

**Application Ref: NP/21/0137/FUL**

<b>Case Officer</b>	Matthew Griffiths		
<b>Applicant</b>	Bluestone Resorts Ltd		
<b>Agent</b>	Ms H Ashby-Ridgway, Lichfields		
<b>Proposal</b>	Removal of a timber structure, installation of holiday lodges, welcome lodge, communal hub structures, buggy park and photo-voltaic shelter and guest car park, with associated infrastructure including internal circulation roads, hard and soft landscaping, drainage infrastructure, retaining walls and earth bunding. This forms the main part of a wider development proposal that is otherwise located within Pembrokeshire County Council.		
<b>Site Location</b>	Bluestone National Park Resort, Canaston Wood, Narberth, Pembrokeshire, SA67 8DE		
<b>Grid Ref</b>	SN06791297		
<b>Date Valid</b>	26-Feb-2021	<b>Target Date</b>	22-Apr-2021

The application is being brought to the Development Management Committee as it is a Major application and forms a departure from the Pembrokeshire Coast National Park Local Development Plan 2 (2020).

**Consultee Response**

**Martletwy Community Council:** No response to date.

**PCC Planning Department:** No response to date.

**Dyfed-Powys Police:** No response to date.

**Natural Resources Wales:** Conditional Consent

**Dwr Cymru Welsh Water:** Conditional Consent

**Wales & West Utilities:** No comments.

**Dyfed Archaeological Trust:** Conditional Consent

**Cadw:** Concern

**Western Power Distribution:** No comments

**Mid & West Wales Fire & Rescue Service:** Observations

**Welsh Government Transport Directorate:** No direction

**PCC – Access Officer:** No comments to date

**PCC – Drainage Engineers:** Comments

**PCC – Building Regulations:** No comments to date

**PCC – Public Protection:** No comments to date

**PCC – Highways:** Conditional Consent

**PCNPA – Health and Tourism Policy Officer:** No comments to date

**PCNPA – Planning Ecologist:** Conditional Consent

**PCNPA – Tree and Landscape Officer:** Conditional comments

**PCNPA – Access Manager:** Comments

**PCNPA – Buildings Conservation Officer:** Comments

## **Public Response**

This is a major planning application as defined under the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 and was publicised to reflect this. At the time of receipt, the Authority considered that the proposal was a departure from the development plan. In order to meet the statutory publicity requirements, the application was advertised by way of a site notice, neighbour notification, newspaper advertisement and on the Authority's website.

No neighbour or third-party representations were received during the publicity period for the application.

## **Policies considered**

### *National planning legislation, policy and guidance*

The following National Planning Policy are considered particularly relevant to the determination of the application:

- Future Wales: the national plan 2040 (Published 24 February 2021 – Expires 31 December 2040)
- Planning Policy Wales (Edition 11, 24 February 2021)

The primary objective of Planning Policy Wales Edition 11 (2021) 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 Well-being of Future Generations (Wales) Act 2015.

The following Technical Advice Notes were considered particularly relevant to the determination of this application:

TAN 5: Nature Conservation and Planning (2009)  
TAN 11: Noise (1997)  
TAN 12: Design (2016)  
TAN 13: Tourism (1997)  
TAN 15: Development and Flood Risk (2004)  
TAN 16: Sport, Recreation and Open Space (2009)  
TAN 18: Transport (2007)  
TAN 20: Planning and the Welsh Language (2017)  
TAN 23: Economic Development (2014)  
TAN 24: The Historic Environment (2017)

### *Local planning policy and guidance*

Please note that these policies can be viewed on the Policies page of Pembrokeshire Coast National Park website -  
<http://www.pembrokeshirecoast.org.uk/default.asp?PID=549>

Policy 1 National Park Purposes and Duty (Strategy Policy - overarching)  
Policy 7 Countryside (Tier 4) (Strategy Policy)  
Policy 8 Special Qualities (Strategy Policy)  
Policy 9 Light Pollution  
Policy 10 Sites and Species of European Importance  
Policy 11 Nationally Protected Sites and Species

## Item 5 - Report on Planning Applications

Policy 13 Development in Welsh Language-Sensitive Areas  
Policy 14 Conservation of the Pembrokeshire Coast National Park  
Policy 29 Sustainable Design (Strategy Policy)  
Policy 30 Amenity  
Policy 31 Minimising Waste  
Policy 32 Surface Water Drainage  
Policy 38 Visitor Economy (Strategy Policy)  
Policy 40 Self-Catering Development  
Policy 41 Caravan, Camping and Chalet Development  
Policy 42 Site Facilities on Tent, Chalet and Caravan Sites  
Policy 55 Infrastructure Requirements (Strategy Policy)  
Policy 59 Sustainable Transport (Strategy Policy)  
Policy 60 Impacts of Traffic  
Policy 61 Cycleways

### **Constraints**

Ancient and Semi Natural Woodland - within 25m  
Ancient Monument - within 500m  
Recreation Character Areas  
Affordable Housing Submarkets  
Landscape Character Area

### **Planning History**

The Bluestone Resort crosses the boundary of the Pembrokeshire Coast National Park into the jurisdiction of Pembrokeshire County Council as Local Planning Authority. Relevant planning history from both Authority's related to the overall site are given below:

Pembrokeshire Coast National Park Authority:

- NP/20/0405/SCR - Bluestone Holiday Centre, The Grange, Canaston Bridge, Narberth, Pembrokeshire, SA67 8DE - Screening opinion for development of 80 holiday lodges with ancillary buildings. Joint screening opinion issued with Pembrokeshire County Council – Development does not need to be accompanied by an Environmental Statement determined 13 September 2020.

Procedurally this screening relates to this development and was the determination by both Pembrokeshire Coast National Park Authority and Pembrokeshire County Council that the proposal does not represent EIA development.

- NP/18/0223/OBS - Bluestone Holiday Centre, The Grange, Canaston Bridge, Narberth, Pembrokeshire, SA67 8DE - Covered leisure facility, landscaping and associated infrastructure - Consultation on proposed increase in water discharge activity permit.
- NP/17/0742/OBS - Bluestone Holiday Centre, The Grange, Canaston Bridge, Narberth, Pembrokeshire, SA67 8DE - Covered leisure facility, landscaping

## Item 5 - Report on Planning Applications

and associated infrastructure - Observations given on proposed development in Pembrokeshire County Council Planning area.

- NP/16/0168/DOC - Bluestone Holiday Centre, The Grange, Canaston Bridge, Narberth, Pembrokeshire, SA67 8DE - Discharge condition 3 of NP/15/0538 – Approve 5 April 2016
- NP/15/0538/FUL - Bluestone Holiday Centre, The Grange, Canaston Bridge, Narberth, Pembrokeshire, SA67 8DE - Retrospective planning for biomass plant room/cabin & wood store – Approve 8 December 2015
- NP/15/0247/FUL - Bluestone Holiday Centre, The Grange, Canaston Bridge, Narberth, Pembrokeshire, SA67 8DE - Retrospective planning application for outdoor restaurant, highwire/zip course with platforms, boardwalk, cabin building, lighting and timber storage shed. Proposed development to include improved toilet facilities with ramp and sewerage system, including screens. – Approved - 9 July 2015
- NP/14/0380 - Bluestone Holiday Centre, The Grange, Canaston Bridge, Narberth, Pembrokeshire, SA67 8DE - Variation of condition no. 2 of NP/04/370, 04/371 and 04/372 to allow altered internal road layout, amend lodge locations & lodge types & Caldey Lodge eave & ridge height raised by 1095mm – Approved – 25 September 2014
- NP/14/0371 - Bluestone Holiday Centre, The Grange, Canaston Bridge, Narberth, Pembrokeshire, SA67 8DE - Two new buildings to house a conference room, staff welfare facilities & childrens club – Approved – 4 September 2014
- NP/14/0145 - Bluestone Holiday Centre, The Grange, Canaston Bridge, Narberth, Pembrokeshire, SA67 8DE - New forestry track – Approve – 8 May 2014
- NP/09/304 - Bluestone Ltd, Canaston Bridge - Variation of Section 106 Agreement to allow for pamper days, a membership package & Bluestone visitor pass for staying guests – Refused – 3 September 2009 (Appeal Allowed to vary the terms of the Section 106 to allow day visitors to the resort in accordance with Appendix A Limitation terms – 2 February 2010)
- NP/04/0372 - Land comprising & adjacent to Newton Farm, Canaston Bridge - Sports Club & ancillary buildings & discharge of conditions (02/570) – Approved – 5 January 2007
- NP/04/0371 - Land comprising & adjacent to Newton Farm, Canaston Bridge - Lodges & discharge of conditions (02/570) – Approved – 16 May 2007
- NP/04/0370 - Land comprising & adjacent to Newton Farm, Canaston Bridge - Village & discharge of conditions (02/570) – Approved – 5 January 2007

## Item 5 - Report on Planning Applications

- NP/02/0570 - Land comprising and adjacent to Newton Farm, Canaston Bridge, Narberth - Holiday village, landscaping and creation of lake and servicing in association with proposed leisure facilities on adjoining land (Bluestone) (Outline) – Approved – 29 June 2004

### Pembrokeshire County Council:

- 19/0486/PA Removal of Condition 3 (limit use of the Serendome to guests staying at Bluestone National Park Resort only) of Planning Permission Ref. 17/0844/PA (construction of covered leisure facility with associated landscaping and infrastructure works) to allow use of Serendome by staying guests and day-visitors 26/09/19
- 17/0844/PA Construction of covered leisure facility with associated landscaping and infrastructure works 13/02/18
- 11/0465/AD Erection of signs 12/10/11
- 10/0986/PA New storage and workshop building with service yard 09/03/11
- 09/0631/PA Variation of condition 5 of planning consent
- 08/0173/PA to allow Bluestone guests to use the Creche facility. 04/12/09
- 09/0631/PA Variation of condition 5 of planning consent 08/0173/PA to allow Bluestone guests to use the Creche facility. 04/12/09
- 08/0173/PA Temporary siting of staff creche facilities 18/06/08
- 06/0675/PA Application for grant of planning permission under section 73 of the Town & Country Planning Act 1990 in the same terms as 04/0300/PA (for the design & external appearance of Waterworld) but with a revised Condition 1 (Development in accordance with deposited plans) to approve various design changes to proposals approved under permission 04/0300/PA 27/10/06
- 04/0302/PA Reserved Matters: Landscaping 15/11/04
- 04/0301/PA Reserved Matters: Design & External Appearance - Energy Centre & Remaining Ancillary Buildings 15/11/04
- 04/0300/PA Reserved Matters: Design & External Appearance – Waterworld Bluestone, Land comprising & adjacent to, Newton Farm, Canaston Bridge, Narberth, Pembrokeshire
- 02/0900/PA - Land comprising and adjacent to, Newton Farm, Canaston Bridge, Narberth, Pembrokeshire - Leisure facilities along with landscaping, servicing, car parking and highways works in association with proposed holiday village on adjoining land. Approved 25 June 2004

### Officer's Appraisal

#### *Introduction*

This application is for a substantial extension to the existing Bluestone Resort site.

#### *Site of development*

The planning application site lies within and on the south western corner of the Bluestone Resort lying south of the A40(T) at Canaston Bridge. It is located on a ridge top and sides running from around 95mAOD to the east down to around 75mAOD in the south western corner. The lowest point of the site itself is to the north and is around 80mAOD. The site is abutted by the large structures of the Bluestone

## Item 5 - Report on Planning Applications

Sky Dome and Activity Centre to the east, lodges and open space to the north, Oakwood Theme Park to the south, with its associated rides, and conifer plantation with remnant hedgerow and trees to the west.

The site itself comprises of a series of open green spaces with scattered structures and paths and some mounding north of the Activity Centre, an attenuation pond, and hardstanding with some aggregate storage and rough land with scrub to the south and south west. These spaces are enclosed by the original irregular field pattern of outgrown hedges, with some trees and planting on mounding.

The majority of the site lies within the PCNPA boundary with the south eastern part including hardstanding and bunds within the Pembrokeshire County Council (PCC) planning area.

