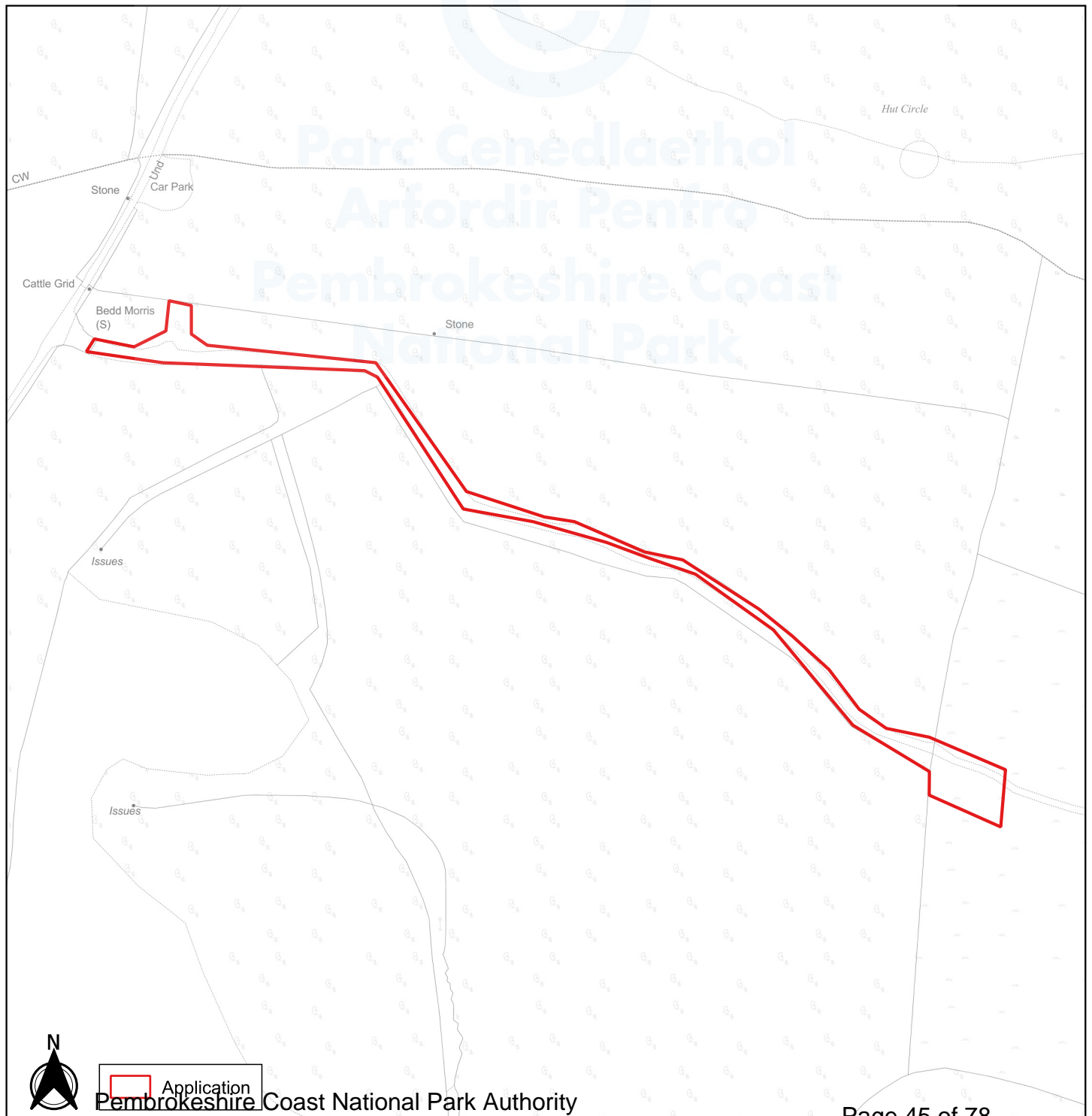
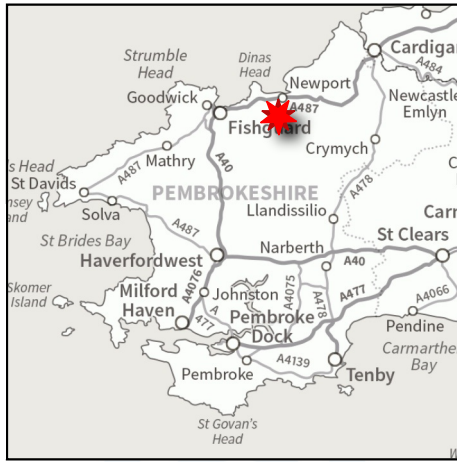


