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<td>Laura Fretwell</td>
</tr>
<tr>
<td>Checked by</td>
<td>Jon Stoddard</td>
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<tr>
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<td>Graham Parry</td>
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1.1 Introduction

This Planning Design and Access Statement has been prepared on behalf of Pembrokeshire County Council’s Department for Education and Children’s Services and with reference to guidance in Design and Access Statements in Wales (WAG) June 2017. It supports a full planning application for a proposed Artificial Turf Pitch on land adjacent to Ysgol y Preseli, Crymych, Pembrokeshire. Ysgol y Preseli is a bilingual comprehensive 11-18 school located in the village of Crymych, Pembrokeshire (Grid reference SN 183 335)

There is a statutory requirement to submit a design and access statement (DAS) with most ‘Major’ planning applications (i.e. those relating to sites in excess of 1 hectare) and listed building consent applications in Wales.

The DAS has been incorporated into this Planning, Design and Access Statement which also provides an assessment of the scheme against National and Local planning policy, as well as meeting all of the statutory requirements of a DAS. As required by The Town and Country Planning (Development Management Procedure (Wales) (Amendment) Order 2016, this statement:

- Explains the design principles and concepts that have been applied to the development;
- Demonstrates the steps taken to appraise the context of the development and how the design of the development takes that context into account;
- Explains the policy or approach adopted as to access and how policies relating to access in the development plan have been taken into account;
- Explains how specific issues which might affect access to the development have been addressed.

1.2 Planning Application Submission

A pre-application enquiry response was received from Ceri Jones of Pembrokeshire County Council Planning Department on the 01/09/2017 ref PR/0208/17

The pre-application feedback has assisted in confirming the scope and content of the planning application and the supporting documents required to ensure validation. The initial concept design was in line with planning policy.

A range of professional specialists have been involved in the design and assessment of the proposed development and this is reflected in the submission.

The application submission comprises the following portfolio of drawings and documents:

1.3 Drawings
- Site Location Plan (YYP-CAP-00-XX-DR-L-0001);
- Existing Site Plan (YYP-CAP-00-XX-DR-L-0002);
- General Arrangement Plan (YYP-CAP-0000-XX-DR-C-0101);
- Landscape Masterplan (YYP-CAP-00-XX-DR-L-0003);
- Tree Removal and Retention Plan (YYP-CAP-00-XX-DR-L-0004)

1.4 Documents
- Planning Application Form with inclusive certificates;
- Planning Design and Access Statement (this document);
- Kite Ecology - Extended Phase 1 Ecological Survey. Nov 2017
- Ground Investigation report - Tai Ceredigion
2.1 The Brief and Vision

The brief is to construct an artificial turf pitch on land located immediately to the north of playing fields associated with Ysgol y Preseli and Crymych Leisure Centre.

The purpose of the pitch is to provide a much needed all weather facility for both local schools and the wider community and will add to the existing sports facilities currently used at Ysgol y Preseli and Crymych Leisure Centre.

The pitch is to be suitable for the playing of hockey as the primary use and football as the secondary use.

The area of the artificial turf pitch will be 101.4m by 63m. This is based on a 91.4m by 55m pitch area with 4m wide side run off areas and 5m end run off areas. There will also be two 10m by 3m tarmac goal storage areas outside the above area.

The design of the pitch is to include the following:

- 4m high ball stop fencing
- School perimeter fencing
- Floodlighting
- Maintenance access road and pedestrian footpath
- A cross country track around the perimeter of the site
- 1.5m perimeter path that can accommodate spectators

Feels Like
A high quality sports facility for use by the school and local community.

Looks Like
Artificial Turf pitch with associated access paths, fencing, lighting and soft landscaping. Choice of materials to be sensitive to their surroundings.

Functions Like
All weather sports pitch for the provision of hockey and football. Pitch to be flood lit to facilitate evening use.
3.1 Site Context and Analysis

Location

Ysgol Y Preseli is located adjacent to the A478 in Crymych, Pembrokeshire at grid reference SN 183 335. Refer to the Site Location Plan (YYP-CAP-00-XX-DR-L-0001)

The project involves the construction of an artificial turf pitch on land located immediately to the north of playing fields associated with Ysgol Y Preseli and Crymych Leisure Centre and covers approximately 2.89 hectares (7.1 acres). This includes the area for construction access which is shown on Figure 1.

