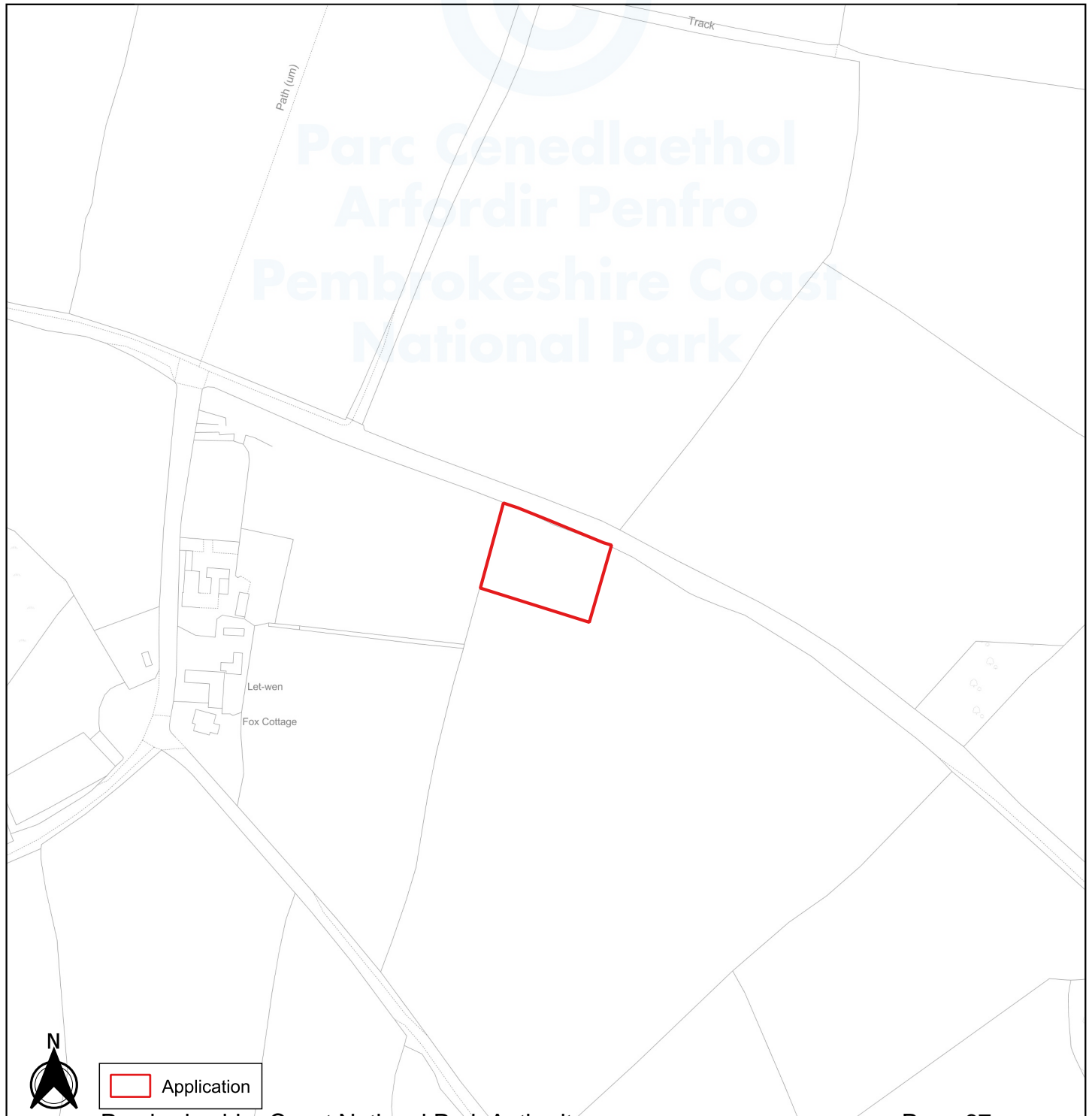
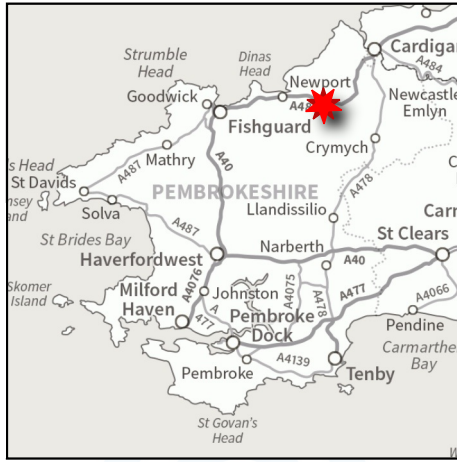


Site Location: let Wen, Felindre
Farchog, Crymych, Pembrokeshire,
SA41 3XF



Parc Cenedlaethol
Arfordir Penfro
Pembrokeshire Coast
National Park

Graddfa/Scale: 1:2,500



Application

PEMBROKESHIRE COAST NATIONAL PARK AUTHORITY DELEGATED DECISION REPORT



Ref No: NP/26/0146/FUL
Proposal: Construction of agricultural building for horse breeding stables
Site Location: let Wen, Felindre Farchog, Crymych, Pembrokeshire, SA41 3XF

Recommendation: **Approve**, subject to conditions

Summary:

The application is being brought to the Development Management Committee in accordance with the scheme of delegation as the Community Council have objected to the application raising material planning matters, contrary to the Officer recommendation for approval.

