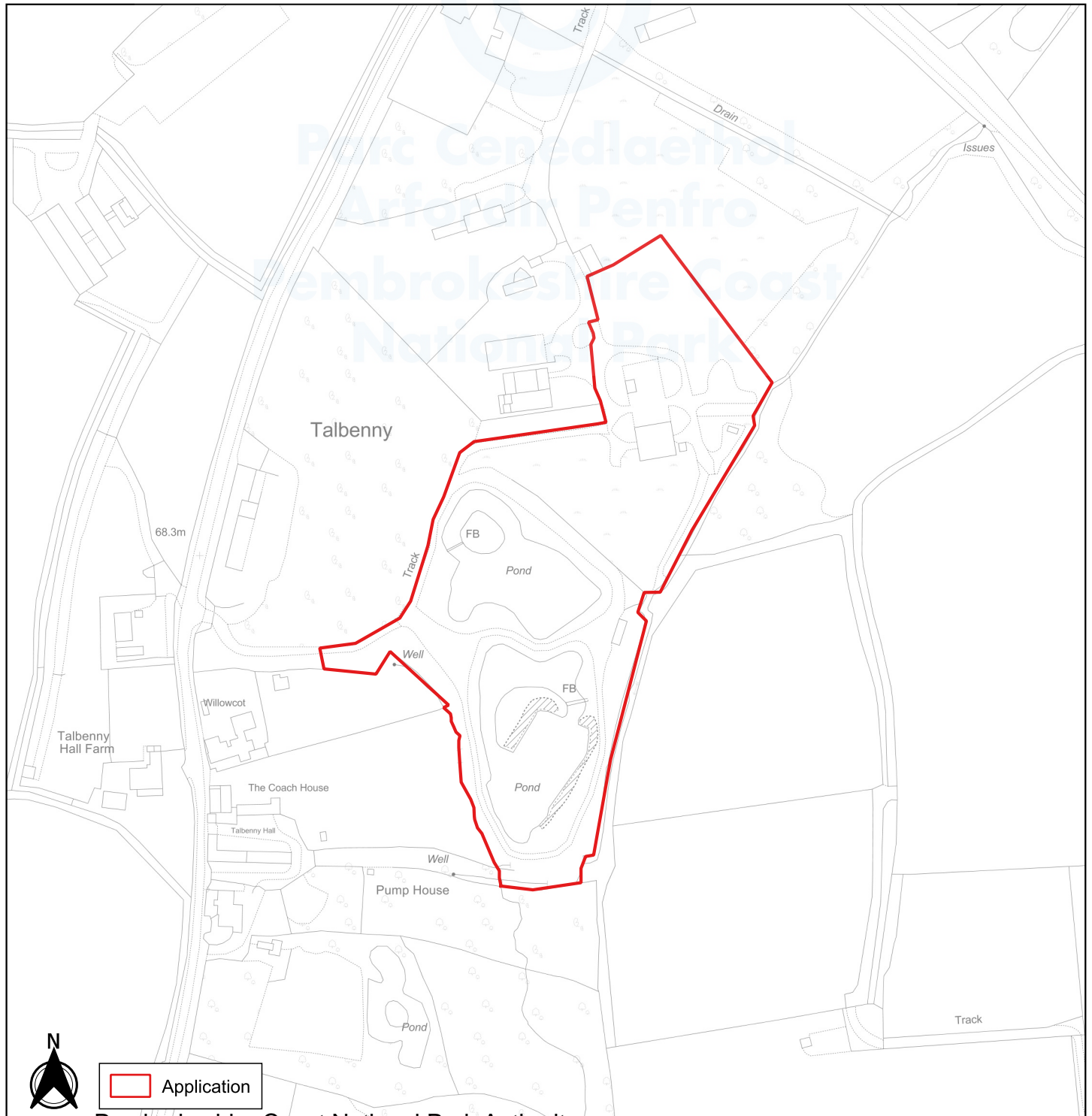
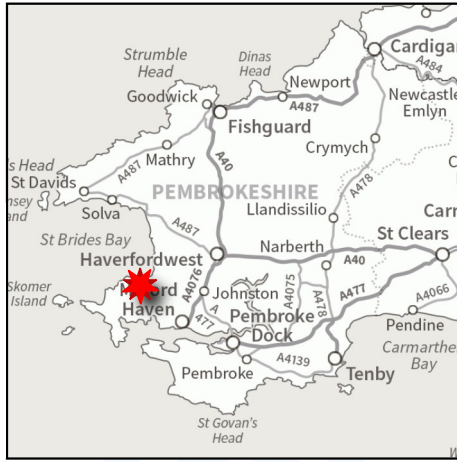



