

**Application Ref: NP/22/0712/FUL**

<b>Case Officer</b>	Rob James		
<b>Applicant</b>	Mr C Goldsworthy		
<b>Agent</b>	Mr Steve Hole, Steve Hole Architects LLP		
<b>Proposal</b>	Campsite for 40 pitches including infrastructure, drainage, electric hook ups and sanitary facilities		
<b>Site Location</b>	Parke Farm, Merrion, Pembroke, Pembrokeshire, SA71 5DU		
<b>Grid Ref</b>	SR94569711		
<b>Date Valid</b>	03-Jan-2023	<b>Target Date</b>	13-Dec-2023

**This application is being considered by the Development Management Committee as the scheme of Delegation requires ‘major’ application to be decided by Committee.**

**Consultee Response**

**CADW - Protection & Policy:** No objection  
**PCNPA Buildings Conservation Officer:** Conditional Consent  
**Natural Resources Wales:** No objection  
**PCC - Drainage Engineers:** Conditional consent  
**PCC - Transportation & Environment:** Conditional Consent  
**PCNPA Tree and Landscape Officer:** Further information required  
**PCNPA Planning Ecologist:** Conditional consent  
**Stackpole & Castlemartin C C:** Concern – wish application to be decided at Committee meeting  
**Health & Safety Executive:** No adverse comments  
**MOD - DIO Operations Development:** No objection

**Public Response**

A site notice and neighbour notification letters were posted in accordance with requirements of the *Town and Country Planning (Development Management Procedure) (Wales) Order 2012*.

Two third-party responses have been received, comprising of one letter of objection. Issues of objection raised include: noise, camping already well catered for in the immediate area, increased traffic, increased issues of trespass. One letter of concern has been received, which raised issues of highway safety concerns turning onto a 60mph road with caravans.

The material planning issues will be addressed within the main body of this report.

**Policies considered**

Planning Policy Wales 11 (PPW11)  
Future Wales - The National Plan 2040 (FW) which was adopted on 24th February 2021)  
TAN 05 - Nature Conservation and Planning  
TAN 06 - Planning for Sustainable Rural Communities  
TAN 12 - Design

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TAN 23 - Economic Development

TAN 24 - The Historic Environment

Local Development Plan 2 (LDP2) (September 2020)

LDP2 Policy 01 - National Park Purposes and Duty

LDP2 Policy 07 - Countryside

LDP2 Policy 08 - Special Qualities

LDP2 Policy 09 - Light Pollution

LDP2 Policy 10 - Sites and Species of European Importance

LDP2 Policy 11 - Nationally Protected Sites and Species

LDP2 Policy 14 - Conservation of the Pembrokeshire Coast National Park

LDP2 Policy 21 - Minerals Safeguarding

LDP2 Policy 29 - Sustainable Design

LDP2 Policy 30 - Amenity

LDP2 Policy 31 - Minimising Waste

LDP2 Policy 32 - Surface Water Drainage

LDP2 Policy 38 - Visitor Economy

LDP2 Policy 41 - Caravan, Camping & Chalet Development

LDP2 Policy 42 - Site Facilities on Tent, Chalet & Caravan Sites

LDP2 Policy 59 - Sustainable Transport

LDP2 Policy 60 - Impacts of Traffic

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

[Local Development Plan 2 - Pembrokeshire Coast National Park](#)

SPG03 - Loss of Hotels

SPG07 - Biodiversity

SPG08 - Caravan Camping & Chalet

TAN 15 - Development and Flood Risk

TAN 24 - The Historic Environment

### **Constraints**

Safeguarding Zone

Ancient Monument - within 500m

Hazardous Zones

Potential for surface water flooding

Nat Trust Covenants

Recreation Character Areas

Nitrate Vulnerable Zone

Affordable Housing Submarkets

Landscape Character Area

### **Officer's Appraisal**

#### **Summary**

This application is recommended for Refusal. The application is contrary to National Planning Policy as set out in Planning Policy Wales Edition 11 and Technical Advice Note 6 (TAN 6) (section 6.2). The application seeks to change the use of Best and Most Versatile (BMV) Agricultural Land into a Caravan and camping site. Planning Policy Wales 11 (PPW11) requires that BMV agricultural land should be conserved as a finite resource for the future with considerable weight given to protecting it from development. Such land should only be developed if there is an overriding need for

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the scheme and either previously developed land or land in lower agricultural grades are unavailable.

