

- 7.01 Preamble  
A formal Pre-Planning Consultation has been undertaken in accordance with DMPWO Order 2012/2016 and the Planning Applications (Temporary Modification and Disapplication) Wales Coronavirus Order 2020. Amendment came into force 19<sup>th</sup> May 2020.)
- 7.02 In line with the Order, a website was utilised for the Consultation process – cwmhafren.com with the available documents posted and Consultees informed.
- 7.03 The following consultees and neighbours were sent the relevant Notice by email –  
*PCC, NRW, CPAT, Severn-Trent plc, County Councillor, Caersws Community Council, [REDACTED] neighbour, [REDACTED] neighbour, [REDACTED] neighbour. See copy notices attached*
- \*The notices to [REDACTED] and [REDACTED] were delivered personally by the applicant and any initial queries answered.
- 7.04 A site notice was posted at the entrance to the site dated 24.11.2020 and I can confirm that the Notice was in place for the 28 day consultation period -See copy notice attached.
- 7.05 A response was received from Natural Resources Wales dated 23.07.2020
- Requirement 1 – Foul drainage  
It is NRW and PCC policy to connect to mains where possible. As stated earlier, in this case we are unable to do so in view of the 2.5km distance from the site to the pumping station. Although a pumped rising main is situated in the highway next to the site, I am informed by our Drainage Engineer that if the statutory undertaker, Severn-Trent Ltd would not allow any connection into this rising main.
- We have therefore submitted an alternative foul drainage treatment plant and infrastructure as part of this application. See Sumner Consulting Ltd- Drainage proposal.
- Condition 1 – Bats  
*Details of siting and type of external lighting will be submitted.*
- Construction Works will take place in daylight only*
- There will not be any light spillage to stream corridor, woodland nor hedgerows*

Protected species

NRW have confirmed they accept the submitted PEA and its conclusion and their additional observations will be noted

7.06 CPAT/CADW

An exchange of email correspondence has taken place with Mr Mark Walters of CPAT. The response dated 18.08.20 requested we consider 2 issues in relation to the application.

It was confirmed that due to the presence of Gwynfyndd enclosure (SM MG064) 1km to the north-west, a setting impact assessment may be required by CADW. I can confirm I have contacted Mr Neil Maylan of CADW who has confirmed subject to the inclusion of para 6.1.23 PPW Edition 10 'Archaeological Remains', CADW have no further interest at this stage due to the separation distance involved. I confirm as follow:

Archaeological Remains 6.1.23

The planning system recognises the need to conserve archaeological remains. The conservation of archaeological remains and their settings is a material consideration in determining planning applications, whether those remains are a scheduled monument or not.

7.07

The second issue related to the request that we undertake a geophysical survey of the whole site area as part of a pre-determination stage. There is in fact no record of any archaeological remains on the site as it is 1 km away from the scheduled monument.

In view of the costs involved which would be 'in-effect' a fishing exercise at the applicant's expense, we decided not to commission such a survey at this time. We would be content to accept a 'watching brief' Condition and would be happy to co-operate with CPAT accordingly. It is Mr Walter's view that such a survey is required to determine the sub-soil potential of this quite large development site within the 'historic landscape' *—my inverted commas*.

Our view is that it is simply another field in Montgomeryshire and cannot be considered 'historic' otherwise the corollary of this premise is that any development proposal on a field in Montgomeryshire will require a geophys. survey as a matter of course, which we consider an unreasonable proposition.

7.08

PCC Strategic Policy SP7 refers to historic assets and resources and the need to protect those identified assets. This is not the case as all landscape and historic assets are listed within the VIA report, none of which involve or impact upon this application.

7.09

We received an enquiry from a neighbouring landowner Mr Gareth Pugh in relation to the consultation process, who requested a copy of the drainage report that was not available at that time. I confirm

that the Report as submitted in this planning application, was sent by email on the 13<sup>th</sup> October 2020

7.10

I confirm that except for the above, no further comments, observations nor requests for information has been received.

SCHEDULE 1C  
CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

Town and Country Planning (Development Management Procedure) (Wales) Order  
2012

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION  
NOTICE UNDER ARTICLE 2D

(to be served on specialist consultees, as defined by article 2(1) of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012)

**Purpose of this notice** : this notice comprises a formal request for a pre-application consultation response under article 2D of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012.

Proposed development at (a) Cwm Hafren Field, Aelybryn, Aberhafesp, Newtown Powys SY16 3HR.

I give notice that (b) Jack Wosman .....

is intending to apply for planning permission to (c) Build a holiday park, to include creation of vehicular access and installation of sewage treatment plant

A copy of the proposed application; plans; and other supporting documents are attached/can be viewed online at (d) www.cwmhafren.com

In accordance with the requirements of article 2E of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, a consultation response must be sent to (e) by (f)

Signed: C.C Wozencraft wozencrafts@aol.com .....

Date 07/07/2020 .....

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Insert:

- a) address or location of the proposed development
- b) applicant's name
- c) description of the proposed development
- d) address of website
- e) e-mail address of the applicant/agent
- f) date giving a period of 28 days, beginning with the date of service and publication

"SCHEDULE 1B Caersws Community Council

PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

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NOTICE UNDER ARTICLES 2C AND 2D

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**Purpose of this notice:** this notice provides the opportunity to comment directly to the developer on a proposed development prior to the submission of a planning application to the local planning authority ("LPA"). Any subsequent planning application will be publicised by the relevant LPA; any comments provided in response to this notice will not prejudice your ability to make representations to the LPA on any related planning application. You should note that any comments submitted may be placed on the public file.

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the plans; and

other supporting documents

online at (d) www.cwmhafren.com..... and computer facilities are available to view this information online at (e) N/A..... between the hours of (f) N/A.....

(or)

You may view this information at (g) N/A..... between the hours of (h) N/A.....

Anyone who wishes to make representations about this proposed development must write to the applicant agent at (i) or (j)

by (k) Wozencraft Design Services, wozencraftds@aol.com, Caewhildin, Trefeglwys, Caersw, Powys, SY17 5PX

Signed: C.C Wozencraft.....

Date: 07/07/2020.....

"SCHEDULE 1B County Councillor

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Signed: C.C Wozencraft .....

Date: 07/07/2020 .....

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Date 07/07/2020

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SCHEDULE 1C  
CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

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Date 07/07/2020

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"SCHEDULE 1B Neighbouring land owner

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the plans; and

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(or)

You may view this information at (g) N/A between the hours of (h) N/A

Anyone who wishes to make representations about this proposed development must write to the applicant agent at (i) or (j)

by (k) Wozncraft Design Services, wozncraftds@aol.com, Caewhildin, Trefeglwys, Caersw, Powys, SY17 5PX 07977242985

Signed: C.C Wozncraft

Date: 07/07/2020

"SCHEDULE 1B Site Notice

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Town and Country Planning (Development Management Procedure) (Wales) Order 2012

PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION  
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by (k) 12/12/2020 Caewhildin, Trefeglwys, Caersw, Powys, SY17 5PX

Signed 

Date: 24/11/2020 Within 28 days or call 07545632744, 01686688332, 07977242985