Talbenny Hall Farm,
Talbenny, Haverfordwest,
Pembrokeshire, SA62 3XB



Parc Cenedlaethol
Arfordir Penfro
Pembrokeshire Coast
National Park

Graddfa/Scale: 1:2,500



 Application



PEMBROKESHIRE COAST NATIONAL PARK AUTHORITY DELEGATED DECISION REPORT

Ref No: NP/23/0435/FUL
Proposal: Change Of Use of land for the formation of 11 touring caravan pitches, tent pitches & the siting of 3 shepherd's huts. (Part retrospective to include retention of existing storage shed & facilities building)
Site Location: Land to the East of Talbenny Hall Farm, Talbenny, Haverfordwest, Pembrokeshire, SA62 3XB

Recommendation: **Approve**, subject to conditions

This application is being presented to the Development Management Committee as the Community Council have objected to the application contrary to the Officer recommendation.

Summary:

The application seeks planning permission for the change of use of a former scrapyards site, which has been remediated and more recently operated as a seasonal campsite, to provide a seasonal formal camping and glamping site comprising 11 touring caravan pitches with electric hook-ups, a designated camping area for up to 20 tents, and three shepherd's huts. The application also seeks retrospective consent for the retention of an existing storage shed and facilities building.

During the determination of the application, a significant amount of additional information has been submitted in response to consultee comments. In particular, the Local Highway Authority initially objected to the proposal on highway safety grounds pending the submission of further technical information. A seven-day traffic speed survey, Access Appraisal and revised visibility drawings were subsequently submitted, following which the Highway Authority withdrew its objection, subject to planning conditions.

The application is presented to the Development Management Committee as the proposal relates to a new tourism development in the countryside, and because The Havens Community Council has maintained an objection on highway safety grounds.

The site will operate as a medium sized seasonal tourism development between 31 March and 30 September each year. The applicant has confirmed that the three shepherd's huts will be removed from the site outside the operating season and stored within the existing on-site storage building.

Officers consider that the previously developed nature of the site, its enclosed landscape setting, seasonal operation and the resolution of technical matters relating to highway safety, ecology and drainage demonstrate overall policy compliance with the requirements of the LDP2 and the proposal is therefore recommended for approval subject to conditions.

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

Consultee Response summary:

- Havens Community Council - Objecting
08/4/2026 - OPPOSE, on the same grounds as those submitted when the application was last considered when originally submitted, and with particular reference to safety concerns over the Highway and access elements of the application.
16/01/2024 - Following a meeting of the Havens Community Council held on 9 January 2024, the Community Council wish to object to this application on the grounds of safety as the access is through a farm and onto a 60mph blind corner. This objection was supported unanimously by all nine Community Councillors in attendance
- Natural Resources Wales (NRW) – Conditional consent
We have concerns with the application as submitted. However, we are satisfied that these concerns can be overcome by attaching the following condition to any planning permission granted: Condition 1: Construction Environmental Management Plan Please note, without the inclusion of this condition we would object to this planning application. [Officer commentary: CEMP received on 25/06/2026]
- PCC Drainage Engineers – Advisory
Pembrokeshire County Council as SuDS Approving Body (SAB) considers that by virtue of the fact that the proposals where the construction area that has drainage implications is 100 square metres or more, the proposed works will require SAB approval prior to the commencement of any works on site relating to this application. The applicant should be made aware that the granting of planning consent for this application does not remove the requirement to gain SAB approval.
- PCNPA Rights of Way Officer - No public rights of way affected
- PCC County Highways Authority: 24/06/2026 No Objection subject to conditions
08/01/2024 Recommend refusal on the basis of insufficient information; the proposal would intensify the use of an existing access which has deficiencies in geometric layout and visibility. The applicant has failed to demonstrate adequate visibility splays from the proposed access in accordance with the speed of the road, to the satisfaction of the Highway Authority. The intensification of the access combined with the lack of such visibility would result in an unacceptable degree of hazard to all highway user to the detriment of highway safety. [Update: Access appraisal received 10/06/2206]
- Trees and Landscape Officer - 16/01/2024 Further Information Required
No Green Infrastructure Assessment Provided. [GIS received 17/04/2026]
- PCNPA Ecology – Updated PEA required. Submission of CEMP condition recommended.

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*.

A number of representations objecting to the proposal have been received. The principal planning issues raised are summarised as follows:

- The proposal would have an unacceptable impact upon the character, landscape and special qualities of the Pembrokeshire Coast National Park, including its Dark Sky Reserve status.
- Concerns regarding the cumulative impact of additional camping and caravan development within the Talbenny area and whether there is a need for a further campsite.
- The proposal would result in increased traffic on narrow rural lanes, giving rise to highway safety concerns, particularly in relation to touring caravans, agricultural machinery, cyclists and pedestrians.

