

[CYM](#)[ENG](#)

Pembrokeshire County Council Local Development Plan 2 Deposit 2

Deposit 2 -We would like your views on the Local Development Plan (LDP) Deposit 2 and also on documents which support the LDP. This form should be used for all representations (i.e. comments or objections). Guidance notes are available on the Deposit plan webpage. Please note: Representations made on the 2020 Deposit Plan will not be taken forward and it is necessary to make new representations on this current Deposit Plan. This form has two parts: Part A (Personal details) and Part B (Your representation). Please note that Part B will be made publicly available and will be forwarded to the Planning Inspectorate. Your representations must be received by midnight 16 December 2024.

Part A

You or your client's details

Name

ateb Group in conjunction with land owner Mr Tim Rowe

Job Title

Organisation

Address

Telephone Number

Agents details (if relevant)

Job Title

Director

Organisation

Pembroke Design Ltd

Address

Telephone Number

Main Contact Email Address*

Date

13/12/2024

[Next Page](#)[Cancel](#)

[CYM](#)[ENG](#)

Pembrokeshire County Council Local Development Plan 2 Deposit 2

PART B Your representation

PART B Your representation Please note that Part B will be made publicly available and will be forwarded to the Planning Inspectorate. Your representations must be received by midnight 16 December 2024.

You can use this form to comment on the plan and its supporting documents (Section 2 below) and/ or for suggesting a new site, a new policy or new paragraph for the plan (Section 3 below). You can upload additional supporting documentation or further text in Section 4. Please also complete Section 1 on Plan soundness and Section 5 the Public examination.

Your name / organisation

Pembroke Design Ltd

1 .Plan soundness

Details on plan soundness can be found in the form guidance notes and the Deposit webpage

Before you set out your comments in detail, it would be helpful to know whether you think the Plan is sound and meets the procedural requirements.

- ☐ I think the LDP is sound and meets procedural requirements
- ☒ I think the LDP is unsound and should be changed
- ☐ I think that the procedural requirements have not been met

2. Commenting on the plan or supporting documentation

If you wish to comment on the plan or any supporting documents please use this section. Include all the information, evidence and supporting information necessary to support / justify your representation. Please indicate which soundness test(s) the LDP meets or does not meet, and why. This will help the Authority and the Inspector to understand the issues you raise. You will only be able to submit further information to the examination if the Inspector invites you to address matters that they may raise. Please note that the Inspector will not have access to comments you may have made in response to previous consultations. (you can add additional information to the form in the attachments section below)

Which part of the Plan (or supporting documents) are you commenting on? Please tick all that apply or use the text box to specify

- ☐ LDP 2 Deposit 2 plan text
- ☒ LDP 2 Deposit 2 proposal map
- ☐ Sustainability Appraisal and Strategic Environmental Assessment Report
- ☐ Habitats Regulations Assessment
- ☐ Equality Impact Assessment
- ☐ Other evidence base report (Please specify below)

Other (Please specify)

Map for Pentlepoir (Holborn Gardens)

Comment details on the Plan or supporting documents

Please add your comments on the Plan or supporting documents below. If you wish to comment on a part of the proposals map eg a residential allocation you can select a feature from the interactive map below - find the allocation/ proposal on the map and left click on the feature and click on select feature in the pop up box for the relevant feature. Alternatively you can

type in the details including reference and/or policy directly into the text fields below. If your comment is large, please use the attachment section below to upload a comment.

Select feature on map

Use this section to comment on a particular section of the plan or supporting documentation. Enter the policy number and/or site reference or enter the supporting document name and then the associated comment. Click Add below to enter the comment onto the form. You can enter further comments in the text box. Remember to click Add to enter each comments onto the form. Alternatively select a feature on the map make a comment below and click add to enter in on to the form.

LDP policy number/ Supporting document name

Pentlepoir Map - Land at Holborn Gardens

LDP Site allocation / designation number

Comments

Part of the site is already within the development boundary. Our suggestion is to push the red line out to round off the development boundary

Add

3. Adding a new policy, site allocation or paragraph

If you want to suggest a new site, please attach a site plan identifying the boundaries of the site you wish to be included in the Plan and provide details of its proposed use. You should consider whether it is necessary for this comments form to be accompanied by a sustainability appraisal. Where proposed changes to a development plan have significant sustainability effects, you will need to provide the relevant sustainability appraisal information. This information must be consistent with the scope and level of detail of the sustainability appraisal conducted by the Authority. It should also refer to the same baseline information in identifying the likely significant effects of the revised policy or new site.

Tick all that apply

Would you like the LDP to include a new policy, site allocation or paragraph?

☒ **New site allocation**

☐ **New policy**

☐ **New paragraph or supporting text**

If you want to add a new site allocation, have you previously submitted the site as a Candidate Site? If so, please give the Candidate Site name, location and reference (if known).

Site reference (if known):

Previous Planning Application Ref: 09/1193/PA - Approval in May 2010

Name:

Meirion Williams - Pembroke Design Ltd

Location:

Land north-west of Holborn Gardens

Use the text box below to enter a reason for including the new policy, site allocation or paragraph

_(<https://www.pembrokeshire.gov.uk/>)

Justification on inclusion of alternative site allocation, policy or paragraph

Planning Approval 09/1193/PA already goes beyond the red line development boundary of proposed LDP2. Suggest it is pushed out further to round off development. Also relocate farmhouse and its outbuildings.



4. Attachments Section

Are you submitting additional material to support your representation?

Yes - Statement and proposed site layout



Supporting document 1 (5mb limit)

Choose File

No file chosen

Supporting document 2 (5mb limit)

Choose File

No file chosen

Supporting document 3 (5mb limit)

Choose File

No file chosen

5. Public Examination

At this stage, you can only make comments in writing (these are called 'written representations'). However, everyone that wants to change the Plan can appear before and speak to the Inspector at a hearing session during the public examination. But you should bear in mind that your written comments on this form will be given the same weight by the Inspector as those made verbally at a hearing session. Please also note that the Inspector will determine the most appropriate procedure for accommodating those who want to provide oral evidence.

If you are objecting to the LDP, do you want to speak at a hearing session of the public examination?

☒ **I do not want to speak at a public hearing and am happy for my written representations to be considered by the Inspector**

☐ **I want to speak at a public hearing**

If you want to participate in a hearing, indicate below what you want to speak about (e.g. Housing site at Pen y Graig or The overall housing target).

If you wish to speak, it would be helpful if you could indicate in which language you would like to be heard.

☐ **I wish to be heard in Welsh**

☒ **I wish to be heard in English**

Back Page

Review Your Answers

Cancel



HOLBORN GARDENS, PENTLEPOIR - POTENTIAL HOUSING DEVELOPMENT LAND

9493 / NOVEMBER 2024

Brief History of the Site

Pentlepoir has developed into a large village in a very short period of 50-60 years.

Old maps from 1800 – 1900 (see Appendix 1) show a smallholding where the Holborn Gardens site lies with swathes of fields all around. Wooden was also a small, scattered development along the main road between Kilgetty and New Hedges.

Post-war development has seen a great deal of housing develop in the area to the extent that Pentlepoir and Wooden are virtually joined into one large village. Holborn Gardens is located on the west side of the A478 between the two villages. See current Adopted Local Development Plan (Appendix 2).

The site known as Holborn Gardens consists of a smallholding of approximately 17 acres. From the 1950's – 1997, the land was used as a smallholding with milking cows and later, as a commercial enterprise, a market garden by the Giles Family. Three generations kept the business going and supplied fresh vegetables/produce to the Tenby/Saundersfoot area.

As supermarkets became popular in the County, the business was unable to compete and as the family had no interest to continue the market garden business, the farm was put on the market for sale, see Sales Particulars (Appendix 3). The farm shop ceased at this point.

The current landowner, Mr Tim Rowe, purchased Holborn Gardens and land in 1997. The purchase consisted of the farmhouse/courtyard, 3 outbuildings, 4 polytunnels and 2 greenhouses (now removed).

In 2006 Mike Thorne represented Tim Rowe to object to the green wedge and positioning of the north boundary on Holborn Gardens see Application Form – Proposed Modifications – 13 March 2006 and suggestion to round off the boundary (see Appendix 4).

Attached also is an extract from the Inspector's Report and comments on the north boundary (see Appendix 5).



As the site has potential for housing, Tim Rowe employed Pembroke Design Ltd to prepare and submit an Outline Planning Application for a residential development, including affordable housing. (see Appendix 6).

An application was submitted on 23 March 2010 for 34 units – 17 units on land inside the current settlement limits at the time and 17 units on land beyond the limit. This extra land was deemed as an exceptional site.

Outline Planning Permission was given on 11 May 2011 for the 34 units in total. Affordable units were pepper-potted throughout the whole scheme.

This development extended northwards from the main road and joined the two villages and simply represented the continuation of the built up frontage within what is now a distinctly urban street scheme. See PDL Planning Drawing 7819 / PA01E – Approved OPP, together with Planning Permission Reference 09/1193/PA.

In 2017, Gerald Blaine applied to extend the site boundary – see attached plan – but nothing came of it, as demand was not evident.

In 2024 **ateb** approached Tim Rowe to look at a feasibility for the site. Following on from Gerald Blaine's LDP 2017 application site area it was possible to provide 38 units on the same site area. The proposal put forward pushes the northwest boundary out slightly, so it lines up with the corner of Lavestock Rise. This is outside the current LDP2 boundary limit, but only just beyond the boundary line of the approved OPP of 09/1193/PA May 2011 and represents the rounding off the village boundary. (See Appendix 7 for the feasibility proposed site plan).

As part of the current proposal, in selling the land to ateb to provide a site for local housing, Tim Rowe would like to relocate the farmhouse and outbuilding to the south-west corner of the proposed housing scheme, in order to maintain a farmstead presence on the remaining agricultural land for future use. As separate access would be required for this to link the retained farmland to the main road. This is possible by including a 4 metre access strip along Primrose Cottage.