**Forestry entrance to
Penlan
Gwaun Valley
Pembrokeshire**



Parc Cenedlaethol
Arfordir Penfro
Pembrokeshire Coast
National Park

Graddfa/Scale: 1:2,500



Application

Pembrokeshire Coast National Park Authority

Development Management Committee - 15 July 2026

PEMBROKESHIRE COAST NATIONAL PARK AUTHORITY COMMITTEE REPORT



Ref No: NP/26/0177/FUL
Proposal: To create a hardstanding at the entrance to Penlan
Site Location: Forestry entrance to Penlan, Gwaun Valley, Pembrokeshire

Recommendation: **Approve**, subject to conditions

Summary:

This application is being presented to the Development Management Committee as the applicant is the Pembrokeshire Coast National Park Authority.

This application seeks planning permission for the creation of a permeable hardstanding at the existing forestry entrance to Penlan, Gwaun Valley.

The proposed hardstanding will provide an operational area to facilitate the long-term management of the wider 70-hectare conservation site, supporting native woodland regeneration, heathland restoration, grazing management and wider biodiversity enhancement.

The proposal has been carefully sited adjacent to the existing access, it incorporates sustainable drainage and is supported by ecological mitigation measures.

Subject to the recommended conditions, the development is considered to accord with the relevant policies of Future Wales, Planning Policy Wales and the Pembrokeshire Coast National Park Local Development Plan 2 and is therefore recommended for approval.

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

Consultee Responses

- Natural Resources Wales (NRW): No objection
Subject to the implementation of the ecological mitigation measures set out within the submitted Ecological Planning Statement.
- PCNPA Ecologist: No objection
Subject to the implementation of the mitigation measures contained within the Ecological Planning Statement to safeguard reptiles and breeding birds during construction.
- Pembrokeshire County Council – Civil Engineering Section (SAB): No objection to the proposed method of surface water disposal in principle,
Subject to satisfactory ground conditions and percolation results. The applicant is advised that separate approval from the Sustainable Drainage Approving Body (SAB) will be required prior to the commencement of development, as the construction area with drainage implications exceeds 100 m².
- PCNPA Public Rights of Way Officer: No objection, subject to an informative advising that Public Footpath PP57/20, which adjoins the application site, must remain unobstructed during construction and thereafter. There should be no diminution in the width of the public right of way, no damage to its surface and no temporary or permanent barriers placed upon the route.

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*.

No third-party representations were received at the time of writing this report.

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 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 6 – Planning for Sustainable Rural Communities

- TAN 12 – Design
- 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
- SPG - Sustainable Design and Development

Constraints

- CROW Access Open Country
- NPA Property - within 25m
- Site of Special Scientific Interest - within 50m
- Rights of Way Inland - within 50m
- Ancient Monument - within 500m
- Recreation Character Areas
- Landscape Character Area
- 200m from Site of Special Scientific Interest

Officer's Appraisal

The application site is located at the existing forestry entrance to Penlan within the Gwaun Valley, in the north of the Pembrokeshire Coast National Park. The site comprises an existing access from the public highway into a wider area of approximately 70 hectares of land managed by the Pembrokeshire Coast National Park Authority for nature conservation purposes. The immediate area is characterised by open moorland, heath and scrub vegetation, together with areas of regenerating native woodland. A public footpath (PP57/20) runs immediately to the north of the application site, whilst the existing forestry track extends into the wider site beyond the entrance. The surrounding landscape is rural in character and forms part of the Special Landscape qualities of the National Park.