- Concerns regarding the suitability and legal use of the proposed access arrangements, including shared access with neighbouring agricultural holdings, biosecurity, livestock safety and the interaction between campsite traffic and farm operations.
- Concerns regarding noise, disturbance and impacts on the tranquillity of the surrounding area.
- Concerns regarding the adequacy of waste storage and collection arrangements.
- Concerns regarding the impact of the proposal on biodiversity, wildlife habitats and the adjacent watercourse.
- Concerns regarding the adequacy of foul and surface water drainage infrastructure.
- Concerns regarding the accuracy of the submitted plans and application documentation, including land ownership and the retrospective nature of parts of the development.

These matters have been carefully considered during the determination of the application. Technical matters relating to highway safety, ecology, drainage and landscape impact have been assessed by the relevant statutory consultees and are addressed within the Officer's Appraisal.

Subject to the recommended planning conditions and having regard to the consultation responses received, Officers are satisfied that the proposal would not give rise to unacceptable planning harm.

Policies considered

Development Plans

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

Future Wales: The National Plan 2040 [Future Wales: The National Plan 2040](#) (FW)

Local Development Plan 2 (Adopted September 2020)

Within the Pembrokeshire Coast National Park, The Local Development Plan 2 (LDP2) is also part of the relevant development plan with the following policies being applicable to this proposal.

- Policy 01 (National Park Purposes and Duty)
- Policy 07 (Countryside)
- Policy 08 (Special Qualities)
- 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 38 (Visitor Economy)
- Policy 41 (Caravan, Camping and Chalet Development)
- 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>

Planning Policy Wales (PPW12)

PPW12 sets out the land use planning policies of the Welsh Government.

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.

- [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 5 – Nature Conservation and Planning
- TAN 15 – Development, flooding and coastal erosion (2025)

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: [Supplementary Planning Guidance \(LDP2\) - Pembrokeshire Coast National Park](#)

- SPG - Biodiversity
- SPG - Landscape Character
- SPG - Sustainable Design and Development
- SPG - Camping and Caravan sites

Constraints

Contaminated Land

Safeguarding Zone

Ancient Monument - within 500m

Hazardous Zones

Potential for surface water flooding

Seascape Character Areas

Landscape Character Area

Officer's Appraisal

The application site is located to the east of Talbenny Hall Farm, approximately 2 kilometres south-west of Little Haven, within the open countryside of the Pembrokeshire Coast National Park. The site lies outside any defined Centre Boundary identified within the Pembrokeshire Coast National Park Local Development Plan 2 (LDP2) and is therefore situated within the countryside for the purposes of planning policy.

The site extends to approximately 0.8 hectares and occupies previously developed land associated with the former RAF Talbenny airfield. Historically, the site has also been used as a scrapyards before being remediated. More recently, it has operated as a seasonal camping site. Existing development within the site includes a storage shed, toilet and welfare facilities, areas of hardstanding and internal access tracks. The site is well contained by mature hedgebanks, trees and established vegetation, with two ponds located

to the south and an ordinary watercourse crossing part of the wider site. The surrounding area is predominantly agricultural in character, comprising grazing land, scattered farmsteads and isolated residential properties.

The proposal seeks planning permission for the change of use of the land to provide a seasonal camping and glamping site comprising 11 touring caravan pitches with electric hook-ups, a designated tent camping area accommodating a maximum of 20 tents, and three shepherd's huts. The application is part retrospective insofar as it seeks to retain the existing storage shed and facilities building. The applicant has confirmed that the campsite will operate seasonally between 31 March and 30 September each year, with the shepherd's huts removed from the site and stored within the existing storage building outside the operating season.

The principle of the development has been assessed against Policies 7, 38 and 41 of the Local Development Plan 2 together with the Authority's Supplementary Planning Guidance on Camping and Caravan Development. The application site lies within Landscape Character Area 9: Marloes, where the Supplementary Planning Guidance identifies that there may be limited opportunities for small and medium-sized camping and caravan sites on enclosed inland sites, including the redevelopment of brownfield land, where development can be successfully assimilated into the landscape. The size and nature of the proposed development means that under the guidance of Policy 41 the proposed development is considered to be a medium sized seasonal use. The seasonality can be controlled by planning condition.

The site occupies a previously developed and enclosed parcel of land that benefits from substantial existing landscape screening. It is located inland from the coast, outside the Registered Historic Landscape and within an area identified as having capacity to accommodate carefully designed tourism development. Officers are satisfied that the proposal would not result in unacceptable harm to the landscape character or the special qualities of the National Park.

The application was subject to an initial objection from the Local Highway Authority due to concerns regarding the adequacy of visibility at the existing access. During the course of the application, the applicant submitted a detailed Access Appraisal, traffic speed survey and revised visibility plans. The Local Highway Authority's concerns have subsequently been addressed, and Officers are satisfied that the existing northern access can safely accommodate the proposed level of traffic subject to appropriate conditions. The applicant has also confirmed that the western access, which is outside their ownership, will not be used by visitors to the campsite.