The land is not currently in the ownership of Pembrokeshire County Council, discussions are ongoing with the land owner to agree the land acquisition.
Figure 2 - Site Analysis Plan
3.2 Landscape Character of the site and surrounding area

Landmap

Natural Resources Wales (NRW) has a database for landscape information known as LANDMAP. LANDMAP uses Geographic Information Systems (GIS) to store and manage data collected on five evaluated aspect topic layers; Geological, Visual & Sensory, Historic Landscape, Cultural Landscapes and Landscape Habitats. For each of these topic layers the landscape is evaluated and divided into geographic units known as aspect areas. A data set is developed for each area that describes, classifies and evaluates its quality based upon an all-Wales set of criteria.

The Visual & Sensory aspect describes the topography, land cover and form of the landscape, along with an assessment of its visual quality and sensory characteristics. These elements are those that contribute most directly to the landscape and visual character of an area. The Visual & Sensory aspect areas which fall within the study boundary are described below;

The location of the proposed site is within the Mynydd Crogwy Visual & Sensory aspect. The summary description reads as follows;

PMBRKVS003 - Mynydd Crogwy

A large Aspect Area which forms the contextual setting for the Preseli Hills. It is characterised by an upland area of rolling farmland with occasional wooded valleys and areas of grazing, having a moorland “feel” on more exposed hill tops. Whilst the topography varies the landscape has a similar characteristic throughout. Open borrowed views of the Preseli Hills to the west and further borrowed views northwards to the coast add to the sense of place within the Aspect Area.

Landscape character

The proposed site sits to the east of the settlement of Crymych, a small village in Pembrokeshire. Immediately to the south of the site is Ysgol y Preseli, Ysgol y Frenni and Crymych Leisure Centre. There are various sporting facilities associated with these developments including rugby playing fields, tennis courts and the site itself is currently used as a rugby training pitch.

To the north there are views towards open countryside and the Frenni Fawr mountain beyond. Residential properties, commercial businesses and farm buildings along the A478 and Station road can be seen to the north and west.

Further to the south and west is Pembrokeshire Coast National Park. Land rises to the west towards the Preseli hills which are an open, sparsely-settled upland landscape. However as the site is at a lower elevation than the school and development to the west distant views towards the Preseli hills are limited.

The landscape character of the area is that of a rural village. The proposed artificial pitch is of an appropriate scale for the surrounding landscape and would be seen in the context of large areas of land used for sporting activity. It is therefore considered that the proposed development would not adversely impact the landscape character of the site and surrounding area.

3.3 Designated Sites

Ecological Designations

The Mynydd Preseli Site of Special Scientific interest (SSSI) and the Preseli Special Area of Conservation (SAC) are situated approximately 1.8km west of the site. The Gweunydd Blaencleddau SSSI and SAC are situated approximately 1.8km to the south west. It is unlikely that the proposals will affect these designated sites. However, Natural Resource Wales will be consulted during the pre-consultation process.

Historical Designations

There are no listed buildings within 2km of the site

There are no Scheduled Ancient Monuments (SAM) on the site itself but there are several within the locality of the site.

- Crug Bach Round barrow - Approximately 200m to the west of the site
- Frenni Fawr - Approximately 2.2km to the north east lie several round barrow SAM’s
- Foel Dygarn Camp Hillfort - An iron age hillfort located approximately 2.6km to the west

The National Monuments Records for Wales has recorded the Crymych Arms Railway Station on the Whitland and Cardigan Railway. The was built in 1875 and closed in 1962. The station buildings are now used as dwellings and are located approximately 110m north of the northern site boundary.
The Dyfyd Archaeological Trust also records the following within the village of Crymych:

- Capel Seion
- Blacksmith Workshop (near Police Station)
- Antioch Chapel
- Railway Station
- Crug Bach Round barrow

Dyfed-Powys archaeological trust have been consulted and there are no requirements for archaeological mitigation to be considered as part of the scheme proposals.

Landscape Designations

Pembrokeshire Coast National Park lies west-south west of the site. The closest point is approximately 370m to the south west.

3.4 Topography and Drainage

The topography of the site adjoining the school playing fields slopes in a north easterly direction from 230m AOD to 218m AOD at an average gradient of 1 in 19. The surface water follows into a ditch running along the length of the eastern boundary. The water presumably drains into the Afon Taf to located to the north and east of the site.

3.5 Existing vegetation/ Nature Conservation

The proposed site consists of semi improved/improved grassland which is cut regularly. The northern most field is used as a rugby training field and is surrounded by hedgerows as described in the following text (extracted from Extended Phase 1 Ecological report prepared by Kite Ecology).