Current Demand for Housing in Pentlepoir

As for current demand for housing in the area, the Housing Needs figures that PCC provided are as follows:-

Report 1

Bedroom Eligibility	Pentlepoir	PAHR_Pentlepoir	Sum:
1 Bedroom	58	15	73
2 Bedrooms	22	5	27
3 Bedrooms	12	3	15
4 Bedrooms	2		2
5+ Bedrooms	1	1	2
Sum:	95	24	119

Report 2

Bedroom Eligibility	Sum:
1 Bedroom	68
2 Bedrooms	27
3 Bedrooms	13
4 Bedrooms	2
5+ Bedrooms	2
Sum:	112

From this table, it is clear that there is a high demand for accommodation for locals in and around the Pentlepoir and surrounding area.

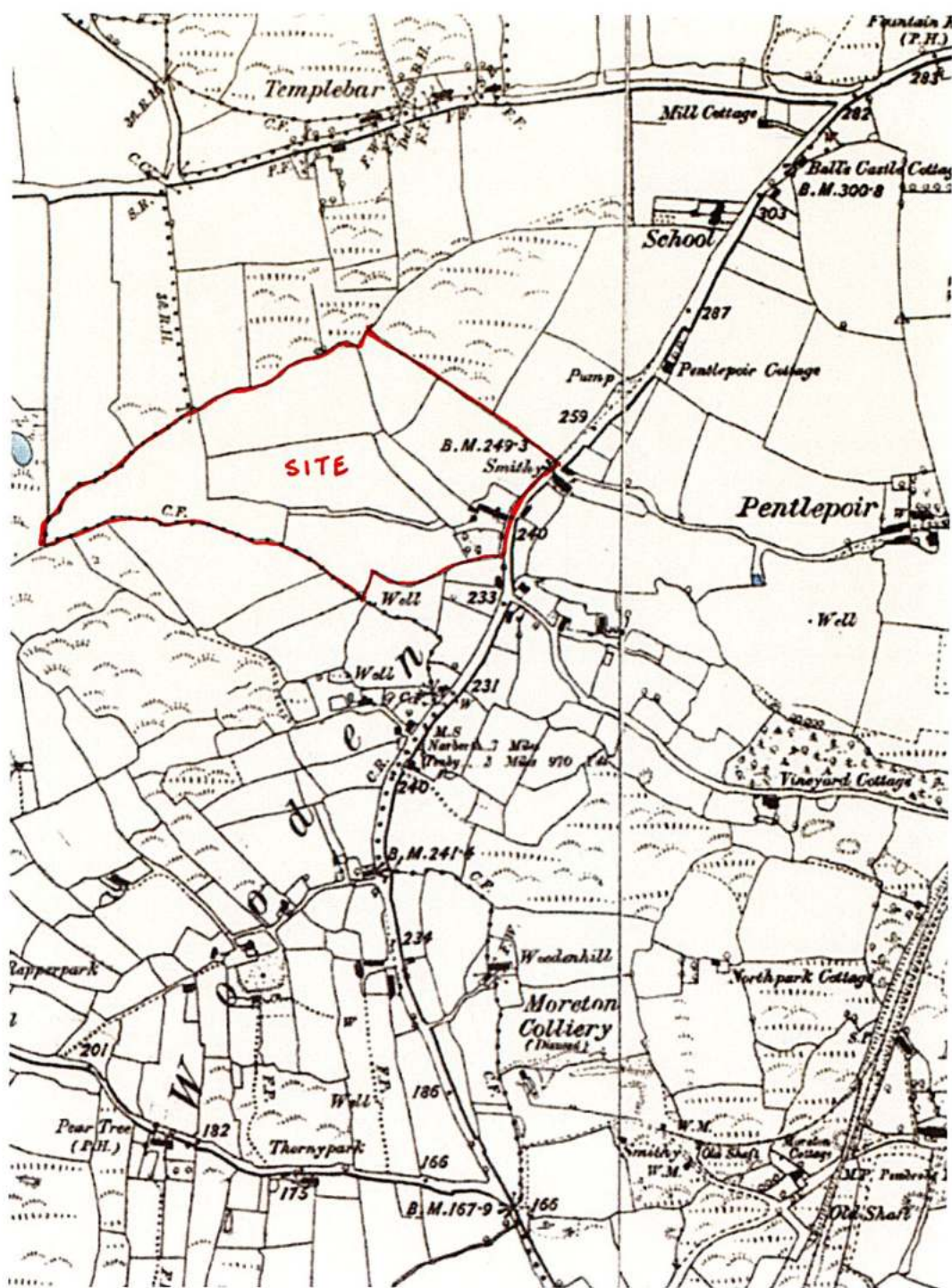
If the land put forward by Tim Rowe/ateb gains Planning Permission, this will go a long way to accommodate this local need. It will also allow the relocation of the Holborn Gardens farmstead and preserve the remainder of the smallholding for future agricultural use.



APPENDIX

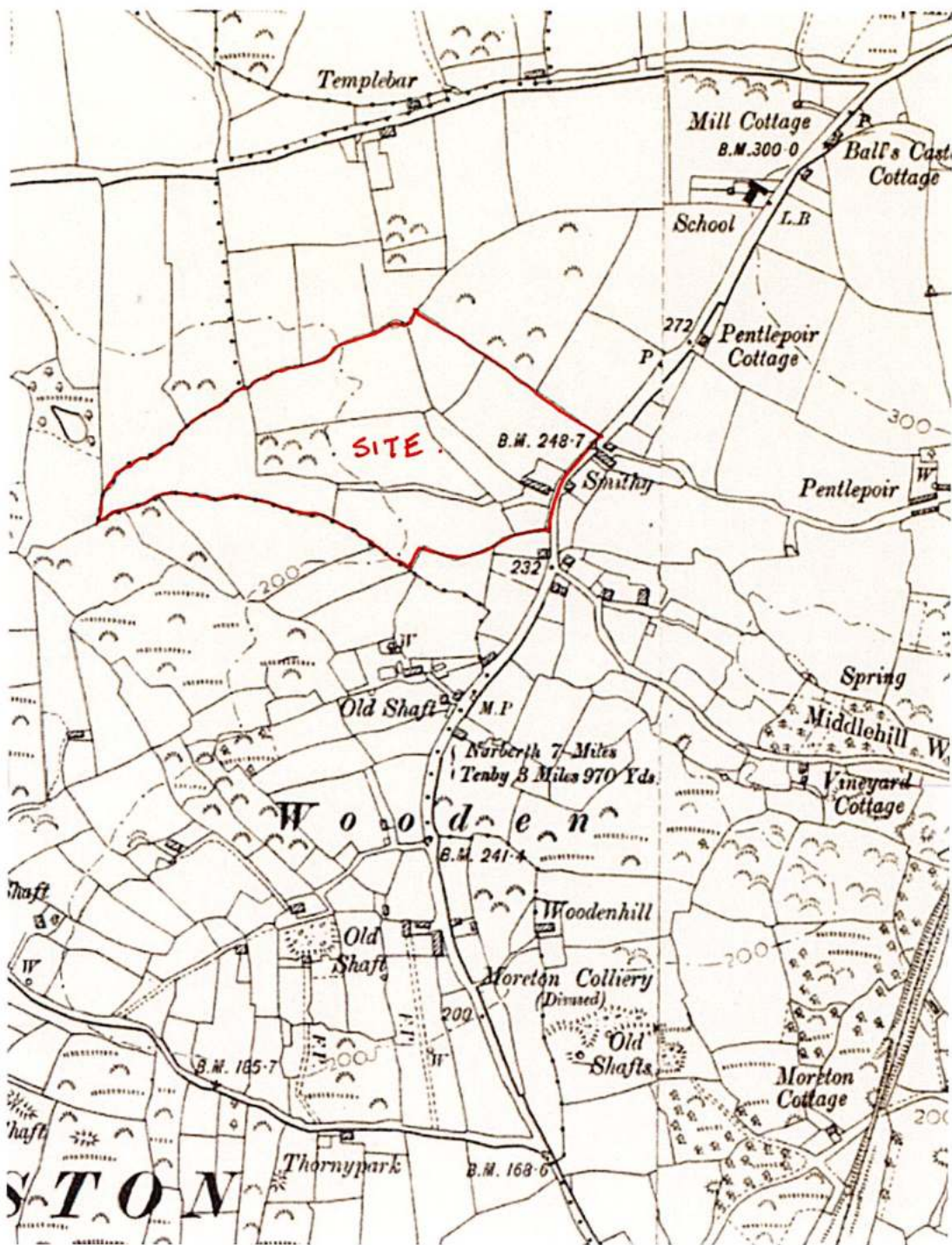
Appendix 1	-	Old Maps
Appendix 2	-	Current Adopted Local Development Plan
Appendix 3	-	Holborn Gardens Sales Particulars (1997)
Appendix 4	-	Mike Thorne Representation (2006)
Appendix 5	-	Inspector's Report (extract)
Appendix 6	-	PDL – Outline Planning Permission 7819/PA01E – Approved
Appendix 7	-	Gerald Blaine LDP2 2017 Proposal
Appendix 8	-	Pembroke Design Ltd – Proposal for ateb
Appendix 9	-	Supporting Statement from ateb