Ecological matters have also been considered throughout the determination of the application. A Preliminary Ecological Assessment accompanied the application as originally submitted but requires updating due to the passage of time since original submission, and further information has been requested by the Authority's Ecologist to update the survey work and Green Infrastructure proposals. The Planning Agent has confirmed that an updated ecological appraisal and revised Green Infrastructure Plan will be submitted prior to the date of the Committee meeting. Subject to the receipt of satisfactory updated ecological information and the implementation of the recommended mitigation and biodiversity enhancement measures, it is considered that the proposal can satisfy the Authority's duties under Section 6 of the Environment (Wales) Act 2016.

Natural Resources Wales has raised no objection to the proposal subject to the submission and implementation of a Construction Environmental Management Plan, while Pembrokeshire County Council Land Drainage has advised that separate consent may be required for works affecting the ordinary watercourse and that Sustainable Drainage Approval Body (SAB) approval will be required where applicable.

Officers consider that the proposal complies with relevant local and national planning policies. The proposal is on previously developed land, it is within a contained landscape setting is seasonal in nature, will use of existing ancillary buildings and has resolved technical matters relating to highway safety and drainage. Suitable seasonal public transport also serves the site in the form of the Puffin Shuttle. The proposal is considered to make an acceptable contribution towards the visitor economy within the National Park.

1. Site and Proposed Development

The proposal comprises:

- Change of use of approximately 0.8 hectares of land to form a seasonal camping and glamping site.
- Formation of 11 touring caravan pitches, each served by an electric hook-up.
- Provision of a designated camping area accommodating a maximum of 20 tents.
- Siting of three shepherd's huts for seasonal holiday accommodation.
- Retention of the existing storage shed and toilet/facilities building (part retrospective).
- Use of the existing northern vehicular access from the C3028 to serve the development.
- Internal access tracks, hardstanding and associated site infrastructure.
- Seasonal operation of the campsite between 31 March and 30 September each year.
- Removal of the three shepherd's huts from their pitches outside the operating season, with storage within the existing on-site storage building.
- Biodiversity enhancements and landscape management, together with ecological mitigation and a Construction Environmental Management Plan

2. Relevant Planning History

- No other planning history directly relevant to the application site has been identified.

3. Key Issues

The application raises the following planning matters:

- 3.1 Policy and Principle of Development
- 3.2 Siting, Design, and Impact upon the Special Qualities of the National Park
- 3.3 Amenity and Privacy
- 3.4 Biodiversity, Protected Sites, Green Infrastructure & Landscaping
- 3.5 Access and Parking
- 3.6 Surface Water Drainage and Foul Water Drainage

3.1 Policy and Principle of Development:

1. 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).
2. 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) states that Strategic and Local Development Plans must identify their rural communities, assess their needs, and set out policies to support them. On page 104, Future Wales states that: '*National Park Authorities are unique planning entities with a specific remit to reflect the distinctive characteristics of their areas...and that Future Wales policies respect the functions of National Parks in terms of their statutory purposes...'*
3. 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.
4. 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.
5. The application site lies outside any defined Centre Boundary and is therefore located within the countryside where Policy 7 (Countryside) applies. Whilst the policy seeks to resist inappropriate development, it supports forms of rural enterprise and tourism where a countryside location is justified.
6. Policy 38 (Visitor Economy) supports proposals that contribute positively to the visitor economy, provided they are compatible with the special qualities of the National Park and do not give rise to unacceptable environmental impacts.
7. Policy 41 (Caravan, Camping and Chalet Development) provides the detailed policy framework for assessing proposals for camping and caravan development. The policy requires development to be located away from the coast and Preseli Hills where appropriate, avoid sensitive landscape locations, be capable of being assimilated into the landscape, avoid unacceptable cumulative impacts and provide opportunities for environmental enhancement. Ancillary facilities should, wherever possible, utilise existing buildings.
8. The Authority's adopted Camping and Caravan Supplementary Planning Guidance identifies the application site as lying within Landscape Character Area 9 – Marloes, where there may be limited opportunities for small and medium-sized camping developments on enclosed inland sites, including previously developed (brownfield) land where development can be successfully assimilated into the landscape. There is a medium sensitivity identified to seasonal medium sites.

9. The site occupies previously developed land associated with the former RAF Talbenny airfield and subsequent scrapyard use. It is enclosed by mature hedgebanks and established vegetation, located inland from the coast and outside the Registered Historic Landscape. Officers are satisfied that the site is capable of accommodating an appropriately designed seasonal camping and glamping development without causing any visual harm to the surrounding wider landscape.
10. The campsite is located approximately a 20-minute walk from the nearest year-round bus service and is also served during the visitor season by the Puffin Shuttle, which stops adjacent to the site entrance. The site can be considered sustainable as it provides opportunities for travel by public transport, cycling and walking to nearby attractions, including Little Haven, Broad Haven and the Pembrokeshire Coast Path. A condition to control seasonal use will be applied.
11. Officers consider that the previously developed nature of the site, its enclosed landscape setting, the seasonal operation of the development, the use of existing ancillary buildings and the absence of overriding technical objections demonstrate compliance with relevant policies of the LDP2 and national planning policy in Planning Policy Wales Edition 12 which supports appropriate reuse of previously developed land.