### *The development*

The overall proposed development comprises of 65 two-storey and 15 one-storey lodges, a welcome lodge, communal hub structures, guest car park and buggy park and associated infrastructure including sinuous internal circulation roads, hard and soft landscape including structure planting, drainage infrastructure, retaining walls and large scale earth bunding to the south (10m and 8m high). The arrivals building, car parking and buggy parking are located on the northern/north facing part of the site adjacent to Oakwood Theme Park. The timber structure to be removed is within the 'tournament field'.

The following elements of the development will be located within the National Park:

- 77 no. holiday lodges wholly located within the National Park, and, 3 lodges that are partially located within the National Park;
- Welcome Lodge;
- 7 no. communal hub structures;
- Buggy parking and photo-voltaic shelter;
- Guest car park; and,
- Associated infrastructure to include circulation road, landscaping, drainage infrastructure, retaining walls and earth bunding.

A small element of the overall development will be located within the County Council's jurisdiction as local planning authority. The extent of development proposed is as follows:

- 3 no. holiday lodges that are partially located within the County Council planning area;
- New guest car park (partial) for up to 80 vehicles with 5 disabled parking spaces and 20 electric vehicle charging points;
- Enhancements to the existing access road;
- Associated infrastructure to include circulation road, landscaping, drainage infrastructure, retaining walls and earth bunding. The proposed roadways are tarmacked and intended to be used by electric golf-buggy vehicles available to hire by guests within the resort.

The application site measures approximately 11.92ha. The 80 lodges are dispersed throughout the site and based on the information provided by the applicants occupy

## Item 5 - Report on Planning Applications

approximately 2.08ha of the site area.. The proposed lodges would increase the number of units on the wider Bluestone site by just over 23% from 344 to 424, accommodating approximately 508 guests within the application accommodation – a similar population size to the villages of Dinas Cross, Roch and Lamphey. The resort is open year-round.

The new lodges consist of three lodge types:

- A four-bedroom, two level lodge, referred to in this application as an A Lodge
- A two-bedroom, single level lodge, referred to in this application as a B Lodge
- A three-bedroom, two level lodge, referred to in this application as a C Lodge

The mix of these three lodge types is as follows: 29 A Lodges (4 bed) 15 B Lodges (2 bed) 36 C Lodges (3 bed) 6.6. This provides a total of 254 additional beds to the resort. These proposed lodges are the dominant structures through the site. They are described in the application as a combination of stone, cement fibre board in muted dark colours, painted timber doors, timber balustrades, aluminium composite windows and standing seam metal roofs. An external covered space and first floor outdoor terrace is incorporated into each of the two-storey lodges. The Welcome Lodge is a two storey structure of similar form, but larger scale to the proposed lodges with a glazed atrium and is located at the far end of the proposed car parking area.

The lodges will be centered around outdoor hubs. These vary in size and are described as small, medium and central. The medium and central hub will include triple wooden and glass outdoor hub structures that will have communal seating, playing and outdoor BBQ areas. The 5 no. small hubs are single wooden outdoor hub structures connected by a wooden boardwalk along a green corridor through the Phase 4 design. The communal hubs are located through the site these will act as 'local centres' within the internal design and facilitate communal gatherings as well as help guests orientate themselves around the site. They are all open timber structures supporting a standing seam metal / glass roof. They will provide all weather outside space within the design.

Access will be via the existing internal site access road leading to a new car park. This car park will be for the new lodge development only. Upon arrival new guests will be allocated an electric golf buggy to take them to their accommodation. A circular 'vehicular' (buggy only) route will wrap around the perimeter of the development. Pedestrianised green corridor foot paths will link the local centres. This will provide a foot network to access points to the rest of the resort. The car parking area is partially in the National Park planning area and in total will have capacity for 180 vehicles. The proposed buggy park will be an extensive covered shelter area under a canopy. The canopy will be covered by photo voltaic panels.

In respect to landscaping most hedgerows are proposed to be retained but some are proposed be removed including to the north and around the attenuation pond and Activity Centre. The quantity of new planting proposed is greater than that removed. Existing mounding is removed to accommodate lodges in the north east of the site. Infrastructure planting to the northern edge is to be 5m wide with a combination of advanced stock, feathered trees and transplants. Infrastructure planting on the bunds to the access road and Oakwood boundary would be principally transplants

and feathered trees. A minimum 3m transition buffer of bramble/scrub and wildflower grass margins is proposed between any lodges and the western boundary hedges.

The proposed lighting is set out in a separate lighting document. Road lighting is mounted on 4m columns at 20m centres along the access road and at 25m centres in the car park and buggy park. Other lighting is provided by bollards at 10m centres long pathways with feature bollards on approaches to lodges and at hedgerow and path intersections. The car park lighting appears generally to be screened to wider view to the north by landform and existing planting.

As note above the proposal is for a cross boundary development with the land extending on its south eastern boundary beyond the boundary of the National Park into the planning area of Pembrokeshire County Council. A separate planning application has been made to Pembrokeshire for this element of the development. The majority of the site and the vast majority of the development are in the National Park planning area.

#### *Key Planning Considerations*

Taking into account the nature of the development above, the nature of the site and the planning policy context identified the following are considered to be the main planning policy considerations:

- Principle of development
- Landscape and visual impact
- Sustainable transport, access and highway safety
- Biodiversity impacts
- Impact on trees
- Flooding and drainage
- Historic environment
- Social and economic impacts
- Residential amenity
- Other material considerations
- Planning obligations

#### *Principle of development*

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires all development management decisions to be made in accordance with the development plan unless material considerations dictate otherwise. The development plan for the area is the LDP and specific material considerations must be identified to reasonably depart from its policies.

Policy 1 of the Local Development Plan 2 sets out the National Park purposes and duty and provides the context for all development in the National Park. This policy requires all development to be compatible with the twin Park Purposes of conservation and enhancement of the Park and the public understanding and enjoyment of its special qualities. The duty to foster economic and social well-being of the Park communities is undertaken within the context of the twin purposes.

To be certain that this proposal can be justified in accordance with our secondary purpose we must be satisfied that it is compliant with the Sandford Principle, such



## Item 5 - Report on Planning Applications

that that the enjoyment of the National Park shall be in a manner and by such means as will leave their natural beauty unimpaired for the enjoyment of this and future generations. It asserts the primacy of the first purpose over the second in cases of irreconcilable conflict.

Our first purpose is to conserve and enhance the natural beauty, wildlife and cultural heritage of the National Park. The Landscape and Visual Impact Assessment (LVIA) submitted in support of the scheme goes some way to demonstrate that there will be no long term significant landscape impacts from the proposed development. The Authority's independent review of the LVIA, does conclude that there will be landscape change and visual impact effects in the short to medium term as a result of the proposal but not in the long term. This matter will be addressed in more detail later in this report.

Planning Policy Wales Edition 11 (2021) states that the first stage in considering a proposal is to assess it against the Strategic and Spatial Choices and the national sustainable place-making outcomes. This is the key gateway test which ensures these important issues are explored with opportunities identified along with potential mitigation measures. This in effect should be considered as part of the principle of development and is considered through this section and the remainder of the report.

The national sustainable place-making outcomes ensure that development should be well-designed within the context of its location, be accessible and inclusive, promote good environmental sustainability and avoid creating car-based developments.

The strategic policy response for tourism accommodation and attractions is contained in Policy 38 of LDP2 - Visitor Economy. This policy directs visitor attractions, recreational and leisure activities in or adjacent to Centres with justification required for such proposals in the countryside. In this instance the proposal is developing an existing business already situated in the countryside. The impact of the development on the National Park landscape and the sustainability of intensifying the use in this location are key considerations in determining its acceptability. Detailed policy within the LDP aimed to implement this strategy primarily seeks to underpin the sustainability of tourism development by focusing new permanent development for tourism accommodation to areas with capacity (Policy 41). Policy 41 refers to development of Caravan, Camping and Chalet Development". The development envisaged in this proposal does not relate to caravan or camping development. In relation to chalets the buildings are referred to as lodges – similar in character to the existing development at Bluestone. The scale of the buildings proposed, including two storey residential units appear more in character with purpose built tourism accommodation than chalets.

Policy 40 refers to proposals for new self-catering accommodation. The LDP defines self-catering accommodation "as non-caravan self-catering accommodation including rented flats, cottages, houses and bungalows, the primary purpose of which is for holiday letting." (paragraph 4.203 of LDP 2) It is considered that while there is no definition of chalet, there is a clear definition provided within the reasoned justification of Policy 40 and this proposal is viewed to fall under the requirements of Policy 40, rather than 41. Policy 40 states that "New build self-catering development on greenfield sites will not be permitted." This prohibition against new self-catering

## Item 5 - Report on Planning Applications

accommodation outside centres (unless for conversion of an existing building) is also identified in Policy 38(d).

The development has been advertised as a departure from our Local Development Plan. As dictated by Section 38(6) of the Town and Country Planning Act 1990 the Authority will need to identify specific material considerations which are capable of justifying a departure from Policy in order to lawfully permit this development.

### *Landscape and visual impact*

The main policy context for considering the landscape and visual impact are policies 8, 14 of the LDP.

Policy 8 states that the special qualities of the National Park will be conserved and enhanced. The priorities relevant to this development will be to ensure that:

- The sense of remoteness and tranquillity is not lost and is wherever possible enhanced.
- The identity of and character of towns and villages is not lost...
- The pattern and diversity of the landscape is protected and wherever possible enhanced.
- Development positively enhances the National Park's ecosystems...
- Species and habitats are conserved and enhanced...
- The network of green infrastructure is protected and enhanced...

In assessing the impact upon special qualities, matters of detail and cumulative impact will be given special consideration.

Policy 14 does not permit development that having an unacceptable adverse effect on the qualities and special landscape character of the National Park by preventing proposals that would:

- Cause visual intrusion;
- Introduce or intensify a use incompatible with its location;.
- Fail to harmonise with or enhance the landform and landscape
- Lose or fail to incorporate important traditional features

When considering the impact on the National Park the policy requires special consideration to be given to matters of detail and cumulative impact.

### *Landscape impacts*

The application is supported by a Landscape and Visual Impact Assessment (LVIA) and the Authority has commissioned a landscape consultant to review the LVIA. The Authority's consultant advised that there is sufficient information in the LVIA, with additional desk study, photography and site work undertaken by the Authority's consultant to establish landscape and visual effects.

In respect to landscape character, within the Landmap information system, the site lies in Visual and Sensory aspect area PMBRKVS04 Templeton. It has moderate overall value. Though generally a tranquil area the description acknowledges that Bluestone and Oakwood reduce this locally. The development would add to the intensification of the Bluestone Development in terms of reduction in tranquillity. Visually it would also intensify and extend the development, being open to some views, albeit within the context of existing development on three sides. The visual

## Item 5 - Report on Planning Applications

impact assessment indicates the extent of these views which tend to be limited to more distant views from the north and localised views from the west. In respect to other Landmap aspect areas (Geological; Landscape Habitats; Historic Landscape; Cultural Landscapes) these have moderate or low overall values and generally their sensitivity was considered to be low and the effects to be limited.

The site lies mainly within National Park Character area 28 Daugleddau. This focusses primarily on the estuarine river and its direct context. The site lies away from this within the broader sheltered, well cared-for farmland and parkland landscape. Whilst reflecting this in its field patterns its use has changed. It is located locally with the existing Bluestone Resort to the north and east and Oakwood to the south. The development would add to the intensification of the Bluestone Development and would remove grassed areas, replacing these with lodge development. However, the majority of the hedgerow pattern would be retained.

The south-eastern part of the site lies within Pembrokeshire County Council LCA 19 Narberth and Lampeter Vale. The existing use here is a storage area with planted bunds and so it is not in character with the rest of the LCA. The proposals convert the storage area to a car park and retain or increase the size of the planted bunds. The effects would therefore be negligible.

