

**Application Ref: NP/19/0657/FUL**

**Case Officer** Sally Tyler  
**Applicant** Mr A Muskett  
**Agent** Mr J Pickford, Acanthus Holden Ltd  
**Proposal** Upgrading of existing car parking facility and interpretation boards, cladding of toilets and shelter canopy.  
**Site Location** Broad Haven Car Park, Broad Haven, Haverfordwest, Pembrokeshire  
**Grid Ref** SM86281400  
**Date Valid** 06-Dec-2019                      **Target Date** 11-Jun-2020

The application is referred to Development Management Committee for determination as the applicant is the Authority and the application is for 'major' development.

The application was originally referred to the postponed Committee meeting on March 25th 2020.

Since the last scheduled Committee meeting, the Inspector's final report on LDP2 has been received from Welsh Government and is now a material consideration of significant weight. However, LDP 1 remains the current adopted Local Development Plan until such time LDP2 is formally adopted.

The report has been amended to reflect updates and further information received since 18<sup>th</sup> March 2020.

**Consultee Response**

**PCNPA Planning Ecologist:** Appropriate Assessment favourable - Subject to conditions

**Natural Resources Wales:** significant concerns and advise conditions

**PCC - Transportation & Environment:** No objection

**Dyfed Archaeological Trust:** No objection

**Coal Authority:** Conditional Consent

**PCC - Drainage Engineers:** Standard Advice

**PCNPA Tree and Landscape Officer:** No adverse comments - (to hedgebank and planting details received 04.05.2020)

**PCNPA Planning Ecologist:** No adverse comments - (to hedgebank and planting details received 04.05.2020)

**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. 1 no. public response has been received. The

## Item 5 - Report on Planning Applications

scheme has also been subject to a full pre-application consultation process with the wider community and interested parties prior to submission of this application.

Comments received state: *“In principle we support the project’s objectives, except for the following”*:

*Increase in hard surfacing to the west of the site will exacerbate flooding in the rear gardens of adjacent properties* – a large proportion of the surfacing proposed to be laid across the entire site will be permeable – this will deliver significant drainage gain over the site as a whole, as the current surface is largely laid to impermeable tarmac. The hard surfaced area to the west of the site (in the floodplain) will be increased by approximately 150m<sup>2</sup> as a result of the development. The scheme will require SUDS approval, as a separate application in addition to planning consent, where a full technical assessment of sustainable drainage provision across the entire site will be made – if any further drainage provision is required as part of the scheme, due to development in the floodplain, this will be highlighted in the SUDS application.

The following categories of flood zone affect the far western corner of the site and the rear garden of 1 no. adjacent residential property:

- High risk surface water flood zone – a small area of the site immediately adjacent to the banks of the watercourse
- Low risk surface water flood zone – the far western area of the site & part of the rear garden of the adjacent property
- Tidal flood zone 2 (a lesser severity flood event which is likely to happen once every 200 years) – the far western area of the site & part of the rear garden of the adjacent property
- Tidal flood zone 3 (a more severe flood event which is likely to happen once in every 1000 years) – a small area of the site & part of the rear garden of the adjacent property

The public conveniences and pumping station are not located in any flood zone. The western extremity of the footpath, a stretch of Haroldston Hill (road C3028), the existing fen area (to be retained), the proposed swale, part of the proposed picnic area, part of the proposed childrens play area and part of the adjacent domestic rear garden to the west of the site do lie within the tidal flood zones and are at risk from tidal inundation.

In consultation, the Drainage Department at PCC have noted that they do not have record of historic flood events on the site – they have advised that the Authority seek further clarification on flood risk from NRW – *please refer to the Drainage section of the main report for further information on these consultations*. As the proposed increase in the area of hard surfacing in the western area of the site is minimal, as a swale will be introduced in this area to provide attenuation, and as a hedgebank will be introduced to provide further containment for river incursions, it is not considered that the development will exacerbate flood risk to neighbouring properties.

Consultation from NRW regarding flooding states “given the limited extent of flood risk, the location of the flood risk shown to be affecting the application site and the absence of a Flood Consequences Assessment, we consider the proposals could be

## Item 5 - Report on Planning Applications

acceptable, subject to the applicant / developer being made aware of the potential flood risk to these areas. Nevertheless, you may wish to contact [Drainage Department at PCC] to confirm whether they are aware of any local flooding issues at the site". The Drainage Department at PCC has been contacted, and no historic flood events are recorded on the site.

The third party representation states that *'flood plain storage can help reduce impact of flooding'*. Flood plain storage *will* be provided as part of the scheme in the western area of the site through creation of a swale. Sustainable drainage provision will be improved throughout the wider site by alteration of a large non-permeable tarmac area to permeable supported gravel.

*"The stone wall and narrow entrance to [the] footpath prevents much of the water runoff from the road running down [the]...footpath onto the Haroldston Stream's floodplain and our land. This water runoff will increase significantly if part of the stone wall abutting the road is removed to widen the pedestrian access"*: It has not been raised by either Natural Resources Wales or the Drainage Department at PCC that removal of part of the boundary wall to the site abutting Haroldston Hill will exacerbate flooding in the rear gardens of any neighbouring properties to any degree. Proposed implementation of a hedgebank to the western extremity of the site along the watercourse drop-off and introduction of a swale will in fact *improve* floodwater containment in this area.

It is not considered that the widening of the footpath in the western area of the site will cause *'negative impact'* on the flooding to the rear garden of the adjacent property to any degree.

*"The tarmacadam footpath could be replaced with a permeable surface such as that used for the Splash Pond's boardwalk. We request that the tarmacadam be abandoned for a much more environmentally friendly and sustainable footpath surface – it will also increase natural ground absorption of excess surface and flood waters"* – As the footpath in this area is currently laid to tarmac, it is considered that re-specification with a similar surface treatment in this location is acceptable. Specification of a tarmac surface offers durability for use, affordability within funding constraints, and no adverse comments have been received from the Authority's ecologist in relation to any adverse ecological impact caused by specification of this material. As previously discussed, sufficient drainage capacity has been provided in the western area of the site, and throughout the site as a whole. Any further drainage provision required will be highlighted in the separate SUDS application made to PCC. Therefore, specification of tarmac in this area is considered acceptable.