Hedge along western boundary (H1) - Species poor dominated by willow (Salix species) Overgrown scrubby species extend into the field and include species such as brambles and nettles.

Hedge along the northern boundary (H2) - Species poor hedgerow comprising hawthorn, gorse and willow. The base of the hedgerow contains species such as bramble, bracken and nettles.

Hedge along eastern boundary (H3) - A tall hedgerow is set on a bank over the adjacent ditch which flows from the south to the north. The hedgerow includes mature stands of Holly and willow. The area towards the north west corner of the site is damp and includes species such as Marsh willowherb, marsh marigold and soft rush.

Southern boundary (H4) - The southern boundary and the woodland plantation on the south western corner comprise Larch tree species. Approximately 5m3 of the trees have been removed just east of the plantation to create a site access. The tree removal was undertaken in February outside the bird nesting season.

The hedgerows are likely to be used by foraging and commuting bats and by nesting birds during the nesting season (March - late August).

There are areas of the site that may be suitable for amphibians and therefore precautionary measures are to be taken during site clearance works.
3.0 Site Context & Analysis

Figure 3 - Photograph Location Plan
Photograph 1 - View looking north east over the proposed location of the artificial pitch with Frenni Fawr mountain in the distance.

Photograph 2 - View north - north west towards Villa Farm and properties along Station Road (right of picture) and A478 (Main Road through Crymych)
3.0 Site Context & Analysis

Photograph 3 - View adjacent to Leisure Centre looking east towards tennis courts, playing field and properties along the A478. The building in the centre of the photograph is Dyfyd-Powys Police and Fire Station.

Photograph 4 - View from existing path north of Crymych Leisure Centre looking north east towards existing Larch plantation and the proposed site beyond.
Photograph 5 - View towards existing rugby pitch which is the proposed location for the artificial turf pitch. The larch plantation is left of the photograph and there is a single line of larch trees forming the field boundary. A number of trees were felled in February 2018.

Photograph 6 - View looking south - south west towards the southern boundary of the proposed site and the adjacent rugby pitch. Ysgol y Frenni Junior School is in the centre of the picture and Ysgol y Preseli is to the right.
Figure 4 - Proposal Map 11 - Pembrokeshire County Council Local Development Plan - Feb 2013

Hard Rock Resource Policy (Policy GN. 22)

Figure 5 - Inset Map 9 - Pembrokeshire County Council Local Development Plan - Feb 2013

Settlement boundary

Site Location

Ysgol y Preseli

EMP/030/0001

HSG/030/00043

HSG/030/LDP/01
4.1 Planning Policy

Development proposals are required to have close regard to relevant national and local planning policies.

The Local Development Plan (LDP) for Pembrokeshire was adopted in February 2013.

The relevant policies are as follows:

The site is beyond the settlement boundary for Crymych and, therefore, in the countryside. There are no site-specific designations relating to the site but it is identified as being within an area of significant limestone deposits.

Immediately adjoining the site to the west are three large agricultural fields. These have been allocated in the LDP for residential development (Council reference no. HSG/030/00043). It is estimated that this land, at 2.07 hectares (5.12 acres), could accommodate 60 dwellings. This allocation, however, has no immediate implications for this site.

Principle of Development

Policy SP 1 (Sustainable Development) states that all development proposals must demonstrate how positive economic, social and environmental impacts will be achieved and adverse impacts minimised.

The proposed pitch would have positive social and economic impacts by enhancing the existing sports facilities at Ysgol y Preseli and Crymych Leisure Centre and providing employment and expenditure during construction. The environmental impacts are discussed below. As such, it is considered that the proposal would accord with the strategic aims of policy SP 1.

Policy SP 9 (The Welsh Language) states, inter alia, that development will be managed sensitively in areas where the Welsh language has a significant role in the local community. The supporting text (paragraph 5.46) refers to the Wales Spatial Plan and states that the Welsh language has a significant role within communities and should be promoted as a positive attribute.

The site is in a community where, according to the 2011 census, approximately 60% of the population is Welsh speaking. In addition, Ysgol y Preseli is a significant provider of secondary Welsh language education in the area. The development of additional sporting facilities at this location, therefore, would accord with the strategic aims of policy SP 9.

Policy SP 16 (The Countryside) states, inter alia, that the essential requirements of people who live and work in the countryside will be met whilst protection the landscape and natural and built environment.