Plans and documents may be viewed here: [Citizen Portal Planning - application details](#)

The application relates to land east of let Wen, Felindre Farchog, Crymych, within the open countryside of the Pembrokeshire Coast National Park. The site comprises part of a wider agricultural grazing field located within the Mynydd Preseli Landscape Character Area and historically formed part of the former Crosswell Riding Stables operation, giving the land an established equestrian association.

Planning permission is sought for the construction of buildings and associated infrastructure to support a horse breeding enterprise known as The Ceulan Stud. The proposal includes the erection of a stable block containing three stables together with ancillary feed storage, tack room, hay and implement storage buildings, turnout paddock, dung storage area, access improvements, permeable hardstanding, landscaping and biodiversity enhancement measures.

The development has been amended following pre-application discussions to reduce the scale of development and minimise the amount of Grade 3a Best and Most Versatile agricultural land affected. The proposal also incorporates significant mitigation measures including native hedgerow planting, ecological buffers, earth bunding and bat and bird boxes intended to integrate the development into the wider countryside landscape and provide a net benefit for biodiversity.

Consultee Response

- Nevern Community Council – Object
Concerns raised regarding the scale of the development within a greenfield site, the loss of agricultural land and the potential increase in traffic movements along the narrow rural highway network. Initial comments also raised concerns regarding the precision of the submitted location plan.

- Heneb (Dyfed Archaeological Trust) - No objection
Heneb confirmed that the proposal is unlikely to impact upon any known archaeological resource and that no further archaeological mitigation or action is required
- PCNPA Ecology - There will be a small loss of improved grassland to accommodate the development; however, the green infrastructure improvements will result in a net benefit for biodiversity and will not change the agricultural nature of the field. Conditional support.
- County Highways Authority – The C0348 is a 60mph road, however, it is likely that vehicles will not be travelling at speed (especially with horses in trailers) given the narrow nature of the location. As such, the typical 215m visibility splay from either side of the access would no longer be applicable. Instead, the CHA would consider that 40mph is likely the maximum speed along this route and as such a 120m visibility splay in both directions would be required. Visibility to the south east (right hand side upon exit) can be obtained across land under the ownership and/or forming part of the existing highway for the full extent required. Visibility to the northwest (left hand side upon exit) does reach the full 120m but passes through a small portion of land to the west which falls outside the ownership of the applicant and/or the highway authority. The CHA notes that vehicles will be travelling in the centreline of the public highway and there is clear visibility along the length of the route due to the geometry of the road. The CHA notes that there have been no recorded accidents along the C3048 in the past 26 years of recorded statistics; and as such the use of the existing access would be deemed appropriate for the proposed usage. Swept path arrangements for a 30ft vehicle have been provided into the internal site from the C3048, and indicate that there is sufficient turning/manoeuvring within the site for all vehicles to enter/exit in forward gear. There are no indications on the submitted plan for parking on site; presumably this is due to the fact that users will bring either horseboxes trailers and park in the central location and or bring in their personal vehicles and park between the feed room and stables. The CHA does not consider that there is insufficient space within the site to accommodate vehicles associated with daily manoeuvres. However, it is likely that the highest level of traffic movements will occur during construction and as such a CTMP is proposed to manage the additional movements.

Public Response

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

No third-party representations were received in response to the application.

Policies considered

Development Plans

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

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

Local Development Plan 2 (Adopted September 2020)

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

- Policy 01 (National Park Purposes and Duty)
- Policy 07 (Countryside)
- Policy 08 (Special Qualities)
- Policy 11 (Nationally Protected Sites and Species)
- Policy 14 (Conservation of the Pembrokeshire Coast National Park)
- Policy 29 (Sustainable Design)
- Policy 30 (Amenity)
- Policy 32 (Surface Water Drainage)
- Policy 59 (Sustainable Transport)
- Policy 60 (Impacts of traffic)

These policies can be viewed on the Policies page of Pembrokeshire Coast National Park website: <https://www.pembrokeshirecoast.wales/wp-content/uploads/2024/01/LDP-Text-for-Adoption-Web.pdf>

Planning Policy Wales (PPW12)

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

The primary objective of PPW12 is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being of Wales, as required by the Planning (Wales) Act 2015, the Well-being of Future Generations (Wales) Act 2015 and other key legislation and resultant duties such as the Socio-economic Duty.

- [Planning Policy Wales 12](#) (PPW12).

Technical Advice Notes

The Future Wales Plan should be seen and read as a whole, and in conjunction with National planning policy in the form of Planning Policy Wales (Edition 12, February 2024) as well as considering the following Welsh Government Technical Advice Notes (TAN's)

www.gov.wales/technical-advice-notes:

- TAN 5 – Nature Conservation and Planning
- TAN 15 – Development and Flood Risk
- TAN 24 – The Historic Environment

LDP2 Supplementary Planning Guidance

In addition, the Authority produces Supplementary Planning Guidance (SPG) on various topics, and these may be material considerations in the determination of any future application made. In respect of the proposal the most relevant SPG's are: [Supplementary Planning Guidance \(LDP2\) - Pembrokeshire Coast National Park](#)

- SPG - Biodiversity
- SPG - Landscape
- SPG - Sustainable Design and Development

Constraints

- Historic Landscape

- Landscape Character Area
- Recreation Character Areas

Officer's Appraisal

The application site relates to a parcel of agricultural grazing land located to the east of let Wen, Felindre Farchog, approximately 900 metres south of the settlement of Felindre Farchog within the open countryside of the Pembrokeshire Coast National Park. The site lies within the Mynydd Preseli Landscape Character Area (LCA 27), an area characterised by open rolling agricultural fields, scattered rural dwellings and farmsteads, mature hedgerows, and a network of narrow rural lanes.