### **Site and Context**

Parke Farm campsite is located on a smallholding of 10 acres just outside the hamlet of Merrion in South Pembrokeshire. The site is accessed from a single track which lies immediately to the North of the B4319. To the southwest lies the Castlemartin Army Training base. To the north is the small village of St Twynnells which is a settlement located in Pembrokeshire County Council's planning area.

Parke Farm itself comprises of five paddocks which are situated to the north and west of the Grade II Listed Farmhouse (Cadw ref: 83133).

The application site comprises 2 paddocks measuring approximately 1.3 hectares situated north of Parke farmhouse. The land slopes upwards south to north and each paddock is defined by mature hedgerows, with the southern boundary of the southern paddock marked by the access track to the farmhouse.

The agent for the site has confirmed that the site has been operating historically under an exempted organizations certificate which ran until 27 January 2022. This permitted use of the site for up to 5 caravans and 10 tents for a period of 60 days. The certificate covered an area of 2 paddocks which are not part of this application, but on land immediately to the west of the application site. Since the certificate ceased the site has been operating under the 28-day rule for 2023.

A site visit in November confirmed that four paddocks (the two previously covered by the exempted organizations certificate and the two which are the subject of this application) appear to have been used for camping and caravanning in the 2023 season, with website reviews dating from May to August.

Currently on site are a range of unauthorised facilities. Access to the unauthorized sanitary facilities is via gaps in the western hedgerow with the facilities themselves situated within shepherds' hut structures mounted on platforms. Unauthorised pod structures contain separate toilet and dishwashing facilities in these areas. Unauthorised Electric hook-up points are located along the field boundaries of one of the paddocks, these facilities are not dug into the land - cables rest on the surface of the land within the hedgerow.

### **Relevant Planning History**

NP/17/0425/LBA – Extension to rear (west) elevation – APPROVED 05/09/2017

NP/19/0108/S73 – Variation of condition no.2 of NP/16/0675/FUL – APPROVED 11/04/2019

PA/21/0112 - Pre-Application Advice for Campsite on currently exempted land for 40 pitches including infrastructure, drainage, electric hook ups and sanitary facilities. - Subject to detailed matters the enquiry meets the requirements of Policy 41 of LDP2.

### **Description of Proposal**

The proposal is for 40 touring pitches including infrastructure, drainage, electric hook-ups and sanitary facilities.

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Since the application was originally submitted the following additional submissions have been received from the applicant:

- Viability Report received 2/11/23
- Amended layout plan received 19/11/23
- Former certificate for exempted organization 16/11/23

The above submissions were in response to requests made by the case officer. The nature of the amendments were sufficiently minor to not require further publicity.

### **Key Issues**

The application raises the following planning matters:

- Policy and Principle of Development
- Siting, Design and Impact upon the Special Qualities of the National Park
- Biodiversity
- Landscaping
- Amenity and Privacy
- Access and Parking
- Drainage

### *Policy and principle of development:*

Future Wales – The National Plan 2040 (FW) which was adopted on 24th February 2022 and is the National Development Framework for Wales – is the national tier of the Development Plan. Policy 4 of FW (Supporting Rural Communities) states that Strategic and Local Development Plans must identify their rural communities, assess their needs, and set out policies to support them. On page 104, Future Wales states that: National Park Authorities “are unique planning entities with a specific remit to reflect the distinctive characteristics of their areas... and that Future Wales policies respect the functions of National Parks in terms of their statutory purposes...”

Planning Policy Wales Edition 11, Section 3.58 states that agricultural land of grades 1, 2 and 3a is the Best and Most Versatile (BMV), and should be conserved as a finite resource for the future.

