



**Application for Outline Planning Permission With Some 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. Applicant Name, Address and Contact Details

Title:	Mr	First Name:	N	Surname:	James
Company name:	Pembrokeshire Housing Association Ltd, Mill Bay Homes Ltd, Swangate Developments Ltd and Premier Inn Hotels Ltd				
Street address:	Swangate Developments Ltd				
	Broga Fach				
	Llanmadoc				
Town/City:	Swansea				
Country:					
Postcode:	SA3 1DB				
Telephone number:					
Mobile number:					
Fax number:					
Email address:					
Are you an agent acting on behalf of the applicant?	<input checked="" type="radio"/> Yes <input type="radio"/> No				

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Geraint	Surname:	John
Company name:	Geraint John Planning Ltd				
Street address:	Office 16 (House 1, 2nd Floor)				
	The Maltings, East Tyndall Street				
Town/City:	Cardiff				
Country:					
Postcode:	CF24 5EA				
Telephone number:	02920105360				
Mobile number:					
Fax number:					
Email address:	geraint@gjplanning.co.uk				

3. Description of the Proposal

Please indicate all those reserved matters for which approval is being sought:

Access Appearance Landscaping Layout Scale

Please describe the proposal:

PROPOSED AFFORDABLE HOUSING LED MIXED USE DEVELOPMENT COMPRISING: A FULL APPLICATION FOR 38 NO. AFFORDABLE DWELLINGS AND A HOTEL (USE CLASS C1) INCLUDING ACCESS, LANDSCAPING, DRAINAGE, CAR PARKING AND ASSOCIATED ENGINEERING AND ANCILLARY WORKS; AND AN OUTLINE APPLICATION FOR CIRCA 32 DWELLINGS COMPRISING SHARED OWNERSHIP DWELLINGS AND MARKET DWELLINGS WITH AN EXCLUSIVITY MARKETING PERIOD FOR PEOPLE WITH A LOCAL CONNECTION SUBJECT TO DEMAND

Has the building or works already been carried out? Yes No

4. Site Address Details

Full postal address of the site (including full postcode where available)

Description:

House: Suffix:

House name:

Street address:

Town/City:

Postcode:

Description of location or a grid reference
(must be completed if postcode is not known):

Easting:

Northing:

Land at Glasfryn Road, St Davids

5. Pre-application Advice

Has assistance or prior advice been sought from the local 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 (DD/MM/YYYY): (Must be pre-application submission)

Details of the pre-application advice received:

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

Yes No

Is a new or altered pedestrian access proposed to or from the public highway?

Yes No

Are there any new public roads to be provided within the site?

Yes No

Are there any new public rights of way to be provided within or adjacent to the site?

Yes No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

Yes No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan(s)/drawings(s)

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

Yes No

If Yes, please provide details:

7. Waste Storage and Collection

Have arrangements been made for the separate storage and collection of recyclable waste?

Yes No

If Yes, please provide details:

Please refer to the Design and Access Statement

8. Neighbour and Community Consultation

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

Yes No

If Yes, please provide details:

Consultation Event on 19th and 20th May at Oriol y Park Gallery and Visitor Centre.
Statutory pre-application consultation commenced on 1 December 2017.

9. Authority Employee/Member

With respect to the Authority, I am:

- (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

10. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Boundary Treatments - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Please refer to the Design and Access Statement, masterplan layout and landscape strategy

Doors - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Please refer to the submitted elevations

Roof - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Please refer to the submitted elevations

Vehicle Access - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Please refer to the submitted elevations

Walls - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Please refer to the submitted elevations

Windows - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

10. Materials

Please refer to the submitted elevations

OTHER - description:

Type of other material:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Please refer to the submitted elevations

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

Yes No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

Please refer to the attached covering letter and list of accompanying plans and documents

11. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	0	189	189

12. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer Package treatment plant Unknown
Septic tank Cess pit Other

Are you proposing to connect to the existing drainage system?

Yes No Unknown

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

Please refer to the attached covering letter and the accompanying list of plans and reports

13. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Welsh Government's Development Advice Maps website - <http://data.wales.gov.uk/apps/floodmapping/>)

Yes No

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 TAN 15 - <http://wales.gov.uk/topics/planning/policy/tans/tan15/?lang=en>)

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

How will surface water be disposed of?

Sustainable drainage system Main sewer Pond/lake
 Soakaway Existing watercourse

14. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes on the Planning Portal website (see "Local level requirements and additional documentation").