The application site forms part of a wider agricultural holding and historically formed part of the former Crosswell Riding Stables operation, giving the land an established equestrian association within the locality. The site itself comprises an open grazing field enclosed by a mixture of post-and-wire fencing, hedgerows and areas of existing vegetation. Access is gained via an existing field entrance from the adjoining minor county highway located along the north-western boundary of the site.

The surrounding area is rural in character with agricultural fields extending in all directions. Development within the immediate vicinity is sparse and primarily consists of isolated farmsteads, agricultural buildings and scattered rural dwellings. The wider landscape is strongly agricultural in appearance and use, with horse grazing and equestrian-related activity evident within the surrounding area.

The proposed development would occupy a contained area adjacent to the existing access and comprises the erection of a stable building containing three stables together with associated feed storage, tack room, hay and implement storage buildings, turnout paddock, dung storage area, permeable yard surface, fencing, gates, earth bunding and landscaping works. The submitted plans also include native planting, ecological buffer areas and biodiversity enhancement measures including bat and bird boxes.

1. Site and Proposed development

The proposal comprises:

- Construction of a stable building containing three horse stables associated with a horse breeding enterprise
- Construction of ancillary agricultural/equestrian storage buildings including feed storage, hay store, implement store and tack room
- Provision of a turnout paddock and associated hardstanding areas
- Creation of a dung storage area
- Retention and improvement of the existing vehicular access from the adjoining rural highway
- Installation of permeable stone surfacing within the yard area
- Erection of stock-proof fencing and gates
- Formation of earth bunding and associated landscaping works
- Native hedgerow and tree planting for landscape and ecological mitigation

- Provision of biodiversity enhancement measures including bat and bird boxes
- Associated drainage and surface water management measures

2. **Relevant Planning History**

There is no relevant planning history associated with the site. However, pre-application advice was sought from the Authority under reference PA/25/0094 regarding the principle of the proposed development.

3. **Key Issues**

The application raises the following planning matters:

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

3.1 **Policy and Principle of Development:**

185. Section 38 of *The Planning and Compulsory Purchase Act 2004* requires that in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan for the National Park comprises Future Wales - The National Plan 2040 (FW) and the Local Development Plan 2 (LDP2).
186. Future Wales – The National Plan 2040 (FW), was adopted on 24th February 2021 and is the National Development Framework for Wales, and the national tier of the Development Plan. Policy 4 (Supporting Rural Communities) states that Strategic and Local Development Plans must identify their rural communities, assess their needs, and set out policies to support them. On page 104, Future Wales states that: '*National Park Authorities are unique planning entities with a specific remit to reflect the distinctive characteristics of their areas...and that Future Wales policies respect the functions of National Parks in terms of their statutory purposes...*'.
187. The primary objective of PPW12 is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental, and cultural well-being of Wales, as required by the *Planning (Wales) Act 2015*, the *Well-being of Future Generations (Wales) Act 2015* and other key legislation and resultant duties such as the Socio-economic Duty.
188. The application site lies within the open countryside outside any defined Centre boundary and is therefore subject to the requirements of Policy 7 (Countryside) of LDP2, where development is strictly controlled. Policy 7 supports development in the countryside for rural enterprises where a rural location is essential (criterion d). Policy 1 National Park purposes and duty requires that development in the National Park must be compatible with the conservation and enhancement of the natural beauty,

wildlife and cultural heritage of the Park as well as the public understanding and enjoyment of the special qualities.

189. The proposal seeks planning permission for the construction of buildings and associated infrastructure required to support a horse breeding enterprise known as The Ceulan Stud. The submitted supporting letter explains that the enterprise comprises breeding mares and stallions producing foals for direct sale and that the proposal is required to provide suitable facilities for breeding, shelter, feed storage, implement storage and management of the stock.
190. The Authority's pre-application advice concluded that whilst the proposal would not fall wholly within the statutory definition of agriculture, it represented an equestrian or mixed equestrian/agricultural use capable of support in principle subject to detailed assessment. In reaching that conclusion, the Authority acknowledged the established equestrian character of the locality, the relatively limited scale of development proposed and the modest extent of land take in the context of the wider holding.
191. The application site historically formed part of the former Crosswell Riding Stables operation and therefore has an established equestrian association within the local area. As such, the proposal would not introduce a wholly unfamiliar or alien use into the surrounding countryside landscape.
192. The proposal has been amended following pre-application discussions in order to minimise the overall scale and footprint of the development. The supporting letter confirms that the scheme was reduced through the removal of one stable bay and that the buildings have been arranged in a compact grouping adjacent to the existing access in order to minimise encroachment into the wider field. The majority of the surrounding land would remain in grazing use associated with the enterprise.
193. The site is identified as Grade 3a Best and Most Versatile agricultural land and the protection of agricultural land is a material planning consideration. Planning Policy Wales Edition 12 states that 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. Such land should only be developed if there is an overriding need for the development. A part of the proposed site is Grade 3a agricultural land.
194. The overall area of land which is grade 3a and affected by the proposal is relatively limited in the context of the wider holding and the proposal remains directly associated with a countryside-based rural enterprise requiring access to grazing land and separation from urban areas for operational and animal welfare reasons.
195. The proposed buildings are modest in scale and of a form typical of agricultural and equestrian structures commonly found within the rural landscape. The proposal also incorporates significant landscape and ecological mitigation measures including earth bunding, native hedgerow planting and biodiversity enhancements in order to minimise impacts upon the wider landscape character of the National Park.