The Authority's consultant considers that the sensitivity of the LCA28 overall is high and the magnitude of effect is slight resulting in a moderate significance of effect. The Authority's consultant determined that this would not be significant. The sensitivity of LCA 19 overall would be moderate, the magnitude of effect negligible and resulting in a negligible significance of effect.

In respect to impacts on local landscape character, in the medium and long term, the applicant's LVIA states that the design approach would reverse initial minor adverse impacts. There would also be beneficial impacts in improving the disturbed parts of the site. The location of the arrivals building and parking on the existing degraded north facing area close to Oakwood Theme Park concentrates the least tranquil part of the development in the least damaging location. The Authority's consultant advises that, on balance, at Year 1 the site is moderate sensitivity and would undergo moderate magnitude of effects resulting in a moderate significance of effects. The Authority's consultant determined that this would not be considered to be significant in this case. At Year 10, the magnitude and significance of effects would decrease with the establishment of mitigation planting.

### National Park special qualities

The LVIA assess the impact of the proposal on the special qualities of the National Park. The site is located inland surrounded by existing leisure development on three sides and is already used for low key leisure purposes, or for storage. It contributes in a very limited way to the diversity of landscape, cultural heritage and biodiversity, mainly through its hedgerow pattern which is largely retained. It contributes to space to breathe in a controlled way associated with a private development, therefore with no public accessibility. Its tranquillity is very limited due to the presence of Oakwood and Bluestone, although there is some potential for the development to increase light pollution and appropriate conditions will be required to control this.

## Item 5 - Report on Planning Applications

In relation to LCA 28's special qualities, the site is located away from, and not intervisible with the Daugleddau. It lies within the Bluestone Resort and so does not contribute to the farmland/parkland landscape. The context to the site is provided by the existing development of Bluestone and Oakwood and the increase in noise and disturbance resulting from the development should be considered in this context. Overall, therefore, the site's contributions to the National Park's special qualities are limited and are not significantly adversely affected.

### Visual effects

The main views towards the site are from the north at a distance, outside the National Park, and from the west from a limited area located within the National Park. There are very limited if any views from the south and east. Views from within Bluestone Park are not considered to be a key consideration.

From the National Park to the west, the view looks towards the development site across two fields with a mix of deciduous hedgerow boundaries and tree belts and conifer plantations. The Oakwood Megafobia ride is visible above trees along with parts of the Sky Dome and the activity centre within Bluestone. These contribute to the context and character of a primarily rural view. Most of the site appears to be screened by conifer trees directly adjacent to the west and some deciduous trees but development would be visible from here at relatively close range in a gap through the conifers caused by an overhead line wayleave. At Year 1 a number of lodges would be noticeable climbing the hillside with associated paths and green space. There would be some clearance of vegetation in front of the existing buildings so lodges and more infrastructure including lighting and proposed high mounding on the southern boundaries may become apparent. The majority of the built development at ground level would be screened. In time, the proposed planting within the site and especially on the proposed mounds would soften the effects of development. The LVIA states the impacts are negligible in the short and long term. The Authority's consultant considered that at Year 1, a moderate/minor magnitude of effect on a high sensitivity receptor would be major/moderate and significant. However, this is for a very limited part of the National Park located away from the Daugleddau itself which is the core interest and reason for designation in this area. At Year 10, mitigation planting would reduce the effect to a slight magnitude of effect on a high sensitivity receptor and would be moderate and not significant.

From the north, two storey lodges would be visible in front of the existing hedgerow within the context of, and linking, the existing lodges to the east and west above the green space. The roofs of other lodges within the proposed development would be visible above either the hedgerow or at a higher level on the ridge than the existing development. The majority of the built development at ground level would be screened by the hedgerow, other planting or the existing development. The Sky Dome is the major built focus of the view alongside the activity centre as they catch the light in the view south. Oakwood Theme Park rides such as 'Drenched' and 'Vertigo' are apparent on the treed skyline behind the proposed development and there are also trees, hedgerows and fields on the skyline to the west. In time, the proposed planting within the site would soften the outlines of the proposed lodges, but like the existing development, they would remain visible.

## Item 5 - Report on Planning Applications

Natural Resources Wales (NRW) advise that: “The proposed planting and landscape scheme would provide mitigation to the effects, rather than overall benefits. Therefore, whilst we agree that there would be no significant adverse effects on the National Park, we do not consider that effects would be beneficial in the long term. We therefore advise that a long-term landscape ecological management plan is submitted to ensure the mitigation remains effective, this should combine with existing management proposals for the wider Bluestone site.” An overall landscaping scheme for the whole site can be secured by a planning condition.

In summary, the LVIA and the Authority’s consultant consider the effects to be at different levels but neither consider them to be significant. The Authority’s consultant is of the view that there would be one viewpoint (5) undergoing potentially significant effects at Year 1 and none at Year 10 rather than none stated in the LVIA. The short-term effect identified by the consultant affects a small area and over time will be mitigated as the proposed landscaping matures.

In terms of cumulative impacts, the development does contribute to an intensification of development including lighting but this is relatively limited and not significant.

To conclude on the proposals compliance with policy. In respect of Policy 8, the defined special qualities of the National Park are not adversely affected and the development is not considered in conflict with the policy.

In respect of Policy 14, it is considered that proposal would not cause a visual intrusion, introduce an intensity of use incompatible with its location, fail to harmonise with the baseline landform and landscape, and will incorporate traditional landscape features. This is determined based on the design, landscape proposals and light mitigation set out in LVIA Sections 6 and 10 are implemented to a high standard. Any lodges visible would be seen in the context of existing development and do not break the skyline and with associated mitigation would integrate further in time. Overall, whilst the area is one of constraint, the proposed development with its close association with Bluestone would have a limited impact.

Overall, it will be important that the landscape and planting proposals and the built form and lighting are designed, detailed and implemented to a high standard in order to minimise the effect on landscape character. For instance, this will include minimising the potential reflectivity of the proposed lodge roof material. Planning conditions have been recommended to address these issues.

### *Sustainable transport, access and highway safety*

Policy 59 sustainable transport requires that opportunities are taken to improve and promote sustainable travel choices and reduce the need to travel by car. This is reflective of the requirements in Planning Policy Wales (Edition 11, 2021), paragraph 4.1.12 which states that “It is Welsh Government policy to require the use of a sustainable transport hierarchy in relation to new development, which prioritises walking, cycling and public transport ahead of the private motor vehicles.”

The sustainable transport hierarchy should be used to reduce the need to travel, prevent car-dependent developments in unsustainable locations, and support the delivery of schemes located, designed and supported by infrastructure which prioritises access and movement by active and sustainable transport. The

## Item 5 - Report on Planning Applications

sustainable transport hierarchy must be a key principle in the preparation of development plans, including site allocations, and when considering and determining planning applications.

The hierarchy is as follows:

- Walking and cycling
- Public Transport
- Ultra Low Emission Vehicles
- Other Private Motor Vehicles

To support the application a Transport Statement (TS) has been submitted. The Local Highways Authority (LHA) has advised that the scale of development proposed would potentially warrant a Transport Assessment (TA). However, they note that this proposal is an extension to an existing development a TS is considered satisfactory in this instance.

The LHA has noted that:

*"The TS has highlighted previous discussions regarding the Multi User Path (MUP) running along the A4075 from Eagle Lodge to the Bluestone roundabout which still requires completion from Eagle Lodge to the A40 Trunk Road and also from Bluestone roundabout to Oakwood Theme Park. Reference is also made to the provision of an altered or additional bus route into the site.*

*When considering the proposed expansion of the site along with the ongoing popularity demonstrated in the daily trip generation, it is considered that these items do need to be considered as part of this proposal. Whilst it is noted that viability has been raised as an issue in relation to the bus service option, the scale of the resort under consideration has the potential to influence this, as does the high level of staff. It is welcome that discussion will continue with the LHA in regard to the MUP and the bus diversion as part of S106 discussions. The LHA would also wish to have the opportunity to consult on the Travel Plan, the inclusion of a draft Travel Plan with this application is welcome and a condition is suggested securing this for future development, cognisant of current impacts from Covid restrictions will have developing such plans.*

*A Multi User Path from Narberth to Haverfordwest is being developed between the LHA, PCNPA, Sustrans and Bluestone and passes by the resort at Eagle Lodge to north. This will enhance the sustainable access opportunities to the site once complete, albeit this is currently on hold due to forestry operations in the area but will be recommenced in the future.*

*It is welcome that Bluestone Resorts have engaged Narberth Travel to run a free service bus for staff pick up and drop off. This existing provision can be taken into consideration when looking at further Travel Planning proposals and possible bus diversions. It is also noted that Bluestone will hire a mini bus service for large parties of guests arriving by train at Narberth on the Pembroke Line and Clynderwen which serves the main line into the County. The Travel Planning also gives consideration to a shuttle service to these stations, especially during high seasons and during the key*

## Item 5 - Report on Planning Applications

*change over times, which can be advertised as part of the accommodation booking and offered potentially as an incentive.”*

Policy 60 Impacts of Traffic requires that new development has appropriate and safe access. The TS confirms that the vehicular access to the resort will not change as a result of the proposals. The new lodges will be separated from the main lodges at the internal mini roundabout and directed past the Blue Lagoon. The arrivals will be directed to their own car park consisting of 180 spaces which equates to an average of just over 2 spaces per lodge. The LHA has noted that this is a high level of parking, particularly given the desire to achieve sustainable and active travel to the site. They express some concern as to why such a high level of parking provision is considered necessary. The applicant's statements note that there is an informal arrangement of parking spaces which is likely to result in lower levels of parking, but allowing for higher levels if required. Ensuring that there is flexibility and sufficient capacity if there is particular pressure on the car parking is considered reasonable and the scale of parking reasonably justified.

The application also indicates that there will be more use of digital 'Check in' technology such as QR codes on mobile phones to speed up the check in process. This is welcomed by the LHA who advise that this will assist with existing issues with regard to access in the future but mainly will avoid adding to the issue at this point.

In respect to construction traffic, the TS suggests that the transport impacts of site construction traffic, including the requirements of abnormal loads in the construction, use and decommissioning the present units will be negligible. The LHA conclude that this is a reasonable conclusion. But, they do note that this is site is a sensitive location and distant from centres of population/suppliers etc. The LHA therefore advice that a Construction Traffic Management Plan will be required and this can be secured by condition.

In respect to sustainable transport the proposal is considered to have taken opportunities available to provide additional measures to promote sustainable and active travel. These will need to be secured through planning conditions and a section 106 agreement; subject to this the proposal is considered to be in accordance with Policy 59 of the LDP. In light of the advice of the local highways authority it is considered that a safe and appropriate access is proposed within this development in accordance with Policy 60 of the LDP.

### *Biodiversity impacts*

Ecological impacts will arise from this development due to both the construction of the development and when it is in operation. This may include direct and indirect impacts of construction on ecological receptors – for example habitat loss and/or loss of plant or animal species, disturbance and fragmentation. It may also include direct and indirect impacts on ecological receptors – for example the disturbance of habitats.

Section 6 of the Environment (Wales) Act 2016 states that 'A public authority must seek to maintain and enhance biodiversity in the exercise of functions in relation to Wales, and in so doing promote the resilience of ecosystems, so far as consistent with the proper exercise of those functions.'

## Item 5 - Report on Planning Applications

Regulation 9 of the Conservation of Habitats & Species Regulations 2017 requires LPA's to take account of the presence of European Protected Species at development sites. If they are present and affected by the development proposals, the Local Planning Authority must establish whether "the three tests" have been met, prior to determining the application.

The three tests that must be satisfied are:

- i. That the development is "in the interests of public health and public safety, or for other imperative reasons of overriding public interest, including those of a social or economic nature and beneficial consequences of primary importance for the environment".
- ii. That there is "no satisfactory alternative"
- iii. That the derogation is "not detrimental to the maintenance of the populations of the species concerned at a favourable conservation status in their natural range"

The Habitats Regulations also regulate the granting of planning permission for development which is likely to significantly affect a European site or European offshore Marine Site, and which is not directly connected with or necessary to the management of the site.

