



Ref:0021

Pre-Application Consultation Copy 22/1/26

Supporting Statement including Design and Access Statement (DAS) Green Infrastructure Statement (GIS) and Drainage Statement (DS)

Full Planning Application

Change of use of land to form extension to existing golf course, including landscaping and associated works.

at
land adjoining Dawn Till Dusk Golf Club,
Furze Hill Farm,
Bastleford Road,
Rosemarket,
Milford Haven.
SA73 1JY.

For

Mr and Mrs Young

Preseli Planning Ltd. Company Registration No. 16274835 (Wales).

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Director- Gethin Beynon (MRTPI). Swn y Gwynt, Tavernspite, Whitland, Pembrokeshire, SA34 0NE.



1 General Description

1.1 The application seeks full planning permission for the enlargement of the existing golf course to provide an additional 6 holes, to provide a total of 18 holes. The proposal would involve minor landscaping works to the fields and boundaries and the creation of a small number of ponds and bunkers.

The extension would be located on land to the west of Furze Hill Farm and on the opposite side of the road to the existing golf course and clubhouse.

An altered access to the land parcel is proposed as part of this application, which would provide an improved service route for users crossing the public highway to avoid conflict with movements at the main entrance.

2 Application

2.1 The application site exceeds 1ha and therefore the proposal is considered major development necessitating a Pre-Application Consultation prior to formally submitting the planning application to the Local Planning Authority.

2.2 The statement has been prepared by Llyr Evans BSc, MSc, MRTPI, (Director) Preseli Planning Ltd. appointed by Mr and Mrs Young. The statement is based on information supplied by the applicant, and the other consultants involved in the project. Please Note: All stated dimensions and distances are approximates and based on the best information available at the time. Please refer to the submission plans for detailed information.

2.3 The application details include:

- Full Application Forms,
- Supporting Statement, DAS, GIS, DS,
- Pre-Application Consultation Report (Once undertaken),
- Biodiversity Survey Report by Kite Ecology,
- Tree Survey Report by RTAC
- Full set of plans by Ian Bartlett,
- Fee to follow.

2.4 This Design and Access Statement (DAS) has been prepared in support of a Full Planning Application for the change of use of agricultural land to a golf course extension at the above site.

The DAS, amongst other things, explains

(a) the design principles and concepts that have been applied to the development,

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- (b) demonstrates the steps taken to appraise the context of the development and how the design of the development takes that context into account,
- (c) explains the approach adopted as to access, and how policies relating to access in the development plan have been taken into account; and
- (d) explains how specific issues which might affect access to the development have been addressed.

The statement is split into two sections, firstly planning policy considerations and secondly dealing with the legislative requirements of a DAS, although the document has been written as one to avoid repetition.

3 Applicant

3.1 Mr and Mrs Young, New Bungalow, Furze Hill Farm, Bastleford Road, Rosemarket, Pembrokeshire. SA73 1JY.

4 Site

4.1 Dawn Till Dusk is located in the open countryside approximately 400 metres north of Rosemarket. The site is comprises circa 10ha of agricultural land laid to grass and split into 3 field parcels and a paddock. The existing golf course has operated in excess of 30 years and is popular with both visitors and locals. Club membership currently stands at approximately 350 and there is demand for enhancing the provisions of the course.

4.2 The applicants sons have recently increased their involvement in the enterprise and in recent years wet winter months have necessitated the closure of the course due to the ground becoming waterlogged, primarily due to the flat nature of the existing course. The extension would provide variation to the terrain, providing, dryer conditions, as well as the ability to alternate between the existing and proposed to maintain use, enhancing the viability of the enterprise.

4.3 Desk-top observations and issues:

Local Planning Authority (LPA)- Pembrokeshire County Council.

Local Development Plan- LDP Adopted 2013

Location- Open Countryside circa 400metres north of Rosemarket.

Closest Settlement Designation- Rosemarket (Service Village)

Access- Access to the site is via Bastleford Road which links Rosemarket and Freystrop Cross. The land is accessed via the entrance to New Bungalow and Furze Hill Farmyard. Some of the buildings at Furze Hill Farm are used for the storage of equipment and golf buggies and this has occurred for over 30 years.

Public Rights of Way- None on the land.

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Flooding- Site is not within a designated flood zone. Surface Water/ Small watercourse recorded in the valley to the north with associated surface water flood zones, but site is outside these zones.

Historic Environment- No formal designations on or in immediate vicinity of the site. Furze Hill farmstead recorded by DAT. Troopers Inn SAM located circa 600m to the north west.

Trees/Hedges- Surrounding the site and within the hedges, Survey accompanies the application.

