

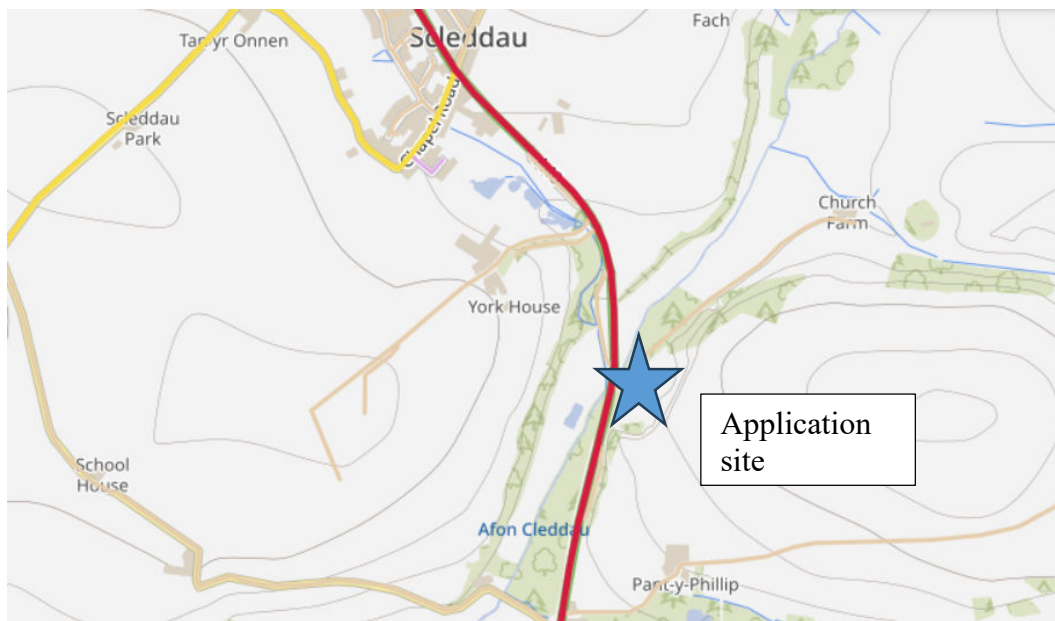
**Design and Access/ Supporting Statement
For Pre Application Consultation**

**Proposed recycling yard for inert waste and remediation work
to quarry**

**at
Pant-y-Phillip Quarry, Dwrbach, Scleddau, Pembrokeshire
(NGR: Easting:194811 Northing: 233616)**

1 **General Description**

- 1.1 The proposed development involves the re-use of a disused quarry site which is located approximately 670 metres to the south of the Scleddau settlement boundary. The site benefits from an existing access directly onto the A40 Trunk Road and covers around 1.6 hectare. The site comprises of historical excavations with a vertical rock face to the east which has stone spoils to the bottom. Existing site features comprise of a historical weigh bridge with associated office structure.



Source: Datamap Wales.

Image below is of the existing site access looking in a North direction towards Scleddau.



Source: Google earth

Image below is of the existing access looking in a south direction



Source: Google earth



The objective of the development is to reinstate the use of the site to make provision for a yard area to collect/ screen/ recycle and reuse inert waste from developments in the county. Some of the waste once screened such as soils will be used to form a buttress to the existing quarry rockface. Once complete the soil buttress would be landscaped in accordance with the green infrastructure statement. The applicant would operate the site on long term tenancy basis from the landowner.

2 **Application**

2.1 This Design and Access Statement (DAS) has been prepared in support of a Full Planning Application for the use of the site to collect and reuse inert waste, at the above address. As required by the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016. The development constitutes major development as the development forms a waste development.

The DAS explains, amongst other things:

- (a) the design principles and concepts that have been applied to the development,
- (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 deals with the legislative requirements of a DAS and planning policy considerations.

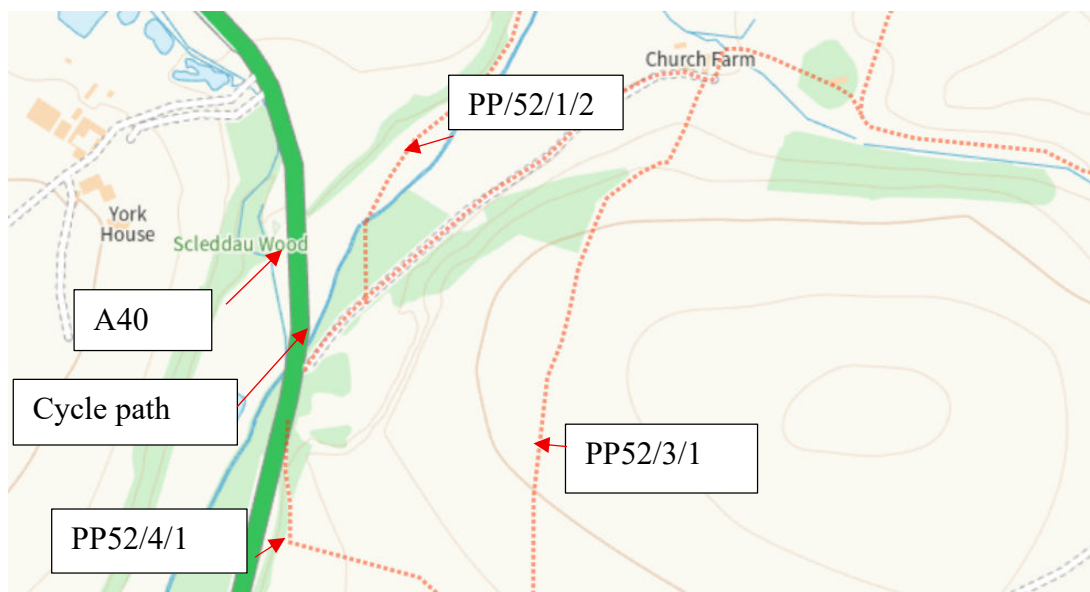
2.2 The statement has been prepared by Preseli Planning Ltd appointed by Mr Carl Vaughan. The statement is based on information supplied by the applicants and other consultants involved in the project. Please refer to the accompanying plans for further detailed information.