LDP policy 10 (Sites and Species of European Importance) re-iterates the protection given to these sites in legislation referred to above. Policy 11 (Nationally Protected Sites and Species) refers to the protection given within national legislation to protected species and sites.

The site does not contain any statutory or non-statutory conservation designations. However, a number of Special Area of Conservation (SAC) and Sites of Special Scientific Interest were identified within 2-4km of the site. These are generally associated with the River Cleddau riparian corridor. The western boundary of the site is adjacent to a Planted Ancient Woodland Site (PAWS).

The application site is comprised of a variety of habitats including a large amenity grassland events field, which has a central earth bund that has been colonised by scrub; a field which is comprised of a remnant biomass crop; and an attenuation pond which was surrounded by semi-improved grassland and scrub. These areas are enclosed by species poor hedgerows with trees, a tall ruderal earth bank and a conifer plantation with a margin of mature broadleaf trees. A parcel of land located in the southern extent of the application site is the proposed location of the carpark that will service the lodges and is currently being utilised for soil storage. The bare spoil is of negligible ecological interest, whilst the amenity grassland events field was considered to be of limited ecological importance due to the heavily managed grass.

The development will result in the loss of the southern semi-improved grassland field & biomass crop/reedbed, the southern earth bund and associated vegetation, the narrow strip of neutral grassland, the southern amenity grassland field, and areas of scrub and tall ruderal habitat. These habitats had only limited botanical interest but were considered to be of ecological importance on a local scale for reptiles, foraging and commuting mammals and birds. The application indicates that the retained hedgerows and woodland boundary are currently managed as part of the wider



## Item 5 - Report on Planning Applications

Bluestone Resort landscaping programme. The proposed development will maintain buffers for the boundary features.

The proposed development will also maintain the linear features as dark wildlife corridors. The proposed scheme includes a lighting design that will avoid or minimise any increase in lux levels (at or below 0.5 lux) along retained linear habitat features (hedgerows, woodland edge etc.) to maintain dark corridors for nocturnal species. This is intended to allow the continued use of the site by light intolerant bat species such as the small numbers of Greater Horseshoe *Rhinolophus ferrumequinum*, Lesser Horseshoe *Rhinolophus hipposideros* and Barbastelle *Barbastella barbastellus* (Annex II bat species). The Greater & Lesser Horseshoe bats are qualifying features of the Pembrokeshire Bat Sites and Bosherton Lakes SAC and Milford Haven Waterway SSSI. The Slebech Stable Yard Loft, Cellar and Tunnels SSSI is part of which is approximately 3.5km away. Horseshoe and Barbastelle bats are light sensitive and it is therefore important that existing dark corridors used by these species are retained and remain dark.

The lighting scheme/report submitted in support of the application confirms that the woodland boundary will not exceed 0.5 lux when taking into account both external and internal light spill. Hedgerows will remain dark where possible, however where this cannot be achieved light spill will be at and below 1m. The PCNPA ecologist identifies several areas where the lighting scheme needs more detail including more detail of the bollard lighting; detail of whether the car parking lighting will be reduced at night; and the proposed intensity of the lighting measured in Kelvin which should be reduced as far as possible. Provision of this detail can be secured through a planning condition. Natural Resources Wales (NRW) have confirmed that the information submitted is sufficient to demonstrate that the lighting scheme is acceptable.

The Authority will undertake an appropriate assessment prior to the final determination of the application. It is considered that subject to the imposition of appropriate conditions the proposal will not give rise to a detrimental impact on the European Protected Site. The appropriate assessment will need to be referred to NRW. However NRW have not confirmed their view on the Appropriate Assessment at the time of writing the Committee report (although their view that the lighting scheme is acceptable is noted). This will be verbally updated to Members at Committee. (A further Appropriate Assessment to address impact of discharges from the sites private sewerage treatment plant is discussed below). The same conditions in respect to lighting will also, it is considered, be sufficient prevent harm to the identified European Protected Species.

The applicant's ecological appraisal identifies that common reptiles are present on the western margins of the application site, no evidence was found in other areas of the site and a sensitive clearance methodology is proposed to minimise impact on reptiles. This methodology can be secured by planning condition. There is a high likelihood of a number of bird species breeding on site and it is suggested that site clearance works associated with hedgerows, scrub and trees on the northern earth bund should be undertaken outside the bird breeding season which typically extends from March – August inclusive.

## Item 5 - Report on Planning Applications

The proposed development also offers the opportunity to provide biodiversity enhancements. The application proposes enhancement through the provision of new landscape planting (including native species) to supplement the retained network of linear habitat features, habitat creation as part of the sustainable drainage design (e.g. creation of swales) and the inclusion of bird boxes on the new lodges & bat boxes on retained trees. Enhancements are detailed in the submitted ecological report and this can be incorporated into and secured through a condition securing a Landscape and Ecological Management Plan (LEMP).

Subject to securing appropriate mitigation and enhancement through the use of planning conditions the proposal is considered to be in accordance with relevant legislation within the Habitat Regulations; Planning Policy Wales (Edition 11, 2021); Technical Advice Note 5: Nature Conservation and Planning (2009); and LDP policies 10 and 11.

### *Impact on trees*

The applicant has provided a trees and construction report which includes an arboricultural method and impact statement. The proposed layout has given consideration to the potential impact of development on trees and has identified trees to be retained and incorporated into the layout. The trees are largely on the fringes of the site along the field boundaries edge of the woodland. The PCNPA Tree and Landscape Officer has advised that they have no objection to the proposal in principle, subject to the imposition of conditions requiring additional information and these can be incorporated into any decision notice.

### *Flooding and drainage*

The application was referred to Pembrokeshire County Council who fulfil a statutory role as the Lead Local Flood Authority (LLFA) / Sustainable Drainage Approval Body (SAB) / Land Drainage Authority (LDA). The application has also been referred to Dwr Cymru Welsh Water as statutory water and sewerage undertaker and Natural Resources Wales.

The application is supported by a drainage strategy report which outlines the proposal in terms of foul, surface and land drainage impacts, which are considered as follows:

#### *Foul drainage*

The application states that the foul flows will be collected via a new gravity sealed pipe system and then connect into the existing private network at the site and flow to Bluestone's own sewage treatment works.

During pre-application discussions on the proposal Natural Resources Wales (NRW) agreed with the developer that the existing permit would be able to accommodate additional flows from the proposed 80 lodges within the site as a whole. They also note that it will be capable of accommodating flows from the separate development at Blackpool Mill.

The applicant's pre-application statement of common ground with NRW states that there have been issues at the site with the current foul water drainage system. In adverse weather rainwater can get into the sewerage system and the quantity, not

## Item 5 - Report on Planning Applications

quality, of effluent can exceed the daily limit on the existing sewage works permit. NRW are pursuing this matter through their management of the permit. NRW advise that the applicant must ensure that the existing foul drainage arrangements have sufficient capacity to accommodate any increase in flows from the proposed development. The system discharges into the Pembrokeshire Marine SAC and it is considered that there is potential for a significant impact on the SAC if foul drainage is not appropriately controlled, through the condition recommended by NRW. Appropriate mitigation of flows can be secured through a planning condition, preventing occupation of the lodges until it is shown that appropriate foul drainage is in place. An appropriate assessment is required and this will be prepared prior to the Committee and referred to NRW. The position in relation to this will be updated to Members during the meeting.

Subject to the conditions proposed to address any issues with drainage, it is considered that the proposal will not give rise to significant or unacceptable impacts on the natural environment or public health; including to the Pembrokeshire Marine SAC.

### Surface and Land Water Drainage

The SAB has indicated that the application will require separate approval under the sustainable drainage regulations. The applicant's drainage strategy provides a range of options consistent with the SAB regulations. They note it is envisaged the following SuDS features could be incorporated into the final development site to meet Welsh Government SuDS Standards:

- Shallow dry swale adjacent to the proposed carriageway and footpath corridors allowed to infiltrate into ground strata.
- Car and Buggy parking areas laid in permeable surfaces allowed to infiltrate into ground strata.
- Lodge rain gardens which could be above ground in some instances with potential to infiltrate into ground strata.
- Blue/green corridor across site forms linked drainage network for exceedance flows towards woodland when infiltration overwhelmed.

Generally, the SAB approval body can be relied on to ensure that appropriate drainage is provided that meets the statutory standards (Surface water runoff destination; Surface water runoff hydraulic control; Water Quality; Amenity; Biodiversity; Design of drainage for construction, operation and maintenance). Supporting information indicates that ground conditions are appropriate for infiltration drainage and a SuDS approach. The SAB has not provided an informal opinion to the Local Planning Authority on the drainage scheme and it is noted that the exact approach is left open in the drainage strategy.

No land drainage issues have been identified in relation to this application with no watercourses or other land drainage identified.

The Authority has not been provided with detail of the swale features, rain gardens and 'Blue/Green' corridors, however it appears likely that these would be considered as engineered features. Approval of these features through SAB alone will not provide these features with a grant of planning permission. They are likely to appear as relatively minor features within the whole scheme and can be integrated into the

proposed landscaping. Approval of detail of this nature can be agreed through a planning condition for approval of landscaping detail which will provide appropriate consideration and authorisation for this element of the scheme.

#### Flood risk

It is considered that the proposed development would not be at an unacceptable risk of fluvial flooding and it is located in an elevated location that is not defined as being located in Zone C2, as defined by the Development Advice Map (DAM) referred to in Technical Advice Note 15: Development and Flood Risk (TAN15) (2004). There is no indication that the site is at risk of pluvial flooding and there are no objections from relevant consultees, accordingly, the proposal is considered to be acceptable from a flood risk perspective.

#### *Historic Environment*

This section of the report considers the impact of the development on features of cultural heritage (such as scheduled ancient monuments; listed buildings; conservation areas; registered historic landscapes; and parks and gardens of special historic interest). Development can result in loss or direct impact on identified features of historic interest, including undiscovered archaeology. It can also result in indirect impacts on the character or appearance and setting of features of historic interest – i.e. visual impacts.

The application is supported by an archaeological and heritage assessment. The site is not near to a Conservation Area. The application is close to the following heritage assets:

- Newton North Church – Grade II Listed building and Scheduled Ancient Monument (Church is located approximately 100m to the north of the site).
- Castell Coch – Grade II listed building and a Scheduled Ancient Monument (It is located approximately 700m north east from the application site separated by the existing resort).
- Blackpool Mill – Grade II\* listed building, which is at risk (located approximately 1.3 km to the north of the site).
- Blackpool Bridge – Grade II\* listed building which crosses the Eastern Claddau River adjacent to the Mill (approximately 1.3km north of the site).
- Slebech Park is a grade II\* registered park and garden. The Georgian country house forming the focus of the estate (listed grade II\*, ref. 6102) is located circa 3km west of Blackpool Bridge, close to the northern bank of the Eastern Cleddau. The registered park and garden's boundary lies 3.1km to the north west of the site.
- Milford Haven Waterway is a Registered Landscape of Outstanding Historical Interest in Wales. The Register of Historic Landscapes is a non-statutory, advisory register of 58 landscapes of outstanding or special historic interest in Wales. Covering a larger area, the Milford Haven Area Historic Landscape Characterisation subdivides the wider Haven area into a number of sub-character areas, two of which border the application site, namely: Minwear to the west, and Canaston and Minwear Woods to the north west.
- The Minwear Ringwork is a Medieval defence ringwork of approximately 28m in diameter and is located 375m to the north west of the site, set within the Plantation on the Ancient Woodland site. It is a scheduled monument.

## Item 5 - Report on Planning Applications

The applicant's assessment determined that there would be no direct impact by the proposed development on the identified heritage assets. They also consider that there will be no affect on the settings of Blackpool Mill, Blackpool Bridge or Slebech Park. The Authority's Built Heritage officer further identified High Toch Farmhouse a listed building which was not assessed, but noted there is a considerable distance between the two sites and although not assessed, it is likely that the proposed development will read closely with the existing Bluestone Complex and Oakwood rather than being an alien new feature within the distant landscape. The impact on setting therefore is likely to be low.