It is considered that the provision of additional sports facilities at this location will meet the essential requirements of people in the area and whilst it is not an essential form of development of itself, the landscape impacts are limited, as discussed below. As such, it is considered that the proposal would accord with the strategic aims of policy SP 16.

The Capacity and Character of the Area

Policy GN.1 (General Development Policy) contains a number of criteria to evaluate applications.

Criterion (1) states that development will be permitted where 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.

The site is immediately adjoining existing sporting facilities associated with a large secondary school. The nature, location and siting of the development is therefore compatible with the character of the area. The size of the site, at 2.89 hectares (7.1 acres), is of an appropriate scale, having regard to the proposed use, and is commensurate in scale with the adjoining playing fields.

Criterion (2) of policy GN.1 states, inter alia, that development will be permitted where it would not result in significant detrimental impact on local amenity in terms of visual impact or noise.

The proposed pitch would be enclosed by a 4 metre high green pvc weld mesh fence, together with 8No, 12m high floodlighting.

Criterion (3) states, inter alia, that development will be permitted where it would not adversely affect landscape character, quality and diversity.

The proposed pitch would be located in an area that is not identified as having any significant landscape qualities. It is also to the rear of Ysgol y Preseli and Crymych Leisure Centre, and residential properties in the area are orientated away from the site. There are also no easily accessible public viewpoints from the highway network in the immediate area that afford views on to the site.

There are, however, viewpoints from Ysgol y Preseli and Crymych Leisure Centre towards the site, the open countryside to the north and Frenni Fawr mountain beyond. The proposed development, however, would be seen in the context of large areas of land used for sporting activity and it would be at a lower level than the open countryside before it rises towards Frenni Fawr. The proposed development would not adversely impact these views.
Hedgerow planting is proposed along the northern site boundary and woodland planting is proposed towards the eastern boundary to mitigate for the loss of existing trees as a result of the development.

As such, it is considered that the development would not have any adverse affect on the landscape character, quality or diversity of the area. The scheme would, therefore, be compatible with the requirements of policy GN.1.

Creation of Outdoor Recreation Areas

Policy GN.34 (Protection and Creation of Outdoor Recreation Areas) states, inter alia, that new outdoor recreation areas will be permitted where:
1. It is well located to serve community needs;
2. It is of appropriate size, design and form to meet the needs of the people it is intended to serve; and
3. Provision is made for the future management and maintenance of the site.

It is considered that the site is well located to serve community needs. It is approximately 70 metres to the north of Crymych Leisure Centre and within easy walking distance of the main through road in Crymych. Access is proposed via a 2m wide level pedestrian path and a 3m wide vehicle maintenance access track is also proposed.

The proposed pitch, with associated fencing and floodlighting, would offer approximately 6,000 square metres of surface area for sporting activities. It would have a conventional, rectangular shape commensurate with a playing field. As an artificial pitch, it would also allow for a significant volume of activity in all weathers. The size, design and form of the proposal would, therefore, be appropriate for people in the vicinity.

The proposed artificial pitch also offers greater durability and allows for increased use of the facility in all weather. The maintenance of the pitch is described in greater detail on page 16. To reduce the over all site maintenance requirements the following have been implemented within the design:

- The location of the proposed woodland planting is sited to the far east of the site to prevent fallen leaves blowing onto the pitch and also has the added benefit of being in a darker location for wildlife benefits.
- The slopes and embankments will be seeded with a wildflower grass mix which will only require cutting once or twice a year.
- The drainage will also be via open swales away from the earthworks for ease of maintenance.

As such, it is considered that the proposal would accord with the requirements of policy GN.34.

Nature Conservation

Policy GN.37 (Protection and Enhancement of Biodiversity) states, amongst other things, that development should demonstrate a positive approach to maintaining and, wherever possible, enhancing biodiversity.

8no 12m high LED floodlighting is proposed around the perimeter of the pitch. The lighting has been designed to minimise light pollution in the surrounding area using directional shields.

A Phase One habitat survey has been undertaken which has identified potential habitats and species which may be affected by the proposed works. The proposed design incorporates some additional planting such as hedgerow, woodland planting and wild flower grass seeded areas which will enhance the site biodiversity. As such, it is considered that any scheme is likely to accord with the requirements of policy GN.37.

Minerals

Policy GN.22 (Prior Extraction of the Mineral Resource)

The site is located within an area identified in the LDP as underlain by limestone. The policy states that where new development is permitted, prior extraction of any economic reserves must be achieved where appropriate.