2.3 **Applicant**

Mr Carl Vaughan, Middle Woodstock, Woodstock, Clarbeston Road, SA63 4TG.

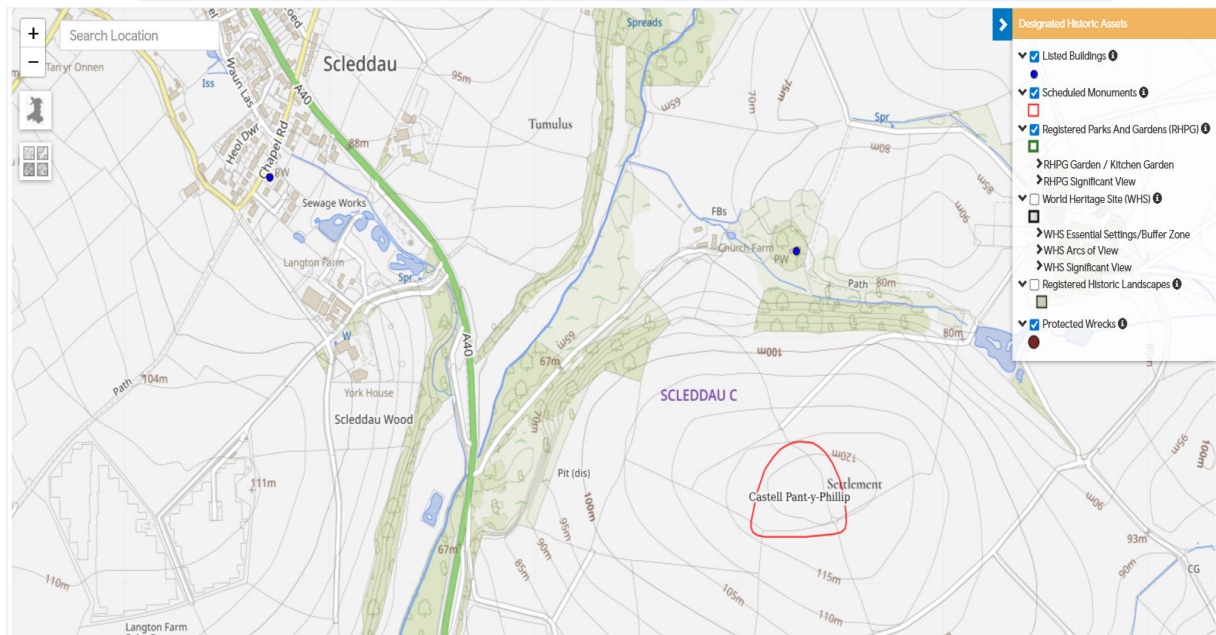
3 **The Site**

3.1 The site is located in Pembrokeshire, approximately 670 metres to the south of the Scleddau settlement (as the crow flies). The site has direct access onto the A40 trunk road to the west and is well related to the Scleddau settlement being linked by a footway/ cycle path between the site and Scleddau settlement. Beyond the application site to the north, east and south aspects is agricultural land at a raised level (circa 25 metres) compared with the site due to the previous quarry excavations, which have taken place. The site is also surrounded by public footpaths as referenced by the below map:



Source: Pembrokeshire County Council website-Cycle paths

3.2 In terms of historical assets in the area, there is a Schedule Ancient Monument (SAM) located Pant y Phillip (PE138) located approximately 450 metres to the east of the application site. The grade II listed building Church of St Justinian is located 660 metres to the north east of the application site.



Source: Data map Wales

- 3.3 The site currently consists of a stone surfaced yard area with a vertical rock face to the east which remains following previous quarry works with the ground level to the top of the excavation measuring over 25 metres. The site is then enclosed by established trees to the north east and southwest boundaries. The site is adjacent to the A40 highway to the west and the east forms open countryside. The nearest protected dwelling from the application site forms the farm complex known as Pant y Philip, which has a separation distance in excess of 250 metres from the application site and is in the same land ownership as the application site. Beyond this, is a neighbouring dwelling known as York House. This has a 270-metre separation distance and is located to the north west of the application site.

3.4 Recent site history-

PR/0230/25-Advised the principle of development could be supported and outlined the site constraints and information required to accompany the application.

4 The Proposal

- 4.1 The application seeks the re-use of the historic quarry site for the purposes of storing/ recovery and re-use of inert waste from constructions sites in the locality. Once taken to site the material is intended to be screened/ separated/stored with suitable material (such as soils) to be re-used to buttress the rock face. For example, unwanted concrete products from development sites would be taken to the site and could be crushed and re-used for aggregate purposes, these will

be separated and stored into bunkers. Soils will be screened of contaminants and used to buttress the rock face and upon completion of the buttress landscaped.

- 4.2 Should there be any waste which cannot be reused (In accordance with the waste hierarchy, which would be of a limited amount) this would be temporarily stored and then disposed off site via a licenced waste carrier.
- 4.3 Based on the sites historic quarrying and proposed recycling use, minimal additional infrastructure would be required to operate from the site. The additional infrastructure would comprise of a weigh bridge, wheel washing facility and temporary concrete panel structures to separate materials into bunkers. An indicative site layout has been provided via dwg P01. The images below provide a visual representation of the proposal and their temporary form.



Above is a typical weigh bridge arrangement with an associated office/welfare facility.