The application seeks planning permission for the creation of a permeable hardstanding measuring approximately 20 metres by 15 metres immediately inside the existing forestry entrance. The hardstanding is intended to provide an operational area for the temporary storage of timber, equipment and materials associated with the management of the wider conservation site and to facilitate the movement of livestock and machinery used in habitat management.

Officer Observations

The proposed hardstanding is modest in scale and is located immediately adjacent to the existing access track within an area that has previously been disturbed through historic extraction and land management activities. The proposal does not introduce a new access or alter the existing highway arrangements, with the development remaining well contained within the existing entrance.

The submitted plans demonstrate that the hardstanding will be formed using permeable compacted crushed stone, allowing surface water to infiltrate naturally. Percolation testing has confirmed that the underlying ground conditions are suitable for infiltration drainage, and the Authority's Civil Engineering Section has raised no objection in principle, subject to the applicant obtaining separate Sustainable Drainage Approval (SAB) where required. In visual terms, the development will be viewed in the context of the existing forestry entrance and access track. The use of a compacted gravel finish and the retention of surrounding vegetation will ensure that the proposal remains subservient within the wider landscape and will not adversely affect the character or appearance of the National Park. Given its operational purpose and limited scale, the proposal is considered to integrate satisfactorily into its rural setting.

The application is supported by ecological information which demonstrates that the proposal has been designed to minimise impacts on biodiversity. The hardstanding is required to facilitate the long-term management of the wider 70-hectare conservation site, supporting native woodland regeneration, wood pasture and heathland restoration. Appropriate mitigation measures have been identified to protect breeding birds and reptiles during construction, and the proposal is therefore considered capable of complying with the Authority's duties under Section 6 of the Environment (Wales) Act 2016.

A public footpath (PP57/20) runs immediately adjacent to the application site. The Authority's Public Rights of Way Officer has raised no objection, subject to an informative ensuring that the public right of way remains unobstructed throughout construction and thereafter.

Having regard to the scale, siting, design and purpose of the proposal, together with the submitted ecological information and proposed mitigation measures, Officers are satisfied that the development would not result in unacceptable impacts upon the landscape character, biodiversity, public rights of way, highway safety or the special qualities of the Pembrokeshire Coast National Park.

The proposal is therefore considered to comply with the relevant policies of Future Wales, Planning Policy Wales and the Pembrokeshire Coast National Park Local Development Plan 2.

1. Site and Proposed Development

The proposal comprises:

- Creation of a permeable hardstanding measuring approximately 20 metres by 15 metres immediately inside the existing forestry entrance to Penlan.
- Construction of the hardstanding using compacted gravel/crushed stone to provide an operational working area.
- Installation of natural stone boulders around parts of the hardstanding to define its edges and provide habitat enhancement.
- Provision of sustainable drainage through a permeable construction and infiltration into the underlying ground.
- Creation of an operational area for the temporary storage of timber, machinery and materials associated with habitat management.
- Facilitation of access and manoeuvring for vehicles and livestock involved in the management of the wider 70-hectare conservation site.

2. Relevant Planning History

- No relevant planning history

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

3.1 Policy and Principle of Development:

116. 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).
117. 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...'*
118. 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.
119. 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.
120. The application site lies within the open countryside, as defined by the Pembrokeshire Coast National Park Local Development Plan 2. The proposal seeks planning permission for the creation of a permeable hardstanding adjacent to an existing forestry access to support the management of the wider 70-hectare Penlan site, which is managed by the Pembrokeshire Coast National Park Authority for nature conservation purposes. The proposal does not introduce a new land use but provides operational infrastructure necessary to facilitate habitat management, woodland regeneration, grazing and ecological enhancement.

