

# Pre-Application Enquiry Form

Please refer to our 'Pre Application Guidance' before completing this form in full and attach the relevant details. We aim to provide a full written response within **21 days** from receipt of a valid request and will acknowledge your request within **5 working days**.



Parc Cenedlaethol  
Arfordir Penfro  
Pembrokeshire Coast  
National Park

For more information, please visit [www.pembrokeshirecoast.org.uk](http://www.pembrokeshirecoast.org.uk)

<b>Applicant</b>		<b>Agent</b>	
Title	Mr	Title	Mr
Name	David Lewis	Name	Andrew Vaughan-Harries
Email	david.lewis@hean-castle-estate.com	Email	andrew@haystonplanning.co.uk
Address	The Estate Office Hean Castle Estate Saundersfoot Pembrokeshire SA69 9AL	Address	The Planning Studio Hayston Bridge Johnston Haverfordwest
Postcode	SA69 9AL	Postcode	SA62 3HJ
Telephone	01834 813500	Telephone	01437 891 817
Mobile		Mobile	07515 851 704

<b>Site Address Details</b> (if different to the applicant address)
Rowston Holiday Park, New Hedges, Tenby
Postcode SA70 8TL

<b>Description of Proposed Works</b>	
Proposed Upgrade, Expansion Of Rowston Holiday Park With On and Off-Site Enhancements Including Tree Planting And Ecology – Major Application	
Total number of units: (if applicable)	N/A
Increase in floor space (m <sup>2</sup> ):	N/A

<b>Planning Surgery</b>
Have you attended our Planning Surgery prior to submission of your Pre-Application? No If Yes: Date Attended: Click here to enter a date.Duty Officer name (if known):

<b>Site accessibility</b>
Is the entire site accessible? Yes *Please note the officer will sometimes need to visit the site depending upon the nature of the proposal. Visits will be made unaccompanied and we will only contact you if we cannot gain access and an appointment needs to be made.

<b>Ownership</b>
The applicant is the (please tick) Owner

<b>Consultation</b>
Have you consulted your neighbours/community on your proposals? No

If Yes, Please provide details below. If No, we suggest you consider consultation as part of your scheme.

**Materials**(If applicable please state what materials are proposed for use externally. Include type, colour and name for each)

	Existing (where applicable)	Proposed	Not Applicable	Not known
Walls			<input type="checkbox"/>	<input type="checkbox"/>
Roof			<input type="checkbox"/>	<input type="checkbox"/>
Windows			<input type="checkbox"/>	<input type="checkbox"/>
Doors			<input type="checkbox"/>	<input type="checkbox"/>
Boundary Treatments (e.g. walls, fences)			<input type="checkbox"/>	<input type="checkbox"/>
Vehicle access and hardstanding			<input type="checkbox"/>	<input type="checkbox"/>
Lighting			<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify)			<input type="checkbox"/>	<input type="checkbox"/>

**Supporting Information** Attach one copy of the following information:

To consider your proposal we require as a minimum;

**X** A site location plan (this should include an indication of where the proposed development will be sited. Please outline the site in red and include all site boundaries, neighbouring properties and roads) to OS Scale 1:1250 or 1:2500

**The quality of the response given depends on the level of information received. As such it is recommended that you provide some or preferably all of the following. Please indicate below what has been attached:**

**X** Existing drawings (block plan, floor plans and elevations)

**X** Proposed drawings (block plan, floor plans and elevations)

**X** Photographs of the site/buildings

**X** Draft Design and Access Statement (DAS) **COVER LETTER / REPORT SUBMITTED & APPENDICES A, B & C**

**Additional information submitted** This may be required depending on the type of application proposed. Please indicate below if you have attached any of the following:

Tree Survey BS BS5837 Standards

Agricultural Justification Report

Biodiversity Survey/Report

Rural Enterprise Dwelling Appraisal

Structural Survey

Affordable Housing Statement

Visual Impact Assessment

Draft Unilateral Undertaking

Transport Assessment

Land Contamination Assessment

Retail Impact Assessment

Coal Mining Risk Assessment

Flood Consequences Assessment (FCA)

Environmental Statement (ES)

Please note that the above list is not comprehensive and you may be asked for additional supporting information as part of the proposal.

**Meeting**

Would you like a meeting? **Yes**

Please refer to the Pre-Application Guidance Note. Meetings will only be provided where it is considered necessary by officers to understand the full nature of the scheme that cannot easily be gleaned from the supporting documents. This is usually relevant for larger scale or complicated development proposals. If yes please provide your justification below:

**This is a 'major' application concerning enhancement of the existing holiday accommodation site together with a proposed northern extension.**

**We would welcome the attendance of Ms Nicola Gandy & Mr Matthew Griffiths**

Please indicate your preferred venue:

**Yes** Application Site

Officers will consider the information and contact you accordingly if a meeting is considered to be necessary.

**Fee**

I confirm that the correct fee has been included with this enquiry form: **Yes**

If you are unsure of the correct planning fee you are required to submit, please see the fee schedule which can be found on the authority's website.

**Declaration**

I/We the undersigned, confirm that I/we are seeking pre-application advice for the proposed development described in this form and in the attached documents.

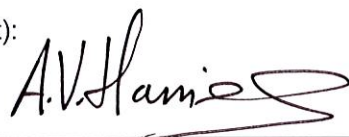
I/We note that the advice provided under this service will be given on the basis of the **informal opinion** of the officer(s) concerned, based on the information provided and the planning policies/guidance prevailing at the time, and any views expressed are not intended to prejudice the Authority's determination of any subsequently submitted formal application. Any advice given is valid for a period of six months from the date of reply.

I/We understand that under the Freedom of Information Act that information regarding this pre-application may be provided to a third party on request.

Signed (applicant):

Date:

Signed (agent):



Date:

3<sup>rd</sup> August. 2021

Once completed please return the form to:

**Development Management  
Pembrokeshire Coast National Park Authority  
Llanion Park  
Pembroke Dock  
Pembrokeshire  
SA72 6DY**

Or email the form to us: [DC@pembrokeshirecoast.org.uk](mailto:DC@pembrokeshirecoast.org.uk)

For more information about Planning in the Pembrokeshire Coast National Park please visit our website [www.pembrokeshirecoast.org.uk](http://www.pembrokeshirecoast.org.uk) or telephone 01646 624800