196. Having regard to the rural nature of the enterprise, the established equestrian history associated with the site, the limited scale of development proposed and the mitigation measures incorporated within the scheme, the proposal is considered acceptable in principle and compliant with Policies 1, 7, 8, 14, 29 and 30 of Local Development Plan 2 together with the wider objectives of Future Wales and Planning Policy Wales 12.

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

197. Policy 08 (Special Qualities) of LDP2, is a strategy policy which refers to the special qualities of the National Park and lists priorities to ensure that these qualities will be protected and enhanced. These qualities are characteristics and features which individually or in combination contribute to making the National Park unique.

198. Policy 14 (Conservation of the Pembrokeshire Coast National Park) of LDP2 seeks the conservation of the Pembrokeshire Coast National Park, resisting development that would cause significant visual intrusion, be insensitively or unsympathetically sited within the landscape, and/or fail to harmonise with, or enhance the landform and landscape character of the National Park.

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

200. The application site is located within open countryside south of Felindre Farchog within the Mynydd Preseli Landscape Character Area (LCA 27), an area characterised by rolling agricultural pasture, irregular field patterns, scattered farmsteads, strong rural character and limited built development.

201. The site occupies part of a wider grazing field which historically formed part of the former Crosswell Riding Stables operation and therefore has an established equestrian association within the surrounding landscape. The surrounding area is rural and agricultural in character, with development generally limited to isolated farmsteads, agricultural buildings and scattered dwellings connected by a network of narrow rural lanes. The site itself is visually associated with the wider agricultural landscape and is viewed within the context of an actively managed rural environment where agricultural and equestrian activity already forms part of the landscape character.

202. The proposed development has been carefully positioned adjacent to the existing field entrance and concentrated within a relatively compact area in order to minimise encroachment into the wider agricultural holding. The submitted supporting letter confirms that the scheme was amended following pre-application discussions, including the removal of one stable bay, specifically to reduce the scale of development and minimise land take upon Grade 3a Best and Most Versatile agricultural land.

203. Whilst the proposal would introduce built development into an open field, the extent of land affected remains relatively modest in the context of the wider holding and the majority of the surrounding land would remain in grazing use associated with the

enterprise. The proposal is directly related to a countryside-based horse breeding enterprise requiring access to grazing land and separation from urban environments for operational and animal welfare purposes. In this respect, the proposal is considered functionally linked to the rural landscape in which it is proposed.

204. The design and appearance of the buildings are reflective of typical agricultural and equestrian structures commonly found within the countryside. Materials include timber cladding, corrugated galvanised roofing and muted blue/black box profile sheeting, all of which are considered appropriate within the surrounding agricultural context. The buildings are modest in height and utilitarian in form, reflecting the operational requirements of the enterprise rather than introducing overtly domestic or urbanising features into the landscape.
205. The proposal also incorporates substantial landscape mitigation measures intended to minimise visual impact and assimilate the development into the wider countryside setting over time. The submitted plans include earth bunding, stock-proof fencing and significant areas of native hedgerow and tree planting using locally appropriate species including oak, hawthorn, willow, alder, hazel and holly. These measures are considered important in softening views of the development from the surrounding countryside and reinforcing the existing field boundary structure characteristic of the local landscape.
206. In addition, the submitted Green Infrastructure Statement confirms the retention of ecological buffer areas, including a 5-metre exclusion zone adjacent to existing vegetation, together with biodiversity enhancements including bat and bird boxes integrated into the scheme. The landscaping and ecological mitigation proposed are therefore considered to contribute positively both to biodiversity enhancement and to the integration of the development within the landscape character of the National Park.
207. There are no Listed Buildings, Conservation Areas or designated historic assets within or immediately adjoining the application site whose setting would be adversely affected by the proposal. The site is not located within a Conservation Area, and the development is not considered likely to adversely affect the character, appearance or setting of any designated heritage asset. Heneb (Dyfed Archaeological Trust) has confirmed that the proposal is unlikely to impact upon any known archaeological resource and raises no objection.
208. Whilst the proposal would inevitably alter the appearance of part of the field through the introduction of buildings and associated infrastructure, the scale, siting and design of the development, together with the proposed mitigation and landscaping measures, are considered to appropriately respond to the landscape sensitivities of the National Park. The development is not considered to result in unacceptable visual intrusion, nor is it considered to undermine the wider rural character or special qualities of the National Park.
209. Accordingly, the proposal is considered to comply with Policies 8, 14 and 29 of Local Development Plan 2.