121. Policy 7 (Countryside) supports development in the countryside where it requires a rural location for uses associated with rural enterprises and accords with national planning policy and other relevant policies of the Local Development Plan. The proposal is intrinsically linked to the management of the surrounding land and therefore requires its countryside location. The development is modest in scale, makes use of the existing access, and is operationally necessary to enable the long-term management of the site.
122. The proposal also accords with the objectives of Technical Advice Note 6: *Planning for Sustainable Rural Communities*, which recognises that the planning system should support sustainable rural economies and land management whilst protecting and enhancing the natural environment. TAN 6 promotes appropriate development that supports the long-term management of rural land and strengthens sustainable rural communities.
123. Furthermore, the proposal is consistent with the overarching objectives of Local Development Plan 2, particularly Policy 1 (National Park Purposes and Duty), which seeks to conserve and enhance the natural beauty, wildlife and cultural heritage of the National Park, and Policy 8 (Special Qualities), as the development will facilitate habitat enhancement across the wider site whilst avoiding unacceptable impacts on the National Park's special qualities. The proposal has also been designed to accord with Policy 29 (Sustainable Design), Policy 30 (Amenity), Policy 32 (Surface Water Drainage) and Policy 11 (Nationally Protected Sites and Species), with ecological mitigation and sustainable drainage measures incorporated into the scheme.
124. Accordingly, the principle of the development is considered acceptable and complies with the Development Plan when read as a whole.

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

125. 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.
126. 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.
127. Policy 29 (Sustainable Design) of LDP2 requires all development proposals to be well designed in terms of place and local distinctiveness.
128. The application site lies within the Mynydd Carningli Landscape Character Area (LCA22), a distinctive upland landscape characterised by open moorland and heath, rocky summits, extensive views and a strong sense of remoteness and tranquillity. The Landscape Character Assessment identifies the area's internationally important heathland habitats, rich archaeological resource and dramatic landscape setting as Pembrokeshire Coast National Park Authority

key special qualities, whilst recommending the conservation of open heathland and moorland together with the continued management of habitats through appropriate land management practices.

129. The proposed hardstanding is modest in scale and is located immediately adjacent to the existing forestry entrance and access track within an area that has previously been disturbed through historic extraction and land management activities. It has been specifically sited to minimise intrusion into the wider landscape and will utilise a permeable compacted gravel surface that reflects the rural character of the area. The development will remain closely associated with the existing access infrastructure and, owing to its low-profile construction and containment by the surrounding landform and vegetation, will not appear as a visually prominent or incongruous feature within the wider landscape.
130. The purpose of the development is an important material consideration. The hardstanding will provide the operational infrastructure necessary to facilitate the long-term management of approximately 70 hectares of land for biodiversity conservation, including native woodland regeneration, heathland restoration, grazing management and wider habitat enhancement. In doing so, the proposal will directly assist in delivering the Landscape Character Assessment's management objectives, which seek to conserve and enhance the open heathland and moorland landscape, improve habitat condition and maintain the special qualities of the area.
131. The development is therefore considered to conserve the key characteristics of Landscape Character Area 22, including its openness, tranquillity, remoteness and ecological value, whilst supporting the long-term management of the landscape. The proposal will not result in significant visual intrusion, will preserve the character and appearance of this part of the National Park and accords with Policies 8, 14 and 29 of the Pembrokeshire Coast National Park Local Development Plan 2.

3.3 Amenity and Privacy:

132. 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.
133. The proposed development comprises a modest operational hardstanding located immediately adjacent to an existing forestry entrance within a rural area of the National Park. There are no neighbouring residential properties in close proximity to the application site that would be adversely affected by the proposal.
134. The hardstanding is intended solely to facilitate the management of the wider Penlan conservation site and will be used for the temporary storage of timber, machinery and

materials associated with woodland and habitat management. Whilst the proposal may generate occasional vehicle movements associated with management activities, these will be intermittent and limited in frequency, reflecting the operational requirements of the site rather than creating a regular or intensive use.