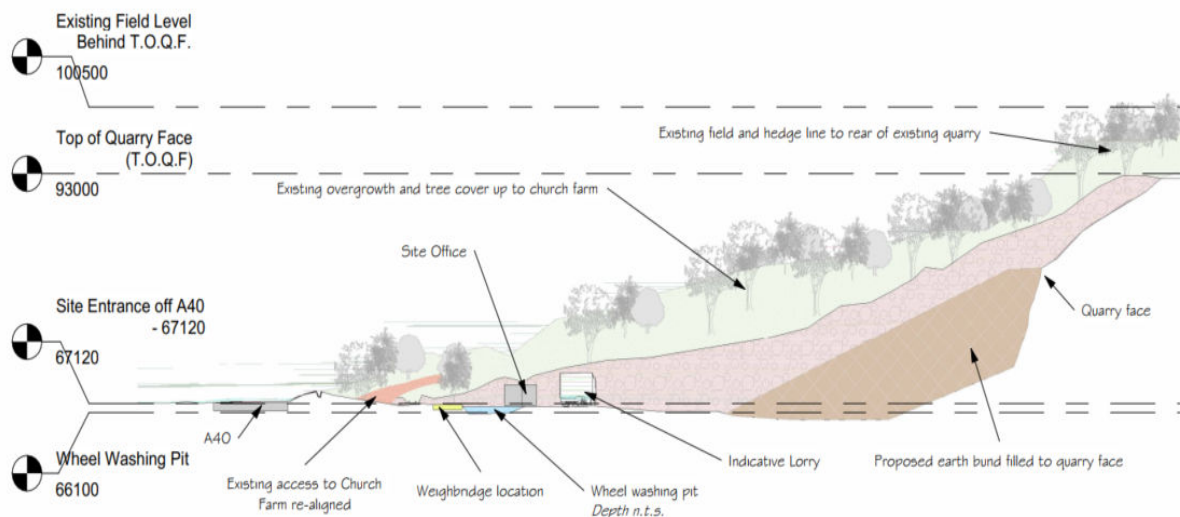
Above is a wheel washing facility

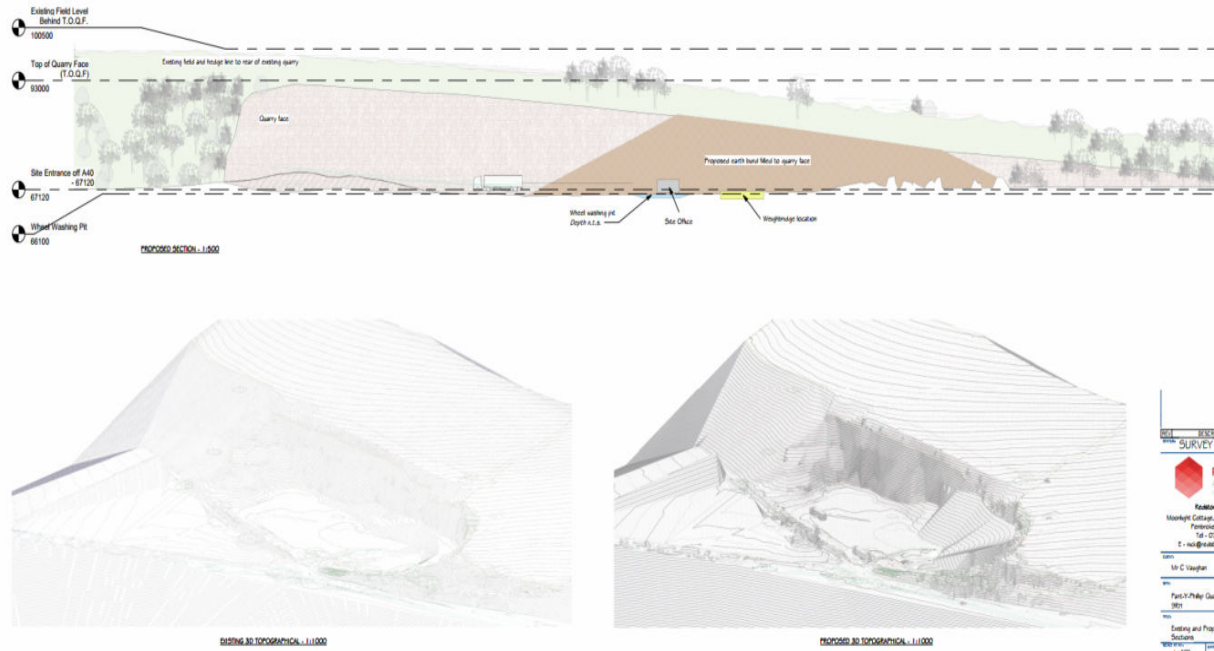
4.4



The image above illustrates temporary bunkers to separate materials.

In terms of tons of inert waste, the facility is anticipated to be able to process a maximum 300 tonnes per day, based on the screening equipment capacity. Due to this the number of vehicular movements would be around 20 trips generated per day. It should be recognised that the amount of inert waste being received would not be consistent and would be based on development which is occurring in the locality and surrounding settlements, therefore above referenced figures are indicative and should be gauges as a maximum. In terms of soil buttressing capacity, from undertaking a topographical survey it is anticipated the site would have the capacity to accommodate around 300,000 tonnes of soil to create the 45-degree slope embankment. The volume has been illustrated on dwg P01 and P04 which illustrates a further capacity to buttress the rockface would be available.





4.5 The site operation site would employ one full time worker being the applicant and a part time worker.

4.6 **Consultation and Collaboration.**

4.7 Redstone Architecture prepared the plans to accompany the Planning Application Consultation (PAC)

4.8 Red Kite Ecology has carried out a scoping survey of the land. The findings of the survey can be found in the accompanying report.