Section 3.59 goes on to clarify: "When considering the search sequence and in development plan policies and development management decisions considerable weight should be given to protecting such land from development, because of its special importance. Land in grades 1, 2 and 3a should only be developed if there is an overriding need for the development, and either previously developed land or land in lower agricultural grades is unavailable, or available lower grade land has an environmental value recognised by a landscape, wildlife, historic or archaeological designation which outweighs the agricultural considerations. If land in grades 1, 2 or 3a does need to be developed, and there is a choice between sites of different grades, development should be directed to land of the lowest grade."

Land is categorised into one of the following grades:

- Grade 1: Excellent quality agricultural land
- Grade 2: Good quality agricultural land
- Grade 3a: Good to moderate quality agricultural land
- Grade 3b: Moderate quality agricultural land
- Grade 4: Poor quality agricultural land

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### Grade 5: Very poor-quality agricultural land

Further guidance in relation to BMV agricultural land is contained in Technical Advice Note 6 Planning for Sustainable Rural Communities (TAN 6) which suggests once agricultural land is developed, even for 'soft' uses such as golf courses, its return to agriculture as BMV land is seldom practicable.

A viability assessment has been carried out on behalf of the applicants and produced by Rees Richards Chartered Surveyors, Land and Estate Agents. The report confirms that the land is classified as Grade 2. The viability report concludes that 85% of the total 10 acres is suitable for mixed cropping. It notes its location coupled with local demand is also suitable for diversified equestrian or commercial use. A financial appraisal has been supplied suggesting that the holding would not be financially viable if it were solely reliant on agriculture.

Officers consider that the application site has no current exemption certificates allowing for a seasonal camping and caravan use. Whilst a historic certificate was in place on adjoining fields - the details of that certificate were to grant permission for up to five caravans and ten tents for a maximum period of 60 days. Even if this were reinstated and presented as a legal fallback position, the current proposal for 40 tourers on a seasonal basis represents a significant increase in the loss of land which has been identified as BMV. The existing use of the land under the 28-day rule under *The Town and Country Planning (General Permitted Development) (Amendment) (No 2) (Wales) Order 2021* allows for the use of tented camping only for a maximum of 28 days in any calendar year. The 28-day exemption applies only to land which is not associated with an existing building, agricultural building, or listed building. Under the 28-day rule on land over five acres up to three caravans can be pitched at any time with a maximum stay of two nights only.

The existing use under the 28-day rule and previous certification as an exempted site (which it is likely could be reinstated) do represent a material consideration. Officers have assessed the weight that can be attributed to this material consideration. The Officer view is that this fallback position can be only given very limited weight, because of the significant difference in pitch numbers and time limits that apply. The application will still result in a net loss of BMV Agricultural Land.

Whilst the viability assessment produced as part of the application demonstrates that the holding would not be financially viable if reliant solely on agriculture, it does demonstrate that around 85% of the total acreage is suitable for mixed cropping and it is therefore considered that the loss of BMV land in this area would not accord with the aims of national planning policy.

Officers consider that there is an in-principle objection to the development of BMV Agricultural Land and the development is therefore contrary to National Policy as set out in Sections 3.58 & 3.59 of PPW11 and TAN 6.

Policy 38 of LDP2 is the Strategy Policy for the Visitor Economy of the National Park, and under criterion a) allows for limited caravan, camping and chalet development. Policy 41 relates to caravan, camping and chalet development and allows for new sites to be considered in away from the coast and Preseli Hill and locations inter-

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visible with them. Sites are required to avoid sensitive locations and units should be sited so that they can be readily assimilated into the landscape without causing an unacceptable adverse effect on the National Park landscape. There should be no unacceptable cumulative effects and where possible ancillary facilities should be located in existing buildings. Where new buildings are needed, they should be of a scale commensurate with the scale of the overall development and enhancement opportunities should achieve an overall environmental improvement with demonstrable benefits in reducing visual impact on the surrounding landscape.

The Authority's Supplementary Planning Guidance on camping and caravan development provides more detail on the types of developments that may be permitted in the identified landscape character areas of the National Park. The pre-application site is located within Landscape Character Area 6 – Castlemartin/Merrion Ranges. As defined in the guidance, the site would be categorised as a medium seasonal site in terms of its size and the type of accommodation proposed.