The applicant's assessment identifies that there will be a limited, neutral effect upon the setting of Newton North Church. They note that the setting of this heritage asset has changed significantly since its listing. And conclude that the *'proposals will extend the existing characteristic development of the surrounding resort which now forms its setting'*. The issue of the setting of Newton North Church was considered by Cadw in their response. Cadw note the following regarding the assessments conclusion regarding the setting of Newton North Church:

*'In the case of scheduled monument PE270 Newton North Church, this conclusion has been made assuming that the existing phases of development were acceptable in the planning balance and that the additional impact caused by the new proposal would also therefore be acceptable. We note that the planning balance in the original decision was based on significant mitigation measures being implemented to reduce the impact of the proposed resort on the setting of the church. These measures included the "consolidation and repair of the church prior to the opening date (of the Resort) to a condition where it is safe from collapse and no danger to anyone that may approach its external walls" and "the complete restoration of the church so that it was fit for the purpose of communal worship and services and ceremonies such as weddings".'*

*Neither of these actions, or others included in a signed section 106 agreement, dated 29 June 2004, have been implemented. Consequently, the proposed development will add to the already significantly adverse impact of the existing Bluestone Resort on the setting of Newton North Church and will have an unacceptably damaging effect upon its setting. As such the proposed development is contrary to section 6.1.24 of Planning Policy Wales 11 (2021) that states:-*

*It will only be in exceptional circumstances that planning permission will be granted if development would result in an adverse impact on a scheduled monument (or an archaeological site shown to be of national importance) or has a demonstrably and unacceptably damaging effect upon its setting.*

*We therefore have significant concerns that the full terms of the section 106 agreement have not been fully implemented and unless the mitigation measures previously proposed to reduce the impact of Bluestone Resort on the setting of Newton North Church are implemented we would have cause to object to the current application.'*

The applicants have responded to the issue raised regarding the Church. They have indicated that there has been an on-going ownership issue regarding the Church and that they have been prevented from undertaking the works that were previously

## Item 5 - Report on Planning Applications

agreed to. This has recently been resolved and it is now their intention to undertake works to the Church. The restoration works to the Church can be secured as part of this planning application through the provisions of a Section 106 agreement.

The Minwear and Caneston sub-areas to the Milford Haven Area historic landscape lies adjacent to the application site and as such will experience a small change along a limited length of its boundary with the site. The site lies some distance outside, and is not intervisible with, the Milford Haven Waterway Registered Landscape of Outstanding Historic Interest. As such there is likely to be no direct effect on this area. The immediate setting of Minwear Ringwork will remain unaffected by the application proposals. However, as highlighted above, the Minwear and Caneston sub-area of the Milford Haven Waterway, within which the ringwork is located, will experience a small degree of change as a result of its proximity to the site. Any effect upon the setting of Castell Coch will be negligible due to distance and existing intervening development.

Prior to submitting the application, the applicants discussed the proposal in detail with Dyfed Archaeological Trust (DAT). Initially a Desk Based Assessment (DBA) was undertaken. This DBA identified a possible archaeological feature during the examination of aerial photography and LiDAR data. The feature was a large, c.30m diameter, cropmark which was interpreted as a possible circular enclosure of either medieval or Iron Age date. The DBA also noted that the current site does not appear to have been subject to any large scale ground disturbance or topsoil stripping during previous development at the Bluestone resort.

The DBA concluded that further archaeological mitigation was needed, i.e., a geophysical survey and an archaeological field evaluation. This was to determine more about its date, extent, significance, and state of preservation. The applicant's consultant archaeologists undertook a geophysical survey and the results confirmed the presence of the circular feature/enclosure that the DBA highlighted. The geophysical survey also noted possible features within the enclosure which were identified as possible post-holes. A number of possible linear and oval archaeological features were also identified and were interpreted as possible ditches and pits. Following this a site evaluation was undertaken. The archaeological field evaluation did encounter some of the archaeological features that were identified in the initial DBA and geophysical survey. The large cropmark identified initially in the DBA did appear to be an enclosure of possible Iron Age or medieval date. Trenches revealed that the enclosure was flanked by opposing ditches. The function of the feature is uncertain. Trenches also revealed a pit that was identified during the geophysical survey. No finds associated with the archaeological features were recorded. Some flint fragments were recovered, but they were from topsoil and subsoil deposits and are therefore residual remains. All other finds were of post-medieval and modern date.

The area of archaeological interest at the site has been incorporated into the development and will be retained as a wildflower meadow open space area. DAT has advised that this area should be fenced during construction and this can be ensured through the use of a planning condition.

## Item 5 - Report on Planning Applications

Overall, the historic environment impact of the development will result in it having a limited effect upon the setting of a small number of heritage assets. As noted the settings are already affected by the resort. The requirement of Cadw that the requirement for the Newton North Church to be restored can be incorporated into a section 106 agreement for the development. The proposals are in accordance with national and local policy ensuring that they conserve the setting, significance and special interest of the listed buildings as identified, in accordance with (s.66(1) of the 1990 Act; Section 6.1, PPW (2021); LDP Policy 14; and Paragraphs 1.12 and 5.9, TAN24 (2017))

### *Social and Economic Impacts*

PPW at paragraph 5.5.2 advises that the planning system encourages tourism where it contributes to economic development, conservation, rural diversification, urban regeneration and social inclusion, while recognising the needs of visitors and those of local communities. PPW at paragraph 5.5.3 also recognises that, in rural areas, tourism-related development is an essential element in providing for a healthy, diverse, local and national economy albeit that development should be sympathetic in nature and scale to the local environment and to the needs of visitors and the local community. The application is accompanied by an Economic Impact Assessment prepared by the applicant's agents.

### *Current business*

The agents identify that the existing business is a significant contributor to the local economy

- 701 members of staff employed (418 FTE) in a wide range of positions;
- Support for 234 indirect/induced jobs across Wales, of which 159 will be located within Pembrokeshire.
- c.155,000 guests annually, and an average occupancy rate of over 95%;
- £7.8m paid each year to a wide range of suppliers across Wales, with 65% of that total (£5m) being retained within Pembrokeshire;
- £13.09m in on-site expenditure per annum by guests;
- Between £1.5m and £4.3m off-site expenditure by guests per annum; and,
- A total of £27.1m (direct and indirect) GVA.

### *Impact of proposed development*

These works will generate a range of additional economic benefits, as follows:

- Capital investment of £15m in the new development;
- The creation of 142 gross direct FTE jobs annually over the 18-month construction phase;
- Support for an additional 214 spin-off FTE jobs annually over the construction phase;
- A total of £21.72m (direct and indirect) construction-related GVA during the build period;
- Creation of an additional 88 operational jobs (52FTEs) on site following completion of the works;
- Support for an additional 29 FTE indirect/induced jobs in Wales, of which 20 would be located in Pembrokeshire;
- Generation of an additional of £3.4m (direct and indirect) GVA following completion of the development;
- An additional £1.5m per annum expenditure by Bluestone in the local area;

## Item 5 - Report on Planning Applications

- An additional £3.0m on-site expenditure by visitors each year; and,
- An additional £360,000 to £1m spending in the surrounding area per annum, providing support for between 6 and 15 additional FTE positions in the local economy

Whilst it is not possible for the Authority to verify some of the figures provided above, it is clear that the Proposal would result in significant positive socio-economic effects that are a material consideration of significant weight in determining this application. PPW does identify the importance of the tourism industry to economic prosperity and job creation in many parts of Wales. TAN 13 Tourism (1997) and TAN 23 Economic Development (2014) have similar objectives and would be supportive of the proposals benefits.

### *Residential amenity*

Impact on residential occupiers such as: loss of light, loss of privacy, loss of outlook, loss of view and overbearing development should be considered by the planning system and are identified in national policy. TAN 12 recognises the importance of the scale of development in relation to surroundings and how the mass and height of developments can impact on privacy, sunlight and microclimate. PPW at paragraph 3.21 states “The planning system must consider the impacts of new development on existing communities and maximise health protection and well-being and safeguard amenity.”

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

To the north and east the site is separated from residential properties by the existing resort. It is separated by woodland to the west, this is likely to mitigate the impact of construction. However, the scale of development is likely to result in construction activities that will last for a significant period of time. This will include some significant ground works and construction of bunds as well as the construction of the lodges themselves. It is considered that the impacts can be effectively mitigated by requiring a Construction Environmental Management Plan (CEMP) to control the impact of the development on amenity. The applicants indicate that the CEMP will be finalised and provided to the Authority when contractors are appointed for the proposal.

Overall, it is considered that subject to conditions the proposal is in accordance with Policy 30 of the LDP.

### *Other material considerations*

Agricultural land of grades 1, 2 and 3a of the Agricultural Land Classification system (ALC) is the best and most versatile, and should be conserved as a finite resource for the future. The application site comprises already developed land, all within the originally consented Bluestone land. Whilst the proposal would result in the loss of a parcel of agricultural land, the land is not the best grade of agricultural land and the benefits of the development outweigh the limited loss.



### *Planning Obligations*

Policy 55 of LDP and the Supplementary Planning Guidance (SPG) on Planning Obligations (2020) outline the local planning authority's approach to the provision of contributions to planning obligations. The Community Infrastructure Levy Regulations imposed a restriction on the pooling of Section 106 contributions by LPAs and restrict the use of contributions towards an infrastructure type or project after 6 April 2014, or following implementation of a Charging Schedule (whichever the earlier). The CIL (Amendment) Regulations 2014 ('the 2014 Regulations') extended this deadline to 6 April 2015. These restrictions curtail LPAs' ability to utilise Section 106 as a mechanism for funding strategic, or non-site specific, infrastructure post- April 2015.

Pembrokeshire County Council as the Local Highways Authority has requested contributions this would potentially be to look to help to fund the requirements in the travel plan to be agreed. This would include the diversion of a bus service. They have indicated that the Multi Use Path maybe more difficult to provide as the full funding of this project could not be justified and there are land ownership issues to be overcome in providing the route.

Cadw has indicated that they would require the provision of works to restore Newton North Church this can be incorporated into a s106 agreement for this proposal.

### **Conclusion and Planning Balance**

The proposal is to develop land and intensify the use of the existing Bluestone Resort site. As determined above the proposal would not give rise to significant or unacceptable landscape and visual impact and the Authority's consultant considers that with appropriate landscape mitigation as proposed impacts will be acceptable in year 10 following development. The proposal is located in an isolated location and to be acceptable and form a sustainable development a travel plan will need to be secured that ensures the most sustainable forms of transport. The proposal will have a heritage impact and Cadw has identified the potential impact on Newton North Church; mitigation of this impact will require the use of a section 106 agreement.

There is not considered to be an adverse impact on the integrity of European Protected Sites subject to securing appropriate mitigation through planning conditions. The Authority is awaiting confirmation that the approach is acceptable to NRW via an appropriate assessment. If this matter is not acceptably resolved prior to Committee, it is recommended that the final decision to issue planning permission awaits this confirmation as a matter delegated to officers.

Notwithstanding the lack of any unacceptable visual impact the proposal is identified as a departure from the Pembrokeshire Coast National Park Local Development Plan 2 (adopted 2021). This is the Development Plan for the purposes of Section 38(6) of the Planning and Compulsory Purchase Act 2004. This is due to Policies 38 and 40 containing a prohibition against this form of development in the countryside.

There are material considerations in favour of this development. In particular a refusal of planning permission would likely prevent the benefits of the scheme. These would primarily arise through the provision of socio-economic benefit from the development. If permitted the proposal would allow for a development that would be

## Item 5 - Report on Planning Applications

adequately mitigated and not give rise to residual planning harm and form a sustainable development in line with the requirements of Planning Policy Wales (Edition 11, 2021). The proposal is considered to be in accordance with LDP policies 1, 7, 8, 9, 10, 11, 13, 14, 29, 30, 31, 32, 42, 55, 59, 60 and 61. On balance, taking into account the benefits of the development it is considered that the proposal would amount to an acceptable departure from the development plan and is recommended for approval on that basis.