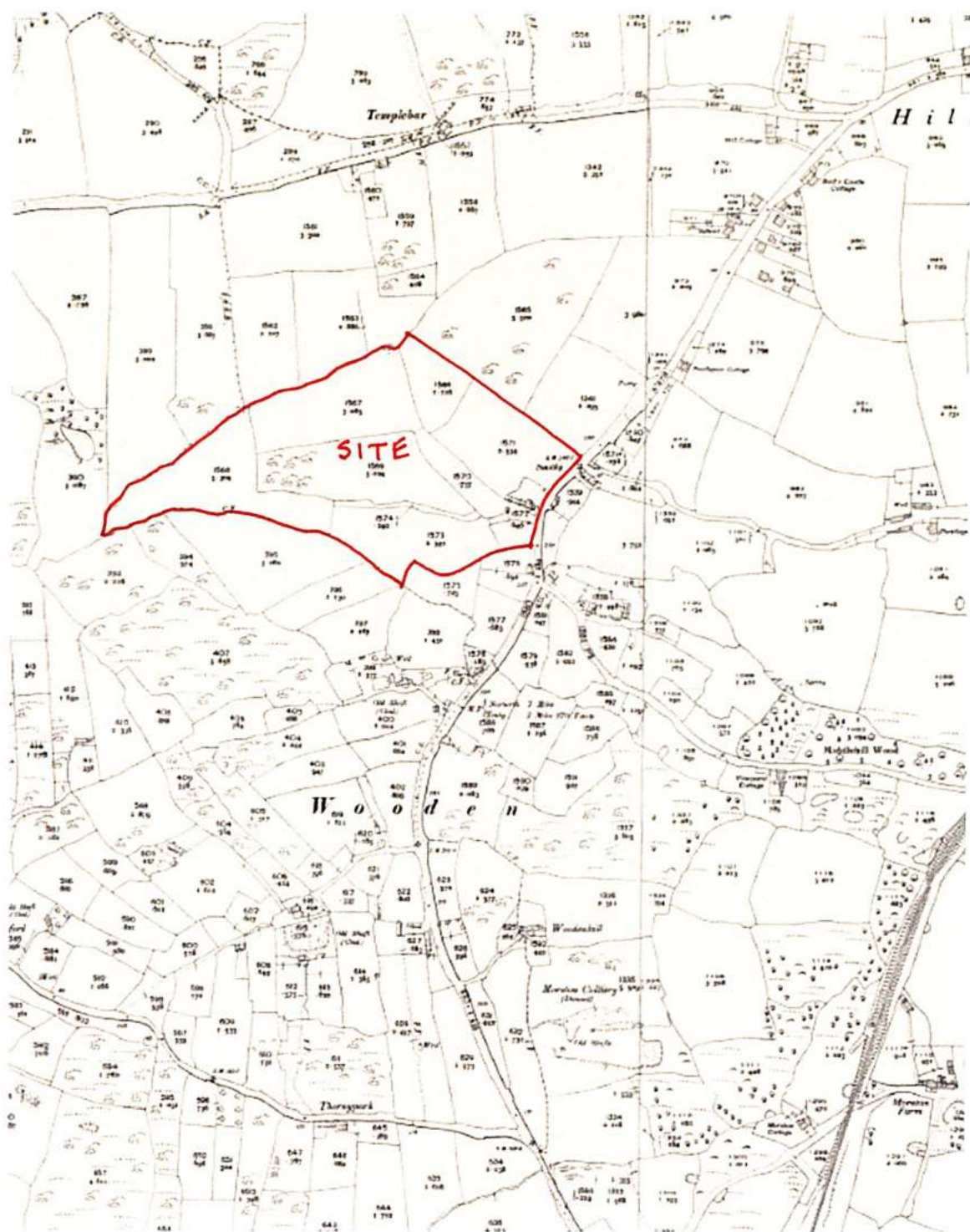


1830 - 1880

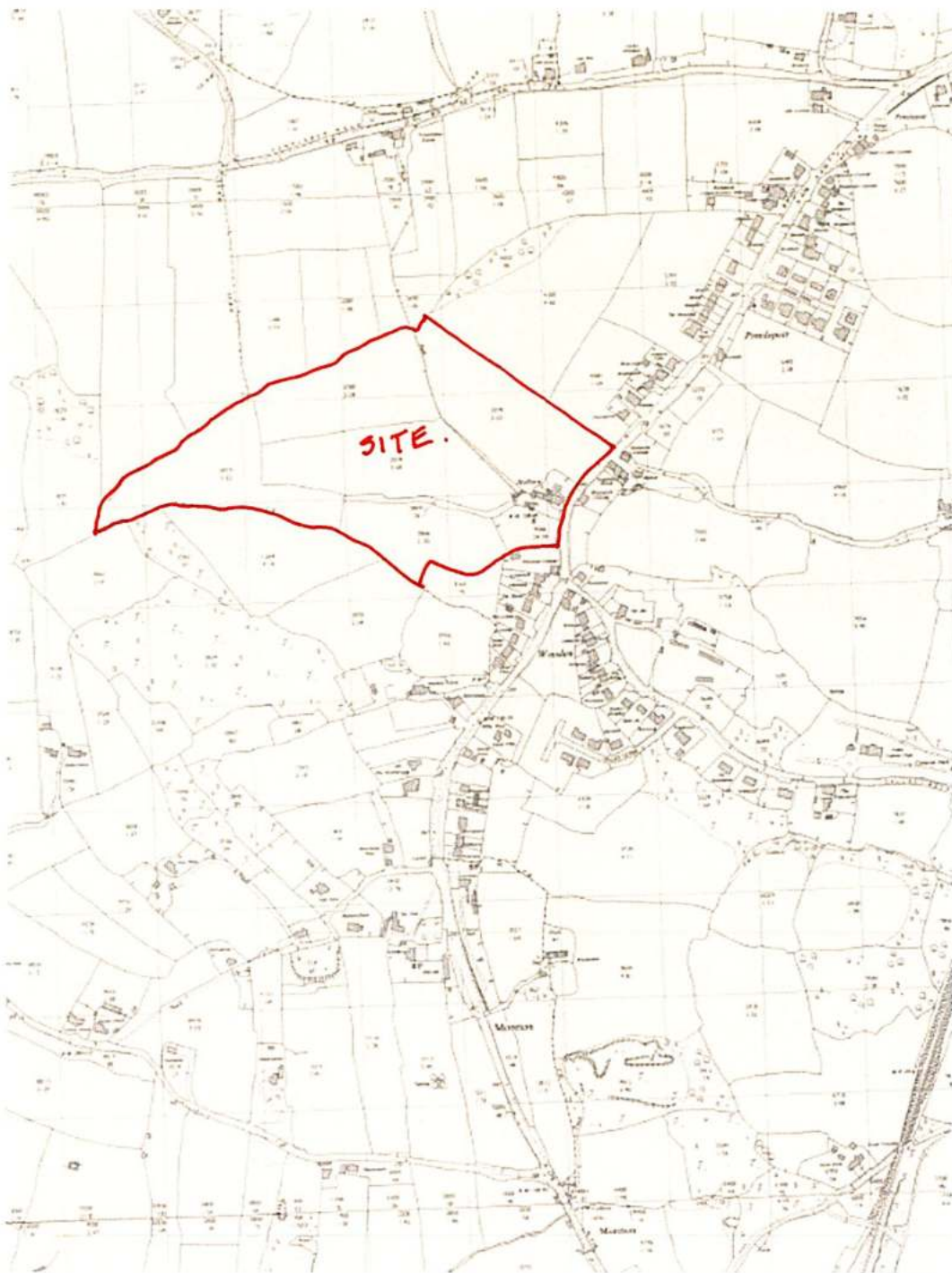
Houborn Gardens site edged red.



1888 - 1915



1892-1914



1944- 1973



CURRENT -

Adopted Local Development Plan (Pentlepoir)

[<< Back to Proposal Map](#)



Pelcomb Cross

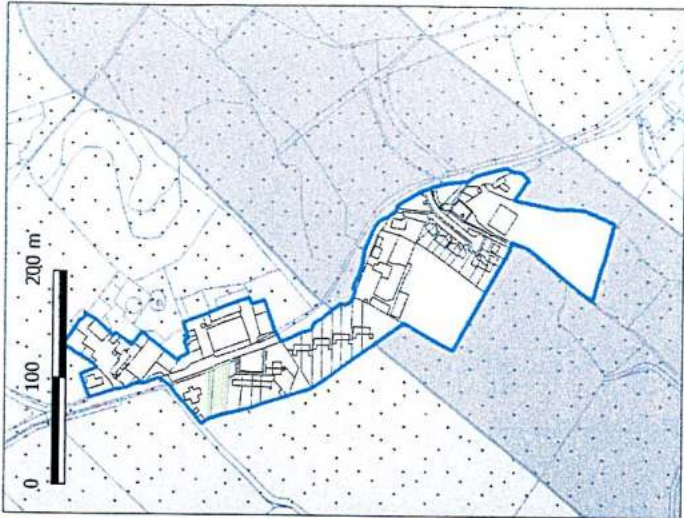
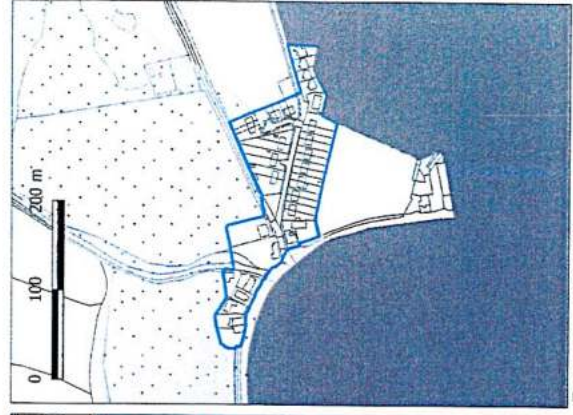
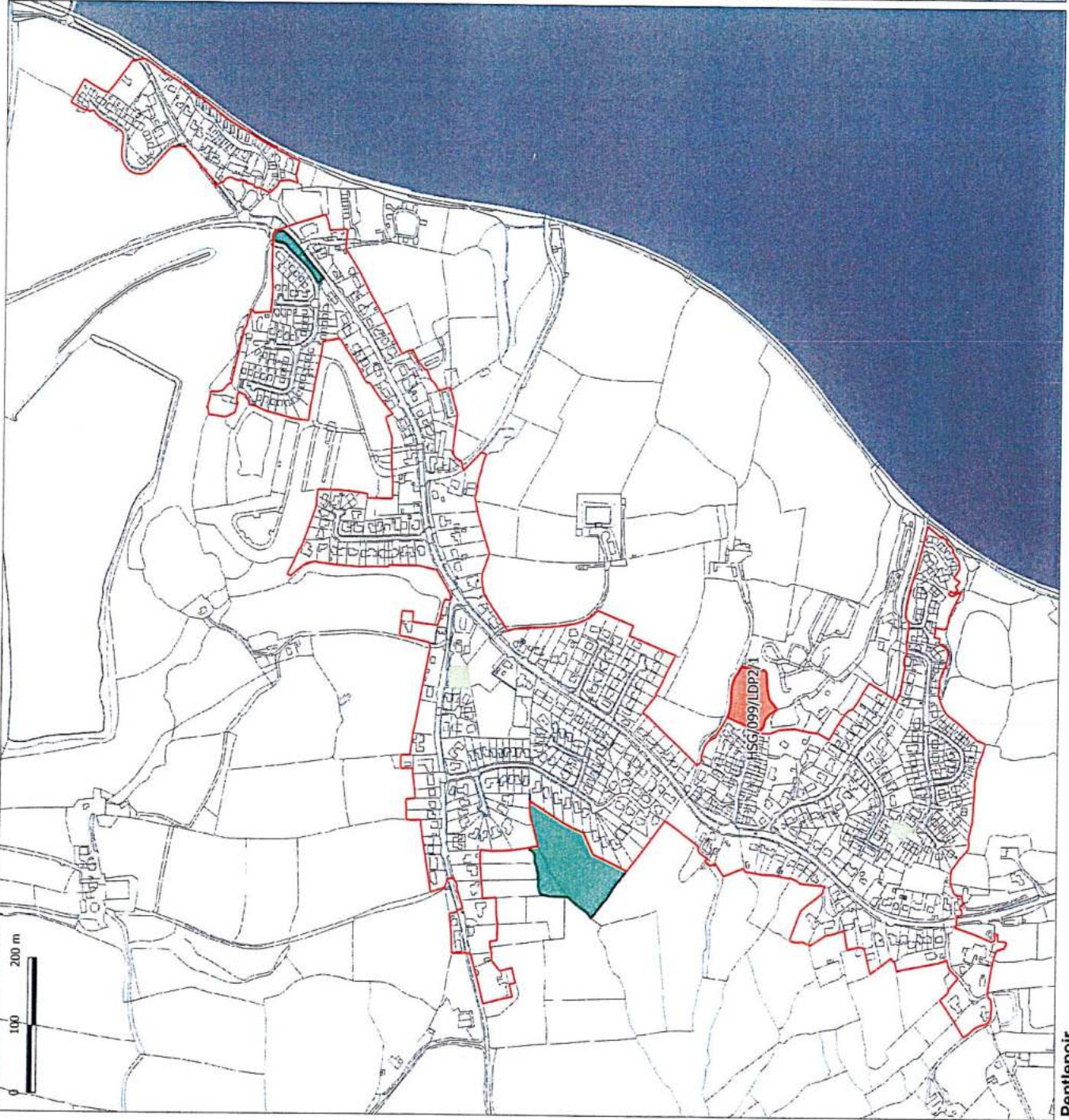