The SPG for this area identifies a high/medium sensitivity for medium seasonal sites and advises that there is no further capacity for sites close to Broad Haven or on exposed slopes but that there may be limited opportunities for small seasonal sites further inland in discreet locations screened by landform and vegetation.

Officers consider that the proposal accords with the Visitor Economy and Caravan, Camping and Chalet Development policies of the LDP2: Policy 38 and Policy 41). This consideration does not however outweigh the considerable conflict identified with National Planning Policy in relation to the loss of Best and Most Versatile Agricultural Land set out above. There is therefore an in-principle objection to this proposal.

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

Policy 8 of the Pembrokeshire Coast National Park Local Development Plan 2 (LDP2) is a strategy policy which refers to the special qualities of the National Park and lists priorities to ensure that these qualities will be protected and enhanced.

Policy 14 of the LDP2 seeks the conservation of the Pembrokeshire Coast National Park with criteria (a) and (b) resisting development that would cause significant visual intrusion and/or, that would be introducing or intensifying a use which is incompatible with its location. Criteria (c) and (d) resists development that would fail to harmonise with or enhance the landform and landscape character of the National Park and/or fails to incorporate important traditional features.

Policy 29 of LDP2 requires all development proposals to be well designed in terms of place and local distinctiveness (criterion (a)).

Parts of the Pembrokeshire Coast National Park are still relatively undeveloped with minimal impact of lighting on the night sky. Policy 9 seeks to conserve that character and limit the impact of lighting which could negatively impact on the special qualities of the National Park.

The two paddocks proposed for the camping pitches are visually contained by the landform and vegetation bordering the paddocks and additional planting is proposed

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throughout and around the boundaries of the site which will further assist with visual screening. Revised plans have been received moving existing washing & laundry services from an adjoining two paddocks into the two paddocks within the red line further containing the site. Having considered these amended plans, Officers are of the view that the proposals, having regard to visual and landscape effects would accord with Policy 14 (Conservation of the Pembrokeshire Coast National Park) and Policy 29 (Sustainable Development).

Parke Farm is a Grade II Listed Building. Section 66 of the *Planning (Listed Buildings and Conservation Areas) Act 1990* and the provisions of TAN24 (The Historic Environment) requires that special regard be paid to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. LDP2 Policy 08 advocates that the historic environment is protected, and where possible enhanced.

The PCNPA Buildings and Conservation Officer states that; from the main road, the cottage is well-screened by existing trees, the site of the proposed camp site beyond not readily visible, even though it gently rises. From within the site, there is likely to be some inter-visibility between the curtilage of the cottage and the proposed camp site.

Officers consider that the amended plans received move all infrastructure within the two paddocks and limit any impact upon the Listed Building Farmhouse.

PPW 11 states that there is a presumption in favour of the protection of the setting of Scheduled Ancient Monuments (SAMs). *The Ancient Monuments and Archaeological Areas Act 1979* also seeks the protection of SAMs but only in terms of direct impacts on the monuments themselves. PPW 11 nevertheless states "the desirability of preserving an ancient monument and its setting is a material consideration in determining a planning application."

A Setting Assessment produced by ArchaeoDomus – Archaeological & Heritage Services considers the effect of the proposed development on the setting of Scheduled Monument PE565 RAF St Twynells Rotor Radar Station, concluding that there will be no impact on the monument's setting and significance.

Cadw have been consulted and after initially asking for more information have commented again on the application agreeing with the conclusions of the report that there will be no impact on the monument's setting and significance.

There would be no direct impacts on a Scheduled Monument from this proposal. There would be no adverse impact on the setting of listed buildings. The proposal thus accords with Policy 8 in relation to the historic environment.

No lighting is proposed, and the tracks will remain unsurfaced. The proposal thus accords with Policy 9 in relation to lighting.

As such, the development proposals are considered to preserve the character and appearance of the immediate area and the special qualities of the National Park. As

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such the proposed development is considered to comply with Policies 08, 09, 14 and 29 of the LDP2.

