



# Outline Planning Permission

## Town and Country Planning Act 1990

### Name and address of Applicant

Mr Stuart Leaver,  
Powells Rural Property Professionals  
Lim  
Sungleton Court Business Park  
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Monmouth  
NP25 5JA

### Name and address of Agent (if any)

Mr Andrew Vaughan-Harries,  
Hayston Developments & Planning Ltd  
THE PLANNING STUDIO, Hayston Bridge  
JOHNSTON  
Haverfordwest  
Pembrokeshire  
SA62 3HJ

### Part I - Particulars of application

Date of application: **24-Nov-2021**

Application Number: **21/0864/PA**

Particulars and location of development:

**Residential Development (Outline) Access for Consideration,  
Appearance, Landscaping, Layout and Scale Reserved - Land North of  
The Kilns, Llangwm, SA62 4HG**

### Part II - Particulars of decision

The Pembrokeshire County Council hereby give notice in pursuance of the provisions of the **Town and Country Planning Act 1990** that **outline planning permission has been granted** for the carrying out of the development referred to in Part I hereof in accordance with the application and plans submitted subject to the following conditions:

1. Details of the appearance, landscaping, layout, and scale, (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the local planning authority before any development begins and the development shall be carried out as approved.  
*Reason: This is an outline permission only and the reserved matters shall be made to the Local Planning Authority.*
2. Any application for approval of the reserved matters shall be made to the local planning authority not later than three years from the date of this permission.  
*Reason: To comply with the requirements of Section 91 of the Town & Country Planning Act 1990 (as amended).*
3. The development shall begin either before the expiration of five years from the date of this permission or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.  
*Reason: To comply with the requirements of Section 91 of the Town &*

*Country Planning Act 1990 (as amended).*

4. The development shall be carried out in accordance with the following approved plans and documents:
  - a) Site Location Plan P01
  - b) Illustrative Site Layout P03
  - c) Concept Plan P04 Rev A
  - d) Design & Access Statement (Rev A) 22nd March 2022

*Reason: In the interests of amenity and to comply with the requirements of policy GN.1 of the Local Development for Pembrokeshire (Adopted 28th February 2013).*
5. The development hereby permitted shall extend to the provision of no more than 54 dwellings.

*Reason: For the avoidance of doubt and in the interests of amenity and to comply with the requirements of Policy GN.1 of the Local Development for Pembrokeshire (adopted 28th February 2013).*
6. No development shall commence until details of a scheme for the disposal of foul and surface water has been submitted to and agreed in writing by the local planning authority. The scheme shall be implemented in accordance with the approved details prior to the first occupation of the development and retained in perpetuity.

*Reason: To ensure that a satisfactory means of drainage is provided, and to accord with Policies GN.1 and GN.2 of the Local Development Plan for Pembrokeshire (adopted 28 February 2013).*
7. Before development commences details of the footway between the proposed development and the existing footway network shall be submitted to the Local Planning Authority for approval and will be completed in accordance with the details approved under this condition prior to the first occupation.

*Reason: In the interests of highway safety, road safety and sustainable access, and to accord with Policy GN.1 of the Local Development Plan for Pembrokeshire (adopted 28 February 2013).*
8. Before development commences details of the proposed access, including the new footway and area of carriageway widening, with the inclusion of tactile kerbing crossing points shall be submitted to the Local Planning Authority for approval and will be completed in accordance with the details approved under this condition prior to the first occupation.

*Reason: In the interests of highway safety, and to accord with Policy GN.1 of the Local Development Plan for Pembrokeshire (adopted 28 February 2013).*
9. Before any housing construction work commences the access road must be constructed up to and including road base level and be suitably drained for the use of construction traffic.

*Reason: In the interests of highway safety, to ensure that no deleterious material is carried on to the highway and to accord with Policy GN.1 of the Local Development Plan for Pembrokeshire*

*(adopted 28 February 2013).*

10. Before any housing construction work is commenced adequate and suitable areas shall be provided within the site for the parking and turning, loading and unloading of all vehicles attracted to the site and for the storage of building materials clear of the public highway.  
*Reason: In the interests of highway safety, and to accord with Policy GN.1 of the Local Development Plan for Pembrokeshire (adopted 28 February 2013).*
11. All surface water shall be trapped and disposed of so as not to flow onto any part of the public highway.  
*Reason: In the interests of highway safety, and to accord with Policy GN.1 of the Local Development Plan for Pembrokeshire (adopted 28 February 2013).*
12. Prior to the commencement of development a Construction & Environment Management Plan (CEMP) shall be submitted for approval in writing by the Local Planning Authority. The CEMP shall set out, as a minimum, site specific measures to control and monitor:-
  - a. parking and turning for vehicles of site personnel, operatives and visitors;
  - b. loading and unloading of plant and materials;
  - c. storage of plant and materials;
  - d. programme of works (including measures for traffic management and operating
  - e. hours);
  - f. provision of boundary hoarding and lighting;
  - g. protection of important trees, hedgerows, ecological and other natural features;
  - h. details of anticipated construction vehicle routing which is to be prescribed and measures to enforce its use;
  - i. details of proposed means of dust suppression and noise mitigation in line with the requirements of BS 5228-1:2009+A1:2014;
  - j. details of measures to prevent mud from vehicles leaving the site during construction;
  - k. Details of the storage of spoil or other excavated or deposited material during construction including the height of such storage above either natural ground level or the approved ground level.
  - l. Arrangements by which the developer shall maintain communication with residents and businesses in the vicinity of the site and by which the developer shall monitor and document compliance with the measures set out in the CEMP.Development shall only progress in accordance with the approved CEMP.  
*Reason: In the interest of local amenity and highway safety and to accord with Policy GN.1 of the adopted Pembrokeshire Local Development Plan (adopted 28 February 2013).*
13. No development shall take place until a scheme of archaeological investigation has been submitted to and approved by the local planning authority. Thereafter, the archaeological investigation will be fully

carried out in accordance with the requirements and standards of the approved scheme.

