



Our ref: SGL/735/001

Date: 26 January 2021

Pembrokeshire County Council  
 Planning Department  
 County Hall  
 Haverfordwest  
 SA61 1TP

Singleton Court Business Park  
 Wonastow Road  
 Monmouth  
 NP25 5JA

Telephone: 01600 714140  
 Fax: 01600 716744  
 Website: [www.powellsrural.co.uk](http://www.powellsrural.co.uk)

Dear Sir/Madam,

**Re: Land opposite The Kilns, Llangwm**  
**Allocation Reference: HSG/063/00024**  
**Proposed Outline Application for Residential Development**

Further to our ongoing discussions with the forward planning team in respect of the rollover allocation on the land at The Kilns, Llangwm, Powells have been instructed and act as promoter on behalf of the landowner to promote this site for residential development.

We have been instructed to progress with bringing an application together for the residential development of the site for which we believe to be somewhere in the region of 75 residential units.

We understand under the current local development plan the allocation proposed is for 75 units albeit the delivery of the full 75 units was likely to be restricted due to Welsh Water foul infrastructure not having sufficient capacity to take more than 25 units at the point of LDP adoption.

We have since been in discussions with Welsh Water (DCWW) and following discussions with Welsh Water they have confirmed that since the construction of the school took place to the north of the allocation site, there is now capacity within the sewer infrastructure to accommodate up to 75 dwellings on the site. I provide a copy of DCWW's response with this letter.

We therefore now seek the pre-application advice from the Local Authority prior to bringing an application forward with planned submission during late March this year. As such, please can we ask the Authority to come back and arrange a detailed video conference discussion with us and provide us with the proportionate technical response required. We appreciate clarification on:

- Clarification the LPA endorses the proposal for an application for up to 75 units on an outline basis.
- Clarification as to the documentation the LPA would require support an outline application.

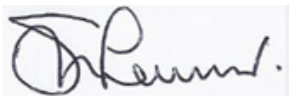


- Clarification of indicative housing mix required for the site.
- Clarification on the level of SAB details required pre submission.
- Clarification of any other pertinent and material planning matters the LPA feel relevant to the proposals.

We have completed a statutory pre-application form of which we enclose with this letter. The fee will be forwarded separately.

I look forward to hearing from you shortly.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Stuart Leaver', is enclosed in a light grey rectangular box.

**Stuart Leaver BSc (Hons) MSc MRICS FAAV**

Associate Director

For and on behalf of Powells Chartered Surveyors, Land & Estate Agents

Email: [stuart.leaver@powellsrural.co.uk](mailto:stuart.leaver@powellsrural.co.uk)

Mobile: 07912 091480

Encs: Pre Application Form  
Site Plan