maintenance of the landscaping and ecological features at the site has been submitted to and approved in writing by the Local Planning Authority. The LEMP should include:
- Details of habitats and environmental and ecological features present, or to be created, at the site.
 - Details of the desired conditions of features (present and to be created) at the site.
 - Details of scheduling and timings of activities.
 - Details of short and long-term management, monitoring, and maintenance of new and existing environmental and ecological features at the site, to deliver and maintain the desired condition.
 - Details of monitoring of landscape and ecological features.
 - Details of replacement measures, should any landscape or environmental features die, be removed, or become seriously damaged or diseased.
 - Details of management and maintenance responsibilities, and the means of securing them.
 - Details of timescales, length of plan, the method to review and update plans (informed by monitoring) at specific intervals as agreed.

The development hereby granted shall be carried out in accordance with the approved LEMP details. The LEMP shall be carried out as approved in accordance with the requirements of the phasing plan

Reason: In the interests of protecting the visual amenity of the area, to maintain the special qualities of the landscape and habitats. Policy: Local Development Plan 2 - Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 11 (Nationally Protected Sites and Species), 14 (Conservation of the Pembrokeshire Coast National Park) and 30 (Amenity).

19. No development including site clearance, shall commence until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP should include:
- Construction methods: details of materials, how waste generated will be managed;
 - General Site Management: details of the construction programme including timetable, details of site clearance; details of site construction drainage, containments areas, appropriately sized buffer zones between storage areas (of spoil, oils, fuels, concrete mixing and washing areas) and any watercourse or surface drain.
 - Biodiversity Management: details of tree and hedgerow protection; invasive species management; species and habitats protection, avoidance and mitigation measures.
 - Soil Management: details of topsoil strip, storage and amelioration for re-use.

- CEMP Masterplan: details of the extent and phasing of development; location of landscape and environmental resources; design proposals and objectives for integration and mitigation measures.
- Control of Nuisances: details of restrictions to be applied during construction including timing, duration and frequency of works; details of measures to minimise noise and vibration from piling activities, for example acoustic barriers; details of dust control measures; measures to control light spill and the conservation of dark skies.
- Resource Management: details of fuel and chemical storage and containment; details of waste generation and its management; details of water consumption, wastewater and energy use
- Traffic Management: details of site deliveries, plant on site, wheel wash facilities
- Pollution Prevention: demonstrate how relevant Guidelines for Pollution Prevention and best practice will be implemented, including details of emergency spill procedures and incident response plan.
- Details of the persons and bodies responsible for activities associated with the CEMP and emergency contact details.

The CEMP shall be implemented as approved during the site preparation and construction phases of the development.

Reason: A CEMP should be submitted to ensure necessary management measures are agreed prior to commencement of development and implemented for the protection of the environment during construction. Policy: Local Development Plan 2 - Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 11 (Nationally Protected Sites and Species), 14 (Conservation of the Pembrokeshire Coast National Park) and 30 (Amenity).

20. Prior to its installation, full details of lighting shall be submitted to and agreed in writing by the Local Planning Authority. The Lighting Plan should include:
- Details of the siting and type of external lighting to be used;
 - Drawings setting out light spillage in key sensitive areas, in particular all retained vegetation and new planting to the north, east and south of the site;
 - Details of lighting to be used both during construction and operation;
 - Measures to monitor light spillage once development is operational.

The lighting shall be installed as approved during construction and operation. No external lighting beyond that approved within the Lighting Plan shall be installed unless agreed in writing with the local planning authority.

Reason: A lighting plan should be submitted to ensure lighting details are agreed prior to installation and to reduce the impacts of lighting in the interest of protected species, and their habitats and commuting corridors. Policy: Local Development Plan 2 - Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 11 (Nationally Protected Sites and Species), 14 (Conservation of the Pembrokeshire Coast National Park) and 30 (Amenity).