3.3 Amenity and Privacy:

210. Policy 30 (Amenity) of LDP2 seeks to protect the amenity of people living in the National Park and states that development will not be permitted where it has an unacceptable adverse effect on amenity, particularly where:
- a) the development would have a detrimental impact on the quality of the environment currently enjoyed by people living, working or visiting the Park; and/or
 - b) the development is of a scale incompatible with its surroundings; and/or
 - c) the development leads to an increase in traffic or noise or odour or light which has a significant adverse effect; and/or
 - d) the development is visually intrusive.
- Policy 30 (Amenity) supports Policy 14 (Conservation of the Pembrokeshire Coast National Park) in not allowing development that creates a visual intrusion.
211. The application site is located within a rural countryside setting characterised by agricultural fields, scattered farmsteads and isolated dwellings. The nearest neighbouring properties are separated from the proposed development by intervening agricultural land, boundary treatments and rural lanes. Given the scale and siting of the proposal, it is not considered likely to result in unacceptable impacts upon the residential amenity currently enjoyed by neighbouring occupiers.
212. The proposal comprises modest-scale stable and storage buildings associated with a horse breeding enterprise operating within a wider rural agricultural landscape. The use proposed is considered compatible with the surrounding countryside setting and reflective of the established equestrian and agricultural character of the area. Importantly, the fields historically formed part of the former Crosswell Riding Stables operation and therefore horse-related activity is not unfamiliar within the locality.
213. Whilst the development would inevitably introduce a degree of additional activity associated with the care and management of horses, including occasional vehicle movements, deliveries and general day-to-day operations, the scale of the enterprise remains relatively modest. The proposal is not considered likely to generate levels of noise, disturbance or activity that would significantly harm the amenity of neighbouring occupiers or visitors to the National Park.
214. Concerns have been raised by Nevern Community Council regarding the potential for increased traffic along the narrow rural lane serving the site. However, the proposal relates to a relatively contained rural enterprise use and is not anticipated to generate traffic movements of such frequency or intensity as to result in an unacceptable impact upon highway conditions or local amenity. The proposal utilises an existing field access and includes associated improvements to facilitate safe vehicular access and turning within the site.
215. The proposal includes a designated dung storage area associated with the keeping of horses. Such features are commonly associated with agricultural and equestrian uses within rural areas and, having regard to the separation distances involved and the scale of the enterprise, the proposal is not considered likely to give rise to unacceptable odour impacts subject to appropriate site management.

216. In visual terms, whilst the proposal would introduce built development into part of an open field, the buildings are modest in scale and agricultural in appearance. The proposal also incorporates substantial mitigation measures including earth bunding, ecological buffers and significant native hedgerow planting intended to soften and assimilate the development into the wider countryside landscape over time. As such, the proposal is not considered unduly visually intrusive within the context of the surrounding agricultural landscape.
217. Overall, having regard to the rural context of the site, the nature and scale of the enterprise proposed, the established equestrian association of the land and the mitigation measures incorporated within the scheme, the proposal is considered acceptable in amenity terms and compliant with Policy 30 of Local Development Plan 2.

3.4 Biodiversity Protected Sites & Landscaping

Biodiversity impacts

218. PPW12, TAN5 and Policy 11 (Nationally Protected Sites and Species) of LDP2 requires biodiversity considerations to be taken into account in determining individual applications. The presence of a species protected under UK or European legislation is a material consideration when dealing with applications that are likely to result in disturbance or harm to the species or its habitat.
219. The application site comprises an existing agricultural grazing field within the open countryside south of Felindre Farchog. The landforms part of a wider rural holding and historically formed part of the former Crosswell Riding Stables operation, resulting in an established equestrian use and association within the locality. The site currently comprises improved grazing land of relatively limited ecological value bounded by existing hedgerows, fencing and areas of established vegetation.
220. The proposed development has been deliberately concentrated adjacent to the existing field access in order to minimise unnecessary disturbance and fragmentation of the wider field. Importantly, the proposal avoids the removal of significant mature trees, established hedgebanks or important landscape features. The submitted plans identify a 5-metre exclusion zone adjacent to existing vegetation and tree roots which will remain undeveloped in order to provide ecological protection and habitat continuity.
221. The proposal includes biodiversity enhancement measures through the installation of a Beaumaris Woodstone Bat Box and Sparrow Terrace bird box integrated within the proposed development. The incorporation of these features is considered appropriate given the rural setting of the site and contributes positively towards habitat enhancement opportunities for protected and priority species.
222. No evidence has been submitted to indicate the presence of protected species that would be adversely affected by the proposal. Given the nature of the site, the limited ecological value of the improved grazing land affected and the retention of existing

boundary vegetation and ecological buffers, the proposal is not considered likely to result in unacceptable impacts upon protected species or habitats.