### Amenity and Privacy:

Policy 30 of LDP2 refers to 'amenity' in general with criteria (a) and (b) seeking to avoid incompatible development and significant adverse impact upon the amenity enjoyed by neighbouring properties. There are no neighbouring residential properties that would be affected by the development as the application site is located at the end of a private driveway. the host dwelling is the only residential dwelling in the immediate vicinity. As such the proposed development is considered to comply with Policy 30 of the LDP2.

### Access and Parking:

National planning policy accepts that for most rural areas the opportunities for reducing car use and increasing walking, cycling and use of public transport are more limited than in urban areas. In rural areas most new development should be located in settlements which have relatively good accessibility by non-car modes when compared to the rural area as a whole. Development in these areas should, where possible, offer good active travel connections to the centres of settlements to reduce the need to travel by car for local journeys. It is recognised that the planning system has a key role to play in reducing the need to travel, particularly by private car, and supporting sustainable transport, by facilitating developments which are sited in the right locations, where they can be easily accessed by sustainable modes of travel and without the need for a car; make it possible for all short journeys within and beyond the development to be easily made by walking and cycling.

Policy 59 (Sustainable Transport) of LDP2 is consistent with these objectives, seeking to permit development which promotes sustainable travel choices and reduces the need to travel by car by ensuring new development is well designed and provides appropriate access for pedestrians, cyclists, vehicles and public transport where appropriate and not permitting proposals that cause significant concerns about potential transport impacts which cannot be satisfactorily mitigated. Policy 60 (Impacts of Traffic) of LDP2 prevents development where appropriate access cannot be achieved; where traffic would generate an unacceptable adverse effect in terms of congestion, times of generation or where there is an unacceptable adverse effect on road safety.

The site is accessed from the B4319 between Castlemartin and Boshaston, a single-carriageway (with one traffic lane in both directions) with a 60mph speed limit. The site has a domestic/agricultural access, with a single lane access track. It is proposed that the access will be widened to 5.5 metres for two vehicles to pass for the minimum of 25 metres with a 4.5 metre radii. In addition, two passing bays to allow a towing vehicle to wait are also proposed on the single access track.

Whilst in a rural location, a bus service to Merrion Cross (10 minutes' walk from the site) runs from both Pembroke and Pembroke Dock (no. 387 and no. 388) and the site is served seasonally by the Coastal Cruiser. No direct footpaths or cycleways connect the site.



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The Highways Authority have been consulted in respect to any potential impact on traffic or highway safety. The proposed passing places on the private driveway are considered by the consultation response of PCC Highways Development Control to assist in traffic backing up onto the carriageway.

Whilst outside a Centre, the site does benefit from some multi-modal forms of access. Nevertheless, due in particular to its location, the availability of nearby services and the nature of the proposed development, the vast number of trips would be anticipated by car. The transportation effects of the proposal would not be significant when compared to the existing situation and the vehicular accesses if amended are suitable.

Subject to three recommended conditions and notwithstanding objections received the application is considered appropriate and, is therefore considered to comply with Policies 59 & 60 of the Pembrokeshire Coast National Park Local Development Plan 2 (LDP2).

### Landscaping & Biodiversity:

To comply with Planning Policy Wales 11 (2021) Section 6, Technical Advice Note (TAN) 5, and Technical Advice Note (TAN) 10, Planning authorities should protect trees, hedgerows, groups of trees and areas of woodland where they have ecological value, contribute to the character or amenity of a particular locality, or perform a beneficial and identified green infrastructure function.

To comply with Planning Policy Wales 11 (2021) and the *Environment (Wales) Act 2016* planning authorities are expected to ensure every development positively contributes to biodiversity.

There are no Tree Preservation Orders within the red line of the site and the site is not within a Conservation Area.

The Authority's Tree and Landscape Officer has been consulted and has commented that although the landscaping plan appears to be adequate, more information is required in the form of an Arboricultural Impact Assessment (AIA) and Arboricultural Method Statement (AMS). This could be controlled via a pre-commencement condition if the application was recommended for approval.

The PCNPA Planning Ecologist has been consulted and has responded with no objections subject to a condition to approve a native wildflower mix as the one submitted with the application includes non-native species.

NRW have been consulted and have no objections to the proposed development.