Biodiversity- Generally semi-improved grassland, Survey accompanies the application.

Planning History- None relating to the application site but planning history relating to the formation of the existing course and infrastructure.

4.4



Existing access to Furze Hill Farm

4.5



Existing storage buildings at Furze Hill Farm.

4.6



Land north of New Bungalow through to the site.

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4.7



Photo of application site.

4.8



Existing field looking west.

5 Policy Considerations

5.1 National Planning Policy

- Planning Policy Wales (Edition 12, 2024).
- Future Wales The National Plan 2040 (2021)
- Technical Advice Note (TAN) 5: Nature Conservation and Planning (2009).
- Technical Advice Note (TAN) 6: Sustainable Rural Communities (2010).

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- Technical Advice Note (TAN) 12: Design (2016).
- Technical Advice Note (TAN) 13: Tourism (1997).
- Technical Advice Note (TAN) 18: Transport (2007).

5.2 Local Development Plan for Pembrokeshire (LDP), adopted by Pembrokeshire County Council 28 February 2013.

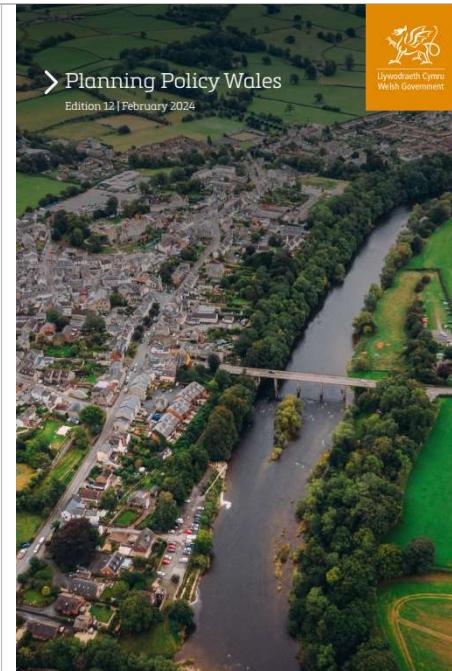
- Policy SP 1 Sustainable Development
- Policy SP 5 Visitor Economy
- Policy SP 13 Settlement Boundaries
- Policy SP 16 Countryside
- Policy GN.1 General Development Policy
- Policy GN.2 Sustainable Design
- Policy GN.16 Visitor Attractions and Leisure Facilities
- Policy GN.37 Protection and Enhancement of Biodiversity
- SPG- Parking Standards (2013).
- SPG- Biodiversity (2014).

5.3 **Principle of Development**

Planning Policy Wales (PPW) (edition 12, 2024) forms the overarching national planning policy document for Wales and sets out the land use planning policies of the Welsh Government. It is supplemented by a suite of Technical Advice Notes (TANs). The main objective of PPW is to promote place-making and sustainable forms of development. Future Wales: The National Plan also provides a policy context for assessing development.

5.4 Section 1 refers to sustainable development and identifies the contribution planning can have to goals of the *Well-being of Future Generations Act*, paragraph 1.15, which include:

5.5



(PPW 12, 2024).

Figure 2:
The Well-being of Future
Generation's Goals



(PPW 12, p7).

5.6

PPW identifies that the planning system should, amongst other things, deliver good placemaking as a means of delivering sustainable development (para 2.8) and sets out the Key Planning Principles (figure 4, page 17). The proposed development would accord with these principles by enhancing and extending an existing rural enterprise which provides positive economic and social benefits.

5.7

Section 2 of PPW deals with *People and Places: Achieving Well-being Through Placemaking* and identifies the key Planning Principles of:

- *Growing our economy in a sustainable manner,*
- *Making best use of resources,*
- *Facilitating accessible and healthy environments,*
- *Creating and Sustaining Communities,*
- *Maximising environmental protection and limiting environmental impact (figure 4, p17 PPW12).*

The development would accord with these aims by facilitating accessible and healthy environments, providing access to the public to use the facility and growing of the rural economy in a sustainable manner.

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5.8 Furthermore, PPW identifies the importance of access to recreational activities and spaces as spaces to socialise and as a social consideration of sustainable development (para 2.27). Section 3 of PPW continues by identifying that the natural environment and recreational choices as key means of promoting healthier places.

5.9 PPW Para 3.20 states:

“Disadvantaged and deprived communities tend to be disproportionately affected by health problems. There are links between the built and natural environment and health throughout a person’s lifetime and an understanding of the wider determinants of health should be a key component of development plan preparation. The planning system should identify proactive and preventative measures to reduce health inequalities. This will include enabling opportunities for outdoor activity and recreation, reducing exposure of populations to air and noise pollution, promoting active travel options and seeking environmental and physical improvements, particularly in the built environment”.