Penffordd



Pentlepoir

Based upon the Ordnance Survey map with the permission of the Controller of HMSO © Crown copyright and database rights 2013. Ordnance Survey Licence No. 1000233344.
 In solidifying a Defence Survey channelled through the Ministry of Defence © Her Majesty's Stationery Office 2013. Ordnance Survey Licence No. 1000233344.







GRAHAM H. EVANS

CHARTERED SURVEYORS, AUCTIONEERS, ESTATE AGENTS & VALUERS



Principal
CHARLES E. L. HOPKINSON
B.Sc., A.R.I.C.S., I.R.R.V.

FACSIMILE (01834) 813151
TELEPHONE (01834) 812793

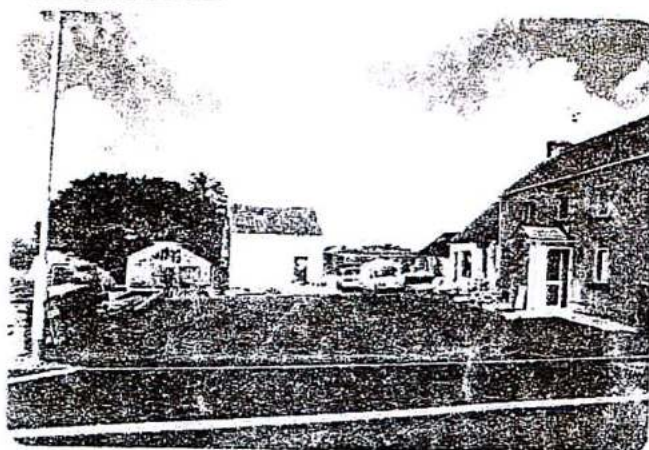
THE ESTATE OFFICES
HIGH STREET, SAUNDERSFOOT
PEMBROKESHIRE SA69 9EJ

PENTLEPOIR

An extremely attractive, long established going concern market garden occupying a prominent position fronting the Kilgetty to Tanby road within one and a half miles of the renowned South Pembrokeshire coastline, benefiting from proprietor's four bedroom house, retail, shop, horticultural/agricultural buildings and set amidst some 17.15 acres or thereabouts.

HOLBORN GARDENS

PENTLEPOIR



SAUNDERSFOOT



An ideal opportunity for persons wishing to enter the market garden trade or alternatively to exploit some other form of commercial enterprise (subject to planning), upon a truly monopolistic site offering the following brief accommodation:-

HOUSE - ENTRANCE PORCH, LOUNGE, UTILITY ROOM, KITCHEN/DINING ROOM, UTILITY, INNER HALL, BATHROOM, GROUND FLOOR BEDROOM, THREE FIRST FLOOR BEDROOMS & CLOAKROOM.

RETAIL SHOP - AFFORDING SOME 222 SQ.FT. OF SALES AREA WITH INTEGRAL STORE AND CLOAKROOM.

OUTBUILDINGS - FORMER COW SHED, DAIRY, TWO STOREY STABLE, LOOSE BOX, THREE OPEN CAR PORTS, GENERAL STORE & TWO BAY DUTCH BARN WITH LEAN-TO.

HORTICULTURAL - COMMERCIAL GREENHOUSE & FOUR POLYTUNNELS

SPACIOUS TARMACADAM FORECOURT & ROADSIDE FRONTAGE.

FREESHOLD.

MAINS WATER, ELECTRICITY & SEWER CONNECTED.

STOCK & WORKING MACHINERY AVAILABLE AT VALUATION.

NOTE: PROPERTY MISDESCRIPTION ACT 1991 (Conditions under which particulars are issued)

GRAHAM H. EVANS, for themselves and the vendor of this property, whose Agent they are, give notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

The market garden is centred around an exceptionally spacious, tarmacadam forecourt bounded by the proprietor's residence, retail shop, cow shed and stable, whilst to the south is to be found three full length cold frames.

ALUMINIUM COMMERCIAL GREENHOUSE 30' x 15' (9.14m x 4.57m) with timbered sliding doors to both gables.

TIMBER GREENHOUSE 39' x 12' (11.89m x 3.66m)

FOUR POLLYTUNNELS 30' (9.14m) approximately.

THREE COLD FRAMES

Holborn Gardens extends to some 17.15 acres or thereabouts, a plan delineating the boundaries being attached to these details, the same purely for identification purposes only.

LAND SCHEDULE

<u>O.S. Number</u>	<u>Acreage</u>
0873	3.32
2080	3.08
2574	3.69
2866	2.20
2869	0.26
3578	3.62
4066	0.98

	17.15 acres or thereabouts.
	=====

GENERAL INFORMATION

TENURE Advised Freehold.

SERVICES Mains water, electricity and sewer connected. Additional private water supply for horticultural purposes. Gas available in roadway.

RATING ASSESSMENT

Ratable Value £700.00

Rates payable, excluding water, amount to £313.60

The proprietor's accommodation has been placed within band D for the purposes of council tax (exceeding £51,000 but not more than £66,000). Further information available from the selling agent's office.

LOCAL AUTHORITY Pembrokeshire County Council, Southern Office, Llanion Park, Pembroke Dock, Pembrokeshire.



**Pembrokeshire County Council
Cyngor Sir Penfro**

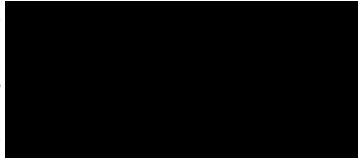
County Hall, Haverfordwest, Pembrokeshire, SA61 1TP
Neuadd y Sir, Hwlfordd, Sir Benfro, SA61 1TP
Tel / Ffon: 01437 764551
Fax / Ffacs: 01437 776495
DX 98295 Haverfordwest / Hwlfordd
udp@pembrokeshire.gov.uk
www.pembrokeshire.gov.uk



**Pembrokeshire Coast National Park
Parc Cenedlaethol Arfordir Penfro**

Llanion Park, Pembroke Dock, Pembrokeshire, SA72 6DY
Parc Llanion, Doc Penfro, Sir Benfro, SA72 6DY
Tel / Ffon: 0845 345 7275
Fax / Ffacs: 01646 689076
DX 120354 Pembroke Dock / Doc Penfro
udp@pembrokeshirecoast.org.uk
www.pembrokeshirecoast.org.uk

Mike Thorne



16 March, 2006

Our Ref: D/1/13

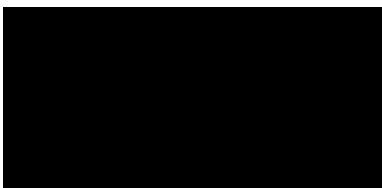
Dear Mr Thorne

Proposed Modifications – Joint Unitary Development Plan for Pembrokeshire

I acknowledge receipt of your written submission on the above made on behalf of Mr T Rowe . Your comments will now be reviewed by the Development Plans Team of the relevant Authority, and you may be contacted further in due course, should this be considered necessary (for example to clarify your submission). In the meantime, we are required to place your representations 'on deposit' with the plan so that they may be viewed by other members of the public.

*Please quote your **consultee reference number 734** in all correspondence.* If you have any queries, please do not hesitate to contact the Development Plans Team of either Authority, the details are given above.

Yours faithfully



**Julie Kirk
Planning Officer – Development Plans
Development Plans Team
Pembrokeshire Coast National Park Authority**

**JOINT UNITARY DEVELOPMENT PLAN FOR PEMBROKESHIRE
PROPOSED MODIFICATIONS**



For official Use Only

Date Received:

Acknowledged:

Representor Number:

Representation Number:

Before completing please read the guidance notes enclosed with this form. Use a separate form for each Representation you wish to make on each modification, or rejected Inspector's recommended modification to the UDP. Please complete in black ink or typescript only.