There is no evidence that the reserves are presently economic and given their extent, it is considered that the potential mineral resource would not be impacted to any significant extent and the proposal would not conflict with the objectives of policy GN.22.
5.1 Design Development

In the preparation of the design proposals five concept designs were prepared.

Options 1-3 orientated the pitch in a north-south direction in accordance with the Sports and Play Construction Association (SAPCA) Code of Practice for the construction and maintenance of Synthetic Turf Pitches. The orientation of the pitches resulted in the pitch being positioned further east where the topography of the site falls away resulting in an substantial imported fill requirement to level the pitch to the required gradients.

The access for options 1-3 proposed a 4m wide shared maintenance and pedestrian access which avoided the larch woodland plantation.

Following discussions with the client and the LPA landscape officer it was agreed that the woodland plantation could be removed on safety grounds.

Options 4 - 5 rotated the pitch in a north-east to south-west direction which resulted in a more efficient use of space and would require less imported fill material to level the pitch. Two separate accesses between the leisure centre and the proposed pitch are proposed, one for maintenance vehicles and the other for pedestrians. These options require the removal of the woodland plantation.

Following careful consideration of all the options, option 5 was the preferred choice and has been developed further in the detailed design process.
6.0 The Proposal

The Proposal includes the following features:

- Proposed 4m high green PVC weld mesh fence
- Proposed artificial turf pitch
- 4m wide run off area
- Tarmar goal storage area (10 x 3m)
- Existing hedge row
- Proposed native hedge row to form double hedge row with existing hedge
- 3m wide run off area
- Viewing area with seating
- 3m wide run off area
- Proposed 3m wide pedestrian access path (1:20 gradient)
- Crewech Leisure Centre
- Proposed floodlighting
- 4m wide run off area
- Proposed cycle track
- Proposed verge barrier
- Proposed perimeter path/spectator area
- Proposed native tree planting
- Proposed surface water soakage
6.1 The Proposal

Pitch Design

The pitch will be a sand dressed polyethylene artificial turf carpet, colour green (91.4 x 55 metres) suitable for the playing of hockey (Primary use) and football (Secondary use). The pitch will be marked out for a number of sports as follows:-

- Full size hockey pitch in white lines (principle markings.)
- Full size football pitch markings in yellow.
- 2no. Cross pitch 7-a-side hockey pitches to include D’s, centre spot and corner markers. Markings to be in red.

The area of the artificial turf pitch is 101.4m by 63m. This is based on a 91.4m by 55m pitch area with 4m wide side run off areas and 5m end run off areas.

A 1.5m wide area for spectators will surround the pitch and will be separated from the by a crowd barrier. Included within this area there will also be two 10m by 3m tarmac goal storage areas.

A 4m high fence will enclose the pitch and spectator area. The fence will be constructed from green PVC coated welded mesh fixed to high tensile galvanised line wires fence with a timber kick board at the ground level.

Access

There will be two tarmac paths constructed to facilitate access to the proposed pitch from the area to the north of the Leisure Centre. A 3m wide maintenance vehicle access path is proposed which will be constructed in a linear alignment at a 1 in 10 gradient. The other will be a 2m wide pedestrian footpath constructed at 1 in 20.5 gradient.

Temporary access for construction vehicles will be required. Access will be via the Leisure Centre entrance, the perimeter of the existing tennis courts and along the existing stone path.

Lighting

Floodlighting will be installed to allow evening use of the facility by the community and would also enable the school to host sports tournaments.

8no 12m high LED floodlighting is proposed around the perimeter of the pitch. The lighting has been designed to minimise light pollution in the surrounding area using directional shields. The lighting will only be operational whilst the pitch is in use.

The lighting levels are as follows:-

- Hockey match play (Class 1) - 350 lux maintained.
- Hockey development and community level training - 200 lux maintained.
- Football - 180 lux maintained.

Bollard lighting will also be installed adjacent to the access paths.

Maintenance of pitch

The maintenance of the pitch should be undertaken in accordance with SAPCA Code of Practice for the construction and Maintenance of Synthetic Turf Pitches. The extract below is from the guidance document (Chapter 1.1.3.10) and provides an understanding of the minimum level of maintenance required to keep a sand filled pitch in good condition.