135. Given the scale and nature of the proposal, it is not anticipated to result in unacceptable levels of noise, disturbance, odour, lighting or traffic that would adversely affect the amenity of neighbouring occupiers or visitors to the National Park. Furthermore, the development has been carefully sited adjacent to the existing access track and will utilise a low-profile permeable gravel surface that assimilates well into its surroundings, ensuring that it does not constitute a visually intrusive feature within the landscape.
136. Accordingly, the proposal is considered to preserve the amenities enjoyed by those living, working and visiting the National Park and complies with the requirements of Policy 30 (Amenity) of the Pembrokeshire Coast National Park Local Development Plan 2.

3.4 Biodiversity, Green Infrastructure & Landscaping and Protected Sites

Biodiversity impacts

137. 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.
138. The application is supported by an Ecological Planning Statement and a Green Infrastructure Statement. The ecological assessment identifies that the proposed hardstanding is located within a small area of previously disturbed ground adjacent to the existing forestry entrance, comprising predominantly low bramble and gorse scrub with scattered willow saplings. The assessment confirms that the application site does not comprise Priority Habitat.
139. The submitted ecological information identifies that the scrub may provide occasional basking habitat for adders (*Vipera berus*), which are known to occur within the wider Penlan site, although no suitable hibernacula were identified within the application area. The vegetation also has the potential to support nesting birds during the breeding season. To minimise ecological impacts, the Ecological Planning Statement commits to a range of precautionary measures, including undertaking vegetation clearance outside the bird nesting season, carrying out scrub removal during the active reptile season, implementing a staged vegetation clearance methodology to enable reptiles to disperse naturally, maintaining the area in a cleared state until construction is complete and providing ecological toolbox talks for contractors. Subject to these measures being secured by condition, the proposal is not expected to result in significant adverse ecological effects.

Net Benefit for Biodiversity and Green Infrastructure

140. 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 wellbeing.
141. 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.
142. 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.
143. The Green Infrastructure Statement explains that the wider Penlan site is managed for nature conservation, with objectives including native woodland regeneration, wood pasture creation and heathland restoration. The proposed hardstanding is required to provide an operational area for the storage of timber, equipment and materials associated with these habitat management activities. Rather than representing an isolated engineering operation, the development forms part of the long-term management strategy for approximately 70 hectares of land managed for biodiversity enhancement.
144. In addition to minimising ecological impacts, the proposal delivers biodiversity benefits through the provision of natural stone boulders around parts of the hardstanding to create invertebrate habitat and, more significantly, by facilitating the ongoing ecological management of the wider site. The Green Infrastructure Statement explains that no compensatory tree planting is proposed as the site's management objectives are based upon encouraging natural woodland regeneration rather than formal planting. Officers consider this approach to be appropriate in the context of the site's long-term habitat management objectives and are satisfied that the proposal demonstrates compliance with the biodiversity enhancement requirements of Planning Policy Wales and Section 6 of the *Environment (Wales) Act 2016*.

Protected Sites - Sites of Special Scientific Interest (SSSI)

145. 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.
146. Additionally, Paragraphs 6.4.25 & 6.4.26 of PPW12 relate to developments in or in close proximity to Sites of Special Scientific Interest (SSSI), with 6.4.26 stating that *'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.'

147. The application site lies within approximately 200 metres of a Site of Special Scientific Interest (SSSI) and is therefore subject to ecological consultation. Natural Resources Wales and the Authority's Ecologist have been consulted on the proposal. Having regard to the modest scale of the development, its location adjacent to an existing access and the ecological mitigation proposed, no objection has been raised, subject to the implementation of the mitigation measures contained within the Ecological Planning Statement. The development is not considered likely to adversely affect the features of the nearby SSSI.
148. The site also lies within an area managed for its significant ecological interest and within Landscape Character Area 22 – Mynydd Carningli, where the Landscape Character Assessment identifies the conservation and enhancement of heathland habitats as a key management objective. The proposal will assist in achieving these objectives by providing essential infrastructure to support the long-term management of the wider site for biodiversity conservation.