You may photocopy this form or obtain further copies free of charge from either of the Planning Authorities.

<p>1. Name and Address: MR. T. ROWE</p> <p>Organisation (if applicable): [Redacted]</p> <p>Telephone:</p> <p>Fax Number:</p> <p>E-mail Address:</p> <p>Are you agreeable for your e-mail address to be used for correspondence and to receive this by no other means</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>Agent's Name and Address including Company name (if applicable): MIKE THORNE</p> <p>Telephone:</p> <p>Fax Number:</p> <p>E-mail Address:</p> <p>If you nominate an agent, correspondence will only be sent to the agent</p>
---	---

<p>2.1 If you support a proposed modification tick box A and if you are objecting to one tick Box B.</p> <p><u>OR</u></p> <p>2.2 If you object to the fact that the Authorities have not proposed a modification which has been recommended by the Inspector? (Tick Box C)</p>	<table border="1"> <tr> <td>Supporting</td> <td>A</td> <td></td> </tr> <tr> <td>Objecting</td> <td>B</td> <td><input checked="" type="checkbox"/></td> </tr> </table> <table border="1"> <tr> <td>C</td> <td></td> </tr> </table>	Supporting	A		Objecting	B	<input checked="" type="checkbox"/>	C		<p>Please tick one box only, if A or B is ticked answer Q3 and disregard Q4.</p> <p>If C is ticked, answer Q4 and disregard Q3.</p>
Supporting	A									
Objecting	B	<input checked="" type="checkbox"/>								
C										

3. Please specify the relevant text and map reference as appropriate:

Modification Text Ref:

Modification Map Ref: **MAP 79A - PENTLEPOIR**

Please go to Question 5.

4. Please specify the relevant Inspector's report recommendation paragraph reference:

Please go to Question 5.

5 What is the nature of your representation – Please state your Representation as clearly and concisely as possible:

PLEASE SEE ATTACHED

(Continue as a separate sheet if necessary)

6. Please state what change you consider should be made to the Plan to overcome your objection:

PLEASE SEE ATTACHED

7. Signature



Date

13th March 2006

Please return all completed forms to the Pembrokeshire Coast National Park Authority or Pembrokeshire County Council, no later than the date specified in the public notice. After this date you will be contacted by an official of the Council or National Park Authority with regard to your objection(s). The County Council and National Park Authority will not accept your representation if it is received later than this date.

All objections or supporting statements will be available for public inspection and cannot be treated as confidential.

QUESTION 5: NATURE OF REPRESENTATION.

Objection to Proposed Modifications.

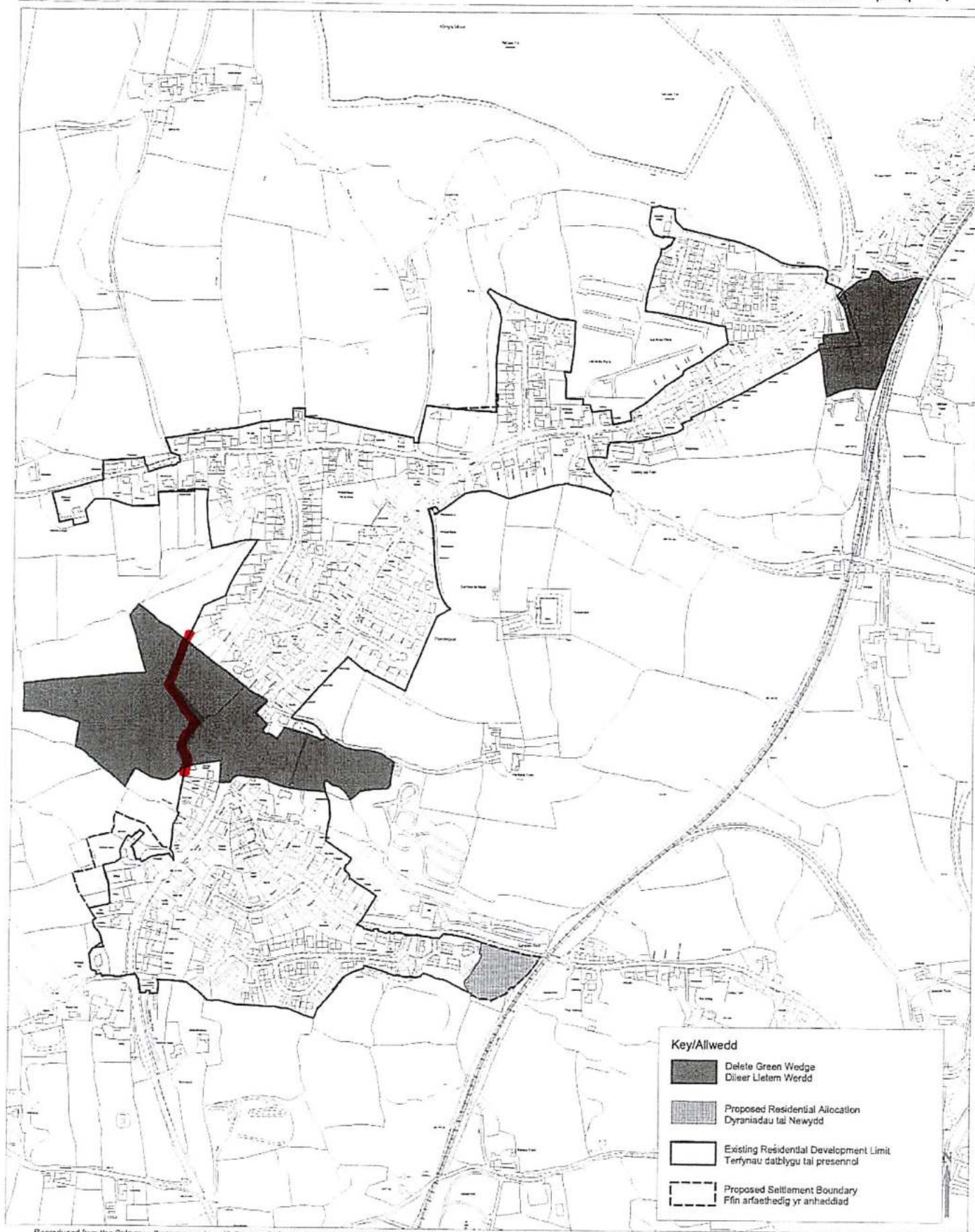
[Mike Thorne on behalf of Mr. Tim Rowe in respect of Land at Pentlepoir]

The grounds for objection to the Modification are as follows:





- The proposed boundary to the north of Holborn does not allow for development in depth around a cul-de-sac, and the new development would therefore have to take the form of 'ribbon development', which is generally regarded to be an unsatisfactory form of development by the Development Plan and by *Planning Policy Wales*.
- The development would also necessarily have to be designed with a multiplicity of access drives onto a busy main road, which would not be in the interests of highway safety.
- The proposed boundary falls short of what would reasonably be regarded as 'rounding off' of the settlement, and further land could be included within the settlement boundary without it being considered to be an intrusion into the countryside. As the Inspector recommends in paragraph 3.43.9, *"serious consideration should be given to whether a piece of peripheral land can truly be described as part of the countryside."*
- The proposed boundary to the north of Holborn does not follow any natural feature or field boundary, and part of it could. Again, as the Inspector recommends, in paragraph 3.43.14, *"the defined settlement boundaries should wherever possible follow recognisable physical features rather than being established by drawing an artificial limit simply so as to exclude a piece of land which may be deemed unsuitable for development."*
- There is an opportunity to provide further housing land in a reasonably sustainable location without any significant damage to the environment.

QUESTION 6: CHANGE REQUIRED TO OVERCOME OBJECTIONS

Attached is a copy of the Pentlepoir map showing the line marked in black proposed as part of the Modifications and an alternative line marked in red that would overcome the objections stated above.



Key/Allwedd

-  Delete Green Wedge
Dileer Lletem Werdd
-  Proposed Residential Allocation
Dyraniadau tai Newydd
-  Existing Residential Development Limit
Teryfynau datblygu tai presennol
-  Proposed Settlement Boundary
Ffin arfaethedig yr anheddiad



PENTLEPOIR

OBJECTIONS	104/D1	Mr C T John
	104/D2	Mr C T John
	105/D1	Mr & Mrs J N L & C J Griffiths
	342/D1	Mr S G Briers
	406/D1	Mr B Thomas
	414/D1	Mr Leslie Gwyther
	414/D2	Mr Leslie Gwyther
	499/D1	Mr Charles Hopkinson
	609/D3	East Williamston Community Council
	609/D4	East Williamston Community Council
	733/D1	Mrs D Ridley
	734/D1	Mr T Rowe
	734/D2	Mr T Rowe

Primary Issues

- Whether it is appropriate to include additional land within the Pentlepoir RDL (settlement boundary) and, in certain cases, to allocate it for housing.

Inspector's Conclusions

- 9.73.1 Three of these objections (105/D1, 499/D1 and 609/D3) relate to various fields within an extensive area of farmland which borders the eastern side of this settlement. In each case the development of this land for housing would appreciably extend the existing built-up area into this sensitive countryside fringe and cause significant harm to the character and appearance of these essentially rural surroundings. Accordingly no change to the Plan is warranted in this regard.
- 9.73.2 However I reach a different conclusion in respect of a much smaller site fronting Valley Road (104/D1). This field stands between a block of dense housing and the railway and has the road marking its northern boundary beyond which is a caravan park; there are trees along all boundaries but the belt to the south is especially strong and physically and visually divorces this site from the open farmland further on. These built and natural features completely enclose this site and make it entirely suitable for development as a straightforward extension of the adjoining built-up area up to clearly defined and defensible boundaries; this would cause no material environmental damage to these immediate surroundings.
- 9.73.3 While I acknowledge that Sustainable Community 6, within which Pentlepoir lies, has an adequate identified provision of housing, this is very largely concentrated in the Begelly/Kilgetty area; there are no allocation sites in Pentlepoir, which is a fairly sizeable settlement, and the release of the objection land would be beneficial in helping to create a more balanced distribution of housing provision. I shall therefore recommend this site for allocation under Policy 40 although I must leave details of dwelling capacity, Policy 41 phasing arrangements and the Appendix 2 site description to the Authorities to determine since there is no evidence to assist me in these respects; it should also be

included within the settlement boundary which the Authorities should define in accordance with my conclusions under Policy 42.