4.9 Tree survey undertaken by Chris Hill Tree Survey

4.10 Unda Flood Consequence Assessment

5.0 **Design principles and concepts**

5.1 Planning Policy Wales (12th Edition) 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.

5.2 *Character-* The area is rural in character with extensive areas of agricultural land with farm holdings and isolated dwellings scattered amongst the landscape. The application forms the re-use of a quarry which has an existing highway access, circa 25 metre high rockface. The

infrastructure associated with the inert waste such as the weigh bridge, cabin and storage bunkers would be well screened from the surrounding area by the established boundary treatment and topographical features from the quarry use, as illustrated by the accompanying cross section drawings P03 and P04. Furthermore, based on the structures design comprising of temporary structures such as the weigh bridge and precast concrete panels, they are of a temporary form and design and should operations cease they could be removed from site.

- 5.3 *Community Safety:* There are no bridleways or footpaths crossing through the existing site, existing gates, signage and security arrangements would prevent public and unauthorised access to the site itself. Beyond this the the closest non-associated dwellings (approximate distance to curtilage boundary) would be located circa 270 metres to the north west of the site. Based on the site forming the re-use of a quarry and the separation distance, with the intervening A40 trunk road, the proposed development would not result in an adverse amenity impact. This has been further assessed in the below section. In addition, the development would provide an important asset to the county and surrounding communities by providing a site to manage inert waste, in particular providing a facility to divert soil from landfill sites to form part of the remediation of the previous quarry use.
- 5.4 *Environmental Sustainability:* As illustrated by the images above, the operational development features such as the stand-alone concrete wall structures to create dividing bunkers, wheel washing facility and weigh bridge would all be moveable and be pre-constructed off site, ensuring accuracy and efficiency in production. Based on this, the construction phase of the development would be minimised. In terms of surface water arrangements these have been acknowledged and addressed in the accompanying drainage strategy and flood consequence assessment. With regard to environmental enhancement and protection, these have been addressed in the section below. The proposal would generally create environmental enhancement via a planting scheme associated with the re-use and management of soil to buttress the existing quarry face. Pollution prevention would be managed via a permit from Natural Resources Wales and relevant CL:AIRE code of practice declaration, with any harmful waste being removed from site via a licensed waste carrier.
- 5.5 *Movement-* The quarry site is not currently operational therefore the resulting use would create additional traffic movements to and from the site. A consultation with ‘Acstro’ highway planning consultants has been undertaken to improve highway safety arrangements and create a safe access via an amended layout as per dwg P01. The proposed re-surfacing, widening of the access to allow two HGV vehicles to pass and internal parking and turning areas would result in an improved arrangement compared with the existing, with sufficient visibility splays being provided. A further highway evaluation against policy requirements has been undertaken in the proceed statement.
- 5.6 *Future maintenance-* The site will be regulated under a permit license from Natural Resources Wales; this will outline conditions and a duty of care the applicant has with site management. The maintenance and running of the site to comply with the permit conditions will be the applicant’s responsibility. Based on the type of inert waste being delivered to site and re-used forming construction waste, which generally comprises of bulky items, any litter associated with the operation would be limited. Due to the proposed wheel washing facility on site and

the tarmac finish, maintenance requirements of the access would be limited, and a safe and clean environment could be maintained.

6.0 **Policy Considerations**

6.1 **National Planning Policy**

- Planning Policy Wales (Edition 12, 2024).
- Future Wales The National Plan 2040 (2021)
- Technical Advice Note (TAN) 21: Waste.
- Technical Advice Note (TAN) 1: Aggregates
- Technical Advice Note (TAN) 12: Design (2016).
- Technical Advice Note (TAN) 23: Economic Development (2014).
- The Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999 (as amended, 2011, 2015, 2017, 2018 and 2020).

6.2 **Local Development Plan Policy**

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

- Policy SP 1 Sustainable Development
- Policy SP11Waste
- Policy SP 16 The Countryside
- Policy GN.1 General Development Policy
- Policy GN.2 Sustainable Design
- Policy GN.22 Prior Extraction of the Mineral Resource
- Policy GN.37 Protection and Enhancement of Biodiversity
- Policy GN.38 Protection and Enhancement of the Historic Environment.
- Policy GN.41 Waste Minimisation, Re-use, Recovery, Composting and Treatment
- Policy GN.42 Disposal of Waste on Land

6.3 **National policy evaluation**

Future Wales – the National Plan 2040 (FW) is the national tier of the Development Plan.
Policy 19 – Strategic Policies for Regional Planning

Strategic Development Plans should embed placemaking as an overarching principle and should establish for the region (and where required constituent Local Development Plans):

In particular, Part 11

A co-ordinated framework for minerals extraction and the circular economy, including waste treatment and disposal.

6.4 Beyond Recycling (March 2021)

This builds upon the aims and objectives of Towards Zero Waste, the main objective being to transform the Welsh economy into a circular economy: where resources are kept in use for as long as possible, avoiding waste wherever possible and maximising opportunities for recycling/re-use.

6.5 Towards Zero Waste (TZW)

This, in combination with the Collections, Infrastructure and Markets Sector Plan (CIMS) forms the overarching policy document for the long-term vision of how waste will be dealt with in Wales and also goes hand in hand with the goal of a net zero carbon Wales. The idea being that if we are to support our economy and protect our future lifestyle, we must consume fewer resources and make more efficient use of those that we do consume. The main objective of this document is to reach zero waste in Wales by 2050, in order to help meet this target, interim targets have been set for 2025, the main aims and objectives of this document are highlighted below Key targets:

By 2025

- 26% reduction in waste
- Zero waste to landfill
- 50% reduction in avoidable food waste
- 70% recycling 17 By 2030
- 33% reduction in waste
- 60% reduction in avoidable food waste by 2050
- One planet resource use
- 62% reduction in the waste
- Zero waste
- Net zero carbon

6.6 Collections, Infrastructure and Market Sector Plan

This goes hand in hand with Towards Zero Waste and is a series of plans that cover those sectors that make or sell products which currently become waste at the end of their useful life. The importance of ‘preparation for re-use’ is highlighted within this document.