Habitat Regulations Assessment

149. SACs and SPAs are of European importance. Under the *Conservation of Habitats and Species Regulations (2017)* (the Habitats Regulations), all public bodies (including planning authorities) must have regard to the requirements of the EC Habitats and Birds Directives when carrying out their functions.
150. Before authorising development or adopting a land use plan which is likely to have a significant effect on a SAC or SPA (including where outside the boundary of the SAC or SPA), planning authorities must carry out an appropriate assessment of the implications for the designated features, consult NRW and have regard to NRW's representations.
151. In accordance with the Conservation of Habitats and Species Regulations 2017, the Authority has screened the proposal for potential effects on European designated sites. Having regard to the nature, scale and location of the proposal, together with the submitted ecological information and mitigation measures, it is concluded that the development, either alone or in combination with other plans or projects, is not likely to have a significant effect on any Special Area of Conservation (SAC) or Special Protection Area (SPA). Accordingly, an Appropriate Assessment is not required.
152. Having regard to the submitted Ecological Planning Statement, Green Infrastructure Statement, consultation responses and the proposed mitigation measures, Officers are satisfied that the proposal would not give rise to unacceptable impacts on protected species, habitats, ecological networks or nearby designated sites. Furthermore, the proposal will facilitate the long-term management and enhancement of biodiversity across the wider Penlan site and is therefore considered to accord with Planning Policy Wales 12, Technical Advice Note 5, the Environment (Wales) Act 2016, the Wildlife and Countryside Act 1981, the Conservation of Habitats and Species Regulations 2017 and Policies 8, 10 and 11 of the Pembrokeshire Coast National Park Local Development Plan 2.

3.5 Access and Parking

153. 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.
154. Additionally, Policy 60 (Impacts of Traffic) of LDP2 permits development where appropriate access can be achieved, and potential transport impacts can be satisfactorily mitigated.
155. The proposal does not involve the creation of a new vehicular access, but instead utilises the existing forestry entrance serving the Penlan site. The proposed hardstanding is located immediately inside the existing access and is intended to provide an operational area for the temporary storage of timber, equipment and materials associated with the management of the wider conservation site, together with improved manoeuvring space for vehicles and livestock involved in habitat management.
156. The development will not intensify the use of the access beyond that associated with the ongoing management of the site and is not expected to generate a significant increase in vehicle movements. Any traffic associated with the proposal will be intermittent and related to forestry, conservation and grazing operations. The existing access is considered capable of safely accommodating these movements and no alterations to the public highway are proposed.
157. The application site is located adjacent to Public Footpath PP57/20. The Authority's Public Rights of Way Officer has raised no objection to the proposal, subject to an informative requiring that the public right of way remains unobstructed during construction and that no damage is caused to the route or its surface.
158. The proposal does not provide formal vehicle parking, as this is not required for the operational use proposed. Instead, the hardstanding provides an operational working area to facilitate the efficient management of the wider 70-hectare site.
159. Having regard to the nature and scale of the proposal, together with the existing access arrangements and the consultation responses received, it is considered that the development would not give rise to any unacceptable highway safety or transport impacts. The proposal therefore complies with Policies 59 (Sustainable Transport) and 60 (Impacts of Traffic) of the Pembrokeshire Coast National Park Local Development Plan 2.

3.6 Surface Water Drainage:

160. 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.
161. The proposal has been designed to incorporate sustainable drainage principles in accordance with Policy 32 of the Pembrokeshire Coast National Park Local Development Plan 2. The proposed hardstanding will be constructed using a

permeable compacted gravel/crushed stone surface, allowing surface water to infiltrate naturally into the underlying ground rather than being discharged to the public drainage network.