Net Benefit for Biodiversity and Green Infrastructure

223. To comply with Planning Policy Wales 12 (2024) and the Environment (Wales) Act 2016, planning authorities are expected to ensure every development positively contributes to biodiversity and that overall there is a net benefit for biodiversity and ecosystem resilience, resulting in enhanced well-being.
224. Chapter 6 of Planning Policy Wales 12 states that green infrastructure plays a fundamental role in shaping places and our sense of well-being, and is intrinsic to the quality of the spaces we live, work and play in.
225. It also states that a green infrastructure statement should be submitted with all planning applications and that the green infrastructure statement will be an effective way of demonstrating positive multi-functional outcomes which are appropriate to the site in question and must be used for demonstrating how the stepwise approach has been applied.
226. A Green Infrastructure Statement and Biodiversity Enhancement Scheme has been submitted in support of the application. The submitted information demonstrates that the proposal has sought to apply the stepwise approach to biodiversity through avoidance, mitigation and enhancement measures.
227. The layout of the development has been specifically designed to minimise land take upon Grade 3a Best and Most Versatile agricultural land by concentrating the development within a compact area adjacent to the existing access and turnout paddock. The submitted supporting letter confirms that the scheme was reduced in scale following pre-application discussions, including the removal of one stable bay, in order to minimise encroachment into the wider field and retain the majority of the surrounding land in grazing use associated with the enterprise.
228. The proposal is therefore considered proportionate to the operational needs of the horse breeding enterprise whilst avoiding unnecessary loss or fragmentation of the wider agricultural holding. Although a limited area of agricultural land would accommodate built development, the majority of the field would remain undeveloped and continue in productive grazing use.
229. The Green Infrastructure Statement confirms that existing ecological features are to be retained where possible and supplemented through significant native planting and landscape enhancement. The proposed landscaping includes earth bunding, native hedgerow planting and ecological buffers designed both to integrate the development into the wider landscape and strengthen biodiversity value across the site.
230. The proposed planting schedule includes locally appropriate native species including oak, hawthorn, alder, willow, hazel and holly. These species are reflective of the surrounding rural landscape character and would provide ecological benefits through habitat creation, improved connectivity and enhanced shelter and foraging opportunities for birds, bats and invertebrates.
231. The use of native hedgerow planting and earth bunding is considered preferable within this landscape context as it reinforces the existing agricultural field pattern

characteristic of the locality and avoids the introduction of more urban or visually intrusive forms of boundary treatment. The landscaping proposals are therefore considered appropriate both in visual and biodiversity terms and would assist in assimilating the development into the wider countryside setting over time.

232. Whilst the proposal would result in the loss of a limited area of improved grazing land, this is considered to be outweighed by the biodiversity enhancements proposed across the site, including additional planting, ecological buffers and integrated bat and bird boxes. On balance, the proposal is considered capable of delivering a net benefit for biodiversity in accordance with the requirements of PPW12 and Section 6 of the Environment (Wales) Act 2016.

Sites of Special Scientific Interest (SSSI)

233. The *Wildlife and Countryside Act 1981 (as amended)* places a duty on public authorities in exercising their functions, so far as this is likely to affect the flora, fauna, geological or physiographical features of a Site of Special Scientific Interest (SSSI), to take reasonable steps consistent with the proper exercise of their functions to further the conservation and enhancement of those features.
234. Additionally, Paragraphs 6.4.25 & 6.4.26 of PPW12 relate to developments in or in close proximity to Sites of Special Scientific Interest (SSSI), with 6.4.26 stating that:
235. *'There is a presumption against development not within a SSSI but likely to damage SSSI. In such cases, proposals must be carefully assessed to ensure that effects on those nature conservation interests which the designation is intended to protect are carefully understood, and development should be refused where there are adverse impacts on the features for which the site has been designated. International and national responsibilities and obligations for conservation should be fully met, and consistent with the objectives of the designation, statutorily designated sites should be protected from damage and deterioration, with their important features conserved and enhanced and the capacity for restoration demonstrated by and through appropriate management.'*
236. In this case the site is not on or in proximity to a SSSI and therefore no impacts on a SSSI are envisioned from the proposal.

Habitat Regulations Assessment

237. SACs and SPAs are of European importance. Under the *Conservation of Habitats and Species Regulations (2017)* (the Habitats Regulations), all public bodies (including planning authorities) must have regard to the requirements of the EC Habitats and Birds Directives when carrying out their functions.
238. Before authorising development or adopting a land use plan which is likely to have a significant effect on a SAC or SPA (including where outside the boundary of the SAC or SPA), planning authorities must carry out an appropriate assessment of the implications for the designated features, consult NRW and have regard to NRW's representations.
239. The Authority has considered the proposal and, having regard to the modest scale of the development, the absence of direct hydrological pathways and the contained

nature of the proposal within an existing agricultural field, it is concluded that the development would not be likely to have any effect upon any SAC or SPA either alone or in combination with other plans or projects. Accordingly, an Appropriate Assessment is not required in this instance.

240. Overall, the proposal is considered acceptable in biodiversity and landscape terms. The development has been designed to minimise impacts upon agricultural land and existing ecological features whilst incorporating meaningful biodiversity enhancements and landscaping measures. Subject to implementation in accordance with the submitted details, the proposal is considered compliant with Policies 10 and 11 of Local Development Plan 2 together with the requirements of PPW12, the Environment (Wales) Act 2016, the Wildlife and Countryside Act 1981 and the Conservation of Habitats and Species Regulations 2017.

3.5 Access and Parking

241. Policy 59 (Sustainable Transport) of LDP2 is a strategic policy that ensures opportunities are taken to improve and promote sustainable travel choices and reduce the need to travel by car by permitting proposals that assist in delivering improved traffic and parking management. Additionally, Policy 60 (Impacts of traffic) of LDP2 permits development where appropriate access can be achieved.
242. The application site is located within a rural countryside location accessed via an existing field entrance from the adjoining minor county highway. The proposal seeks to retain and improve the existing access arrangement in order to facilitate the movement of vehicles, agricultural machinery and trailers associated with the proposed horse breeding enterprise. The submitted plans indicate that the access area would be widened and that sufficient turning and manoeuvring space would be provided within the site.
243. Given the rural nature of the proposal and its association with a countryside-based enterprise, it is recognised that the use of private vehicles and agricultural transport is necessary and unavoidable in this location. The proposal relates to the management of breeding horses and associated grazing land and therefore requires a countryside setting with direct access to the surrounding agricultural holding.
244. The scale of the development is relatively modest, comprising three stables and associated ancillary storage buildings serving a contained horse breeding operation. As such, the proposal is not anticipated to generate significant levels of traffic beyond that reasonably associated with a small-scale rural enterprise. Vehicle movements are likely to comprise occasional deliveries of feed and supplies together with routine management trips associated with care of the horses.
245. Concerns have been raised by Nevern Community Council regarding the potential increase in traffic movements along the adjoining narrow rural lane. These concerns are acknowledged; however, the proposal utilises an existing established access and the anticipated level of traffic generation is not considered sufficient to result in a significant impact upon highway safety or the operation of the local highway network.