6.7 Preparation for reuse has many benefits in terms of reducing the ecological and carbon footprints of waste, as well as reducing landfill and potentially saving costs to businesses and local authorities. Welsh Government is eager to encourage facilities for the preparation for re-use of multiple waste streams.

6.8 Planning Policy Wales, 12th Edition

6.9 Section 5.13 of PPW 12 looks at the management of waste for Wales and re-iterates the importance of sustainable waste management and the important role that planning must play in this.

The planning system has an important role to play in facilitating sustainable waste management by providing a framework for decision making which recognises the social, economic and environmental benefits that can be realised from the management of waste as a resource to meet the needs of society and businesses,

- 6.10 Any potential impacts must also be weighed up against any potential negative impacts associated with the proposals, such as environmental impacts, impacts on designated site or residential amenity. The importance of the waste hierarchy and the location of waste developments (the nearest appropriate installation) are also discussed.
- 6.11 TAN 21 Waste
- 6.12 Technical Advice Note (TAN) 21 was published in 2014 and provides technical guidance for Planning Authorities and developers relating to a host of different waste developments, and crucially, reinforces the principles of the ‘waste hierarchy’ and the ‘nearest appropriate installation’
- 6.13 Local Development Plan Policies/SPG
- 6.14 The policies of the Local Development Plan for Pembrokeshire (LDP) relevant to the proposal are policies SP 1 (Sustainable Development), SP 11 (Waste), SP 13 (Settlement Boundaries), SP 16 (The Countryside), GN.1 (General Development Policy), GN.37 (Protection and Enhancement of Biodiversity), GN.40 (New Waste Management Facilities) and GN.41 (Waste Minimisation, Reuse, Recovery, Composting and Treatment).
- 6.15 Demand for the facility
- 6.16 Both national and local policies support such development provided they can demonstrate there is sufficient demand for such a facility. This evaluation has been undertaken below.
- 6.17 There are similar facilities to this, further afield in Pembrokeshire, but these are mostly south in Haverfordwest, Withybush and Milford Haven. These are some distance from the location of the proposed development. Due to its accessible location and being nearer to settlements and Hub Towns to the north of Pembrokeshire, where the Local Development Plan aims to direct economic regeneration and redevelopment, the application site would form an appropriate re-use of the quarry with the resulting re-use also benefiting from the reinstatement of the brownfield site to have biodiversity and ecological enhancement, with a strong localised catchment. The below table identifies the distances between the application site and settlements in Pembrokeshire:

Settlement	Distance from application site
Fishguard (Hub Town)	2.7 kilometre
Goodwick (Hub Town)	4 Kilometres
Letterston (Rural Settlement)	3.6 kilometres
Wolfscastle (Service Village)	6.6 kilometres

Scleddau (Large Local Village)	600 metres

6.18 In addition to the cluster of identified settlements above, national guidance (MTAN 1 and TAN 21) seeks to encourage the recycling of construction and demolition waste and the use of recycled aggregates (and secondary aggregates) where possible, helping to reduce the demand on primary aggregates. The Waste Annual Monitoring Reports (AMR) provide an overview of waste arisings and the management of the different waste streams for the 3 regions that cover Wales. Pembrokeshire is included within the South-West region report, the most recent report for this is the 2024/2025 report.

6.19 Some of the key points from this AMR report, in relation to the waste streams relevant to this proposal are as follows;

6.20 For construction and demolition waste

The information for construction and demolition waste as used in the AMR comes from the Natural Resources Wales' (NRW) report '2019 Wales Construction & Demolition Waste Arisings Survey.' Some of the key findings of this report are as follows:

- The Recycling rate (comprised of Preparation for Reuse, Recycling, Composting and Backfilling) of Non-Hazardous construction and demolition waste excluding naturally occurring substances (EWC 17 05 04) generated in Wales was 93% in 2019. When extending the metric to include all construction and demolition waste materials the performance was 90%
- The Recycling rate of construction and demolition waste excluding hazardous waste and Soil & stones has increased from 87% in 2012 to 93% in 2019.
- The rate of construction and demolition waste disposed of to Landfill has decreased from 19% in 2012 to 6% in 2019.
- The Welsh Government's construction and demolition waste prevention and landfill targets were achieved by the construction and demolition sector in Wales in 2019 when measured against the estimated tonnages.
- The construction and demolition waste Recycling target was estimated to have been achieved in 2019 based on a 93% Recycling rate.

6.21 The results of the Survey also highlight areas where further initiatives and support could be focused to improve progress with achieving targets set in Towards Zero Waste. For example, the majority of construction and demolition waste landfilled in 2019 was Soil (c.150 kt), indicating that there are further opportunities to improve recovery of this material within the construction and design sectors.

6.22 Taking this into consideration, whilst the targets have been met, there are still areas for improvement, in particular in relation to reducing the amount of soils that are landfilled. This is an area where the development could make a positive contribution to diverting soils away from landfill to other potential end uses (for example quarry restoration). Based on the application forming a rock face (around 25 metres) there is capacity in the site for quarry restoration and the importing of soil material rather than diverting this to landfill, where the insertion of a 45-degree embankment has the cubic volume capacity of 300,000 cubic metres with ample on site buttress capacity remaining. In addition, the applicant has extensive

experience of constructing earth bank structures and highway improvement schemes throughout Pembrokeshire and the wider area, therefore their established network would provide a valuable and well-known contact in Pembrokeshire, when such projects are being undertaken and would result in a reduction in soil being disposed of to landfill.