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

12. 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.
13. 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.
14. Policy 29 (Sustainable Design) of LDP2 requires all development proposals to be well designed in terms of place and local distinctiveness.
15. The application site comprises a previously developed parcel of land associated with the former RAF Talbenny airfield and subsequent scrapyard use. The site has since been remediated and is enclosed by mature hedgebanks, trees and established vegetation, providing a strong degree of visual containment. Existing development includes a storage building, toilet and welfare facilities, hardstanding and internal access tracks, all of which contribute to the site's established character.
16. The proposal would formalise the existing seasonal camping use through the provision of 11 touring caravan pitches, a designated tent camping area for up to 20 tents and three shepherd's huts. The development would utilise existing site infrastructure and remain contained within the established field boundaries without extending into the wider surrounding agricultural landscape.

17. The distance from the Scheduled Ancient Monument (SAM) and the siting of the proposal means no adverse impact on the SAM is anticipated from the development.
18. The Authority's Camping and Caravan Supplementary Planning Guidance identifies the site as lying within the Marloes Landscape Character Area (LCA9). The guidance recognises that there may be limited opportunities for small and medium-sized camping developments on enclosed inland sites, including previously developed land, where development can be successfully assimilated into the landscape. Officers consider that the application site exhibits these characteristics, being well screened by existing vegetation and located away from the immediate coastline and other key landscape sensitivities.
19. The applicant has confirmed that the development will operate on a seasonal basis between 31 March and 30 September, with the shepherd's huts removed from the site and stored within the existing storage building during the winter months. This seasonal operation reduces the permanence of the development and assists in limiting its landscape and visual effects outside the visitor season.
20. Subject to the implementation of the proposed landscape and biodiversity enhancements, together with appropriate planning conditions, it is considered that the proposal would conserve the landscape character, scenic quality and tranquillity of this part of the National Park. The development is therefore considered to accord with the objectives of Policies 8, 14 and 29 of LDP2 and would not result in an unacceptable impact upon the special qualities of the Pembrokeshire Coast National Park.

3.3 Amenity and Privacy:

21. 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.

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

22. The application site is located within a rural setting and is enclosed by mature hedgerows, established trees and vegetation which provide a high degree of screening from surrounding land uses. Whilst there are neighbouring residential properties in the wider area, the proposed camping and glamping areas are separated from them by existing field boundaries, vegetation and intervening land, reducing the potential for overlooking or loss of privacy.
23. The proposal is seasonal in nature, operating between 31 March and 30 September, and comprises a relatively low-intensity tourism use. The level of activity associated with 11 touring caravan pitches, a maximum of 20 tents and three shepherd's huts is

not considered likely to give rise to unacceptable levels of noise or disturbance beyond those reasonably expected within a rural tourism setting. Any external lighting can be appropriately controlled by condition in order to safeguard residential amenity and the dark skies of the National Park.

24. It is acknowledged that the development will result in some additional vehicle movements associated with visitors arriving and departing the site. However, the Local Highway Authority is satisfied that the access arrangements are acceptable, and the scale of traffic generated is not considered sufficient to result in unacceptable disturbance to neighbouring occupiers. On a seasonal basis the site is accessible via the Puffin Shuttle.
25. Amenity impacts during construction are limited by the start and finish times identified in the Construction and Environmental Management Plan which will be controlled by condition 2.
26. Overall, having regard to the scale, seasonal operation, existing landscape screening and separation distances, the proposal is not considered to have an unacceptable adverse impact upon the amenity of neighbouring residents or visitors to the National Park. The development is therefore considered to accord with Policy 30 of LDP2.

3.4 Biodiversity, Green Infrastructure & Landscaping and Protected Sites

Biodiversity impacts

27. PPW12, TAN5 and Policy 11 (Nationally Protected Sites and Species) of LDP2 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.
28. The application was supported by a Preliminary Ecological Assessment (PEA), which concluded that the site is of generally low ecological value, comprising predominantly improved grassland together with hedgerows, scattered trees and ponds within the wider site. The assessment did not identify evidence of protected species that would prevent the development from proceeding but recommended precautionary working methods, habitat protection and biodiversity enhancement measures. During the course of the application, the Authority's Ecologist advised that, due to the age of the survey, updated ecological information should be provided in accordance with current Planning Policy Wales guidance. The agent has confirmed that an updated site visit will be undertaken, and an ecological update letter will be submitted prior to determination. Subject to the recommendations contained within the updated ecological information being implemented, it is considered that the proposal will not have an unacceptable impact upon protected species or their habitats.