246. The County Highways Authority has responded and has noted that the C0348 is a 60mph road, however, it is likely that vehicles will not be travelling at speed (especially with horses in trailers) given the narrow nature of the location. As such, the typical 215m visibility splay from either side of the access would no longer be applicable. Instead, the CHA would consider that 40mph is likely the maximum speed along this route and as such a 120m visibility splay in both directions would be required. Visibility to the southeast (right hand side upon exit) can be obtained across land under the ownership and/or forming part of the existing highway for the full extent required. Visibility to the northwest (left hand side upon exit) does reach the full 120m but passes through a small portion of land to the west which falls outside the ownership of the applicant and/or the highway authority. The CHA notes that vehicles will be travelling in the centreline of the public highway and there is clear visibility along the length of the route due to the geometry of the road. The CHA notes that there have been no recorded accidents along the C3048 in the past 26 years of recorded statistics; and as such the use of the existing access would be deemed appropriate for the proposed usage. Swept path arrangements for a 30ft vehicle have been provided into the internal site from the C3048, and indicate that there is sufficient turning/manoeuvring within the site for all vehicles to enter/exit in forward gear. There are no indications on the submitted plan for parking on site; presumably this is due to the fact that users will bring either horseboxes trailers and park in the central location and or bring in their personal vehicles and park between the feed room and stables. The CHA does not consider that there is insufficient space within the site to accommodate vehicles associated with daily manoeuvres. However, it is likely that the highest level of traffic movements will occur during construction and as such a CTMP is proposed to manage the additional movements. Adequate space is available within the site for parking, turning and manoeuvring of vehicles and trailers associated with the enterprise, thereby ensuring that vehicles can enter and leave the site in a forward gear. The proposal is therefore considered acceptable in highway terms by Officers.
247. Having regard to the scale and nature of the development, the use of the existing access arrangement and the limited traffic likely to be generated by the proposal, subject to a condition requiring CTMP the development is considered compliant with Policies 59 and 60 of Local Development Plan 2.

3.6 Surface Water Drainage:

248. Policy 32 (Surface Water Drainage) of LDP2 requires that development will be required to incorporate sustainable drainage systems for the disposal of surface water on site. This is to minimise adverse environmental impacts during construction and upon completion.
249. The proposal incorporates sustainable drainage measures within the site layout in order to manage surface water runoff associated with the proposed development. The submitted plans indicate the inclusion of permeable stone surfacing within the yard area together with a swale located adjacent to the development area intended to assist with the management and attenuation of surface water runoff.

250. The proposed development occupies a relatively modest footprint within a wider agricultural field and includes substantial areas of permeable surfacing and undeveloped land capable of accommodating natural infiltration. The proposal also incorporates ecological buffer zones and landscaped areas which would assist in reducing surface water runoff rates and maintaining the rural drainage characteristics of the site.
251. The proposal is not located within a recognised flood risk zone, and no evidence has been identified to indicate that the development would be at unacceptable risk of flooding or would increase flood risk elsewhere. The development is therefore considered acceptable having regard to the requirements of TAN 15 and Policy 32 of LDP2.
252. The applicant is reminded that, where applicable, separate approval may be required from the SuDS Approving Body (SAB) under the Flood and Water Management Act 2010 prior to commencement of development. Subject to the implementation of the submitted drainage measures, the proposal is considered compliant with Policy 32 of Local Development Plan 2 and the requirements of TAN 15.

4. Conclusion

253. The application seeks planning permission for the construction of agricultural / equestrian buildings and associated infrastructure in connection with an established horse breeding enterprise at land east of let Wen, Felindre Farchog. The proposal comprises stable accommodation, feed and implement storage, turnout areas, dung storage, landscaping and biodiversity enhancement measures within an existing grazing field historically associated with equestrian use through the former Crosswell Riding Stables operation.
254. The site lies within the open countryside where development is strictly controlled under Policy 7 of Local Development Plan 2. However, the proposal relates to a rural land-based enterprise requiring a countryside location and is considered appropriate in principle having regard to the established equestrian context of the area, the modest scale of the development and the operational requirements of the enterprise.
255. The proposal has been amended following pre-application discussions in order to reduce the scale of development and minimise the amount of Grade 3a Best and Most Versatile agricultural land affected. The buildings have been arranged in a compact grouping adjacent to the existing access and the majority of the wider holding would remain in productive grazing use associated with the enterprise.
256. In visual and landscape terms, the proposal is considered acceptable having regard to the scale, siting and agricultural appearance of the buildings together with the significant landscaping and mitigation measures proposed. Native hedgerow planting, ecological buffers and earth bunding would assist in integrating the development into the wider countryside landscape and minimise visual intrusion within the National Park.