6.23 The targets and need

The targets for the reuse and recycling for this waste stream are as follows

- By 2015/16 at least 57% of commercial waste and at least 63% of industrial waste should be recycled
- By 2019/20 at least 67% of both commercial and industrial waste should be recycled
- By 2024/25 at least 70% of both commercial and industrial waste should be recycled

In terms of reducing the amount of waste going to landfill the targets set are below

- By 2019/20 a maximum of 10% of Industrial and Commercial waste should be landfilled
- By 2024/25 a maximum of 5% of Industrial and Commercial waste should be landfilled

The performance of the South West Region as a whole is shown below

- The preparation for re-use, recycling & composting rate for the industrial waste was 78% and the land disposal rate was 9%
- The preparation for re-use, recycling & composting rate for the commercial waste was 63% and the land disposal rate was 12%.

6.24 Looking at the figures above (whilst the data is now somewhat out of date it is the best available information) in terms of the reuse and recycling of Industrial and Commercial waste, the SW & Mid Wales region has exceeded its target for both 2019/20 and 2024/25. Landfill, however, remained the second highest management route. So, whilst the 2019/20 landfill target for industrial waste was met, it was not met for commercial waste. The target for 2024/25 is 5% so improvements can be made in both sectors and delivered by the proposal, but particularly in relation to commercial waste, so that these targets can be met.

6.25 Evaluating the proposal against Local Planning Policies-Contribution to Waste minimisation, reuse, recovery, composting and treatment (Policy GN.41)

6.26 Under the LDP, the principal policy considerations for new waste management facilities are outlined under policy GN.41. This is a multi-criteria policy which states that development will be permitted where it can meet the outlined criteria. These criteria are addressed in turn below:

Criterion 1 states that proposals for waste management will only be permitted where:

‘The site is located at an existing waste management site or at a unit / on a site allocated or protected for B2 (General Industrial) uses or if appropriate, at the type of site otherwise indicated by Welsh Government Technical Advice Note 21 (TAN 21) Waste, paragraph C36:
or

Criterion 2 ‘The site can be readily accessed from A or B class roads where transport by road is the only available option’.

- 6.27 Notwithstanding the site having a historical quarrying use class, it does not form a B2 use and would not comply with criterion 1 as outlined above. As the site has an existing access directly from the A40 trunk road, which the application would improve and be adapted to satisfy criterion 2 from policy GN.41.
- 6.28 As mentioned previously with regard to the development being outside of development limits, this criterion of policy GN.41 deals with the location of waste management sites. This policy generally directs waste management proposals to areas allocated or protected for B2 uses or in line with guidance in TAN 21. Where these criteria cannot be met waste management sites are directed to sites, which can be readily accessed from A or B roads (where transport by road is the only option).
- 6.29 Given the site formed a previous quarry and brown field site which will be re-used for a suitable purpose and is directly accessible from the A40 Trunk Road, with highway improvements being made the proposal is not considered to conflict with policy GN.41 in terms of its location.
- 6.30 Criterion 3 of policy GN.41 states that development will only be permitted where ‘There is an identified national, regional or local need for the facility’ this has been dealt with above, and whilst the wider region is mostly performing well against its targets, there are some areas where improvements can be made, including the industrial and commercial waste sectors.
- 6.31 In this area of North Pembrokeshire there is currently a lack of recycling facilities of this scale to serve the surrounding settlements, where development and economic regeneration projects are promoted. The most up to date monitoring reports have been reviewed and identified improvement to the management and re-use of soil waste to prevent it entering landfill could be made. Based on the sites previous quarry use, it would have an appropriate capacity to dispose of soil waste to create a buttress to the rock face and could form an appropriate remediation of the brown field site. The proposed site is easily accessible by road and could be utilised by a wide range of local businesses. Given the policy background and the specific targets (and the increasing difficulty of meeting these targets as time goes on) there is a need for more specific recycling facilities and site which have capacity to accommodate soils, in Pembrokeshire and the proposed development would serve a local need in this area as well as forming an appropriate re-use of the brown field site.
- 6.32 Criterion 4 of policy GN.41 states that development will only be permitted where all waste arising from the facility have been considered and mitigated. As part of the Environmental Permit the applicant will need to obtain to operate the site, any hazardous wastes brought on to the site will need to be separated via screening and removed by a licensed waste carrier. Based on the material being accepted forming a bulky construction and demolition waste any windblown litter from the site would not be issue. This type of material is also unlikely to have any leachate and raise any pollution concerns.
- 6.33 Criterion 5 of policy GN.41 states, that development will only be permitted where the co-location of new facilities with potential energy users has been considered and incorporated where possible. Given the nature of the development this would not apply to the proposal. The proposal does not propose to treat hazardous waste of any sort.