*"Traffic calming and management measures [should be introduced] along the coastal road to improve pedestrian safety rather than widening of the entrance to the footpath"* – In consultation, no safety concerns have been raised by the Highways Department at Pembrokeshire County Council regarding pedestrian access to the site from the west. If third parties wish for alterations to be made to pedestrian access to the site (ie a crossing introduced to Haroldson Hill), or for traffic calming measures to be introduced beyond the application site, the Highways Department at PCC should be contacted as a separate matter to this planning application. The visibility splays at the pedestrian entrance to the site have been widened in the

## Item 5 - Report on Planning Applications

interest of road safety; the widening of these splays is considered a positive amendment to the arrangement of the site in the interests of highways safety.

*“High risks for children from river proximity and flooding in play area”* - As previously discussed, in terms of flooding, it is considered that partial placement of the proposed childrens play and picnic areas within the flood zone is acceptable, as within planning terms both land uses are low-risk.

In terms of safety of placement of a play area next to a watercourse – the banks of the watercourse are currently open in parts, and densely vegetated with bushes for the majority by the existing fen area - a light-weight low-level fence is proposed to be added along the southern boundary of the fen as part of the scheme – this fence is a permanent (yet visually light-weight) feature, primarily intended to stop people and pets from entering the fen habitat and watercourse to prevent interference with resident otters (as a protected species). However, the fence will also serve as a safety feature to prevent children from entering the watercourse. Introduction of this fence is considered sufficient mitigation to address safety concerns related to children accidentally entering the watercourse from the play area close-by, as a positive conscious action of crossing the fence will be required for anybody entering the watercourse. A hedgebank will also be introduced above the existing open drop-off into the watercourse immediately to the east of the bridge, which will also improve the existing health and safety arrangement for the watercourse. The fen between the play area and the watercourse is vegetated with thick bushes, which are to remain unaltered; this vegetation will in itself provide a natural safety barrier along the banks of the stream. Any further safety concerns, in a flood event, or at any other time, would be addressed in the site based risk assessment, which would be created as part of the National Park’s ongoing management of the site. Natural vegetation, introduction of the fence and hedgebank and the ongoing site based risk assessment and day-to-day management of the site are considered sufficient mitigation to allow for the childrens play and picnic areas to be located in the proposed proximity the watercourse.

*“Disturbance to established wildlife from play area”* – It is considered that sufficient mitigation measures have been put in place to protect ecology on, and in close proximity to, the site, and that the development will not cause an unacceptable impact on nearby designated sites (a Special Area of Conservation and an SSSI). The site itself is not ecologically designated, but has a number of protected species (badgers and otters) present. These protected species have been subject to an enhanced protected species survey as part of this application, and also an Appropriate Assessment by the Authority’s ecologist, which has been subject to further consultation with the 'Water Team' at NRW. Mitigation measures put in place as part of the scheme to protect otters at the site have been deemed acceptable by this Appropriate Assessment. No other protected species (including bats) have been identified on the site – but the existing fen area which could be used for bat foraging or commuting will be left untouched. In consultation, the Authority’s ecologist is satisfied with the findings and recommendations of all ecological reports. Specific conditions have been suggested by the Ecologist and NRW, to be attached to any permissions issued, to ensure that badgers and otters are suitably protected and catered for at the site, as part of the scheme. It is not considered that the scheme will adversely affect existing protected species or habitats at the site to an unacceptable

## Item 5 - Report on Planning Applications

degree. Further ecological enhancement of the site will be achieved by the suitable removal and disposal of invasive species (i.e. Japanese knotweed), introduction of locally sourced native herbaceous and grass species to all earth banks across the site, with native, locally sourced grass species also introduced underneath the Perfo grass surfacing and swales planted with native, locally sourced seed mix for species which enjoy wetland soils. As a result of the development, larger areas of planting will feature on the site than existing, and all existing trees and shrubs will be retained. Existing habitat protection will be improved as a result of the scheme.

### **Policies considered**

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

<http://www.pembrokeshirecoast.org.uk/default.asp?PID=549>

LDP Policy 01 - National Park Purposes and Duty

LDP Policy 06 - Rural Centres

LDP Policy 08 - Special Qualities

LDP Policy 09 - Light Pollution

LDP Policy 10 - Local Sites of Nature Conservation or Geological Interest

LDP Policy 11 - Protection of Biodiversity

LDP Policy 15 - Conservation of the Pembrokeshire Coast National Park

LDP Policy 29 - Sustainable Design

LDP Policy 30 - Amenity

LDP Policy 32 - Surface Water Drainage

LDP Policy 34 - Flooding and Coastal Inundation

LDP Policy 35 - Visitor Economy

LDP Policy 48 - Community Facilities and Infrastructure Requirements

LDP Policy 53 - Impacts on traffic

PPW10

SPG02 - Low Impact Development making a positive contribution

SPG05 - Sustainable Design

SPG06 - Landscape

SPG11 - Coal Works - Instability

SPG13 - Archaeology

SPG22 - Seascape Character

TAN 05 - Nature Conservation and Planning

TAN 07 - Outdoor Advertisement Control

TAN 12 - Design

TAN 13 - Tourism

TAN 14 - Coastal Planning

TAN 15 - Development and Flood Risk

## Item 5 - Report on Planning Applications

### TAN 18 - Transport

The Inspectors Report on the soundness of LDP2 was received by this Authority on the 13<sup>th</sup> May 2020. The requirements are that the Plan should be adopted within 8 weeks of its receipt due to the persisting exceptional circumstances relating to the Covid-19 restrictions limiting public access to documents, the Plan will be reported to a future National Park Authority meeting for Adoption.

In the interim the Inspector's report has been made available on the National Park Authority website to help provide a context for Development Management Committees and applications determined through the delegated powers process.

The findings in the Inspector's Report are binding on the Authority and although not yet formally adopted by the Authority, the policies in LDP2 now become a material consideration of significant weight, but in this case, do not alter the policy context.