### Recommendation

Delegate to approve subject to:

1. An agreement under Section 106 of the Town and Country Planning Act (1990) (as amended) to secure contributions to Active Travel and Public Rights of Way (to be agreed with the Local Highways Authority and PCNPA Rights of Way) and the appropriate restoration of the Scheduled Ancient Monument Newton North Church.
2. Acceptable resolution of the appropriate assessment of the development under The Conservation of Habitats and Species Regulations 2017. This will follow consultation with Natural Resources Wales on the National Park Authority's determination that there will be no likely significant effect, subject to the securing of mitigation through planning conditions.

### Planning Conditions

1. The development shall begin not later than five years from the date of this decision.  
**Reason:** Required to be imposed pursuant to Section 91 (1) of the Town and Country Planning Act 1990 (as amended).
2. The development shall be carried out in accordance with the following approved plans and documents:  
LODGE A-P100 GA GF PLAN Rev B  
LODGE A-P101 GA FF PLAN Rev B  
LODGE A-P200 GA ELEVATIONS Rev B  
LODGE A-P201 GA ELEVATIONS Rev B  
LODGE A-P300 GA SECTIONS Rev B  
LODGE B-P100 GA GF PLAN Rev C  
LODGE B-P200 GA ELEVATIONS Rev C  
LODGE B-P201 GA ELEVATIONS Rev C  
LODGE B-P300 GA SECTIONS Rev C  
LODGE C-P100 GA GF PLAN Rev B  
LODGE C-P101 GA FF PLAN Rev B  
LODGE C-P200 GA ELEVATIONS Rev B  
LODGE C-P201 GA ELEVATIONS Rev B  
LODGE C-P300 GA SECTIONS Rev B  
A2005E-P000 PROPOSED LOCATION PLAN Rev A  
A2005E-P001 PROPOSED SITE PLAN & SECTIONS Rev E  
A2005E-P002 PROPOSED SITE PLAN Rev B  
A2005E-P003 PROPOSED LOCATION PLAN (PCNPA) Rev A

## Item 5 - Report on Planning Applications

CENTRAL HUB-P100 GA GF PLAN  
CENTRAL HUB-P101 GA ROOF PLAN  
CENTRAL HUB-P200 GA ELEVATIONS  
CENTRAL HUB-P201 GA ELEVATIONS  
CENTRAL HUB-P300 GA SECTIONS  
MEDIUM HUB-P100 GA GF PLAN  
MEDIUM HUB -P101 GA ROOF PLAN  
MEDIUM HUB -P200 GA ELEVATIONS  
MEDIUM HUB -P201 GA ELEVATIONS  
MEDIUM HUB -P300 GA SECTIONS  
SMALL HUB-P100 GA GF PLAN  
SMALL HUB-P101 GA ROOF PLAN  
SMALL HUB-P200 GA ELEVATIONS  
SMALL HUB-P201 GA ELEVATIONS  
SMALL HUB-P300 GA SECTIONS  
WELCOME-P100 GA GF PLAN  
WELCOME-P101 GA FF PLAN  
WELCOME-P200 GA ELEVATIONS  
WELCOME-P201 GA ELEVATIONS  
WELCOME-P300 GA SECTIONS  
BUGGY PARK-P100 GA GF PLAN  
BUGGY PARK-P101 GA ROOF PLAN  
BUGGY PARK-P200 GA ELEVATIONS  
BUGGY PARK-P100 GA ELEVATIONS  
BUGGY PARK-P300 GA SECTIONS  
LODGE AW-P100 GA GF PLAN  
LODGE AW-P101 GA FF PLAN  
LODGE AW-P200 GA ELEVATIONS  
LODGE AW-P201 GA ELEVATIONS  
LODGE AW-P300 GA SECTIONS  
LODGE CW-P100 GA GF PLAN  
LODGE CW-P101 GA FF PLAN  
LODGE CW-P200 GA ELEVATIONS  
LODGE CW-P201 GA ELEVATIONS  
LODGE CW-P300 GA SECTIONS  
S001 Survey Site Plan & Site Sections  
S002 Survey Site Plan  
Drawing SE01 (Rev E) entitled 'Bluestone Phase 4 -Sections' by Andrew Davis Landscape Architects dated August 2020;  
Drawing MP01 (Rev F) entitled 'Bluestone Phase 4 – Masterplan' by Andrew Davis Landscape Architects dated August 2020;  
Drawing RS01 (Rev B) entitled 'Bluestone Phase 4 – Road Scheme' by Andrew Davis Landscape Architects dated August 2020;  
'Bluestone Resorts Ltd. Bluestone Lodges Phase 4. Bluestone National Park Resort. Ecological Appraisal' by Soltys Brewster Ecology dated February 2021;  
'Bluestone Project, Phase 4. Proposed new external lighting' by Lumenata dated 1/10/2020;  
'Bluestone Resorts. Phase 4 Extension. Lighting Assessment' by Lumenata dated 23/2/21;

## Item 5 - Report on Planning Applications

Design and Access Statement. Holiday Lodges and Associated Development at Bluestone National Park Resort, Narbeth, Pembs. A2005E/Bluestone Phase 04/JP/20/09/2020 (Rev C)', by Acanthus Holden Architects; 'Bluestone Planning Statement. Bluestone Phase 4' by Lichfields dated February 2021.

'Bluestone Phase 4. Pre-application Consultation Report' by Bluestone Resorts Ltd dated February 2021

**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), 14 (Conservation of the Pembrokeshire Coast National Park) and 29 (Sustainable Design).

3. No development shall take place until a schedule and where requested samples, of materials to be used externally on walls and roofs have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved detail.

**Reason:** To ensure a proper standard of development and appearance in the interests of conserving the amenities and architectural character of the area. Policy: Local Development Plan 2 - Policies 1 (National Park Purposes and Duty) and 14 (Conservation of the Pembrokeshire Coast National Park).

4. Prior to the first use of permanent lighting at the site, full details shall be submitted to and approved in writing by the Local Planning Authority. (This shall incorporate appropriate detail from the submitted lighting scheme as approved by condition 1). Lighting shall be installed and operated in accordance with the approved details. No additional lighting shall be installed unless a revised Lighting Strategy is submitted to and approved in writing by the Local Planning Authority.

**Reason:** To ensure that animal and plant species and habitats listed under the Conservation of Habitats and Species Regulations 2017 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) (Light Pollution) and 14 (Conservation of the Pembrokeshire Coast National Park).

5. The development of the site shall be carried out strictly in accordance with section 5.10 of the Bluestone Lodges Phase 4, Bluestone National Park Resort, Ecological Appraisal (dated February 2021) by Soltys Brewster Ecology.

**Reason:** To ensure appropriate protection of reptiles during development. Local Development Plan 2 – Policies 1 (National Park Purposes and Duty) 12 (Local Areas of Nature Conservation or Sites of Geological Interest) (Light Pollution) and 14 (Conservation of the Pembrokeshire Coast National Park).

6. No development, or 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 shall include:

## Item 5 - Report on Planning Applications

- i. Construction methods: details of materials used in construction; details of how any waste generated will be managed.
- ii. 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.
- iii. 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 ecological report).
- iv. Soil Management: details of topsoil strip, storage and amelioration for re-use.
- v. 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.
- vi. Control of Nuisances: details of restrictions to be applied during construction including timing (hours of operation), duration and frequency of work.
- vii. 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.
- viii. 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.
- ix. 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.
- x. Management of run-off towards protected sites
- xi. Construction site lighting and operating hours.

**Reason:** To ensure that animal and plant species and habitats listed under the Conservation of Habitats and Species Regulations 2017 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) (Light Pollution) and 14 (Conservation of the Pembrokeshire Coast National Park).

7. No development shall commence until a site wide landscape scheme has been submitted to and approved in writing by the Local Planning Authority. The Landscaping Scheme should include:
  - i. Earthworks plan showing existing and proposed landforms and retaining structures and including contours and/or spot heights as appropriate

## Item 5 - Report on Planning Applications

- ii. Highway and utility plan, plotting the location of highway sight lines and existing and proposed utilities on the layout plan to ensure tree planting and hedgerows essential for landscape integration of the development are achievable
- iii. Details of existing habitats / trees and hedgerows on the site to be retained and measures for their protection, remedial work and management
- iv. Details of existing and proposed ponds, ditches, swales, water gardens and wetland areas
- v. Details of existing and proposed walls, fences, surfacing and structures, including historic features
- vi. Details of treatment of site boundaries
- vii. Details of the extent, distribution and type of new planting
- viii. Details of the extent, distribution and type of new habitat creation on the site
- ix. Specification of ground preparation and planting operations - including specification of topsoil quality and depth, remediation of compacted soils, planting season, plant protection, watering of newly planted stock, mulching etc. Schedules of plants, (trees and hedges, including replacement trees where appropriate),
- x. Plant species, planting sizes and proposed numbers/densities where appropriate,
- xi. Hedge planting density and method (e.g. double staggered);
- xii. Pembrokeshire Hedgebank implementation (including cross-section);
- xiii. Details and timings of when the landscape scheme will be implemented including the phasing of any landscaping Details of contingency measures should any trees or plants die, be removed or become seriously damaged within 5 years of planting,
- xiv. Maintenance schedule setting out annual operations, frequency and standard of workmanship during the establishment period.

The landscape scheme shall be carried out in accordance with the approved details.

**Reason:** In the interests of maintaining a suitable scheme of landscaping to protect the visual amenity of the area, to maintain the special qualities of the landscape and habitats through the protection, creation and enhancement of links between sites and their protection for amenity, landscape and biodiversity value. Policy: Local Development Plan - Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 14 (Conservation of the Pembrokeshire Coast National Park), 30 (Amenity), Technical Advice Note (TAN) 5: Nature Conservation and Planning (2009), Technical Advice Note (TAN) 10: Tree Preservation Orders (1997).

8. No development shall commence until a Landscape and Ecological Management Plan (LEMP) has been submitted to and approved by the Local Planning Authority. The biodiversity enhancements proposed Section 5.13 – 5.16 of the submitted ecological report should be included as part of the LEMP. The LEMP shall include the following:
  - i. Details of habitats, landscape, environmental and ecological features present or to be created at the site

## Item 5 - Report on Planning Applications

- ii. Details of the desired conditions of features (present and to be created) at the site
- iii. Details of scheduling and timings of activities
- iv. Details of short and long-term management, monitoring and maintenance of new and existing landscape, environmental and ecological features at the site to deliver and maintain the desired condition
- v. Details of monitoring of landscape and ecological features
- vi. Details of replacement measures should any landscape or environmental features die, be removed or become seriously damaged or diseased.
- vii. Details of management and maintenance responsibilities
- viii. Details of timescales, length of plan, the method to review and update plans (informed by monitoring) at specific intervals as agreed

The LEMP shall be carried out and maintained in accordance with the approved details.

**Reason:** A LEMP should be submitted to ensure necessary landscape and environmental management measures are agreed prior to commencement and implemented to ensure the site's landscape and environmental features are adequately managed long term. Policy: Local Development Plan - Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 14 (Conservation of the Pembrokeshire Coast National Park), 30 (Amenity), Technical Advice Note (TAN) 5: Nature Conservation and Planning (2009), Technical Advice Note (TAN) 10: Tree Preservation Orders (1997).

9. No works will take place at the application site, until a detailed Arboricultural Method Statement (AMS) has been submitted to the LPA and approved in writing. The AMS will include all relevant details to protect the retained trees, including a detailed Tree Protection Plan.

Relevant details may include but are not limited to construction methods, construction traffic management, demolition methods, finished levels, ground protection, landscaping methods and materials, material storage, service runs, installations of swales and SuDs, and tree protection barrier fencing.

The AMS will also specify arboricultural supervision at appropriate stages of the development process. Any variations to the details of the AMS must only be undertaken after the proposed variations have been agreed in writing by the LPA.