5.10 Section 4 of PPW deals with *Active and Social Places* and identifies that recreational spaces are vital for our health, well-being and amenity and can contribute to an area’s green infrastructure.

5.11 PPW section 5.6 deals with the Rural Economy and para 5.6.4 states:

“To unlock the full potential of rural areas, planning authorities should adopt a positive approach to employment arising from foundation and innovative and technology based sectors, including research and development, in addition to employment arising from the traditional agriculture, forestry and leisure sectors. Proposals for diversification, new start-ups and micro-businesses should also be encouraged, where appropriate, to generate new job and wealth-creating opportunities.”

5.12 PPW also recognises tourism as an important tool in fostering a resilient Wales, which is a key principle of *Productive and Enterprising Outcomes* and that in rural areas, tourism- related development is an essential element in providing for a healthy and diverse economy (para 5.5.3).

5.13 PPW Para 5.5.2 states:

“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. The

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planning system can also assist in enhancing the sense of place of an area which has intrinsic value and interest for tourism. In addition to supporting the continued success of existing tourist areas, appropriate tourism-related development in new destinations is encouraged. In some places however there may be a need to limit new development to avoid damage to the environment or the amenity of residents and visitors.”

5.14 **Future Wales- The National Plan 2040** sets out the national development framework for Wales and identifies National and Regional Growth Areas, including aims and objectives, as well as Policy to guide development.

5.15



Future Wales- The National Plan 2040 cover.

5.16 *Policy 4 -Supporting Rural Communities* identifies that the Welsh Government supports sustainable and vibrant rural communities.

5.17 *Policy 5- Supporting the rural economy* and identifies that “*it is important that rural communities develop strong economies and support local enterprise*” as a means of delivering vibrant rural areas. (p69 FW- TNP2040). Furthermore, the Future Wales- The National Plan 2040 identified Tourism as being a foundational economy for Wales and that it is recognised as a major and growing employer.

5.18 TAN 6 also identifies the importance of diversification stating:

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“Planning authorities should support the diversification of the rural economy as a way to provide local employment opportunities, increase local economic prosperity and minimise the need to travel for employment. The development plan should facilitate diversification of the rural economy by accommodating the needs of both traditional rural industries and new enterprises, whilst minimising impacts on the local community and the environment.” (paragraph 3.1.2 TAN6, 2010).

5.19 In light of the above it is considered that the National Policy context is positive and supportive of the proposal.

5.20 Local Planning Policy

5.21 *Policy SPI* of the LDP requires all development proposals to demonstrate how positive economic, social and environmental impacts would be achieved and adverse impacts minimised. The development would provide positive economic impacts by providing on site employment as well as strengthening local supply and service businesses in the locality.

In terms of positive social impacts, these would be realised by reason of the economic benefits and through providing a recreational space that can contribute to the well-being of its users. Positive environmental impacts would be achieved through appropriate design and green infrastructure and adverse impacts have been minimised through sensitive design, mitigation and detailing.

5.22 *Policy SP5 Visitor Economy* provides support for development relating to the visitor economy provided that they are located in sustainable locations, contribute to the diversity and quality of accommodation and attractions, respect and protect the environment and benefit the local community.

5.23 *Policy SP16 The Countryside* of the LDP outlines the types of development that will be supported in the countryside and refers to enterprises for which a countryside location is essential.

5.24 *Policy GN. 16 Visitor Attractions and Leisure Facilities* would appear to be the main policy for assessing the development and states:

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5.25

GN.16 Visitor Attractions and Leisure Facilities

A. New visitor attractions and commercial recreation and leisure proposals will be permitted where both the following criteria are met:

1. The site is well located in relation to A or B class roads and/or, rail stations and/or bus routes; and
2. The site is within or immediately adjoins a settlement, unless the proposal requires a countryside location, in which case evidence must be provided to support this.

B. Extensions to the area, or an intensification, of the visitor, commercial recreation or leisure facility will be permitted where the scale and nature of the facility and of the proposed extension would be compatible with its location.

5.26 In relation to criterion B, dealing with extensions to existing enterprises, the development would be immediately adjoining the existing site, respects the existing field parcels, would have a minimal impact on the character of the site itself and relate well to the scale and character of the existing facilities.

5.27 The Predictive Agricultural Land (ALC) Map 2 identifies a proportion of the land as being predictive 3a land with some 3b to the north.