257. The proposal is also considered acceptable in relation to residential amenity, biodiversity, access and drainage matters. The submitted Green Infrastructure Statement demonstrates a net benefit for biodiversity through the incorporation of native planting, ecological buffers and bat and bird boxes. The proposal is not considered likely to result in unacceptable impacts upon neighbouring amenity, highway safety, protected sites or ecological interests.
258. Having regard to the submitted plans and supporting information, the proposal is considered compliant with the relevant policies of Future Wales – The National Plan 2040, Planning Policy Wales 12 and the Pembrokeshire Coast National Park Local Development Plan 2, in particular Policies 1, 7, 8, 11, 14, 29, 30, 32, 59 and 60.
259. Accordingly, the proposal is recommended for approval subject to appropriate conditions.
260. In reaching a recommendation, regard has been given to the requirements of sections 3 and 5 of the *Well Being of Future Generations (Wales) Act 2015*. It is considered that this recommendation is in accordance with the Act's sustainable development principle through its contribution towards the Welsh Ministers' well-being objective of supporting safe, cohesive and resilient communities.

5. **Recommendation**

APPROVE, subject to the following conditions:

1. The development shall begin no later than five years from the date of this decision.
Reason: Required to be imposed pursuant to Section 91 (1) of the *Town and Country Planning Act 1990* (as amended).
2. The development shall be carried out in accordance with the following approved plans and documents:
 - Drawing Ref: 01 – WTH 03.02.26 Block & Location Plan as Existing
 - Drawing Ref: 04 – WTH 03.02.26 Plans & Elevations as Proposed
 - Drawing Ref: 05 – WTH 28.04.26 Location Plan
 - Green Infrastructure Statement & Biodiversity Enhancement Scheme dated 16th March 2026
 - Supporting Planning Statement / Cover Letter submitted by Harries Planning Design & Management

Reason: In order to be clear on the approved scheme of development in the interests of protecting visual amenity and the special qualities of the National Park. Policy: Local Development Plan 2 – Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 14 (Conservation of the Pembrokeshire Coast National Park) and 29 (Sustainable Design).
3. No development shall take place until a Construction Management Statement with Plan (CMS) has been submitted to, and approved in writing by, the Local Planning Authority. This shall include further information and plans on the following: a. Parking for vehicles, site personnel, operatives and visitors b. Loading and unloading of plant and materials, including any use of banksmen and/or traffic management c. Storage of

plant and materials indicated on a plan d. Measures to prevent the deposit of materials on the highway e. On-site turning for construction vehicles. The approved plan/statement shall be adhered to throughout the demolition/construction period. Reason: These conditions are required to meet the objectives of the PPW 12th Ed (Feb 2024) and to satisfy Policy 60 (Impacts of Traffic) of the Pembrokeshire Coast National Park Local Development Plan 2.

4. In the first available planting seasons following approval, planting must be implemented according to the Green Infrastructure Statement & Biodiversity Enhancement Scheme dated 16th March 2026 and Drawing Ref: 04 – WTH 03.02.26 Plans & Elevations as Proposed. Any existing plants retained; or new plants planted in accordance with the approved scheme which, within a period of 5 years after implementation of the approved development are removed, die, become diseased or damaged to such extent that, in the opinion of the Local Planning Authority, the function in relation to this planning approval is no longer delivered, shall be replaced with plants of similar size and specification. Any variations to the details of the documents and plans must only be undertaken after the proposed variations have been agreed in writing by the LPA.
Reason: To prevent detrimental impact to trees, hedges and other landscape features which contribute to the amenity, landscape & biodiversity of the site and surrounding area. Local Development Plan 2 – Policies: 1 (National Park Purposes and Duty), 8 (Special Qualities), 14 (Conservation and enhancement of the Pembrokeshire Coast National Park), 30 (Amenity), SPG 12 – Biodiversity, Technical Advice Note (TAN) 5: Nature Conservation and Planning (2009), Technical Advice Note (TAN) 10: Tree Preservation Orders (1997)
5. The bat boxes and sparrow terraces shall be installed in full accordance with the approved Green Infrastructure Statement & Biodiversity Enhancement Scheme dated 16th March 2026 and Drawing Ref: 04 – WTH 03.02.26 Plans & Elevations as Proposed within 6 months of the other works hereby approved being completed. Any variations to the details of the documents and plans must only be undertaken after the proposed variations have been agreed in writing by the LPA.
Reason: To prevent detrimental impact to trees, hedges and other landscape features which contribute to the amenity, landscape & biodiversity of the site and surrounding area. Local Development Plan 2 – Policies: 1 (National Park Purposes and Duty), 8 (Special Qualities), 14 (Conservation and enhancement of the Pembrokeshire Coast National Park), 30 (Amenity), SPG 12 – Biodiversity, Technical Advice Note (TAN) 5: Nature Conservation and Planning (2009), Technical Advice Note (TAN) 10: Tree Preservation Orders (1997)
6. Prior to the erection of any additional external lighting on the approved site a light mitigation strategy, including measures to reduce light spillage onto foraging habitats for bats shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.
Reason: To ensure that animal and plant species and habitats listed under the Conservation of Habitats and Species Regulations 2010 are adequately protected, and to protect and enhance the character and appearance of the site and its setting within the Pembrokeshire Coast National Park. Policy: Local Development Plan 2 - Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 12 (Local Areas of Nature Conservation or Sites of Geological Interest) and 14 (Conservation of the Pembrokeshire Coast National Park).