### **Constraints**

NPA Property - within 25m  
Special Area of Conservation - within 500m  
LDP Open Space  
Biodiversity Issue  
Safeguarding Zone  
Rights of Way Inland - within 50m  
Ancient Monument - within 500m  
Hazardous Zones  
ROW Coast Path - within 10m  
NPA Foreshore - within 25m  
Potential for surface water flooding  
LDP Centre:50pc aff housing;30 units/ha  
Recreation Character Areas  
Low Coal Risk  
Surface Coal  
Affordable Housing Submarkets  
Seascape Character Areas  
Within Site of Special Scientific Interest consult NRW / Planning Ecologist\_20m

### **Officer's Appraisal**

#### **Background**

The application site is an existing car park, to the east of Broad Haven beach, set just within the northern boundary of the Broad Haven centre boundary; a rural centre (as defined by the Local Development Plan 2010). The existing car park is on a level site, with a large area of poor quality surface currently laid to tarmac, accessed by a pedestrian link to Haroldson Hill (leading to the beach) to the west and a vehicular access to the east leading from Millmoor Way. The plot is bounded to the south and east by the (rear of) residential properties, and by the youth hostel and coastguard station to the north, with vegetated open land to the west, which opens towards the coast. There is an existing Welsh Water pumping station and public conveniences

towards the south west corner of the site, and a minor watercourse running along part of the north-west boundary.

### **Relevant Planning History**

PA/18/0057, Broad Haven PCNPA Car Park, Broad Haven, Haverfordwest, Pembrokeshire, Developments at Broad Haven Car Park, 2018-05-15, Planning Permission Required

### **Current Proposal**

Planning permission is sought for resurfacing and reconfiguration of the car park, with rearrangement of parking bays, implementation of a landscaping scheme and native planting throughout the site, electric vehicle charging points & disabled parking spaces, new signboard structures, visual betterment of the existing public conveniences and pumping station building, site drainage improvements and introduction of new childrens play and picnic areas, which will enhance a “gateway” entrance for visitors to the National Park.

### **Key Issues**

The main issues to be considered in this case are:

Policy and Principle of Development  
Siting, Design and Impact upon the Special Qualities of the National Park  
Privacy and Amenity  
Highways  
Landscape  
Biodiversity  
Drainage  
Historic Environment  
Coal / Land Stability  
Public Rights of Way

#### *Policy and Principle of Development:*

Policy 1 of the Pembrokeshire Coast National Park Local Development Plan (LDP) sets out the National Parks’ purposes and duty, in order to ensure that development within the Park is compatible with these.

Policy 6 of the LDP ‘Rural Centres’ states that developments in rural centres should ‘take account of accessibility issues, the need to sustain local communities and the need to protect the National Park landscape’.

Policy 48 of the LDP ‘Community Facilities and Infrastructure Requirements’ states that ‘new and extended facilities...will be permitted where they are well located to meet the community’s needs and they are convenient to public transport, shops and other services where this is required to serve the needs of the user’.

## Item 5 - Report on Planning Applications

Policy 53 'Impacts of Traffic' is also relevant, as a significant number of trips by car are likely to occur to and from the site.

The development will enhance an important community facility which serves the rural centre and will greatly enhance the quality of the National Park landscape at this 'gateway' location. The enhancement of community facilities, where there is no harmful impact on road safety or environmental matters can be supported; and this particular development will improve a facility in terms of layout and appearance and will increase the quality of the facility offering to the public. The development will alter 182 parking spaces currently provided within the site to 172 of higher quality; improving the disabled parking offering and electric vehicle charging point provision. The frequency and volume of car trips made to and from the site is unlikely to alter significantly from those made already; therefore not causing an unacceptable level of adverse impact on traffic, both on, and surrounding, the site. The development is considered to greatly enhance a "gateway" entrance for visitors to the National Park.

As such, the development complies with the relevant policies of the adopted Local development Plan (LDP) and can be supported.

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

Policy 8 of the Pembrokeshire Coast National Park Local Development Plan (LDP) 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.

Policy 15 of the LDP seeks the conservation of the Pembrokeshire Coast National Park with criteria (a) and (b) resisting development that would cause significant visual intrusion and/or, that would be insensitively and unsympathetically sited within the landscape. Criteria (d) and (e) resists development that would fail to harmonise with, or enhance the landform and landscape character of the National Park and/or fails to incorporate important traditional features.

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

The design of the surfacing, specified materials, landscape detailing, the planting scheme and physical betterment of the existing public conveniences and pumping station is considered a substantial improvement to the visual quality of the site. Natural timber features, native, locally sourced planting, a range of complimentary surface treatments and introduction of natural larch cladding with blue/black slate roof to the existing public conveniences and pumping station building is considered sensitive and positive design. The childrens play area is also sensitively designed to incorporate a soft sun canopy and soft play surface in sea blue colour, with natural timber materials throughout. These children's play and picnic areas are considered a positive new facility to be introduced in a Park gateway location. The scheme as a whole is considered to greatly enhance both the visual quality and facilities offering in this area of the National Park.



## Item 5 - Report on Planning Applications

Several amendments have been made to the design of the scheme as a result of the pre-application consultation process, to take account of the comments made by the community and neighbouring property owners:

- Litter bins omitted as existing provision is already located adjacent to the site
- Swale and earth bank added to western area of site to improve drainage
- In the interests of improving road safety, visibility splay to western pedestrian site entrance widened to allow pedestrians to see oncoming vehicles more easily, and likewise allow motorists to see pedestrians crossing the road to the beach more easily. Pedestrian barriers at the pedestrian entrance also introduced.
- Due to anti-social behavior concerns a previously proposed permanent childrens play area shelter was altered to a semi-permanent 'sail' canopy which can be dismantled in winter months
- Allocation of reserved parking spaces for Coastguard station and removal of speed bumps to allow emergency vehicle / trailer access
- Proposed boat park omitted in favour of more vehicle parking spaces
- Direct access provided from rear of properties on Millmoor Way into car park

It is considered that the development will enhance the special qualities of the National Park in this area, and the design has been positively amended in a number of ways to take account of the feedback from interested community parties. As such, the development complies with policies 8, 15 and 29 of the LDP and can be supported.

### *Privacy and Amenity:*

Policy 30 of the LDP states that development will not be permitted where it has an unacceptable impact on amenity.

The development is not considered to cause any further adverse impact on the privacy or amenity of surrounding residential properties than is already caused by the existing car park. No external lighting will be added on the site as part of the scheme, and concerns raised over antisocial use of the proposed childrens play area shelter have been mitigated by altering the design to a removable sun canopy.

The scheme is not considered to cause any additional adverse impact upon privacy or amenity of neighbouring properties that the existing carpark and complies with Policy 30 of the LDP.