9.73.4 I also find in favour of **Mr Briers'** proposal regarding land in the north-eastern corner of the settlement but only insofar as it relates to the reduced site area which was discussed at the Inquiry. At present this land is part of the narrow green wedge between the built-up areas of Pentlepoir and Kingsmoor. However the reduced site is adjoined on 2 sides by development and does not extend materially further towards Kingsmoor than the existing buildings which lie within the RDL. Hence no noticeable erosion of the open gap would occur. And due to the substantial hedgerow along the southern site boundary, this very small plot of land is effectively separated from the open countryside to the south.

9.73.5 Given those circumstances, in my opinion development here would satisfactorily round-off this corner of the settlement and would have no adverse environmental consequences. I am therefore recommending the inclusion of this reduced site within the settlement boundary. For the avoidance of doubt, the site in question is the cross-hatched area identified on the Objector's plan, a copy of which is attached as Appendix 2 to the Authorities' evidence, together with the very small piece of land directly to the west which forms part of the original objection site. The Authorities should also give serious consideration to the inclusion of the driveway alongside the existing residential property which gives access to the objection site since clearly this is, in terms of function and appearance, part of the built-up area.

9.73.6 Adjoining land within this green wedge is the subject of other objections proposing its inclusion within the RDL (406/D1, 414/D1 and 414/D2). In contrast to the previous case however, the development of this land would erode almost entirely the effective open gap between these 2 built-up areas; this is not acceptable. There is merit in ensuring that Pentlepoir and Kingsmoor maintain their own distinctly different identities and retaining the green wedge designation will achieve this. No modification to the Plan should be made in response to these objections.

9.73.7 Three sites on the western side of this settlement (104/D2, 609/D4 and 733/D1) are also pursued by Objectors as candidates for housing development. In each case the adjoining RDL is drawn fairly tightly around the physical edge of the main built-up area and in my view this is appropriate. These sites are predominantly open in character and are far better related to the surrounding countryside than to the settlement. Their development would spread the built-up area into this essentially rural fringe to the detriment of its character and appearance. In the first case this would involve uncharacteristic development in depth behind existing properties along the road frontage; the second would lead to the extension of ribbon development further into the open countryside, something which national guidance seeks to resist; and in the latter case the development would consolidate with other nearby scattered dwellings thus exacerbating the environmental damage in this particular locality. None of these objections merits support.

9.73.8 **Mr Rowe** seeks the deletion of the green wedge designation on an area of land to the west of the main road through Pentlepoir. I agree with this. The land in question does not, to use the words of the text supporting Policy 67, represent an

important gap between settlements or parts of a settlement the development of which would dilute their separate identity; and it does not possess the essential characteristic of true openness. This gap, such as it is, is so limited that there is barely any discernible break in the continuity of the built-up frontage on this side of the road; indeed, a noticeable section of the frontage of the designated area is already occupied by a house and a group of buildings which are in industrial and retail use. Although further back the green wedge area widens out and is more open, this goes well beyond the line of the housing on each side to the extent that it is "separating" open fields and not built-up areas thus failing to meet this vital requirement for such a designation.

9.73.9 For these reasons I find no justification for the green wedge here. The open land to the rear can be adequately protected by the provisions of general countryside policies. As for the frontage section, **Mr Rowe's** additional proposal that the RDL should be extended northwards to include the house and buildings complex also has my endorsement. If this section were developed for housing this would simply represent the continuation of the built-up frontage within what is a distinctly urban street scene; the remaining short stretch of land at the roadside would provide a similarly acceptable modest development opportunity.

9.73.10 Accordingly, I shall recommend the deletion of the green wedge designation to the west of the road and the inclusion of the objection site (734/D2) within the settlement boundary. I also urge the Authorities to consider the merits of extending the settlement boundary further north to include the remaining short stretch of frontage land on this side of the road thereby linking up with the existing RDL.

9.73.11 In addition they should consider, in the light of my foregoing conclusions, whether there is any justification for the green wedge designation of the even narrower strip of land on the opposite side of the road; and as part of their general assessment of the settlement boundary in accordance with my recommendation under Policy 42 I ask them to consider seriously the merits of including within the boundary the small caravan site in that location which stands between 2 areas of housing and appears to me to be unrelated to the extensive stretch of open countryside further to the east.

RECOMMENDATION

9.73.12 **That:**

(i) **The Inset Map for Pentlepoir be modified by (a) the definition of a settlement boundary which shall include the land the subject of objections 104/D1, 342/D1 (but only insofar as it relates to the reduced site area in accordance with my conclusions in paragraph 9.73.5 above) and 734/D2 and (b) the allocation for housing of the site the subject of objection 104/D1;**

(ii) **The Authorities give serious consideration to the merits of also including within the settlement boundary (a) the driveway adjoining objection site 342/D1 in accordance with my conclusions in paragraph 9.73.5 above; (b) the remaining short stretch of frontage land to the north of objection site 734/D2 in accordance with my conclusions in paragraph**

9.73.10 above; and (c) the caravan site opposite objection site 734/D2 in accordance with my conclusions in paragraph 9.73.11 above;

(iii) The Inset Map for Pentlepoir be further modified by the deletion of the green wedge designation on the land the subject of objection 734/D1;

(iv) The Authorities give serious consideration to the merits of also deleting the green wedge designation on the land on the eastern side of the road in accordance with my conclusions in paragraph 9.73.11 above;

(v) Policy 40 be modified by the inclusion of a reference to "PENTLEPOIR – LAND TO THE SOUTH OF VALLEY ROAD" together with corresponding modifications to Policy 41 and Appendix 2 in accordance with my conclusions in paragraph 9.73.3 above;

(vi) No other modification be made to the Plan in response to these objections.

PONT-YR-HAFOD

OBJECTIONS *All objections have been unconditionally withdrawn.*

Inspector's Comments

9.74.1 There are no issues for me to consider and thus no recommendation is made.

PORTFIELD GATE

OBJECTIONS	496/D1	Mr D Richards
	689/D1	Mr and Mrs D G and E C Rees
	1046/D1	Mr S George
	1046/D2	Mr S George
	1056/D1	Mr D John
	1056/D2	Mr D John
	1056/D3	Mr D John
	1087/D6	Camrose Community Council

Proposed Changes PC3.226

Primary Issues

- Whether it is appropriate to include additional land within the Portfield Gate RDL (settlement boundary) and, in certain cases, to allocate it for housing.





Outline Planning Permission

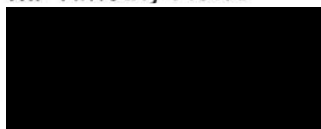
Town and Country Planning Act 1990

Name and address of Applicant

Name and address of Agent (if any)

Mr Timothy Rowe

Pembroke Design Limited



Part I - Particulars of application

Date of application: **23-Mar-2010**

Application Number: **09/1193/PA**

Particulars and location of development:

Residential development (including affordable housing) - Holborn Farm, Holborn Gardens, Pentlepoir, Pembrokeshire

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. Approval of the details of the layout, scale and appearance of the building(s), the means of access thereto and the landscaping of the site (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.
Reason: This is an outline permission only and the reserved matters shall be made to the Local Planning Authority.
2. Plans and particulars of the reserved matters referred to in the condition above, relating to the layout, scale and appearance of any buildings to be erected, the means of access to the site and the landscaping of the site, shall be submitted in writing to the Local Planning Authority and 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.
3. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of 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).

4. The development hereby permitted shall be begun 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).

5. The first reserved matters application shall include the layout of the whole site, existing and proposed levels, and an updated Design and Access Statement (that accords with The Town and Country Planning (General Development Procedure) (Amendment) (Wales) Order 2009).

Reason: To ensure a satisfactory form of development in accordance with policies 7 and 76 of the Joint Unitary Development Plan (Adopted 2006), Principles of Good Design in Residential Development SPG, Building in a Sustainable Way SPG and TAN12 – Design.

6. No development shall take place until there has been submitted to and approved by the Local Planning Authority a programme of archaeological investigation for the site. Thereafter, the approved programme shall be implemented in all respects, unless the local planning authority agrees in writing to any variation.

Reason: To ensure the recording of any items of archaeological interest to accord with Policy 84 of the Joint Unitary Development Plan for Pembrokeshire (adopted 13 July 2006).

7. Before development commences drainage proposals incorporating Sustainable Drainage Systems (SUDS) and confirmation of hydrological conditions (e.g. soil permeability, watercourses, mining culverts) within the development shall be submitted for approval in writing to the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure that a satisfactory means of drainage is provided, and to accord with policies 111 and 113 of the Joint Unitary Development Plan for Pembrokeshire (adopted 13 July 2006).

8. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing by the Local Planning Authority.

Reason: To protect the character and appearance of the area to accord with Policies 66, 68 and 76 of the Joint Unitary Development Plan for Pembrokeshire (adopted 13 July 2006).

9. No development shall take place until details of the roofing and external facing materials, and surfacing, proposed to be used have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved

details.

Reason: To ensure a satisfactory standard of external appearance and to accord with Policies 76 & 78 of the Joint Unitary Development Plan for Pembrokeshire (adopted 13 July 2006).

10. There shall be no direct vehicular accesses to individual plots from the A478.

Reason: In the interests of highway safety, and to accord with Policy 100 of the Joint Unitary Development Plan for Pembrokeshire (adopted 13 July 2006).

11. Before the vehicular access to be approved as reserved matters is first used, the existing vehicular access onto the A478 shall be permanently stopped up in accordance with the approved plans.