21. Before the development commences, detailed plans showing the provision of suitable waste recycling facilities within the holiday park site shall be submitted to the Local Planning Authority for approval. The development shall be delivered in accordance with the requirements of the agreed details and thereafter retained for that purpose.
- Reason:** To protect public health, the local amenity and the environment from the adverse impact of unwanted noise. Policy: Local Development Plan 2 - Policy 30 (Amenity).

22. Before the development commences, detailed plans and cross sections of the proposed new access track leading off Trewayne Lane including details of the track surface, associated field boundary and hedge planting shall be submitted to the Local Planning Authority for approval. The development shall be delivered in accordance with the requirements of the agreed details and thereafter maintained for that purpose. **Reason:** In the interests of protecting the visual amenity of the area, to maintain the special qualities of the landscape and habitats. Policy: Local Development Plan 2 - Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 11 (Nationally Protected Sites and Species), 14 (Conservation of the Pembrokeshire Coast National Park) and 30 (Amenity).

5. Informatives

Warning: A European Protected Species (EPS) licence is required for this development.

This planning permission does not provide consent to undertake works that require an EPS licence. It is an offence to deliberately capture, kill or disturb EPS or to damage or destroy their breeding sites or resting places. If found guilty of any offences, you could be sent to prison for up to 6 months and/ or receive an unlimited fine.

Development should not be commenced until the Applicant has been granted a licence by Natural Resources Wales pursuant to Regulation 55 of the Conservation of Habitats and Species Regulations (2017) authorising the specified activity/ development to go ahead. To undertake the works within the law, you can obtain further information on the need for a licence from Natural Resources Wales on 0300 065 3000, or at <https://naturalresources.wales/permits-and-permissions/protected-species-licensing/european-protected-species-licensing/information-on-european-protected-species-licensing/?lang=en>.

SuDs

Pembrokeshire County Council as SuDS Approving Body (SAB) considers that by virtue of the fact that the construction area having drainage implications appears to be in excess of 100 square metres / more than one property; the proposed works will require SAB approval prior to the commencement of any works on site relating to this application.

The permission hereby granted shall not be construed as authority to carry out works on the highway or any works that may affect a drainage channel/culvert or water course. The applicant is advised that a permit, and potentially, a Section 278 agreement must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. All works on the highway will require a permit and an application will need to be submitted to the County Council's Street Care Team up to 3 months in advance of the intended start date, depending on the scale of the works proposed and the classification of the road. The applicant is also advised that Consent may be required under Section 23 of the Land Drainage Act 1991. The Street Care team can be contacted via streetcare@pembrokeshire.gov.uk or 01437 7764551 for an updated list.

Highways

The developer is reminded it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecute persistent offenders. (Highways Act 1980, Sections 131, 148 and 149)

Section 59 of the Highways Act permits the Highway Authority to charge developers for damage caused by excessive weight and movements of vehicles to and from a site. The highway Authority will pass on the cost of any excess repairs compared to the normal maintenance costs to the applicant/organisation responsible for the damage.

Water and Drainage

The applicant may need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains and conform with the publication "Sewers for Adoption"- 7th Edition. Further information can be obtained via the Developer Services pages of www.dwrcymru.com.

The applicant is also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist us in dealing with the proposal the applicant may contact Dwr Cymru Welsh Water on 0800 085 3968 to establish the location and status of the apparatus. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

The planning permission hereby granted does not extend any rights to carry out any works to the public sewerage or water supply systems without first having obtained the necessary permissions required by the Water industries Act 1991. Any alterations to existing premises resulting in the creation of additional premises or merging of existing premises must also be constructed so that each is separately connected to the Company's water main and can be separately metered. Please contact our new connections team on 0800 917 2652 for further information on water & sewerage connections.

In accordance with Planning Policy Wales (Edition 12) and Technical Advice Note 12 (Design), the applicant is advised to take a sustainable approach in considering water supply in new development proposals, including utilising approaches that improve water efficiency and reduce water consumption. We would recommend that the applicant liaises with the relevant Local Authority Building Control department to discuss their water efficiency requirements.