### *Highways:*

Following consultation, the Highways Authority at PCC has no objection to the scheme.

### *Landscape:*

The proposed development will introduce a reinforced grass parking system for the parking bays, with the access route in between laid in tarmac. The disabled spaces will also be tarmacked. Naturally planted earth banks and timber features will be

## Item 5 - Report on Planning Applications

introduced throughout the site, with 2 no. electric vehicle charging bays created. Separate pedestrian routes will be created leading from parking bays - giving access towards the beach. These separate routes will remove pedestrians from moving vehicle circulation areas, hence improving pedestrian safety throughout the site. All existing trees and shrubs on the site will be retained with native wild grasses and flowers introduced throughout. The landscape value of the site will be greatly enhanced as a result of the development.

Consultation with the Authority's Tree and Landscape officer initially raised objection to the non-traditional construction and planting of hedgebanks on the site. However, through further discussion, resolution on the design of the hedgebanks has been reached, and no further comment is now made on the proposals by the Tree and Landscape officer.

A suitably worded condition will be recommended to be added to any permissions issued to ensure that the development is carried out in accordance with the findings and recommendations of the Arboricultural Survey and Report hereby approved as part of this permission.

### *Biodiversity:*

PPW, TAN5 and LDP policy 11 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.

As otters and badgers are present on (or in close proximity to) the site, an otter and badger survey has been submitted with this application. Further consultation on the impact of the development on otters and badgers and their habitats has been undertaken with the Authority's Ecologist and Natural Resources Wales through Appropriate Assessment. This Appropriate Assessment deems mitigation measures for these species and habitats, which are proposed as part of the scheme, to be acceptable, and concludes that the development can proceed, subject to suggesting a number of suitably worded conditions relating to ecology be attached to any permissions issued. Consultation response from the Authority's Ecologist in relation to other species on the site and the proposed planting scheme and native plant species to be introduced to the site has raised no objection.

Fen land, which provides important biodiversity habitat will remain unaltered as part of the scheme. The scheme proposes to introduce a light-weight fence along the boundary to the fen, which will be 900mm high, consisting of 2 strands of wire to the top, with sheep netting below. This design will be visually lightweight, intended to retain the 'wild' and unspoilt appearance of the fen habitat, whilst preventing users of the nearby facilities and pets from entering this area. Suitably worded conditions will be suggested to be added to any permissions issued to ensure that the development is carried out in accordance with the findings and recommendations of both the Extended Phase 1 Habitat Survey and the Otter and Badger Survey hereby approved as part of this permission.

## Item 5 - Report on Planning Applications

As a result of consultation with the Authority's Ecologist and NRW as part of the Appropriate Assessment process, a Construction Environmental Management Plan for the site has been requested. This plan will detail management methods to be implemented at the site during the course of the works to ensure that no protected species, designated sites or habitats are adversely affected during the construction phase. It is suggested that a suitably worded condition be added to any permissions issued requiring this CEMP to be submitted for the express written consent of the Authority, subject to further consultation with the Authority's Ecologist and NRW, prior to the commencement of any works on site.

As such, with the suggested imposition of suitable pre-commencement conditions and the discharge of those conditions where appropriate, the development is considered to accord with policy 11 of the Local Development Plan 2010 and statutory guidance relating to biodiversity and can be supported.

### *Drainage:*

Policy 32 'Surface Water Drainage' of the LDP states that "Development will be required to incorporate sustainable drainage systems for the disposal of surface water on site". A further note states "The disposal of surface water run-off from development both during construction and after completion requires careful consideration in order to minimise its adverse environmental impact".

The western corner of the site lies within several categories of flood zone (please refer to the public consultation section of this report for further detail). In line with NRW's consultation response to flooding, the agent/applicant is aware of this flood risk. The drainage department at PCC has confirmed that they do not have records of any historic flood events affecting the site. As the proposed land use in the flood zone is considered low risk (childrens play area, picnic area and footpath), with no habitable buildings in the flood zone, the scheme is considered to be suitable development within the flood zone. Introduction of a further swale in the flood-affected area of the site is considered sufficient flood mitigation and attenuation to address any concerns.

In consultation with the Drainage Department at Pembrokeshire County Council, 2 no. conditions are suggested to be placed upon any permissions issued - preventing building within 3m of the upper banks of the watercourse which runs along the north-west boundary of the site and ensuring that this watercourse is not impeded during the works or as a consequence of the scheme.

As a result of consultation with the Authority's Ecologist and NRW as part of the Appropriate Assessment process, a Construction Environmental Management Plan for the site has been requested. This plan will detail certain elements of drainage management at the site, and further drainage details will be required for the SUDS application which must be made in addition to this application for planning permission. It is suggested that a suitably worded condition be added to any permissions issued requiring this CEMP to be submitted for the express written consent of the Authority, subject to further consultation with the Authority's Ecologist and NRW, prior to the commencement of any works on site.

## Item 5 - Report on Planning Applications

As such, with the suggested imposition of suitably worded conditions, and pre-commencement discharge of these conditions where appropriate, the development is considered to accord with policy 32 of the Local Development Plan 2010 and can be supported.

### *Historic Environment:*

As the site lies within 500m of an historic monument, both CADW and Dyfed Archaeological Trust have been consulted on the scheme. No adverse comments have been received.

### *Coal / Land Stability:*

The Coal Authority have been consulted in relation to land instability issues associated with historic coal workings in the area. As the site lies within a low-risk coal area, the development is not considered to cause any land instability concerns, and as such no comment on the scheme has been made by the Coal Authority.

### *Public Rights of Way:*

As the site lies within 10m of the All Wales Coast Path and within 50m of a public right of way, the National Trail Officer has been consulted on the scheme. No adverse comments have been received.

## **Conclusion**

The proposed scheme by virtue of its use, design, materials, landscaping and ecological mitigation and enhancement is considered to be a positive development within a rural centre which enhances the visual quality of this area of the National Park, at a 'gateway' location. The development is of a suitable use which will enhance an important existing community facility, which is a suitable development on highways safety and traffic grounds. The development is not considered to cause any additional adverse impact on the amenity or privacy of neighbouring properties. Potential adverse impact on ecology, habitats and landscape features both on and surrounding the site have been suitably mitigated against. Native planting and use of natural materials will enhance the landscape value of the site, and drainage and flooding concerns have been suitably addressed. The historic environment, historic coal workings and the wider landscape would not be adversely affected by the scheme.