Net Benefit for Biodiversity and Green Infrastructure

29. To comply with Planning Policy Wales 12 (2024) and the *Environment (Wales) Act 2016*, planning authorities are expected to ensure every development positively contributes to biodiversity and that overall, there is a net benefit for biodiversity and ecosystem resilience, resulting in enhanced well being.

30. Chapter 6 of Planning Policy Wales 12 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.
31. 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.
32. A Green Infrastructure Statement has been submitted in support of the application. During consultation, the Authority's Ecologist requested additional detail regarding proposed planting, habitat enhancement and biodiversity measures. The applicant has confirmed that an updated Green Infrastructure Plan will accompany the revised ecological information and will identify the proposed planting, habitat retention and enhancement measures across the site.
33. The proposal retains the existing mature hedgebanks, trees and boundary vegetation which provide important wildlife corridors and landscape screening. Additional biodiversity enhancements, including bird boxes, hedgehog access features, appropriate bat roosting features and native planting, together with ecological management of the site, are proposed. Subject to planning conditions securing the updated Green Infrastructure Plan and ecological recommendations, the proposal is considered capable of delivering a biodiversity net benefit and complying with the requirements of Planning Policy Wales, Policy 11 of LDP2 and Section 6 of the Environment (Wales) Act 2016.
34. Having regard to the nature, scale and location of the proposal, together with the proposed mitigation measures and the requirement for a Construction Environmental Management Plan, it is concluded that the development is not likely to have a significant effect, either alone or in combination with other plans or projects, on any Special Area of Conservation or Special Protection Area. An Appropriate Assessment is therefore not required.
35. Subject to the implementation of the updated ecological recommendations, Green Infrastructure Plan, biodiversity enhancements and Construction Environmental Management Plan, the proposal is considered to comply with Policies 10 and 11 of LDP2, the requirements of the Environment (Wales) Act 2016, the Wildlife and Countryside Act 1981, the Conservation of Habitats and Species Regulations 2017 and the biodiversity objectives of Planning Policy Wales 12.

3.5 Access and Parking

36. 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.

37. Additionally, Policy 60 (Impacts of Traffic) of LDP2 permits development where appropriate access can be achieved, and potential transport impacts can be satisfactorily mitigated.
38. Highway safety has been a key consideration throughout the determination of this application. The Local Highway Authority initially raised concerns regarding the suitability of the proposed access onto the C3035, the achievable visibility splays and the ability of the local highway network to safely accommodate the increased level of traffic associated with the proposed campsite. As a result, additional technical information was requested, including a seven-day traffic speed survey, revised visibility assessments and details of proposed access improvements.
39. In response, the applicant submitted an Access Appraisal, traffic speed survey and revised visibility drawings demonstrating that the required visibility splays could be achieved based upon the recorded 85th percentile vehicle speeds. Officers from the Highway Authority subsequently have undertaken a site visit with the applicant and reviewed the additional information submitted.
40. Following consideration of the revised information, the Highway Authority confirmed that it was satisfied the proposal could be safely accommodated and withdrew its previous objection. It recommends that any planning permission be subject to conditions requiring the widening of the access for the first 10 metres, the provision and ongoing maintenance of the approved visibility splays, and the construction of the access in accordance with the approved plans.
41. Adequate space is available within the site for vehicle manoeuvring and parking associated with the proposed 11 touring caravan pitches, camping area and three shepherd's huts. Whilst the site is located within the open countryside, the site is considered to be accessible as it is approximately a 20-minute walk from the nearest year-round bus service and is also served seasonally by the Puffin Shuttle which is routed directly past the campsite and connects the campsite to Little Haven and Marloes. Opportunities also exist for visitors to access nearby settlements and the Pembrokeshire Coast Path by walking and cycling.
42. A number of representations have raised concerns regarding highway safety, traffic generation and the suitability of the surrounding road network. These matters have been fully considered by the Local Highway Authority as the statutory highway consultee. Following the submission of additional technical evidence, including the traffic speed survey and revised access details, the Highway Authority is satisfied that the proposal would not result in an unacceptable impact on highway safety, subject to the recommended planning conditions.
43. Having regard to the Highway Authority's final consultation response and the proposed access improvements, Officers are satisfied that safe and suitable access can be achieved and that the transport impacts of the development can be appropriately mitigated. The proposal is therefore considered to comply with Policies 59 and 60 of LDP2.