Reason: In the interests of the amenities and highway safety, to accord with Policy 100 of the Joint Unitary Development Plan for Pembrokeshire (adopted 13 July 2006).

12. Prior to the commencement of development, a construction traffic management plan and details of how the site is to be accessed during construction, site accommodation is to be provided, including storage, and details of the phasing of the works shall be submitted to and approved in writing by the Local Planning Authority. Details shall be implemented as agreed. No alterations to this agreed scheme shall be made without the prior agreement in writing of the Local Planning Authority.

Reason: In the interests of highway safety and in accordance with policy 100 of the Joint Unitary Development Plan (Adopted 2006).

13. Full details of the vehicular access (including visibility splays & cross sections), all roads (including estate roads) and footpaths, including means of surface water disposal, shall be submitted to and approved in writing by the Local Planning Authority as part of reserved matters in respect of access. Development shall be implemented in accordance with the details so agreed prior to the first occupation of any dwelling.

Reason: To ensure an adequate access in the interests of highway safety and in accordance with policy 100 of the Joint Unitary Development Plan (Adopted 2006).

14. The off-street parking facilities, accesses and turning areas indicated in the reserved matters approval, shall be provided before the dwelling to which they relate is first occupied, and thereafter retained for that purpose.

Reason: To ensure the satisfactory provision of parking facilities and in the interest of highway safety and the amenity of the area, and to accord with Policy 100 of the Joint Unitary Development Plan for Pembrokeshire (adopted 13 July 2006).

15. As part of the reserved matters in respect of landscaping, details of ecological mitigation, including timetable for implementation, shall be included. The mitigation so approved shall be implemented in accordance with the timetable so agreed.

Reason: In order to secure satisfactory mitigation in accordance with policy 65 of the Joint Unitary Development Plan (Adopted 2006).

Notes to Applicant

1. Having regard to the details of the application proposals, and the relevant provisions of the Joint Unitary Development Plan for Pembrokeshire (adopted 13 July 2006) as summarised below

Policies 7, 46, 51, 65, 66, 68, 71, 76, 78, 96 and 100

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.

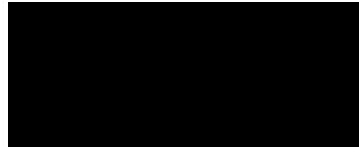
This informative is intended only to be a summary of the reasons for the granting of planning permission. For further details on the decision, please see the application report under the above reference.

2. This decision relates only to the plans identified below:
Indicative Layout Plan (dr.no. PA 01E) received 21st September 2010 (and alternative indicative layout plan (dr.no.PA 01F) received 24th November 2010).
3. This permission is to be read in conjunction with the AGREEMENT dated 14th April 2011 in pursuance of Section 106 of the Town & Country Planning Act 1990, as amended by Section 12 of the Planning & Compensation Act 1991.
4. The applicant should seek advice from the Coal Authority Mines Records Office, Bretby Business Park, Ashby Road, Burton-on-Trent, Staffordshire DE15 0QD .
5. Under the Wildlife and Countryside Act 1981 it is an offence to damage, destroy or obstruct access to any structure or place that bats, great crested newts or any other animal listed in Schedule 5 of the Act use for shelter or protection.
Under this Act it is also an offence to disturb barn owls whilst building a nest or in the vicinity of a nest containing eggs or young.
If there is any suggestion that the site is being occupied by any of the species, you are advised to consult the Countryside Council for Wales, Llanion House, Llanion Park, Pembroke Dock, Pembrokeshire, SA72 6DY, Telephone: 0845 1306229 before proceeding with the development hereby authorised.

6. The Wildlife and Countryside Act 1981 makes it a criminal offence to damage or destroy the nest of any wild bird whilst that nest is in use or being built. Established working practice avoids works to any hedgerow, tree or other vegetation where birds may reasonably be expected to make their nest (such as scrub) between 1 March and 31 August in any year. Care should be taken outside of this exclusion period as variations in climate may extend the nesting season.
7. The site of this application is crossed by a public right of way, and development insofar as it affects the right of way should be kept open for public use, unless and until an Order under Section 257 of the Town & Country Planning Act 1990 for the diversion or extinguishment of the right of way has been made and confirmed. The diversion order for the existing route of the public footpath has not been formalised. Further advice should be obtained from the Rights of Way Team at Pembrokeshire County Council.

Date: 11-May-2011

**County Hall
Haverfordwest
Pembrokeshire**



HEAD OF PLANNING

Notes

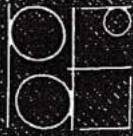
1. If you are aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, then you can appeal to the National Assembly for Wales under Section 78 of the Town and Country Planning Act 1990 within six months of receipt of this notice. (Appeals must be made on a form which is obtainable from the Planning Inspectorate, Crown Buildings, Cathays Park, Cardiff, CF10 3NQ). The National Assembly has power to allow a longer period for the giving of a notice of appeal but it will not normally be prepared to exercise this power unless there are special circumstances which exclude the delay in giving notice of appeal. The National Assembly is not required to entertain an appeal if it seems to it that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements to the provisions of any development order, and to any directions given under the order. In practice, the National Assembly does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by the National Assembly.

2. If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the National Assembly for Wales, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council of the county district in which the land is situated a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of part VI of the Town and Country Planning Act 1990.

3. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the National Assembly on appeal or on a reference of the application to them. The circumstances in which such compensation is payable are set out in section 114 of the Town and Country Planning Act 1990.

Your attention is drawn to the fact that the proposed development may be located in an area affected by radon gas. Further information may be obtained from the Council's Building Control Section.

Note: This decision refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under Building Regulations or any other enactment, byelaw, order or regulation.

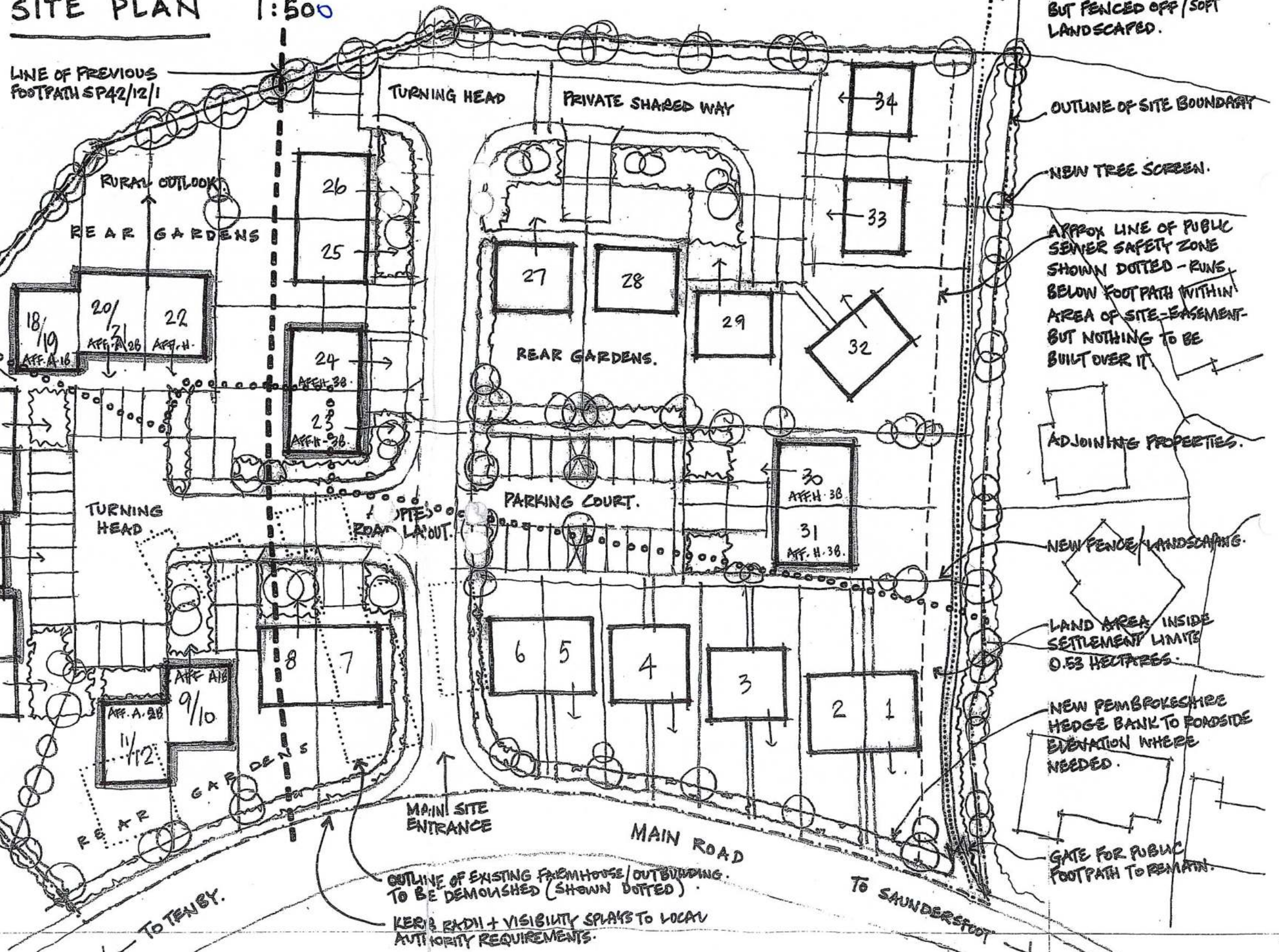
REVISIONS NOTES.		DATE	REV
© Pembroke Design Ltd 200			
Drwg PROPOSED SITE PLAN - OPTION 7			
Project PROPOSED RESIDENTIAL DEVELOPMENT IN HORBORN GARDENS, PENTLEPOIR, SAUNDERSFOOT, PEMBROKESHIRE			
Client MR T. POWE.			
PEMBROKE DESIGN L I M I T E D			
<small> CHARTERED ARCHITECTS BUILDING SURVEYORS QUANTITY SURVEYORS PLANNING SUPERVISORS PEMBROKE DOCK 15 NEWBURY STREET SA72 0UT TEL: 01646 683439 FAX: 01646 681563 HAYFORDWEST 5 PITCH PLACE SA81 2LE TEL: 01437 784135 FAX: 01437 784171 CARMARTHEN 28 SPURWAY STREET SA31 1LQ TEL: 01287 233612 FAX: 01287 233471 www.pembroke-design.co.uk </small>			
Designed GJM/MUN	Scale 1:500	Original Size A3	Job No 7819
Drawn MUN	Date SEPT 2010	CAD Ref -	Drwg No Rev PA 01E

SCHEDULE OF ACCOMMODATION.