*Reason: To ensure the recording of any items of archaeological interest to accord with Policy GN.38 of the Local Development Plan for Pembrokeshire (adopted 28 February 2013).*

14. Development shall only progress in accordance with the recommendations set out in the submitted Pre-Development BS5837 Tree Survey dated July 2021.

*Reason: For the avoidance of doubt and in the interests of amenity and to comply with the requirements of Policy GN.1 of the Local Development for Pembrokeshire (adopted 28th February 2013).*

15. Prior to the commencement of development, an external lighting scheme shall be submitted for the consideration and written approval of the local planning authority. The scheme shall take into account all of the lighting needs and mitigation requirements associated with the development and shall be the minimum required to perform the relevant lighting task. It shall be specifically designed to minimise the risk of light spillage beyond the development site boundary and within ecologically sensitive areas. The scheme shall include:

- a. A report, prepared by a lighting engineer, setting out the technical details of the luminaires and columns, including their location, type, shape, dimensions and, expected luminance output and specifically explaining what design attributes have been chosen to minimise light pollution.
- b. A plan illustrating illuminance levels across the development site and at the boundary of the site. The level of illuminance should be appropriate to the character of the surrounding area as a whole.
- c. An Environmental Lighting Impact Assessment that addresses conservation requirements for protected species.

*Reason: In the interest of amenity and protecting and enhancing local biodiversity and to accord with Policy GN.1 and Policy GN.37 of the adopted Pembrokeshire Local Development Plan (adopted 28 February 2013).*

16. Prior to the commencement of development an Ecological Enhancement & Management Plan (EEMP) shall be submitted for approval in writing by the LPA. The EEMP will demonstrate how the identified mitigation measures in the submitted Preliminary Ecological Appraisal (June 2021) Bat Activity Surveys (November 2021) and Reptile & Badger Surveys (October 2021) will be implemented and ongoing maintenance secured. Development shall only take place in accordance with the approved EEMP.

*Reason: In the interest of protecting and enhancing local biodiversity and to accord with Policy GN.1 and Policy GN.37 of the adopted Pembrokeshire Local Development Plan (adopted 28 February 2013).*

**Date: 02-Nov-2022**



**County Hall  
Haverfordwest  
Pembrokeshire**

**DIRECTOR OF COMMUNITY SERVICES**

### **Notes to Applicant**

1. Having regard to the details of the application proposals, and the relevant provisions of the Local Development Plan for Pembrokeshire (adopted 28 February 2013) as listed below:

Policies SP1, SP7, SP12, SP13, GN.1, GN.2, GN.26, GN.27, GN.28, GN.37 & GN.38

It is considered that subject to compliance with the conditions attached in this permission, the proposed development would be in accordance with the Development Plan.

This informative is intended only to be a summary of the reasons for the granting of planning permission. For further details on the decision, please see the application report under the above reference.

2. This permission is to be read in conjunction with the AGREEMENT or UNDERTAKING dated 27th October 2022 in pursuance of Section 106 of the Town & Country Planning Act 1990, as amended by Section 12 of the Planning & Compensation Act 1991.
3. The applicant may need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains, and conform with the publication "Sewers for Adoption"- 7th Edition. Further information can be obtained via the Developer Services pages of [www.dwrcymru.com](http://www.dwrcymru.com). The applicant is also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. Under the Water Industry Act 1991 Dwr Cymru / Welsh Water has rights of access to its apparatus at all times.
4. The developer should contact Dwr Cymru / Welsh Water for further information on this matter. A water supply can be made available to serve this proposed development. The developer may be required to contribute, under Sections 40 - 41 of the Water Industry Act 1991, towards the provision of new off-site and/or on-site water mains and associated infrastructure.

5. The planning permission hereby granted does not extend any rights to carry out any works to the public sewerage or water supply systems without first having obtained the necessary permissions required by the Water industries Act 1991.
6. From 7th January 2019, all new developments of more than 1 property or where the construction area that has drainage implications is 100 square meters or more, will require sustainable drainage systems (SuDS) for surface water. The SuDS must be designed and built in accordance with Statutory SuDS Standards published by the Welsh Ministers and SuDS Schemes must be approved by the local authority acting in its SuDS Approving Body (SAB) role, before construction work begins.
7. Pembrokeshire County Council as SuDS Approving Body (SAB) considers that by virtue of the fact that the construction area having drainage implications appears to be in excess of 100 square metres, the proposed works will require SAB approval prior to the commencement of any works on site relating to this application.
8. The applicant can obtain further information in relation to the SAB approval process from the Authorities website at:  
[www.pembrokeshire.gov.uk/planning-contacts/sustainable-drainage-approving-body-sab](http://www.pembrokeshire.gov.uk/planning-contacts/sustainable-drainage-approving-body-sab)
9. The applicant should be informed that approval and or further information should be sought from:  
SAB, Community Services Directorate, Infrastructure Division,  
Pembrokeshire County Council, County Hall, Haverfordwest,  
Pembrokeshire, SA61 1TP  
e-mail: [sab@pembrokeshire.gov.uk](mailto:sab@pembrokeshire.gov.uk)  
The SAB team can be contacted by telephone as follows: 01437 776142.