Subject to the conditions suggested above the application is considered acceptable in relation to Landscaping and Biodiversity considerations.

### Drainage:

The PCC Drainage Engineers have been consulted, and have commented that there is an 'Ordinary Watercourse' present on site. As a result, a condition is recommended.

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NRW have commented that the private drainage solution will require an Environmental Permit and any approval of planning permission does not guarantee that a permit will be granted. Whilst limited information on the private drainage has been provided to this Authority - it would be possible to address this issue via a condition.

### Well-being:

This report takes account of the duty placed on Pembrokeshire Coast National Park Authority as a public body, by the *Well-Being of Future Generations (Wales) Act 2015* to carry out sustainable development. The duty to improve the economic, social, environmental and cultural well-being of Wales, in accordance with the sustainable development principle, under section 3 of the *Well-Being of Future Generations (Wales) Act 2015* has been considered. This report is in accordance with the sustainable development principle through its contribution towards one or more of the Welsh Ministers' well-being objectives set out in the Act.

### **Conclusion**

The proposed caravan and camping site as submitted fails to accord with National Planning Policy in the following respect:

The application wishes to change the use of Best and Most Versatile (BMV) Agricultural Land into a Caravan and camping site. Planning Policy Wales 11 (PPW11) requires that BMV agricultural land should be conserved as a finite resource for the future with considerable weight given to protecting it from development. Such land should only be developed if there is an overriding need for the scheme and either previously developed land or land in lower agricultural grades are unavailable.

As such the proposal would fail to accord with Planning Policy Wales Edition 11 and Technical Advice Note 6 (TAN6).

Environmental impacts relating to landscaping and biodiversity, drainage and access and parking can all be mitigated via the application of relevant planning conditions and are thus in accordance with relevant Policies of the LDP2.

### **Recommendation**

REFUSE for the following reason:

1. The application would result in the loss of Best and Most Versatile Agricultural land (Grade 2). This is contrary to the provisions of both Planning Policy Wales Edition 11 and Technical Advice Note 6.