The proposal is considered to enhance the special qualities of the National Park and the wider landscape. As such, the proposal is considered to accord with policies 1, 6, 8, 9, 11, 15, 29, 30, 32, 48 and 53 of the Local Development Plan 2010 and can be supported.

## **Recommendation**

**APPROVE, subject to the following conditions:**

## Item 5 - Report on Planning Applications

1. The development shall begin not later than five years from the date of this decision. **Reason:** Required to be imposed pursuant to Section 91 (1) of the Town and Country Planning Act 1990 (as amended).
2. The development shall be carried out in accordance with the following approved plans and documents: P001B Location Plan (received 28.02.2020), S002 Existing Site Plan (received 06.12.2019), P002A Proposed Site Plan (received 17.02.2020), P004 Existing and Proposed WC block (received 28.02.2020) Approved as annotated by ST 03.03.2020, T101 - GA Detail Plan Phase 01 (Received 07/05/2020) , Play Area Concept Details (Received 07/05/2020) , Pre-application Consultation Report (received 06.12.2019), Extended Phase 1 Habitat Survey, Glaswellt Ecology dated 16.09.2019 (received 06.12.2019), Otter and Badger Survey, The Otter Consultancy (received 06.12.2019), Arboricultural Impact Assessment and Method Statement, TreeConsultants.Wales (received 06.12.2019), Design and Access Statement - Rev B (received 13.01.2020), Coal Mining Risk Assessment, Quantum Geotechnic Limited (received 06.12.2019), Appropriate Assessment (Received 03.03.2020), Additional Hedgebank & planting details (Received 04/05/20). **Reason:** In order to be clear on the approved scheme of development in the interests of protecting visual amenity and the special qualities of the National Park. Policy: Local Development Plan – Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 15 (Conservation of the Pembrokeshire Coast National Park) and 29 (Sustainable Design).
3. The development will be carried out in accordance with the findings and recommendations of approved document Extended Phase 1 Habitat Survey, Glaswellt Ecology dated 16.09.2019 (received 06.12.2019), to be retained as such in perpetuity. **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 – 1 (National Park Purposes and Duty), 8 (Special Qualities), 11 (Protection of Biodiversity), 15 (Conservation of the Pembrokeshire Coast National Park) and 29 (Sustainable Design)
4. Works must be undertaken in strict accordance with the recommendations made within the Otter & Badger Survey Report by Geoff Liles (The Otter Consultancy) dated 21st August 2019 (received 06.12.2019). **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 – 1 (National Park Purposes and Duty), 8 (Special Qualities), 11 (Protection of Biodiversity), 15 (Conservation of the Pembrokeshire Coast National Park) and 29 (Sustainable Design)
5. Prior to the commencement of any works on site, an appropriate Method Statement / Management Plan, which implements the proposals laid down in

## Item 5 - Report on Planning Applications

the 'Further Surveys, Protection & Mitigation Recommendation' section of approved document 'Otter & Badger Survey Report', dated 21 August 2019 (received 06.12.2019), by Geoff Liles (The Otter Consultancy), will be submitted for written approval of the Authority. Agreed measures will be implemented prior to first beneficial use of the site and to be retained as such in perpetuity. **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 – 1 (National Park Purposes and Duty), 8 (Special Qualities), 11 (Protection of Biodiversity), 15 (Conservation of the Pembrokeshire Coast National Park) and 29 (Sustainable Design)

6. A sensitive clearance strategy/method statement for reptiles should be prepared by a competent ecologist and submitted to the LPA for consideration prior to the commencement of any works on site, and the strategy implemented as approved. **Reason:** To ensure that animal and plant species and habitats listed under the Conservation of Habitats and Species Regulations 2010 are adequately protected, and to protect and enhance the character and appearance of the site and its setting within the Pembrokeshire Coast National Park. Policy: Local Development Plan - 1 (National Park Purposes and Duty), 8 (Special Qualities), 11 (Protection of Biodiversity), 15 (Conservation of the Pembrokeshire Coast National Park) and 29 (Sustainable Design)
7. No development, including site clearance, shall commence until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP should include:
  - Construction methods: details of materials used in construction; details of how any waste generated will be managed.
  - General Site Management: details of the construction programme including timetable, details of site clearance; details of site construction drainage site set-up plan detailing how sensitive receptors will be protected from harm e.g. fencing, containments areas, appropriately sized buffer zones between storage areas (of spoil, oils, fuels, concrete mixing and washing areas) and any watercourse or surface drain.
  - Biodiversity Management during construction: details of habitat retention and protection; invasive species management; species and habitat protection, avoidance, mitigation and enhancement measures (as detailed with the Extended Phase 1 Survey).
  - Soil Management: details of topsoil strip, storage and amelioration for re-use.
  - CEMP Masterplan: details of the extent and phasing of development; location of landscape and environmental resources; design proposals and objectives for integration and mitigation measures.
  - Control of Nuisances: details of restrictions to be applied during construction including timing, duration and frequency of work.

## Item 5 - Report on Planning Applications

- Resource Management: details of fuel and chemical site storage and containment; details of waste generation and its management; details of the consumption of water and wastewater.
- Pollution Prevention: demonstrate how relevant Guidelines for Pollution Prevention and best practice will be implemented, including details of emergency spill procedures and incident response plan.
- Details of the persons and bodies responsible for activities set out in the CEMP and emergency contact details. For example, contract manager, site manager, contractors, visitors, site environmental advisor, landscape clerk and ecological clerk of works to ensure construction compliance with approved plans and environmental regulations.
- The CEMP shall be implemented as approved during the site preparation and construction phases of the development.