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5.28

The Best and Most Versatile Agricultural Land

3.58

Agricultural land of grades 1, 2 and 3a of the Agricultural Land Classification system (ALC)¹⁶ is the best and most versatile, and should be conserved as a finite resource for the future.

3.59

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.

(Para 3.58 of PPW, 12).

5.29

The location of the development is dictated by its relationship to the existing course. There is no alternative in terms of other adjoining land, or land in lower grade. There is an overriding need for the development to position the grounds as competitive golf club and to ensure its viability as a commercial enterprise for the successive generation of the family. It is therefore considered that the proposal complies with the objectives of para 3.58 of PPW. Furthermore, it was established by recent appeal *CAS-03561-G3F9L4 Tretio Caravan & Camping Park, St Davids*, that a pitch and put golf course of some 30 years was not previously developed land and that the land was still to be considered agricultural. In this instance the land would retain its contours and openness in the main and could revert to an agricultural use if it is later determined to be viable.

5.30

In light of the above, the principle of development is considered acceptable.

5.31

Design Principles and Concepts:

Planning Policy Wales (12th Edition, 2024) and Technical Advice Note 12 (Design) 2016 identify good design as being the consideration of; access, character, community safety, environmental sustainability and movement. With these issues in mind, the following sections of the statement discuss the main design principles and concepts of the proposal before discussing certain issues in greater detail.

5.32

Access and Movement-

Ensuring safe access for all road users and users of the site.

Minimise disruption to the existing access arrangements and on site traffic and activities.

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Improving access arrangements where possible whilst minimising impact upon hedges and trees.

Retaining parking and service areas.

Understanding traffic movements and generations.

Promoting sustainable modes of transport.

Providing hard-surfaces where possible.

5.33 *Character-*

Maximising the effective use of existing features and topography,

Minimising impact upon natural features,

Retaining field pattern and enclosures.

5.34 *Community Safety-*

Providing logical, clear and safe access routes for site users and highway users,

Defining public and private space,

Promoting natural surveillance.

5.35 *Environmental Sustainability-*

Sustainable location adjoining the existing enterprise.

Connectivity to settlements.

Retention of general field enclosures and patterns.

Retention of existing hedgerows and trees where possible.

Supplementary planting, landscaping and Green Infrastructure.

Maximising natural features such as trees, hedges, hollows and wet areas.

5.36 *Appraisal of site context and how the design of the development takes context into account.*

5.37 The site of the extension extends to circa 10ha of mainly semi-improved grassland. The extension site is separated into 4 field enclosures defined by mature and thick hedges. There are also hedges to the perimeter of the land. The land has a general fall in ground level down from south to north, to an area of woodland at the valley floor.

5.38 The land is located within wider landscape of small and medium sized field enclosures with dwellings and farm complexes dotted within the landscape and is distinctly rural in character. The existing golfcourse is not prominent within the landscape due to the existing boundary features, the fact it follows the natural contours of the land and is laid to grass.

5.39



Source:googlemaps

5.40 In terms of physical works to the site these are minimal, with the main areas following the natural contours of the land and would include circa 3m gaps to some of the internal hedges and a small number of ponds and bunkers. In general these would not be discernable from outside the site and would appear as appropriate additions within the landscape from within the site.

5.41 Given the above it is considered that the development would accord with policies *SPI*, *SP13*, *GN.1*, *GN.2* and *GN.38* of the LDP and PPW (12th Edition) which seeks to foster sustainable development, placemaking, good design and preservation of the natural environment.

5.42 **Residential Amenity**

As a general rule of thumb golf is a comparatively quiet sport and a good neighbour. The dwellings at the centre of the holding are in family occupation. There is an adjoining farm complex to the west of the site, however, the existing farm buildings would provide a buffer between the site and residential property.

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As such it is considered that the use would be a compatible neighbour and the separation distances to neighbouring residents is acceptable in order to preserve their residential standards of living. In light of the above it is considered that the development accords with criteria 2 of policy *GN.1* in terms of residential amenity.

5.43 Policy and Approach to Access and Specific Issues Affecting Access.

The existing clubhouse and site are accessed via two access points, one for customers to the south and a service entrance to the north. The main entrance to the clubhouse and carpark would be unaltered. The northern entrance lies opposite the entrance to the farm complex and it is proposed that this route would be the main crossing-point for users. This route was determined to be acceptable by the Local Highway Authority in pre-application enquiry, albeit their least preferred option.

5.44 Visibility can be improved at this point, but it is important to consider that equipment has been stored within the farm buildings in excess of 30 years and therefore there is an established baseline of movements at this access point. A new access would be created directly opposite the service entrance which would take users away from the vehicle movements of the main entrance.