LOCATION PLAN 1:1250

Paper Size  
**A3**

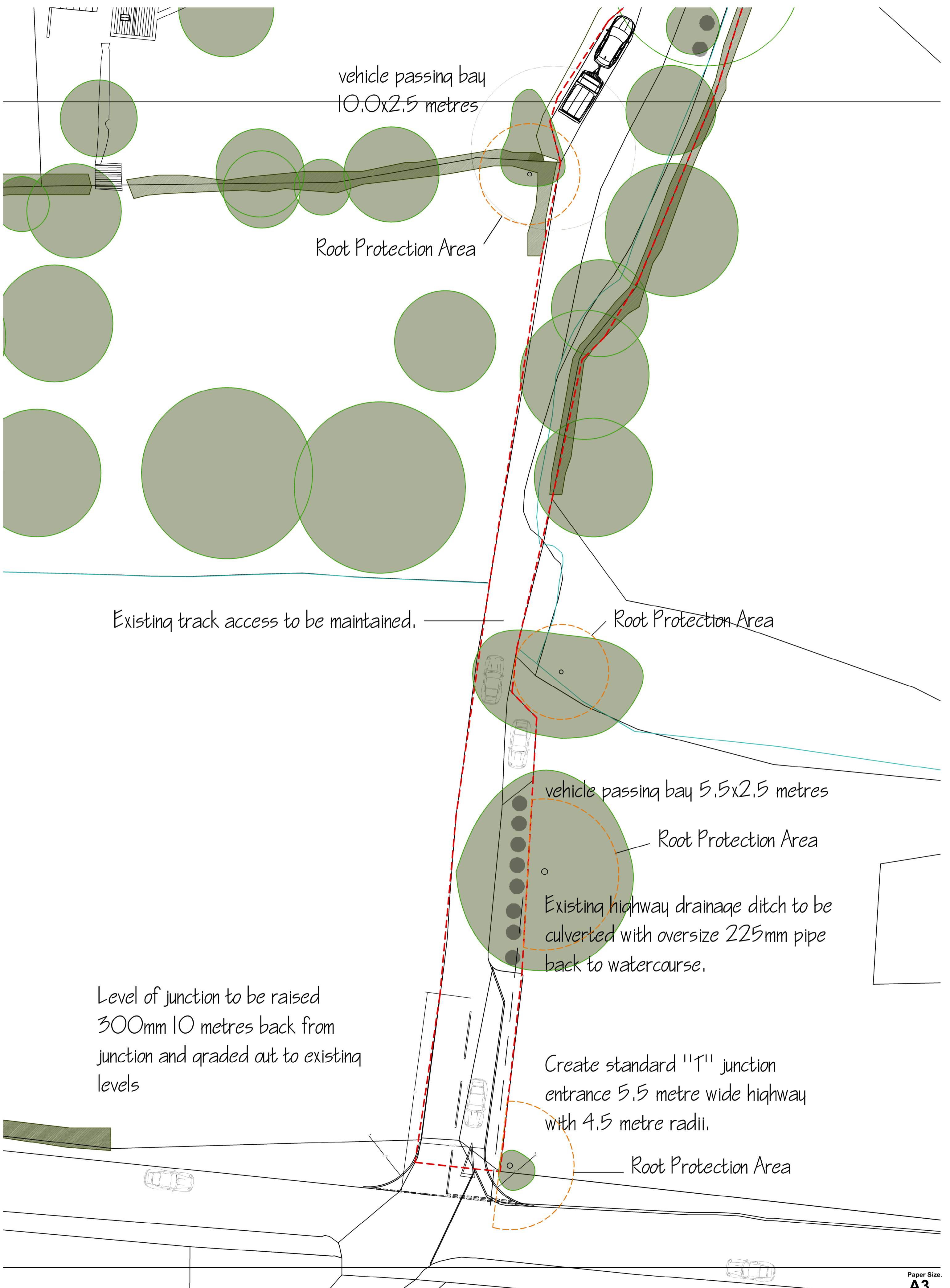


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Project  
PARKE FARM CAMPSITE MERRION PEMBROKESHIRE SA71 5DU

Drawing title  
PROPOSED SITE PLAN

Drawing No.	1906.00	Rev.	1/250	Scales	Date.	Drawn by.
						SLH



vehicle passing bay  
10.0x2.5 metres

Root Protection Area

Existing track access to be maintained.

Root Protection Area

vehicle passing bay 5.5x2.5 metres

Root Protection Area

Existing highway drainage ditch to be  
culverted with oversize 225mm pipe  
back to watercourse.

Level of junction to be raised  
300mm 10 metres back from  
junction and graded out to existing  
levels

Create standard "T" junction  
entrance 5.5 metre wide highway  
with 4.5 metre radii.

Root Protection Area

Paper Size:  
**A3**



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PARKE FARM CAMPSITE MERRION PEMBROKESHIRE SA71 5DU  
 PROPOSED SITE PLAN  
 Drawing No: 1906.01 Date: 06/22 Scale: 1:500  
 Paper Size: A2

PARKE FARM CAMPSITE: PLANTING SCHEDULE			
September 2022			
KEY	SPECIES	NAME	QTY
<b>TREE PLANTING</b>			
<b>BAREROOT SEEDLING</b>			
	Betula pendula	Silver Birch	125/150cm 1+1 8 No
	Malus x domestica	Apple	100/125cm 1+1 18 No
	Prunus avium	Wild cherry	100/125cm 1+1 10 No
	Salix caprea	Goat willow	80/100 1+1 8 No
	Sorbus aucuparia	Rowan	125/150cm 1+1 25 No
	<b>TOTAL</b>		<b>69 No</b>
<b>HEDGEROWS 1</b>			
<b>NATIVE HEDGE BAREROOT STOCK</b>			
	Cs	Cornus sanguinea	Dogwood 20-40cm 1 u1 75 No
	Ca	Corylus avellana	Hazel 20-40cm 1 u1 75 No
	Cm	Crataegus monogyna	Hawthorn 20-40cm 1 u1 260 No
	Hh	Hedera helix	Ivy 20-40cm 9cm pot 27 No
	la	Ilex aquifolium	Holly 30-45cm 3l pot 40 No
	Jo	Jasminum officinale	Jasmine 40-60cm 2l pot 27 No
	Lp	Lonicera periclymenum	Honeysuckle 40-60cm 2l pot 27 No
	Ps	Prunus spinosa	Blackthorn 20-40cm 1 u1 40 No
	Rc	Rosa canina	Dogrose 20-40cm 1 u1 27 No
	Sn	Sambucus nigra	Elder 20-40cm 1 u1 57 No
	<b>TOTAL</b>		<b>655 No</b>
<b>HEDGEROWS 2 - addition to existing hedgerows</b>			
<b>NATIVE HEDGE BAREROOT AND CONTAINERISED STOCK</b>			
	Lp	Lonicera periclymenum	Honeysuckle 40-60cm 2L pot 80 No
	Rc	Rosa canina	Dogrose 20-40cm 1 u1 80 No
	<b>TOTAL</b>		<b>160 No</b>