**Reason:** In the interests of maintaining a suitable scheme of landscaping to protect the visual amenity of the area, to maintain the special qualities of the landscape and habitats through the protection, creation and enhancement of links between sites and their protection for amenity, landscape and biodiversity value. Policy: Local Development Plan - Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 14 (Conservation of the Pembrokeshire Coast National Park), 30 (Amenity), Technical Advice Note (TAN) 5: Nature Conservation and Planning (2009), Technical Advice Note (TAN) 10: Tree Preservation Orders (1997)

## Item 5 - Report on Planning Applications

10. Prior to the occupation of the site, the LPA will be provided with clear and obvious proof that the details of the AMS have been adhered to, including the project Arboriculturist supervision schedule. Proof will be demonstrated through the submission of either a series of brief reports or a single larger report, which summarise the details of each project arboriculturist visit, including where relevant photographic evidence of adherence to the AMS and TPP.

**Reason:** In the interests of maintaining a suitable scheme of landscaping to protect the visual amenity of the area, to maintain the special qualities of the landscape and habitats through the protection, creation and enhancement of links between sites and their protection for amenity, landscape and biodiversity value. Policy: Local Development Plan - Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 14 (Conservation of the Pembrokeshire Coast National Park), 30 (Amenity), Technical Advice Note (TAN) 5: Nature Conservation and Planning (2009), Technical Advice Note (TAN) 10: Tree Preservation Orders (1997)

11. Prior to occupation a completed Travel Plan shall be submitted to and approved by the Local Planning Authority and shall be implemented and monitored in accordance with the approved travel plan, and thereafter maintained and developed to ensure effective implementation of the of the approved plan.

**Reason:** To ensure safe and sustainable multi modal access is achieved in the interest of Active Travel, sustainable development and highway safety. Policy: Local Development Plan 2 - Policy 59.

12. Prior to the commencement of development, details of a Construction Traffic Management Plan (CTMP) shall be submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

**Reason:** In the interests of highway safety. Policy: Local Development Plan 2 - Policy 60.

13. No development shall be commenced on the site or machinery or materials brought onto the site for the purpose of development until adequate measures have been taken to prevent damage to the area of archaeological interest identified in the report entitled: Bluestones Resort, Pembrokeshire Archaeological evaluation by Archaeology Wales (Report 1939, Dated December 2020). Measures to protect the archaeology during construction should include:

- i. Fencing, of a type, form and location to be agreed in writing with the Local Planning Authority. This fencing must be at least 1.25 metres high.
- ii. No excavations, site works, trenches, channels, pipes, services, temporary buildings used in connection with the development or areas for the deposit of soil or waste or for the storage of construction materials, equipment or fuel or other deleterious liquids shall be sited within the area of archaeological interest without the prior written consent of the Local Planning Authority.



## Item 5 - Report on Planning Applications

- iii. There shall be no alteration of soil levels under the crown spread of any tree or group of trees to be retained.

**Reason:** To ensure protection of archaeology during the construction of the development. Policy: Local Development Plan - Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), and 14 (Conservation of the Pembrokeshire Coast National Park).

- 14. The lodges which are the subject of this application shall be used for holiday accommodation only and for no other purpose including any other purpose within Class C (including a person's sole or main place of residence) of the Schedule of the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification.

**Reason:** To define the nature of the tourism use permitted and for the avoidance of doubt. Policy: Local Development Plan - Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), and 14 (Conservation of the Pembrokeshire Coast National Park), 38 (Visitor Economy), and 41 (Caravan, Camping and Chalet Development)

- 15. The owners/operators of the development hereby approved shall maintain an up to date register of the names of all occupiers of individual units of accommodation on the site and of their main home addresses and shall make this information available at all reasonable times to the Local Planning Authority

**Reason:** To define the nature of the tourism use permitted and for the avoidance of doubt. Policy: Local Development Plan - Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), and 14 (Conservation of the Pembrokeshire Coast National Park), 38 (Visitor Economy), and 41 (Caravan, Camping and Chalet Development)

- 16. The buildings shall not be brought into operational use until a scheme for foul drainage has been submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the approved details.

**Reason:** To ensure that animal and plant species and habitats listed under the Conservation of Habitats and Species Regulations 2017 are adequately protected and in the interests of protecting amenity. Policy: Local Development Plan 2 – Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 10 (Sites and Species of European Importance), 14 (Conservation of the Pembrokeshire Coast National Park), 30 (Amenity).

- 17. A management and maintenance plan shall be produced for the private wastewater treatment system. The plan shall be submitted to and approved in writing by the Local Planning Authority.

**Reason:** To ensure that animal and plant species and habitats listed under the Conservation of Habitats and Species Regulations 2017 are adequately protected and in the interests of protecting amenity. Policy: Local Development Plan 2 – Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 10 (Sites and Species of European Importance), 14 (Conservation of the Pembrokeshire Coast National Park), 30 (Amenity).

## Informatives

1. Sustainable Drainage Consent approval should be sought from:

SAB  
Community Services Directorate  
Infrastructure Division  
Pembrokeshire County Council  
County Hall  
Haverfordwest  
Pembrokeshire  
SA61 1TP

e-mail: [sab@pembrokeshire.gov.uk](mailto:sab@pembrokeshire.gov.uk)

The SAB team can be contacted by telephone as follows:  
Paul Morgan 01437 776142 or Emyr Williams 01437 776143

2. All British bat species are European Protected Species by virtue of their listing under Annex IV of EC Directive 92/43/EEC (The Habitats Directive). This Directive has been transposed into British Law under the Conservation of Habitats and Species Regulations 2017. British bats are also protected under Schedule 5 of the Wildlife and Countryside Act (1981) (as amended). If bats are encountered on site works should stop immediately and NRW should be contacted (Natural Resources Wales – General Enquiries: [enquiries@naturalresourceswales.gov.uk](mailto:enquiries@naturalresourceswales.gov.uk) or 0300 065 3000 Mon-Fri, 8am – 6pm) a licence may then need to be applied for from NRW. Licences are not automatically granted by virtue of a valid planning consent and it may be possible that the necessary licence application may be refused.
3. To comply with the law (Section 1 of the Wildlife and Countryside Act 1981) it is recommended that any works affecting vegetation on site must be done outside the nesting season, which is recognised to be from March to August inclusive, unless it can be demonstrated that nesting birds are absent. It should be noted that birds may still be nesting outside this season; therefore care should be taken to ensure that no nesting birds are affected.
4. This permission is subject to an agreement under section 106 of the Town and Country Planning Act 1990 (As amended) and should be read in conjunction with this agreement.
5. Attention is drawn to the enclosed letter from the Mid and West Wales Fire and Rescue Authority.

## Item 5 - Report on Planning Applications

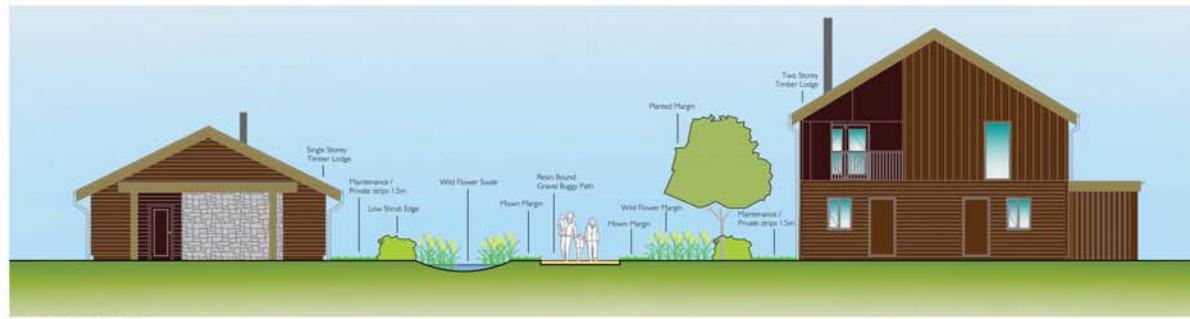
6. The proposed development is crossed by a 24 inch raw watermain, the approximate position being shown on the attached plan. Dwr Cymru Welsh Water as Statutory Undertaker has statutory powers to access our apparatus at all times. I enclose our Conditions for Development near Watermain(s). It may be possible for this watermain to be diverted under Section 185 of the Water Industry Act 1991, the cost of which will be re-charged to the developer. The developer must consult Dwr Cymru Welsh Water before any development commences on site.

[illegible]





Indicative Section A-A



Indicative Section B-B



## LEGEND

- Site Boundary
- Buildings
- Existing Trees
- Proposed Trees
- Proposed Pine Trees
- Proposed Specimen Shrubs
- Proposed Amenity Planting
- Proposed Structure Planting
- Proposed Native Hedge
- Proposed Grass
- Proposed Wildflower Grass
- Swale Feature
- Proposed Rain Garden
- Proposed Buggy Turning / Soakaway
- Water
- Proposed Feature Rocks
- Proposed Aquatic / Marginal Planting
- Proposed Unit
- Gabion Retaining Wall with Planting

REV F	Updated to Architect's layout	SJL	12/12/20
REV E	Updated to Architect's layout	SJL	14/12/20
REV D	Updated to Architect's layout	SJL	23/09/20
REV C	Updated to Architect's layout	SJL	18/09/20
REV B	Updated to Architect's layout	SJL	11/09/20
REV A	Updated to Architect's layout	SJL	04/09/20
Revisions		Initials	Date

**ANDREW DAVIS**  
LANDSCAPE ARCHITECTS  
& Environmental Consultants

**Sketch Design**  
Bluestone Resorts Ltd  
Bluestone Phase 4 - Masterplan  
Scale: 1:1,000 @ A1  
Date: Aug 2020  
Project Number: W2427  
Revision: F

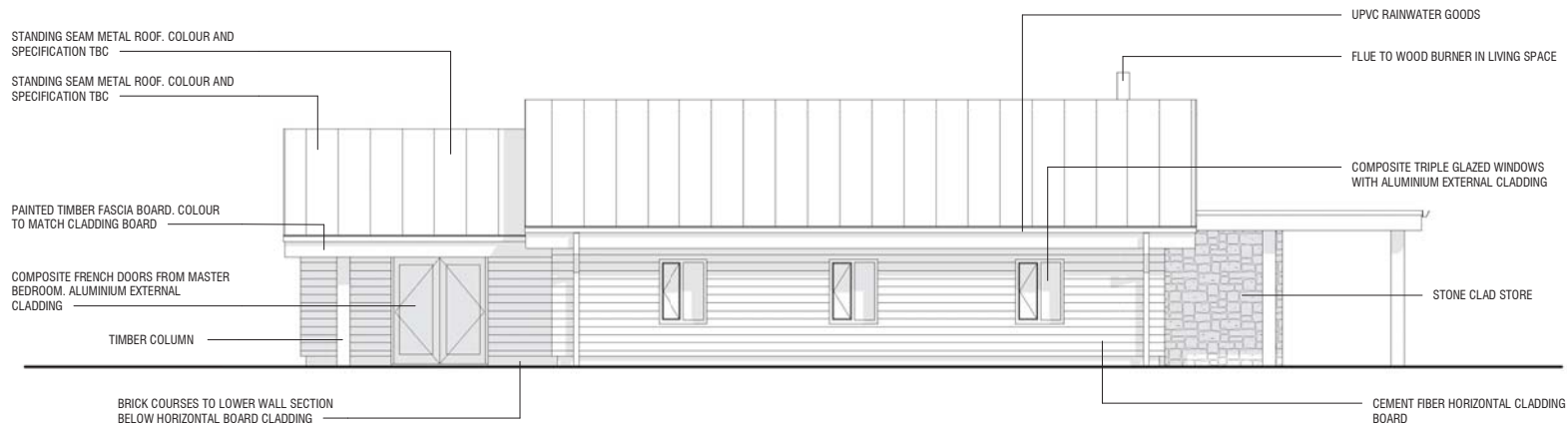
Drawn By: SU  
Checked: SJL  
Drawing Number: MP01



Insight to conceive  
Expertise to realise....