3.6 Surface Water Drainage and Foul Water Drainage:

44. 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.
45. The application site contains an ordinary watercourse and areas identified as being susceptible to surface water flooding. During the course of the application, further information was requested in relation to drainage and surface water management. Natural Resources Wales has considered the proposal and has raised no objection, subject to a condition requiring the submission and implementation of a Construction Environmental Management Plan (CEMP) to safeguard the adjacent water environment during construction. Pembrokeshire County Council Land Drainage has also advised that any works affecting the ordinary watercourse will require separate consent under the Land Drainage Act 1991 and has confirmed that any required Sustainable Drainage Systems (SuDS) will be subject to approval by the Sustainable Drainage Approval Body (SAB).
46. The application form indicates that foul water will be disposed of via an existing septic tank onsite. However, no information on capacity or connection has been supplied. The site is not in a location where a mains connection is possible, but Officers require further information to be certain that the proposed development complies with the requirements of Welsh Government Circular 008/2018. This can be addressed by planning condition.
47. Following the submission of additional information, Officers are satisfied that the proposal can be appropriately managed through planning conditions and the separate statutory consenting regimes. The proposal is therefore considered to comply with Policy 32 of LDP2 and the objectives of TAN 15 in relation to the management of surface water and flood risk.

4. Conclusion

48. The proposal has been assessed against the Pembrokeshire Coast National Park Development Plan, national planning policy and all other material considerations. Officers consider that the proposed development complies with the relevant requirements of Local and National Planning Policies.
49. Throughout the determination of the application, the applicant has addressed the concerns raised by consultees through the submission of additional technical information, including an Access Appraisal, traffic speed survey, ecological information and Green Infrastructure proposals. Subject to the recommended planning conditions, including those securing ecological mitigation, biodiversity enhancement, seasonal occupancy, drainage and landscape management, Officers are satisfied that the proposal would not result in unacceptable impacts on the special qualities of the National Park, highway safety, residential amenity, biodiversity or the wider environment.
50. The proposal is considered to constitute sustainable tourism development in this particular location and is recommended for approval, subject to the conditions set out below.

51. 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.

5. 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 rec 22/12/23
 - Proposed Shepherds Hut Elevations & Floor Plans rec'd 22/12/23
 - Proposed Site Layout rec'd 23/03/2026
 - Site Plan rec'd 09/10/2026
 - Access Appraisal Data sheet 02/06/2026
 - Construction Environmental Management Plan (CEMP)
 - Green Infrastructure Statement rec'd 17/4/26
 - Preliminary Ecological Assessment rec'd 29/1/26**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. Planning permission is granted for the use of the land as a seasonal campsite comprising no more than 20 tents, 11 touring caravans and three shepherds hut at any one time, limited to operating between the period of 31st March to 30th September in any calendar year, after which time no camping use or storage of shepherds huts or caravans or any other ancillary use will take place on the land.
Reason: to ensure the site is only operated seasonally. Policy: Local Development Plan 2 – Policies 41 (Caravan, Camping and Chalet Development).
4. No development shall commence until details of a scheme for the disposal of foul and surface water has been submitted to and agreed in writing by the local planning authority. The scheme shall be implemented in accordance with the approved details prior to the first beneficial use of the development and retained in perpetuity.
Reason: To protect the natural environment and to ensure that effective drainage facilities are provided for the proposed development and that no adverse impact occurs to the environment or the existing public sewerage system. Policy: Local Development Plan 2 – Policies 29 (Sustainable Design) and 32 (Surface Water Drainage).

5. The existing shed which is identified as Structure A and retained as part of the proposed Site Layout plan received 23/03/2026 is to be used only for storage uses ancillary to the campsite hereby permitted and shall not be used independently or for any other commercial purpose.
Reason: To protect the vitality and viability of Rural Centres and to protect the amenity of campsite users. Policy: 42 Site Facilities on Camping, Chalet and Caravan Sites
6. In the first available planting season following approval, planting must be implemented according to the Green Infrastructure Statement (dated 17/04/2026 & Preliminary Ecological Assessment)
 Any existing plants retained; or new plants planted in accordance with the approved scheme which, within a period of 5 years after implementation of the approved development are removed, die, become diseased or damaged to such extent that, in the opinion of the Local Planning Authority, the function in relation to this planning approval is no longer delivered, shall be replaced with plants of similar size and specification. 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. Local Development Plan 2 – Policies: 1 (National Park Purposes and Duty), 8 (Special Qualities), 14 (Conservation and enhancement of the Pembrokeshire Coast National Park), 30 (Amenity), SPG 12 – Biodiversity, Technical Advice Note (TAN) 5: Nature Conservation and Planning (2009), Technical Advice Note (TAN) 10: Tree Preservation Orders (1997)
7. Prior to the erection of any external lighting on the approved site a light mitigation strategy, including measures to reduce light spillage onto foraging habitats for bats shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.
Reason: To ensure that animal and plant species and habitats listed under the Conservation of Habitats and Species Regulations 2010 are adequately protected, and to protect and enhance the character and appearance of the site and its setting within the Pembrokeshire Coast National Park. Policy: Local Development Plan 2 - Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 12 (Local Areas of Nature Conservation or Sites of Geological Interest) and 14 (Conservation of the Pembrokeshire Coast National Park).
5. The measures specified in the submitted CEMP shall be adhered to during the course of any further development on site.
Reason: To ensure that animal and plant species and habitats listed under the Conservation of Habitats and Species Regulations 2017 (as amended) are adequately protected, and to protect and enhance the character and appearance of the site and its setting within the Pembrokeshire Coast National Park Policy: Local Development Plan 2 – Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 10 (sites and species of European importance), 11 (Nationally protected sites and species) and 14 (Conservation of the Pembrokeshire Coast National Park). Section 6 of PPW Edition 12.
6. Prior to operation of the proposed development, the access onto the C3035 shall be widened to approximately 5.5 metres for the first 10 metres in order to effectively allow two vehicles to simultaneously enter/exit safely without blocking the public highway.
Reasons: to meet the objectives of the PPW 12th Ed (Feb 2024) and to satisfy Policy 60 of the LDP2.