**Reason:** Prevention of pollution to controlled waters and the wider environment. 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 – Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 11 (Protection of Biodiversity), 15 (Conservation of the Pembrokeshire Coast National Park), 29 (Sustainable Design), and 32 (Surface Water Drainage)

8. The development will be carried out in accordance with the findings and recommendations of approved document Arboricultural Impact Assessment and Method Statement, TreeConsultants.Wales (received 06.12.2019), to be retained as such in perpetuity. **Reason:** To prevent detrimental impact to trees, hedges and other landscape features which contribute to the amenity, landscape & biodiversity of the site and surrounding area. Policy: Local Development Plan - 1 (National Park Purposes and Duty), 8 (Special Qualities), 11 (Protection of Biodiversity), 15 (Conservation of the Pembrokeshire Coast National Park), and 30 (Amenity).
9. If within a period of 5 years from the date of the planting of any vegetation approved as part of this scheme, or any tree planted in replacement of of any existing tree lost from the site, is removed, uprooted or destroyed or dies or becomes, in the opinion of the local planning authority, seriously damaged or defective, another specimen(s) of the same species and size as that originally planted shall be planted at the same place during the next planting season immediately following the death/removal/destruction of that vegetation/tree. **Reason:** To prevent detrimental impact to trees, hedges and other landscape features which contribute to the amenity, landscape & biodiversity of the site and surrounding area. Policy: Local Development Plan - 1 (National Park Purposes and Duty), 8 (Special Qualities), 11 (Protection of Biodiversity), 15 (Conservation of the Pembrokeshire Coast National Park), and 30 (Amenity)
10. No development shall take place, nor any works of site clearance, until there has been submitted to and approved in writing by the local planning authority details of a scheme for the protection of the fen area shown to be retained on approved drawing number P002A Proposed Site Plan (received 17.02.2020).

## Item 5 - Report on Planning Applications

The approved scheme shall be carried out throughout the course of the development and shall include: areas of existing fen landscape to be protected from construction operations and the method of protection.

**Reason:** To prevent detrimental impact to habitats, hedges and other landscape features which contribute to the amenity, landscape & biodiversity of the site and surrounding area. Policy: Local Development Plan - 1 (National Park Purposes and Duty), 8 (Special Qualities), 11 (Protection of Biodiversity), 15 (Conservation of the Pembrokeshire Coast National Park) and 30 (Amenity).

11. The development hereby permitted shall not be commenced (including any ground works or site clearance) until details of a scheme to eradicate and prevent the spread of invasive species has been submitted to and approved in writing by the local planning authority. Furthermore works should be implemented in accordance with the approved scheme. **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 - 1 (National Park Purposes and Duty), 8 (Special Qualities), 11 (Protection of Biodiversity), 15 (Conservation of the Pembrokeshire Coast National Park) and 29 (Sustainable Design)
12. Before installation, details of any external illumination to be installed at the site, including measures to control light spillage, shall be submitted to the National Park Authority for approval, in writing. All lights must be low level, downward facing and where possible on a PIR activated timer. Development shall be carried out and maintained in accordance with the approved details. **Reason:** To ensure that animal and plant species which within the terms of the Conservation (Habitats 2c) Regulations 1994 are effectively protected and in the interests of conserving the amenity of adjacent properties - Local Development Plan – Policy 11 (Protection of Biodiversity), Policy 30 (Amenity).
13. No structure shall be built over any ordinary watercourses, or within 3 meters from the top of bank of any watercourse, or within 3 meters of a culverted watercourse, without the prior written agreement of the local planning authority. To be retained as such in perpetuity. **Reason:** To ensure that effective drainage facilities are provided for the proposed development and that no adverse impact or obstruction occurs to ordinary or culverted water courses at the site. Policy: Local Development Plan – Policy 29 (Sustainable Design), Policy 32 (Surface Water Drainage).
14. Any ordinary watercourses on or adjacent to the site must not be filled in, culverted, or the flow impeded in any manner, without the prior written consent of Pembrokeshire County Council under Section 23 Land Drainage Act 1991 as amended by the Flood and Water Management Act 2010. Consent is also required to alter a culvert in a manner that would be likely to affect flow of an ordinary watercourse, and for temporary as well as permanent works. The applicant can obtain further details from Mr Neville

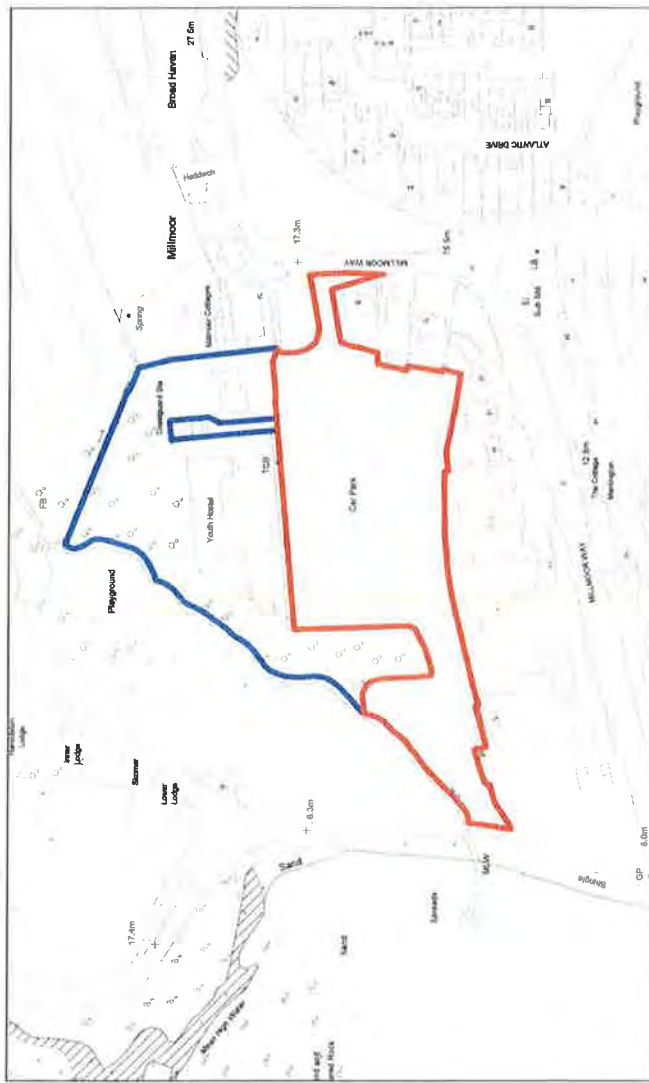


## Item 5 - Report on Planning Applications

Davies, Pembrokeshire County Council, Infrastructure Division, County Hall, Haverfordwest, Pembrokeshire SA61 1TP Email :

[idconsent@pembrokeshire.gov.uk](mailto:idconsent@pembrokeshire.gov.uk). **Reason:** To ensure that effective drainage facilities are provided for the proposed development and that no adverse impact or obstruction occurs to ordinary or culverted water courses at the site. Policy: Local Development Plan – Policy 29 (Sustainable Design), Policy 32 (Surface Water Drainage).