GRASS AREAS		
BAT WILDFLOWER AREA		
BFS 140-BAT FRIENDLY WILDFLOWER SEED MIX		
Phoenix Amenity Supplies Support@phoenixamenity.co.uk 01684 212020		
Species	Quantity	%
Hyacinthoides non-scripta	Blubelle	2%
iberis sempervirens	Candytuft	4%
Centaurea nigra	Commin Knapweed	4%
Agrostemma githago	Corn Cockle	14%
Glebionis segetum	Corn Marigold	5%
Papaver rhoeas	Corn poppy	5%
Centaurea cyanus	Cornflower	8%
Echinacea ssp purpurea	Coneflower	4%
Knautia arvensis	Field Scabious	5%
Lunaria annua	Honesty	5%
Malva moschata	Musk mallow	2%
Matthiola longipetals ss bicornis	Night scented Stock	5%
Leucanthemum vulgare	Oxeye Daisy	3%
Phacelia tanacetifolia	Phacelia	6%
Silene dioica	Red Campion	4%
Dianthus barbatus	Sweet William	3%
Nicotiana 'Mixed'	Tobacco plant	7%
Verbena hybrida	Verbena	2%
Cheiranthus cheiri	Wallflower	8%
Achillea millefolium	Yarrow	2%
<b>Seed rate of 2g per sqm</b>		<b>100%</b>

WILDFLOWER MIX		G2	m <sup>2</sup>
Naturescape.co.uk 01849 860592			
Leucanthemum vulgare	Oxeye Daisy		70%
Oenothera biennis	Evening Primrose		30%
<b>Seed rate of 1g per sqm</b>			<b>100%</b>

MICHELLE MORGAN GARDEN DESIGN  
 4 Egypt Meadow, Ludchurch, Narberth, Pembrokeshire, SA67 7AA  
 Telephone Number: 01834 851881  
 Client: Parke Farm Campsite  
 Title: Planting schedule  
 Scale: 1:500 Date: Sept 2022  
 Drawing no: 1209 Revisions: Drawn by: MU  
 All dimensions must be checked on site and not scaled from this drawing.  
 © Michelle Morgan 2008

Paper Size: A3



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Project: PARKE FARM CAMPSITE MERRION PEMBROKESHIRE SA71 5DU  
 Drawing title: PROPOSED LANDSCAPE LAYOUT AND SCHEDULE  
 Drawing No: 1906.03 Rev: N15 Page 47 of 61  
 Date: 10/22 Drawn by: SLH



Grass camping pitches set in wildflower meadows with screen planting defining areas.



Shepherds hut shower block



3 WC and Urinal Pod



Dishwashing Pod

Klarqester Biodisc 125 Sewage Treatment Works

electric supply to hookups running in hedgeline

electric supply to hook ups running in hedgeline

"Green Lane" pedestrian route

Parke Farm

vehicle passing bay 10.0x2.5 metres

Root Protection Area

Existing track access to be maintained.

Root Protection Area

Paper Size: **A2**

Project: PARKE FARM CAMPSITE MERRION PEMBROKESHIRE SA71 5DU				
Drawing Title: PROPOSED SITE PLAN				
Drawing No.	1906.01	Rev.	01	Date:
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