- 6.34 Criterion 6 of policy GN.41 requires the development to demonstrate no significant adverse impacts will be caused to health and safety of the public, the economy or the environment. Based on the site forming a brown field and having an isolated location with associated remediation works and landscaping works being undertaken, the proposal would result in an overall betterment to health and safety of the public, the economy and environment.
- 6.35 As the operation would comprise of disposing of inert waste such as soils to buttress the existing rockface and have a secondary function for remediation works in the form of landscaping, the requirements of policy GN.42 Disposal of waste on land needs to be complied with.
- 6.36 Policy GN.42 supports the disposal of waste provided it has regard to the waste hierarchy and there is an identified need. As established under the requirements of Policy GN.41, the proposal forms a practical re-use of waste by buttressing the brown field quarry site where a regional need has been identified to reduce soil entering land fill.
- 6.37 The policy also requires adequate measures to deal with any leachate. Based on the inert waste comprising of construction demolition waste, it is unlikely there would be any associated leachate of landfill gas. As referenced above, any material suspected of contaminants will be identified and disposed of to a licensed waste carrier.
- 6.38 Criteria 3 and 4 from policy 42 requires a post operational landform to be compatible with the adjoining topography and provision is made for landscaping/ progressive restoration. As illustrated by the cross-section drawings P03 and P04, the amount of landform construction forming a buttress material to the brown field quarry will be filled at a 45-degree angle from the rock face top, to ensure a stable form which would also be compatible with the surrounding rural landscape. The landform will be planted with a mixture of native trees and wildflower meadow seed mix to assist in blending with the landscape.
- 6.39 **Appraisal of site context and how the design of the development has been taken into account**
- 6.40 Policy GN.1 of the LDP states ‘The nature, location, siting and scale of the proposed development is compatible with the capacity and character of the site and the area within which it is located’. Based on the site previously forming a quarry operation, it can be considered a brown field site. The proposed re-use of the brown field site for a quarry operation is suitable with the operation being well screened from the surrounding area based on topographical levels and the majority of existing natural screening features remaining. Furthermore, the scale of the operation and site features such as concrete bunkers, wheel washing facility and kiosk would not be visually prominent in the surrounding area. Therefore, the visual impact of the development would be acceptable and not have an adverse impact upon the wider landscape.
- 6.41 The proposed use would also assist with the restoration of the site via the construction of the proposed landform which will benefit from a landscaping scheme. The landscape restoration

scheme will result in a biodiversity net benefit and reduce the visual impact upon the landscape via the installation of natural features such as wildflower meadow seeds and native tree planting. The result would be a biodiversity net gain and the and a reduced impact upon the landscape form the buttressing of imported soils. Please refer to cross section and the block plan dwg for an indicative layout and the green infrastructure statement for further details.

6.42 Character, Visual and Landscape Issues

6.43 LANDMAP is an all-Wales landscape resource where landscape characteristics, qualities and influences of the landscape are recorded and evaluated. The Natural Resources Wales website states that it is a tool to help sustainable decision-making and evaluates 5 spatial datasets. The hedge to the west of the site constitutes the boundary to the aspect areas. Summary of area values below:

Spatial Data Set	Value
Landscape Habitats	Low
Geological Landscape	Moderate/Low
Historic Landscape	High
Visual and Sensory	Moderate
Cultural Landscape	Moderate

Source: [Data catalogue](#) | [DataMapWales \(gov.wales\)](#)

6.44 In summary, it is not considered the proposed development would not result in significant adverse effects or result in a change in the characteristics of the landscape.

6.45 No geologically significant features would be affected within the site. The habitat value of the site would be enhanced through the landscaping, as discussed in the accompanying ecological survey and green infrastructure statement.

6.46 Whilst being partially visible from close proximity in the surrounding highway network, it is not considered that the development would not change the character of the area or result in significant adverse impacts.

6.47 The operation would not be visible from surrounding viewpoints, based on existing mature tree screening which exists and based on the scale of associated infrastructure would not cause any further visual harm upon the landscape. The cross-section drawings P04 also references the infrastructure associated with the operation and limited visual impact it would have compared to the surrounding topographical arrangements. In addition, the buttress soil and reinstatement including landscaping would reduce any visual impact. It is therefore considered the development accords with policies *GN.1* and *GN.2* of the LDP in relation to the design, landscape impact, and compatibility of the development.

6.48 Criteria 2 from policy GN.1 supports any development which would not result in a significant loss of light, odours, smoke, fumes, dust, air quality noise or vibration. The nearest sensitive receptor to the development would be York House, which is located approximately 270 metres

to the north west of the application site. Based on the scale of the operational development features and imported material forming construction waste, it would not result in any significant adverse harmful impact upon neighbouring amenity. Furthermore, the site could operate as a functional quarry and not require the benefit of planning permission, where the associated amenity impacts in term of noise and dust would be greater. The granting of this permission would in effect cease the re-use of the quarry. The operation will also operate under the hours of 08:00-17:30 Monday-Friday and 08:00-12:30 Saturday. Based on the above, the proposal would not result or cause a significant adverse impact upon neighbouring amenity.

6.49 Criterion 3 refers to impact upon landscape character and impacts upon the national park. The Pembrokeshire Coast National Park is located in excess of 4 kilometres to the east of the application site. Based on the separation distance and the site forming an historic quarry with a rock face to the east being in excess of 25 metres in height, the operational development features associated with the use would not be prominent in the landscape. The development would also be further screened by the additional planting and ecological features which exist to the site perimeter. The proposal would therefore comply with criteria 3.

6.50 Criteria 4 form policy GN.1 seeks to respect and protect the natural environment. A walkover survey has been undertaken by Kite ecology, and this has determined there was no evidence of protected species on site. A tree survey of the site has established the removal of Leylandi trees to the west of the site based on stability concerns. This feature would be compensated and replaced with a Griselinia hedgerow and the planting of native trees and wildflower meadow seeds as identified in the green infrastructure statement. These landscaping features would result in a biodiversity net gain via the creation of habitats of a higher value compared to the existing brown field site.

6.51 Criterion 5 relates to access and states that development should take place in an accessible location and would not result in a detrimental impact on highway safety by exceeding the capacity of the road network. The Highways and Transport planning consultant 'Acstro' have been engaged and advised of highways improvements from the site and entering onto the A40 trunk road. The recommendations have been included onto the proposed site plan dwg P01. The improvements include widening of splays, resurfacing the entrance and allowing vehicles to pass each other between the highway and the site. The other alteration comprises of redirecting the access to Church Farm to link with the site access. Following these improvements, the site would have a safe and accessible access onto the trunk road to serve the proposed use and associated traffic movements with the provision of adequate visibility splays. The traffic movement would be estimated to be no more than 45 movements per day between material deliveries and employees when the site is being operated at full capacity. As illustrated on dwg P01 there is adequate parking and turning area provision within the site for employees and associated heavy goods vehicles.