15. Surface water run-off from all impermeable areas created by the scheme shall be disposed of to soakaways or some other form of sustainable drainage system. To be retained as such in perpetuity. **Reason:** 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 – Policy 29 (Sustainable Design), Policy 32 (Surface Water Drainage).



**Broad Haven Car Park Enhancement Project**

**Location Plan**

Created and / or owned by **Archer Daniels Midland (ADM)**  
 © Archer Daniels Midland (ADM) 2020. All rights reserved. ADM is a registered trademark of Archer Daniels Midland Company.



Grid: UTM  
 Datum: WGS 84  
 Zone: 28N

Scale: 1:1250

Units: Meters

Projection: UTM

Authority: EPSG:31466

CRS: UTM

Axis: Easting, Northing

Units: Meter

Axis: Easting, Northing

Authority: EPSG:31466

CRS: UTM

Axis: Easting, Northing

Units: Meter

**NP 19 6 57**

28 FEB 2020

Rev	Description	Date	Initial
B	RED LINE AMENDED	28.02.2020	

**WATERMANS LANE**  
**THE GREEN**  
**PEMBROKE**  
**SAUTHAMPTON**  
**WALES**  
**SAFY 4NU**  
**PLANNING**  
**NO. 1**  
**01752 89227**  
**www.southampton.gov.uk**



PCNPA

BROAD HAVEN NORTH CP

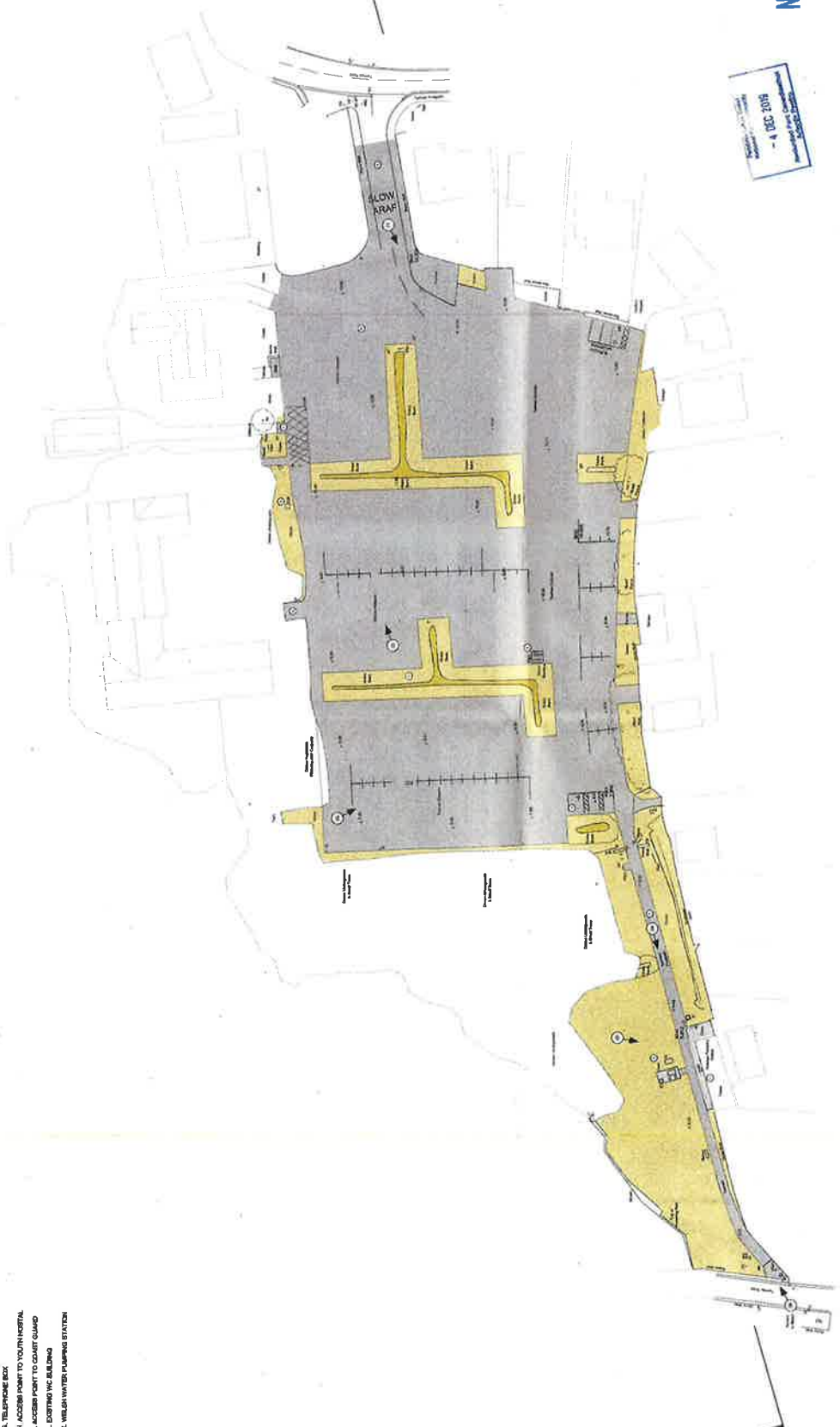
LOCATION PLAN

Scale	1:1250	Revision	A1	Project	PLANNING
Author	A2103	Revision	P001	Project	B
Checker	JP	Revision	DEC 2018	Project	





- EXISTING SITE PLAN KEY
- A. EXISTING VISUAL ACCESS POINT TO CAR PARK AS TARMAC ENTRANCE ROAD
  - B. SURFACE OF EXISTING PARKING AREA IS POOR QUALITY TARMAC
  - C. SHARP BENDING BANKS SEPARATE PARKING AREAS
  - D. DISABLED PARKING BAYS LOCATED ON TARMAC PARKING SURFACE
  - E. LOCATION OF PARKING MACHINES
  - F. TARMAC FOOT PATH TO IFC AND BEACH ACCESS POINT
  - G. TELEPHONE BOX
  - H. ACCESS POINT TO YOUTH HOSTEL
  - I. ACCESS POINT TO COURT GUARD
  - J. EXISTING IFC BUILDING
  - K. WELSH WATER PUMPING STATION