- 7 Prior to the operation of the proposed development, the visibility splay of 2.4 metres x 46 metres (west upon exit) and 2.4m x 2015m (east upon exit), shall be formed in accordance with the submitted and approved plan. Thereafter, the visibility splays shall be maintained for the lifetime of the proposed development, to a height no more than 1.0 metres.

Reasons: to meet the objectives of the PPW 12th Ed (Feb 2024) and to satisfy Policy 60 of the LDP2.

- 8 Prior to the operation of the proposed development, the access onto the C3035 shall be formed in accordance with the submitted and agreed plans. All gates to the vehicular access shall be set back a minimum of 10m, measured from the nearest edge of the carriageway to which access is maintained. Such gates shall be capable of opening only inwards, away from the carriageway.

Reasons: to meet the objectives of the PPW 12th Ed (Feb 2024) and to satisfy policy 60 of the LDP2.

6. Informatives

Drainage

Under no circumstances should any structure be built over ordinary watercourses or within a minimum of 3 metres measured each side from the top of bank of any watercourse, or within a minimum of 3 metres measured each side from the outer face of a culvert, without the prior written agreement of the local land drainage authority. This will ensure that access can be maintained for future maintenance. The consultation documents state that surface water will be disposed of to watercourse which is not considered to be an acceptable method of surface water disposal.

From 7th January 2019, all new developments of more than 1 property or where the construction area that has drainage implications is 100 square metres or more, will require sustainable drainage systems (SuDS) for surface water. The SuDS must be designed and built in accordance with Statutory SuDS Standards published by the Welsh Ministers and SuDS Schemes must be approved by the local authority acting in its SuDS Approving Body (SAB) role, before construction work begins.

Pembrokeshire County Council as SuDS Approving Body (SAB) considers that by virtue of the fact that the proposals where the construction area that has drainage implications is 100 square metres or more, the proposed works will require SAB approval prior to the commencement of any works on site relating to this application. The applicant should be made aware that the granting of planning consent for this application does not remove the requirement to gain SAB approval.

Pollution Prevention Guidelines

Activities arising from this development can produce pollution. It is important that consideration and appropriate provisions are in position to manage pollution such as dust, silt, surface water run-off and storage of materials and waste during the construction phase. However, we believe there will be no adverse impact on any ecological features if the development will adhere to standard pollution prevention guidelines. A relevant advisory condition has been suggested.

All works at the site must be carried out in accordance with GPP5, 'Works and maintenance in or near water' and GPP6 'Working at construction and demolition

sites' which are available on the following website: [gpp-5-works-and-maintenance-inor-near-water.pdf](#) (netregs.org.uk) and [gpp6-working-on-construction-and-demolitionsites.pdf](#) (netregs.org.uk).

Permit / Exemption

We recognise that before deciding a planning application, the Local Planning Authority needs to be satisfied that the foul drainage arrangements are suitable.

We have no objection to the use of a septic tank and ancillary soakaway system if the soil conditions are suitable. The applicant should be made aware that where a property has a septic tank or package sewage treatment plant, it is a legal requirement for the discharge to be registered with NRW. The discharge from the system will require authorisation from NRW under the Environmental Permitting (England and Wales) Regulations 2010 (as amended).

Further information, including a step by step guide to registering and the relevant application forms are available on our website.

<https://naturalresources.wales/permits-and-permissions/water-discharges-and-septic-tanks/?lang=en>

Highways

The crossing of the Highway verge/footway requires further consent from the Highway Authority under Section 184 of the Highways Act 1980, and working in the Highway must be done by an approved contractor. The StreetCare team can be contacted via streetcare@pembrokeshire.gov.uk or 01437 764551.