6.52 **Other matters**

6.53 **Historic environment**

There are no historic records or designations on the application site or in the immediate vicinity of the complex. There are no known historic records or assets in 400 metres of the application

site. The nearest are Castell Pant y Phillip (PE138) which forms a schedule ancient monument located approximately 460 metres to the north east of the development. There is also a grade II listed building known as Llanstinian Bridge (13049) located 370 metres to the south and the Church of St Justinian (reference 20818) located 500 metres to the north east of the application site. Other features are beyond 600 metres of the application site.

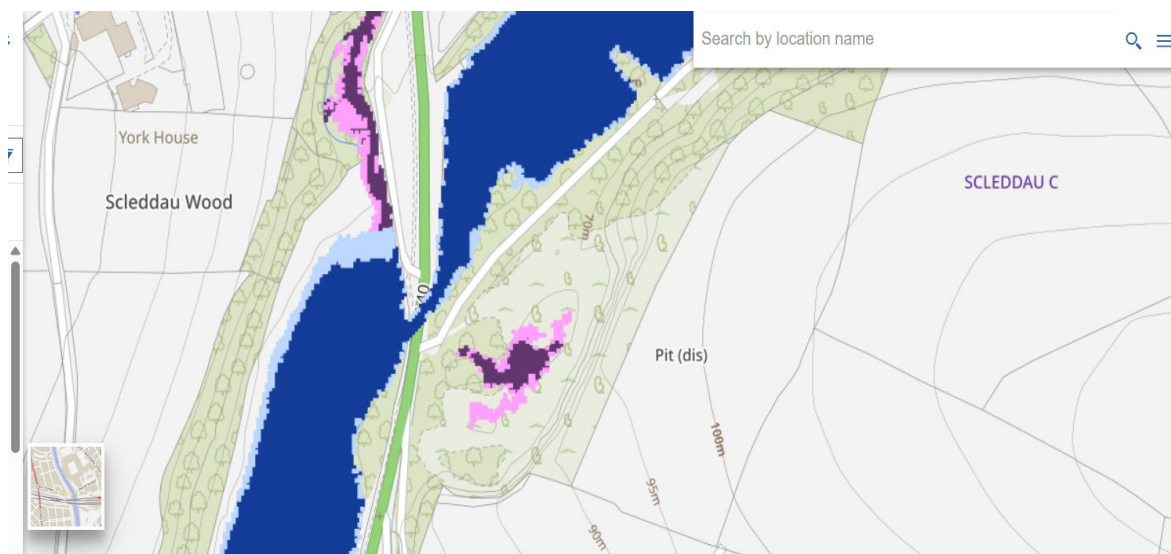
6.54 Given the character of the existing complex and intervening topography and landscape features such as dense woodland, the proposal would not impact directly or indirectly upon any historic assets or affect the LANDMAP classification of the surrounding landscape. The development would accord with criterion 3 of policy GN.1 and policy GN.38 of the LDP.

6.55 **Biodiversity, habitats and species**

6.56 The site is located in the designation and located in the Pembrokeshire Marine Special Area of Conservation (SAC). The site would have a temporary toilet facility to serve the 1.5 employees which would be emptied via a licensed waste carrier. As the development would employ the equivalent of 1.5 persons from in the catchment (this is not considered to be a net volume increase in foul surface water flows). The development would therefore not have a harmful impact upon the Marine Special Area or conservation. With regard to biodiversity/habitats a protected species survey of the site was carried out by Kite ecology. The report concluded "While there was no evidence of protected species on site, the development should be used as an opportunity to improve the biodiversity of the site". As identified by the supporting green infrastructure statement biodiversity enhancement opportunities have been identified and would be implemented to create a biodiversity net gain.

6.57 **Drainage strategy**

6.58 As referenced by the below Natural Resources Wales flood map an element of the quarry floor is located in surface water flood zones 2 and 3.



Source: Datamap Wales

6.59 All associated operational development features are located outside the surface water flood zones, however site vehicular movements may travel the across the quarry floor to empty soils to form the rock face buttress. Therefore as part of the site is located in surface water flood zones 2 and 3 for completeness UNDA were instructed to undertake a Flood Consequence Assessment. The assessment concluded the development is located outside of the 1:100 year plus climate change flood event. Therefore the proposed application is suitable in flood risk terms to comply with the requirements of Technical Advice Note 15 (Development, Flooding and Coastal Erosion)

6.60 **Mineral extraction**

6.61 The policy requires prior extraction of any economic reserves must be achieved, where appropriate, prior to commencement of development to accord with policy GN.22 (Prior Extraction of the Mineral Resource). The site is within a reasonable distance of two active sand and gravel sites (Trefigin and Pantgwyn quarries) both of which are long established quarries serving the local area. Given the long-established nature of these quarries and ceasing of extraction from the current site, due to limited demand, it is considered unlikely that any material excavated from the site would be able to compete with these sites. As such, it is highly unlikely that any material extracted from the site would be economically viable. As such, the proposal would not conflict with the objectives of policy GN.22.

7.0 **Conclusion**

7.1 The development proposed would provide a suitable re-use of the site. The principle of development accords with national and local planning policies by demonstrating a need. The aims of the development would also satisfy the wider strategic objectives of the Welsh Government by reducing the amount going to landfill, particularly soil. The development would have an accessible location and be well screened from the surrounding area/landscape and not have an adverse impact upon neighbouring amenity or the historic environment. It is therefore considered that the development would accord with all relevant policies of the LDP and National Planning Policy and Guidance.