4 DEC 2018  
 - 4 DEC 2018  
 - 4 DEC 2018

NP 19 6 5 7

**WATERMARKS LANE**  
**THE GREEN**  
**PEMBROKE**  
**WILSHIRE**  
**WALES**  
 SA71 4NU  
 UK  
 01792 874200  
 www.watermarks.co.uk

**PROJECT:**  
**PONPA**  
**BROAD HAVEN**  
**NORTH CP**

**Drawing Title:** EXISTING SITE PLAN

**Scale:** 1:500  
**Revision:** A1  
**Project No.:** PLANNING  
**Client Ref.:** S002  
**Project Manager:** JP  
**Date:** MAR 2018

© 2018 Watermarks Lane. All Rights Reserved. This drawing is the property of Watermarks Lane and is not to be used, copied, or reproduced in any form without the written permission of Watermarks Lane.

EXISTING SITE PLAN 1:500  
 EXISTING STRIPED PARKING PROVISION  
 REGULAR PARKING BAYS ON TARMAC  
 DISABLED PARKING BAYS  
 TOTAL NUMBER OF PARKING BAYS

175  
 44  
 183

EXISTING SITE SECTION A-A 1:500



Proposed  
 EXISTING WC BLOCK  
 07.08.2020  
 A. DISABLED ACCESS RAMP TO CHANGING WC  
 B. SHELTERED WC ACCESS COVERED BY PRINCIPAL ROOF  
 C. INTERNAL WC LAYOUT NOT IDENTIFIED  
 D. CONCRETE SLAB  
 E. PRINCIPAL STRUCTURE AS CAVITY BLOCK WITH EXTERNAL FACE AS RENDER



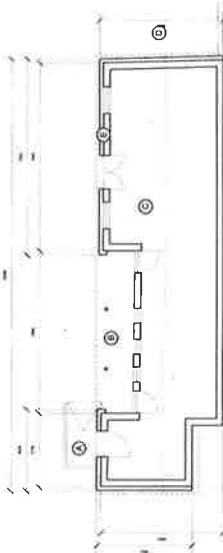
Proposed  
 EXISTING WC BLOCK  
 07.08.2020  
 F. ROOF COVERING AS ARTIFICIAL SLATE WITH UPVC FACIA AND BRASS HANDLES  
 G. BLOCKS UP WINDOW RECESSES  
 H. ACCESS DOOR TO PUMPING STATION  
 I. ALL SOUTH EAST AND WEST VERTICAL LARCH CLADDING ON VERTICAL LARCH CLADDING TO BE RESED TO NEW TRADING CLADDING  
 J. RECESSES COVERED WC SURFACES AND TO REMAIN AS STONE CLADDING



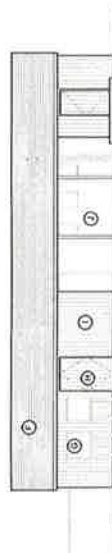
28 FEB 2020  
 19 6 57

WATERMANS LANE  
 THE GREEN  
 PEMBROKESHIRE  
 WALES  
 SA17 4NU  
 T: 01646 812200  
 F: 01646 812200  
 www.pcnipa.co.uk

PCNIPA  
 BROAD HAVEN NORTH CP  
 EXISTING &  
 PROPOSED WC BLOCK  
 1:500 | A1  
 PLANNING  
 A2103  
 JP | MAR 2019



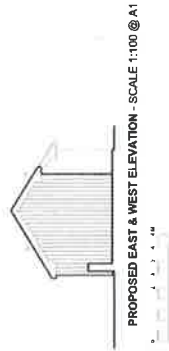
PROPOSED FLOOR PLAN - SCALE 1:100 @ A1



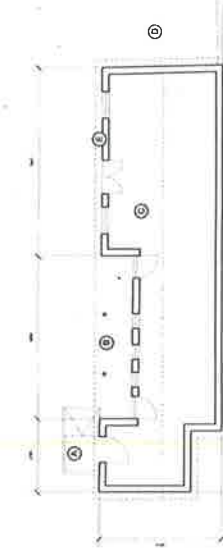
PROPOSED NORTH ELEVATION - SCALE 1:100 @ A1



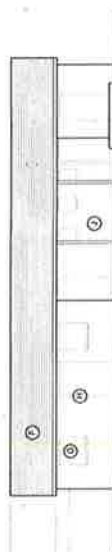
PROPOSED SOUTH ELEVATION - SCALE 1:100 @ A1



PROPOSED EAST & WEST ELEVATION - SCALE 1:100 @ A1



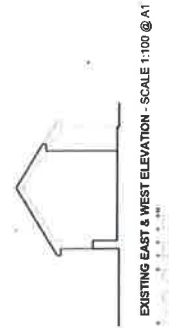
EXISTING FLOOR PLAN - SCALE 1:100 @ A1



EXISTING NORTH ELEVATION - SCALE 1:100 @ A1



EXISTING SOUTH ELEVATION - SCALE 1:100 @ A1



EXISTING EAST & WEST ELEVATION - SCALE 1:100 @ A1

EXISTING WC BLOCK  
 A. DISABLED ACCESS RAMP TO CHANGING WC  
 B. SHELTERED WC ACCESS COVERED BY PRINCIPAL ROOF  
 C. INTERNAL WC LAYOUT NOT IDENTIFIED  
 D. CONCRETE SLAB  
 E. PRINCIPAL STRUCTURE AS CAVITY BLOCK WITH EXTERNAL FACE AS RENDER

EXISTING WC BLOCK  
 F. ROOF COVERING AS ARTIFICIAL SLATE WITH UPVC FACIA AND BRASS HANDLES  
 G. BLOCKS UP WINDOW RECESSES  
 H. ACCESS DOOR TO PUMPING STATION  
 I. ALL EXTERNAL WALLS AS PAINTED RENDER  
 J. RECESSES COVERED WC SURFACES AND TO REMAIN AS STONE CLADDING



**Removable Shade Sail Canopy**  
 SOVEREIGN  
 Technical Details  
 Product Description  
 Installation Method Plans  
 Technical Data