The notes provide 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.

14. Biodiversity and Geological Conservation

Having referred to the guidance notes, 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.

15. Existing Use

Please describe the current use of the site:

Grazing land

Is the site currently vacant?

- Yes No

If Yes, please describe the last use of the site:

Grazing land

When did this use end (if known) (DD/MM/YYYY)?

Does the proposal involve any of the following?

Land which is known to be contaminated?

- Yes No

Land where contamination is suspected 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:

Area of Land (ha) proposed for new development	
Greenfield land	3.23
Previously developed land	0.00

16. Trees and Hedges

Are there trees or hedges on the proposed development site?

- Yes No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- Yes No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

17. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste?

Yes No

18. Residential Units

Does your proposal include the gain or loss of residential units?

Yes No

Market Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses	0	0	0	0	32
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Market Housing Total

Market Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Market Housing Total

Social Rented Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses	0	0	0	0	38
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Social Housing Total

Social Rented Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Social Housing Total

Intermediate Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Intermediate Housing Total

Intermediate Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Intermediate Housing Total

Key Worker Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Key Worker Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

18. Residential Units

Proposed Key Worker Housing Total

Existing Key Worker Housing Total

Overall Residential Unit Totals

Total proposed residential units	70
Total existing residential units	

19. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Yes No

Use Class/type of use	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
C1 - Hotels	0	0	2,507	2,507
Total	0	0	2,507	2,507

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms:

Use Class/types of use	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C1 - Hotels		63	63

20. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Proposed employees			22

21. Hours of Opening

If known, please state the hours of opening (e.g. 15:30) for each non-residential use proposed:

Use	Monday to Friday		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	
C1	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input checked="" type="checkbox"/>

22. Site Area

What is the site area?

3.23

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

23. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

N/A

Is the proposal for a waste management development?

Yes No

23. Industrial or Commercial Processes and Machinery

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 clear what information it requires on its website.

24. Renewable and Low Carbon Energy

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

25. Hazardous Substances

Is any hazardous waste involved in the proposal? Yes No

A. Toxic substances

Amount held on site

Tonne(s)

B. Highly reactive/explosive substances

Amount held on site

Tonne(s)

C. Flammable substances (unless specifically named in parts A and B)

Amount held on site

Tonne(s)

26. 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

27. Certificates (Certificate B)

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

I certify/The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land or building to which this application relates.

Notice recipient	Date notice served
Name: <input type="text" value="Pembrokeshire County Council"/>	<input type="text"/>
Number: <input type="text"/> Suffix: <input type="text"/> House name: <input type="text"/>	
Street: <input type="text" value="Transportation and Environment"/>	
Locality: <input type="text" value="County Hall, Freemans Way"/>	
Town: <input type="text" value="Haverfordwest"/>	
Postcode: <input type="text" value="SA61 1TP"/>	
Name: <input type="text" value="Tudor Goodwin Ltd"/>	<input type="text"/>
Number: <input type="text"/> Suffix: <input type="text"/> House name: <input type="text"/>	
Street: <input type="text" value="Tegfan"/>	
Locality: <input type="text" value="Llanwnnen"/>	

27. Certificates (Certificate B)

Town:	Lampeter			
Postcode:	SA48 7JU			
Name:	Andrew Martin Gray			
Number:		Suffix:		House name: Y Glasfryn
Street:	Glasfryn Road			
Locality:	St Davids			
Town:	Haverfordwest			
Postcode:	SA62 6QF			
Name:	Stuart Maynard Gray			
Number:		Suffix:		House name:
Street:	2 Tritton Close			
Locality:	Kennington			
Town:	Ashford, Kent			
Postcode:	TN24 9HN			
Name:	Malcolm Colborne Gray			
Number:		Suffix:		House name:
Street:	15 Goat Street			
Locality:	St Davids			
Town:	Haverfordwest			
Postcode:	SA62 6RF			
Title:	Mr	First name:	Geraint	Surname: John
Person role:	AGENT		Declaration date:	<input type="checkbox"/> Declaration made

27. Certificates (Agricultural Holdings Certificate)

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:

Notice recipient	Date notice served
Name: Graham Rees Number: Suffix: House name: Street: Trecenny Farm Locality: St Davids Town: Haverfordwest Postcode: SA62 6BU	
Title: Mr First name: Geraint Surname: John Person role: AGENT Declaration date: <input type="checkbox"/> Declaration made	

28. 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