Daily - At end of the days play
- Check fixtures and fittings
- Check and top-up fill levels at penalty spots, short corners etc
- Make sure gates are shut

Weekly
- Clear leaves and rubbish from the area
- Deal with any new weeds, moss or algae
- Groom the surface of the pitch to redistribute infill

Monthly
- Check infill levels
- Outside the fence, check and clear mowing strips and check cleanliness of access paths
- Check seams, inlaid lines etc., and report failures to installer

Periodically - at least every six months
- Check thoroughly for moss and algae growth, food stains, etc and remedy as appropriate
- Top up fill as required
- Treat pitch with moss killer, algaecide, etc.

Annually
- Treat pitch with moss killer, algaecide, etc.
- Call in installer if any aspect is causing significant concern
Sustainability

There are several benefits of an artificial pitch over natural grass surfacing such as greater durability, more efficient use of space and the ability to provide an all year round facility.

These benefits contribute to a more sustainable design. Whilst the cost of maintaining the pitch may be the same as a grass pitch the increased level of usage would provide overall better value for money.

The proposed lighting will be LED lighting and only be operational whilst the pitch is in use. LED lighting is more cost effective in both the day to day running costs and maintenance costs.

Surface Water Drainage

Sustainable drainage systems are to be utilised on this proposed development to help mimic the natural drainage regime and provide sufficient storm water storage for up the 100 year return period event plus an allowance for climate change.

The artificial pitch will be of porous construction and the surface water will filtrate into the sub-base. Water held within the sub-base will be conveyed to a flow restriction chamber via perforated pipes. The water discharged from the pitch will be restricted to greenfield run-off and will discharge to the existing drainage ditch located along the eastern side of the site via a swale.

Community Safety

In the preparation of the design for the artificial pitch the safety of the school children and community was considered. The decision to remove the existing larch plantation and line of larch trees was taken on safety grounds. Increased supervision from members of staff is required in areas where trees are located within school grounds. The long term safety of the trees was also in question as they looked to be declining in health.

The ecological phase 1 report confirmed the low biodiversity value of the larch trees. Discussions were also held with Pembrokeshire County Council Landscape Officer regarding the tree removal and they were in support of the decision.

A number of larch trees were removed in February 2018 outside the bird nesting season. This was to create an access so works could commence in summer 2018 should planning permission be granted.

Landscape Proposals

The proposals also considers landscaping and ecology aspects. The following are proposed;

Wildflower grass areas are proposed in the fields surrounding the pitch and on the embankments and slopes to enhance the biodiversity of the site. Maintenance costs of grass cutting will also be reduced as the sward is only required to be cut once or twice a year.

A cross country track will be included within the area of wildflower grass planting around the perimeter of the pitch. The grass will be cut as necessary to define the route.

Native hedgerow planting is proposed along the northern boundary adjacent to the existing hedgerow. This will create a double hedgerow which will be of benefit to foraging bats.

Woodland planting is proposed to the east of the site (outside the perimeter fence) which will also be of benefit to bats and other wildlife. The woodland planting will help to compensate for the loss of existing trees as a result of the proposed development. The species will be a mix of evergreen and deciduous native species such as Scots Pine, Alder, Willow and Birch.

Construction Considerations

The topsoil and subsoil will be required to be stripped and stored in separate piles on site prior to construction. The location of the soil bunds will be to the east of the site. The topsoil will be used within the woodland planting and any excess spread across the site. The subsoil will be spread over the topsoil in areas that are to receive wildflower grass seed in order to keep the nutrient levels down to allow the wildflowers to thrive.

The remainder of the trees to be removed shall be undertaken outside the bird nesting season March - Late Aug/Sept.

The construction period for the works is expected to be 16 weeks to commence at the beginning of August 2018 and be completed at the end of December 2018.
The proposal is to construct an artificial turf pitch and associated access paths on land located immediately to the north of playing fields associated with Ysgol y Preseli and Crymych Leisure Centre.

The purpose of the pitch is to provide a much needed all weather facility for both local schools and the wider community and will add to the existing sports facilities currently used at Ysgol y Preseli and Crymych Leisure Centre.

Floodlighting will also be installed to allow evening use of the facility by the community and would also enable the school to host sports tournaments.

The pitch is to be suitable for the playing of hockey as the primary use and football as the secondary use.

The proposals will also involve the erection of fencing and landscaping works. The landscaping will be in the form of wild flower grass areas, hedgerows and woodland planting which will provide ecological benefits.

As demonstrated within this Planning Design and Access Statement, the proposed development complies with planning policies in the adopted Local Development Plan. It is therefore respectfully recommended that this planning application should be granted permission.