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www.pembrokeshire.gov.uk/planning

Application for Outline Planning Permission with all matters reserved. Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Details

Number	<input type="text"/>
Suffix	<input type="text"/>
Property name	<input type="text"/>
Address line 1	Land South of Cleggars Park
Address line 2	Lamphey
Town/city	Pembroke
Postcode	SA71 5NP

Description of site location must be completed if postcode is not known:

Easting (x)	201598
Northing (y)	200119

Description	<input type="text"/>
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2. Applicant Details

Title	<input type="text"/>
First name	<input type="text"/>
Surname	See Company Name
Company name	Charles Bruncker, Alistair Bruncker, Julian Irvine, Jessica Bickerton and Jemma Boddington
Address line 1	C/O Agent
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text"/>
Country	United Kingdom
Postcode	<input type="text"/>

2. Applicant Details

Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Email address	<input type="text"/>

Are you an agent acting on behalf of the applicant?

Yes No

3. Agent Details

Title	<input type="text" value="Mr"/>
First name	<input type="text" value="Andrew"/>
Surname	<input type="text" value="Vaughan-Harries"/>
Company name	<input type="text" value="Hayston Developments & Planning Ltd"/>
Address line 1	<input type="text" value="The Planning Studio"/>
Address line 2	<input type="text" value="Hayston Bridge"/>
Address line 3	<input type="text" value="Johnston"/>
Town/city	<input type="text" value="Haverfordwest"/>
Country	<input type="text" value="United Kingdom"/>
Postcode	<input type="text" value="SA62 3HJ"/>
Primary number	<input type="text" value="01437891817"/>
Secondary number	<input type="text" value="07515851704"/>
Email	<input type="text" value="andrew@haystonplanning.co.uk"/>

4. Site Area

What is the site area?	<input type="text" value="2.40"/>
Scale	<input type="text" value="Hectares"/>

Does your proposal involve the construction of a new building which would result in the loss or gain of public open space?

Yes No

5. Description of the Proposal

Please describe the proposed development

MAJOR OUTLINE APPLICATIONS WITH ALL MATTERS RESERVED FOR THE ERECTION OF UP TO 55 DWELLINGS WITHIN PEMBROKESHIRE COUNTY COUNCIL'S JURISDICTION: AND, AN EXCEPTION SITE FOR UP TO 15 LINKED AFFORDABLE DWELLINGS WITHIN PEMBROKESHIRE COAST NATIONAL PARK'S JURISDICTION

Has the work already been started without planning permission?

Yes No

6. Existing Use

Please describe the current use of the site

See Planning Statement and Justification Report Section 1
Site 1 - Land South of Cleggars Park

6. Existing Use

The site is greenfield agricultural land set back behind a line of houses along the Freshwater East Road on the southern edge of Lamphey. It comprises 2.402 hectares of level field bounded by residential development to the north and west and agricultural land on the remaining two boundaries, with the Pembrokeshire Coast National Park boundary to the immediate south. The dwellings either side of the site access point, off Freshwater East Road, are large two storey detached properties, with Cleggars Park to the north of the allocation comprising of a mixture of detached two storey houses and bungalows. Access to the site exists from Freshwater East Road.

The land is allocated in the current LDP (housing allocation reference HSG/052/0001) for 55 dwellings with an indicative target of 10% affordable housing (5 units). Lamphey is identified as a Service Village in the LDP reflecting the level of service provision within the village which includes a petrol filling station with shop, a primary school, community hall, post office, pub, church and good bus and rail links. There is a preserved access off the Freshwater East Road (B4584) into the site as shown below with suitable visibility splays and pedestrian footways.

The site was also previously allocated in the Joint Unitary Development Plan (JUDP) for Pembrokeshire 2000 – 2016. Below is a scanned copy of this allocation in Lamphey – south of Cleggars Park (Ref: HSG/052/00011) for 30 dwellings with the JUDP Map.

Is the site currently vacant?

Yes No

If Yes, please describe the last use of the site

See above

When did this use end (if known)?

Does the proposal involve any of the following?

Land which is known or suspected to be contaminated for all or part of the site

Yes No

A proposed use that would be particularly vulnerable to the presence of contamination

Yes No

Application advice

If you have said Yes to any of the above, you will need to submit an appropriate contamination assessment.

Does your proposal involve the construction of a new building?

Yes No

If Yes, please complete the following information regarding the element of the site area which is in previously developed land or greenfield land

Type	Area of land (ha) proposed for new development
Greenfield land	2.4

7. Assessment of Flood Risk

Is the site within an area at risk of flooding?

Yes No

Refer to the Welsh Government's Development Advice Maps website.

If the proposed development is within an area at risk of flooding you will need to consider whether it is appropriate to submit a flood consequences assessment. Refer to Section 6 and 7 and Appendix 1 of Technical Advice Note 15: Development and Flood Risk.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

Yes No

Will the proposal increase the flood risk elsewhere?

Yes No

From 7 January 2019, all new developments of more than 1 dwelling house or where the construction area is 100 square metres or more, require Sustainable Drainage Systems (SuDS) for surface water designed and built in accordance with the Welsh Ministers' Statutory SuDS Standards. SuDS Schemes must be approved by your local authority acting in its SuDS Approving Body (SAB) role. Please contact your local authority for details of how to apply.

How will surface water be disposed of?

- Sustainable drainage system
 Existing water course
 Soakaway
 Main sewer
 Pond/lake

8. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the help text. The help text provides further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

8. Biodiversity and Geological Conservation

Having referred to the help text, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

b) Designated sites, important habitats or other biodiversity features

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

c) Features of geological conservation importance

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

9. Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units? Yes No

If you answered "yes" to the question above, please specify the existing and proposed number of market and affordable dwellings on the attached plans

10. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? Yes No

11. Employment

Will the proposed development require the employment of any staff? Yes No

12. Hours of Opening

Are Hours of Opening relevant to this proposal? Yes No

13. Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes? Yes No

Is the proposal for a waste management development? Yes No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website

14. Renewable and Low Carbon Energy

Does your proposal involve the installation of a standalone renewable or low-carbon energy development? Yes No

15. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

Yes No

If Yes, please provide details:

A Pre-Application Consultation Exercise was undertaken

16. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

- The agent
 The applicant
 Other person

17. Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application?

Yes No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First name

Surname

Reference

Date (Must be pre-application submission)

Details of the pre-application advice received

Please refer to the Planning Statement and Justification Report. A Pre-Application Consultation Report is included as an appendix within this supporting document.

18. Authority Employee/Member

With respect to the Authority, is the applicant or agent one of the following:

- (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

Do any of these statements apply to you?

Yes No

19. Ownership Certificates

Certificate of Ownership - Certificate A - Town and Country Planning (Development Management Procedure) (Wales) Order 2012

I certify/the applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least seven years left to run) of any part of the land or building to which the application relates.

Person role

- The applicant
 The agent

Title

First name

19. Ownership Certificates

Surname

Declaration date

Declaration made

20. Agricultural Holding Certificate Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Agricultural land declaration - you must select either A or B

- (A) None of the land to which the application relates is, or is part of an agricultural holding
- (B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below

Person role The applicant The agent

Title

First name

Surname

Declaration Date

Declaration made

21. Declaration

I/we hereby apply for planning permission as described in this form and the accompanying plans/drawings and additional information. I confirm that, to the best of my knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the persons giving them.

Date (cannot be pre-application)