162. The application is supported by percolation testing and infiltration calculations, which demonstrate that the underlying ground conditions are suitable for infiltration drainage and confirm that the proposed drainage solution is capable of accommodating surface water generated by the development.
Pembrokeshire County Council's Civil Engineering Section has reviewed the proposal and raises no objection in principle to the proposed method of surface water disposal, subject to the applicant obtaining separate approval from the Sustainable Drainage Approving Body (SAB) prior to the commencement of development, should such approval be required under Schedule 3 of the Flood and Water Management Act 2010.
163. The proposal represents a relatively small-scale operational development and, through the use of permeable construction and on-site infiltration, is not considered likely to increase surface water runoff or flood risk either within the site or elsewhere. The development therefore accords with the objectives of Policy 32 of the Pembrokeshire Coast National Park Local Development Plan 2 and the principles of Technical Advice Note 15: Development, Flooding and Coastal Erosion in ensuring that surface water is managed through sustainable drainage techniques and that flood risk is not increased.

4. Conclusion

164. The application seeks planning permission for the creation of a permeable hardstanding at the existing forestry entrance to Penlan to facilitate the long-term management of the wider 70-hectare conservation site. The proposal represents modest operational infrastructure that is intrinsically linked to the management of land for biodiversity conservation, including native woodland regeneration, heathland restoration and grazing management.
165. The development has been carefully sited adjacent to the existing forestry access within an area of previously disturbed ground and has been designed to minimise its impact on the landscape through the use of permeable gravel surfacing and a low-profile form of development. The proposal conserves the character and appearance of the National Park and supports the management objectives identified within Landscape Character Area 22 – Mynydd Carningli.
166. The application is supported by an Ecological Planning Statement and Green Infrastructure Statement which demonstrate that ecological impacts have been avoided and minimised through careful design and appropriate mitigation measures. Furthermore, the proposal will facilitate the long-term enhancement of biodiversity across the wider site and delivers a net benefit for biodiversity in accordance with Section 6 of the Environment (Wales) Act 2016 and Planning Policy Wales.
167. The proposal utilises an existing access, is not expected to generate unacceptable traffic impacts and incorporates sustainable drainage through permeable construction and on-site infiltration. Subject to the recommended conditions and informatives, including the implementation of ecological mitigation measures and the separate requirement to obtain Sustainable Drainage Approval (SAB), the proposal is not considered to give rise to unacceptable impacts upon landscape character, biodiversity, residential amenity, highway safety, public rights of way or flood risk

168. 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:
 - Proposed Site Plan received 10/04/26
 - Percolation Test Results received 10/04/26
 - Penlan Hardstanding Test Pit 1 + 2 received 10/04/26
 - Proposed Site Sections A-A/B-B/C-C/D-D received 10/04/26
 - Green Infrastructure Statement rec 28/4/26
 - Ecological Planning Statement - Penlan rec 25/06/26**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. In the first available planting season following approval, planting must be implemented according to the Green Infrastructure Statement (rec 28/4/26).
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)
4. There shall be no external lighting placed on the approved site unless a light mitigation strategy is first submitted for approval, including measures to reduce light spillage onto foraging habitats for bats. This shall be approved in writing by the local planning authority and development shall be carried out in accordance with the approved details thereafter.

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).

6. Informatives

Public rights of way

- The proposed development would abut a public right of way, Public Footpath PP57/20.
- The public rights of way must not be obstructed.
- There must be no diminution to the width of the public right of way
- No damage is to be caused to the surface of the public rights of way
- No additional barriers to be placed on the public rights of way, either of a temporary or permanent nature

Advisory:

The small amount of vegetation on the proposed area is to be cleared between September and November to avoid both the bird nesting season and reptile brumation period. The vegetation is to be cleared using hand tools (strimmer/ brushcutter) in a two-phase approach. Day 1 Check for nesting birds. Any active nest should be left undisturbed until all chicks have fledged. Cut and clear to 150mm.

Day two cut to ground level. This method allows for any reptiles present to disperse on their own accord.

The cut should be from the track dispersing any animal present to retained habitat.

GIS:

The enhancements and green infrastructure for the site should be in accordance with the whole site management plan. The proposed boundary rocks are to be placed in close proximity to each other to create an opportunity for reptiles to find shelter.