5.45 Accessibility and Connectivity- The site lies a short distance to the north of Rosemarket, but given the equipment necessary to play the sport private modes of transport are a reasonable expectation, albeit players often lift share.

5.46 Levels, gradients and surfaces- The levels around the carpark and clubhouse are generally level and flat. Gradients from the access across the road to the farm complex, where the golf carts and equipment have historically been stored is also generally gentle and easily negotiable. The land does slope down to the north, but these features would provide interest to the course and enhance the overall offering. Surfaces are a mix of bound hard surfaces, unbound surfaces and grass and would reasonably remain largely unchanged.

5.47 In light of the above, the development would accord with criteria 5 and 6 of policy *GN.1* in terms of accessibility and highway safety, which state:

5. *It would take place in an accessible location, would incorporate sustainable transport and accessibility principles and would not result in a detrimental impact on highway safety or in traffic exceeding the capacity of the highway network;*
6. *Necessary and appropriate service infrastructure, access and parking can be provided.*

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5.48 ***Biodiversity and Green Infrastructure- Green Infrastructure Statement:***
 The site is not located within or immediately adjoining any designated sites and as such the site falls to be considered under the *Step-Wise* approach.

5.49 **Baseline:**
 The land is generally grassland which is grazed by sheep and mown once a year for bales. There are well-established hedges around and within the site, which would be of value.
 A biodiversity survey of the site accompanies the application which generally confirms that the grassland is of comparatively low value.
 Some localised impact upon trees and hedge species would occur where greens continue through, but these would generally be located at existing gaps and weaker spots. It is noteworthy that it is desirable to retain these features for interest on the course, as well as maintaining biodiversity.

5.50 Paragraph 6.4.15 of *Chapter 6 of PPW* discusses the *step-wise* approach to maintain and enhance biodiversity on site.

5.51 **Step-wise:**
Avoid- Bearing paragraph 6.4.25 of *Chapter 6 PPW* in mind the area of highest value, being the hedges, have been avoided. Furthermore, the boundaries to the site have been avoided on the whole. The significant trees T779 (Ash) and T781 (Sycamore) would be avoided and protected through Heras Fencing.
Minimisation- Only minor areas of hedge would be impacted upon and would result in the loss of small stretch of roadside, sparse hedge and circa 10 metre block of goat willow scrub.
Mitigation/ Restoration- Compensatory tree planting would take place to the sum of circa 30 trees consisting of Rowan, Oak, Hazel, Alder and Beech to the southern enclosures and around the site. These would be planted as standards in the first planting season following completion site. Trees would be planted 2-5 metres apart.
Compensation on site- In addition to compensatory tree planting the proposed pond would also provide biodiversity enhancement, as would nesting boxes to existing trees.
Refusal of Permission- Not applicable as net benefit for biodiversity demonstrated.

5.52



5.53

Maintenance:

Heras fencing would be erected around the sensitive trees identified above, during formation of the greens, and in the Arborists Report.

Maintenance would include the replacement of trees or grass seed which die or become diseased and nesting boxes damaged within 3 years of planting/ installation.

5 54

Conclusion in relation to Green Infrastructure:

Based on the information available it is considered that the ecological value of the site has been understood. Impacts would be minor and compensatory measures would ensure that a net benefit for biodiversity would be achieved. The proposal would therefore comply with Chapter 6 of Planning Policy Wales as well as criterion 4 of policy *GN.1* and policy *GN.37* in relation to ecology of the LDP.

5.55

Drainage Statement:

- The site is currently laid to grass with surface water percolating to ground.
- The site is not in a flood zone. Surface water flood zone located to the north of the site which follows the route of a watercourse, but outside application site.

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- The changes to the site are minimal and would largely not affect the way surface water navigates the site or drains throughout the site, given that surfaces will remain largely the same.
- A stream is located beyond the site to the north, but there is no reason to believe that the change of use of the site would result in increased surface water flows reaching the stream.

6 Conclusion

6.1 The development consists of an extension to a well established golf course which would enhance the existing offering, enhancing the leisure, wellbeing and social values of the enterprise and well as making it more viable for the future, thereby complying with *Policy GN.16 Visitor Attractions and Leisure Facilities* of the LDP. The development would also contribute towards the objectives of PPW and Future Wales Act which recognise the importance of outdoor spaces and leisure facilities to health and well-being.

6.2 Impacts upon the landscape and neighbouring residents would be minimal and an appropriate means of access to the site can be achieved. Furthermore, it is considered that net benefit for biodiversity would be achieved.

6.3 In light of the above, it is considered that the proposal is an acceptable form of development and comply with the relevant policies of the LDP and National Policy and Guidance.

END
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