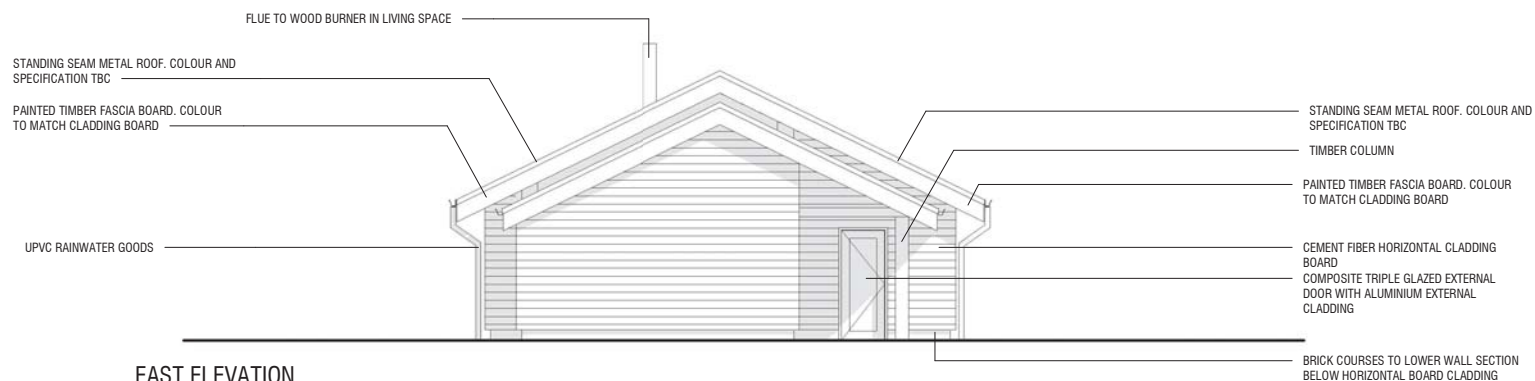
**Sketch Design**

**BLUESTONE RESORTS LTD**  
**BLUESTONE PHASE 4**



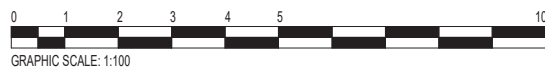
### NORTH ELEVATION

1 : 100 @A3



### EAST ELEVATION

1 : 100 @A3



C	Amendments to floor plans	14 Dec 19	
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Rev	Description	Date	Initial
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Energy Consultant:

Energy Consultant:

Structural Engineer:

MEP Consultant:

<p>WATERMAN'S LANE THE GREEN PEMBROKE PEMBROKESHIRE WALES SA71 4NU</p> <p>TEL (01646) 685472 FAX (01646) 621220 architects@acanthus-holden.co.uk www.acanthus-holden.co.uk</p>	<p><b>ACANTHUS HOLDEN</b></p> <p>architects planners perspective engineering</p>
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Client: BLUESTONE RESORTS

Project: BLUESTONE PHASE 4 - LODGE B

Sheet Name: GA ELEVATIONS

Sheet Number: P201 Issue Status: PLANNING

PROJECT NUMBER: A2005E C

DATE: 14.10.19 Author Checker

NOTE: THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL RELATED DRAWINGS, SCHEDULES AND/OR SPECIFICATIONS. ALL DIMENSIONS TO BE CHECKED ON SITE. ANY DISCREPANCIES TO BE REPORTED IMMEDIATELY.

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GRAPHIC SCALE: 1:100

## NORTH ELEVATION

1 : 100 @A3



GRAPHIC SCALE: 1:100

## EAST ELEVATION

1 : 100 @A3

B	Amendments to floor plans	09 DEC 19	
Rev	Description	Date	Initial

Energy Consultant:

Energy Consultant:

Structural Engineer:

MEP Consultant:

WATERMAN'S LANE  
THE GREEN  
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architects@acanthus-holden.co.uk  
www.acanthus-holden.co.uk



Client:

BLUESTONE RESORTS

Project:

BLUESTONE PHASE 4 - LODGE A.2

Sheet Name:

GA ELEVATIONS

Sheet Number:

P201

Issue Status:

PLANNING

PROJECT NUMBER:

A2005E

B

DATE:

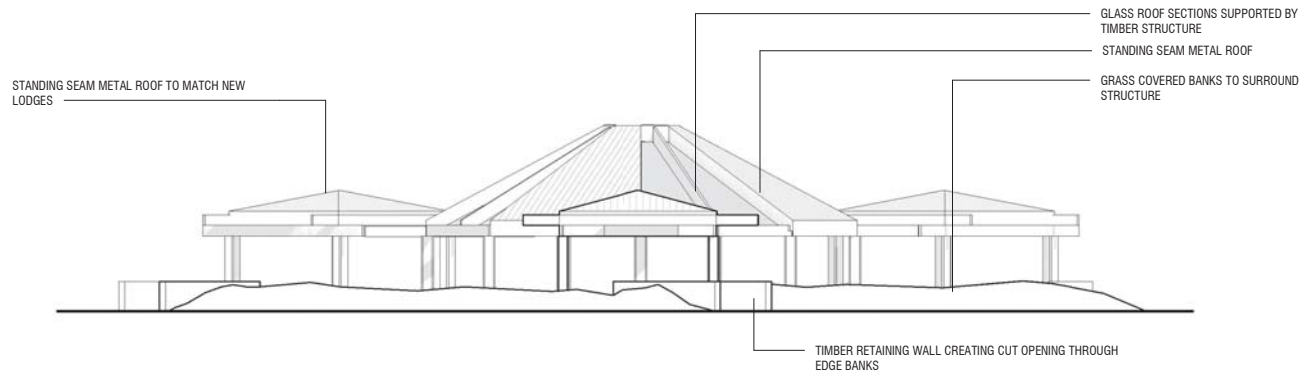
Issue Date

Author

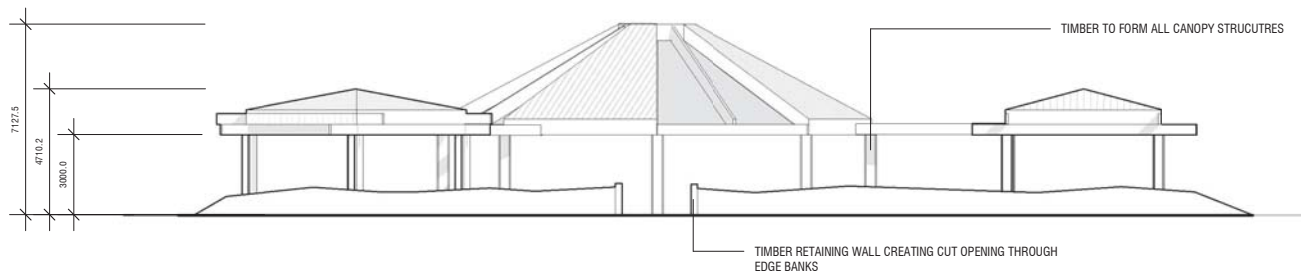
Checker

NOTE: THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL RELATED DRAWINGS, SCHEDULES AND/OR SPECIFICATIONS. ALL DIMENSIONS TO BE CHECKED ON SITE. ANY DISCREPANCIES TO BE REPORTED IMMEDIATELY.

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**NORTH ELEVATION**  
1 : 200 @A3



**EAST ELEVATION**  
1 : 200 @A3

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Rev	Description	Date	Initial
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Energy Consultant:

Energy Consultant:

Structural Engineer:

MEP Consultant:

WATERMAN'S LANE  
THE GREEN  
PEMBROKE  
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**ACANTHUS HOLDEN**  
architects planners  
perspective engineering

Client: **BLUESTONE RESORTS**

Project: **BLUESTONE PHASE 4 - CENTRAL HUB**

Sheet Name: **GA ELEVATIONS**

Sheet Number: **P201** Issue Status: **PLANNING**

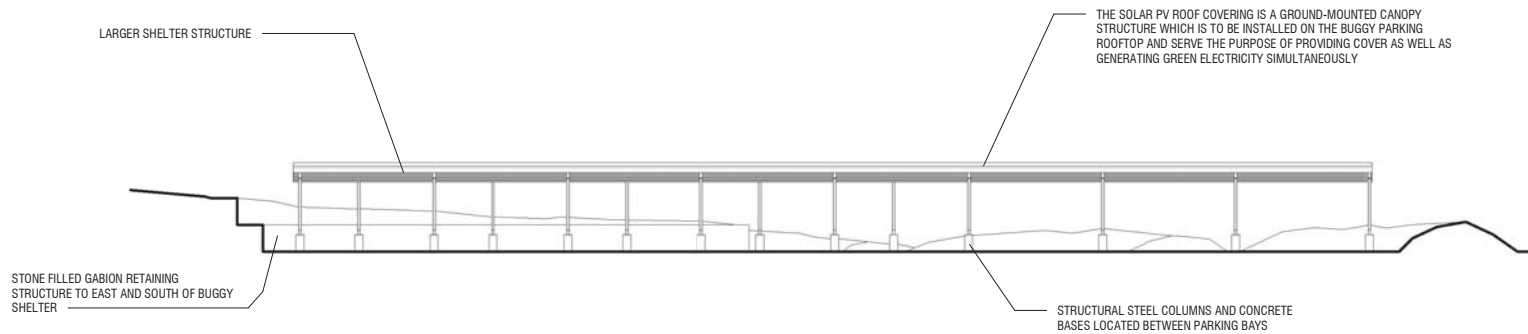
PROJECT NUMBER: **A2005E**

DATE: **Issue Date** Author: **Author** Checker: **Checker**

NOTE: THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL RELATED DRAWINGS, SCHEDULES AND/OR SPECIFICATIONS. ALL DIMENSIONS TO BE CHECKED ON SITE. ANY DISCREPANCIES TO BE REPORTED IMMEDIATELY.

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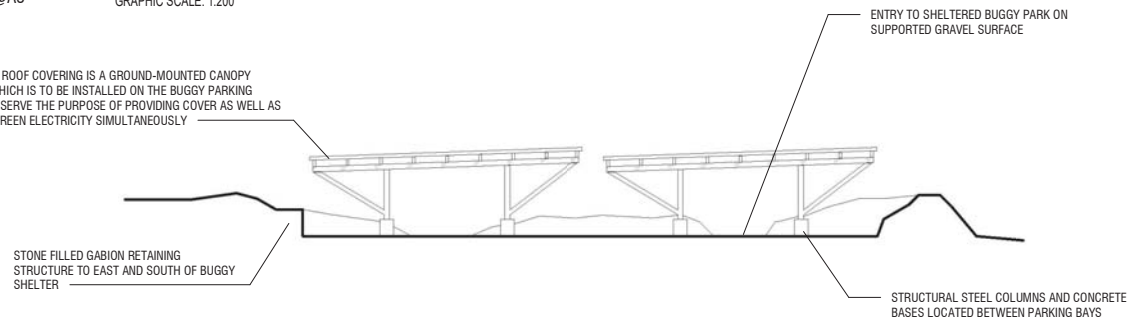




**NORTH ELEVATION**  
1 : 200 @A3



THE SOLAR PV ROOF COVERING IS A GROUND-MOUNTED CANOPY STRUCTURE WHICH IS TO BE INSTALLED ON THE BUGGY PARKING ROOFTOP AND SERVE THE PURPOSE OF PROVIDING COVER AS WELL AS GENERATING GREEN ELECTRICITY SIMULTANEOUSLY



**EAST ELEVATION**  
1 : 200 @A3



Rev	Description	Date	Initial
Energy Consultant:			
Energy Consultant:			
Structural Engineer:			
MEP Consultant:			
<p>WATERMAN'S LANE THE GREEN PEMBROKE PEMBROKESHIRE WALES SA71 4NU</p> <p>TEL (01646) 685472 FAX (01646) 621220</p> <p>architects@acanthus-holden.co.uk www.acanthus-holden.co.uk</p> <p><b>ACANTHUS HOLDEN</b></p> <p>architects planners perspective environment</p>			
Client: BLUESTONE RESORTS			
Project: BLUESTONE PHASE 4 - BUGGY PARK			
Sheet Name: GA ELEVATIONS			
Sheet Number: P201		Issue Status: PLANNING	
PROJECT NUMBER: A2005E			
DATE:	Issue Date	Author	Checker
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