TOTAL NO OF UNITS 34 (MIXTURE OF DETACHED, SEMI-D'S + APARTMENTS).
NO OF AFFORDABLE UNITS = 16 NO IN TOTAL.
PEPPER POTTED THROUGHOUT THE SITE.
CAR PARKING = 72 SPACES IN TOTAL INCL VISITORS.
MINIMUM DENSITY 30 UNITS/HECTARE.

SITE PLAN 1:500

LINE OF PREVIOUS
FOOTPATH SP42/12/1



NOTE: SITE SUBJECT TO ACCURATE LAND + LEVEL SURVEY. LAYOUTS BASED ON CURRENT ORD. SURVEY MAP.

OUTLINE OF CURRENT JUDG VILLAGE LIMITS

NOTE: EACH UNIT TO INCLUDE WATER BUTTS, COMPOST BIN, EXTRA STORAGE + CYCLE ST.

NOTE: COMPOST AREAS TO ALL UNITS. APARTMENTS WILL NEED COMMON COMPOST AREAS.

NOTE: BIKE STORAGE - IN GARAGES FOR HOUSES + LOCKABLE FACILITY FOR APARTMENTS - ONE BIKE FOR EACH PAT.

REVISIONS.
E - OPTION 7 PRODUCED TO REFLECT PLANNING REQUIREMENTS.
21 SEPTEMBER 2010 / MUN.

PRIMROSE
COTTAGE

OAK
LEIGH

LYNMOUTH

OUTLINE OF EXISTING FARMHOUSE/OUTBUILDING.
TO BE DEMOLISHED (SHOWN DOTTED).

KERB RADII + VISIBILITY SPLAYS TO LOCAL
AUTHORITY REQUIREMENTS.

OPTION 7

EXISTING PUBLIC
FOOTPATH MAINTAINED
BUT FENCED OFF / SOFT
LANDSCAPED.

OUTLINE OF SITE BOUNDARY

NEW TREE SCREEN.

APPROX LINE OF PUBLIC
SEWER SAFETY ZONE
SHOWN DOTTED - RUNS
BELOW FOOTPATH WITHIN
AREA OF SITE - EASEMENT -
BUT NOTHING TO BE
BUILT OVER IT.

ADJOINING PROPERTIES.

NEW FENCE / LANDSCAPING.

LAND AREA INSIDE
SETTLEMENT LIMITS
0.53 HECTARES.

NEW PEMBROKESHIRE
HEDGE BANK TO FORDSIDE
ELEVATION WHERE
NEEDED.

GATE FOR PUBLIC
FOOTPATH TO REMAIN.





Gerald Blain Associates Ltd



SUPPORTING STATEMENT

Land at Holborn Farm, Pentlepoir,
Saundersfoot, SA69 9BN

2017

—

Introduction

Gerald Blain Associates have been instructed to submit a supporting statement on behalf of the landowners of the site known as Holborn Farm, Pentlepoir, Saunderfoot. Part of the site has been included within the settlement boundary for Pentlepoir under the Deposit LDP however there is a strong argument to extend this.

Physical Characteristics

The site consists of agricultural land situated along the main A478 Kilgetty to Tenby road and within the village of Pentlepoir. The agricultural land is surrounded with mature hedge banks and gently sloping. The housing estate of Milfield Close sits to the north with residential ribbon development to the south,

Proposal

The present inclusion within the deposit LDP consists of an area of 0.5 ha. the land owners proposal would be to move the Deposit LDP boundary approximately 10 m away from the A478. This would allow more residential units to be developed. Extending the depth of the site by 10m will create an additional 0.25 ha thus allowing the proposer to construct an internal estate road and a further 6 residential units bring the density up to 25 units per ha in accordance with the density targets outlined within the emerging LDP.

The development would be of a nature that would seek to be as sustainable/green/ carbon neutral as possible and would be a first in this area of South Pembrokeshire to do so.

Access

Access to the development will be directly off the A478 and plans show sufficient visibility splays to achieve the proposal.

Phasing

It is anticipated that this development will be brought forward within the early stages of the new LDP. The Landowner has already taken considerable steps to proceed with the development.

Suitability for inclusion within the LDP

The site is deemed to be suitable for inclusion within the new LDP and as a natural extension to the existing development boundary.

Services and infrastructure

All services are situated in the main road and contain sufficient capacity for the proposed development.

Settlement hierarchy / housing need

Pentlepoir is classified as a Serviced Village within the settlement hierarchy of the deposit LDP. Pentlepoir offers an adequate provision of services and facilities to meet the needs of its population. This development proposal is appropriate in its scale and nature of development for the village and will offer high quality accommodation for the needs of the community.

Density

Should the new LDP adopt our proposal to extend the boundary to give an overall area of 0.75 ha the housing density will meet the 25 units per ha target for rural areas as outlined within the deposit LDP.

Delivery / viability

The site does not have any obvious abnormal features that would cast doubt over its deliverability and viability however it should be noted that a full ground condition report has not been carried out at this stage.


A full viability study will follow this report.

Conclusion

In conclusion this site can offer many options in order to meet the needs of the emerging LDP and the housing need within the area. Its natural features deem it to be a viable proposal for inclusion within the new LDP with no obvious restraints that could hamper its development.



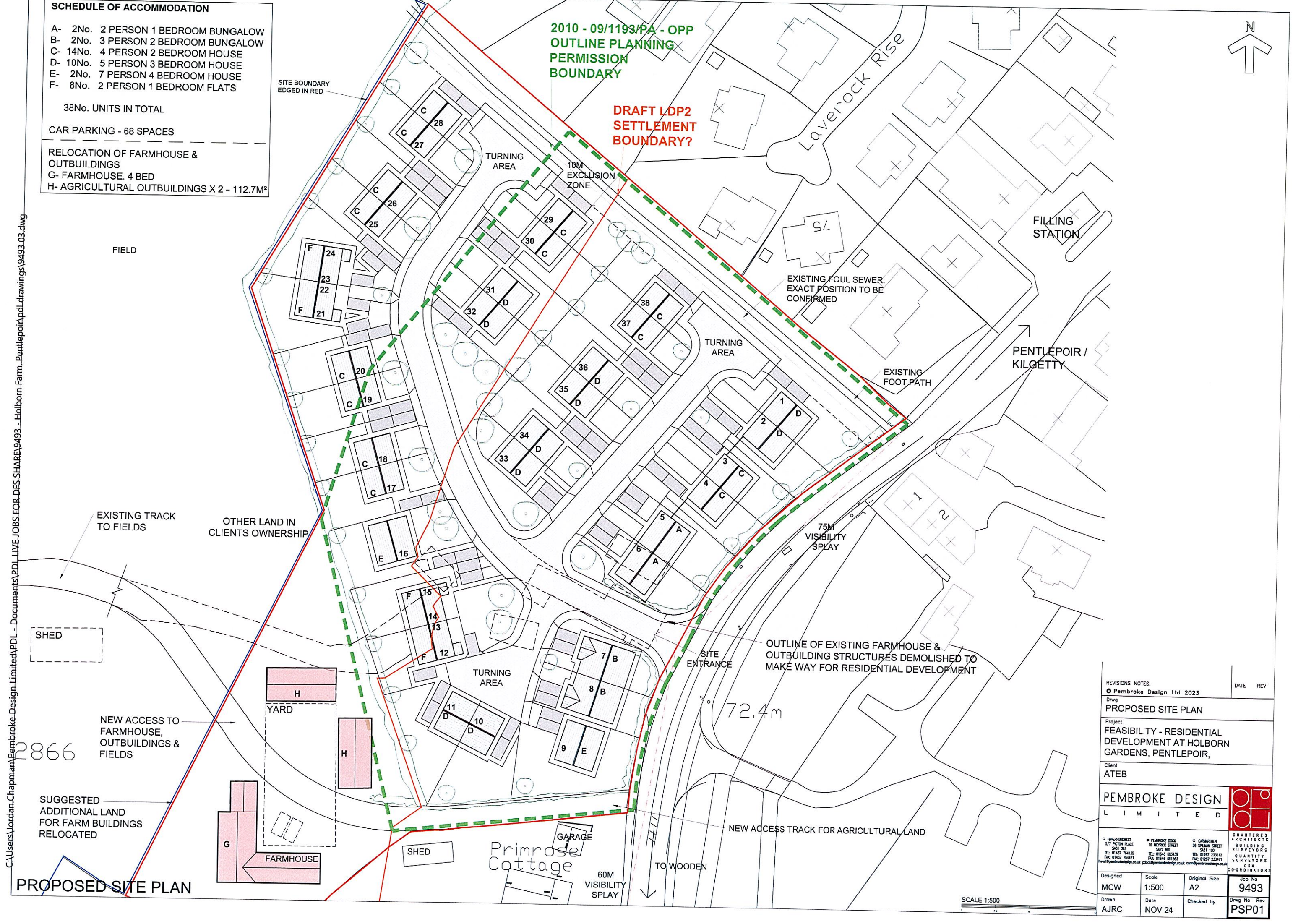
GERALD BLAIN. 2017 APPLICATION.

<small>This drawing is the copyright of Gerald Blain Associates Limited and may not be reproduced without permission. This drawing may not be used and no other drawings must be checked on a site prior to construction or installation.</small>		 <small>Gerald Blain Associates Ltd 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000, 1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1009, 1010, 1011, 1012, 1013, 1014, 1015, 1016, 1017, 1018, 1019, 1020, 1021, 1022, 1023, 1024, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1034, 1035, 1036, 1037, 1038, 1039, 1040, 1041, 1042, 1043, 1044, 1045, 1046, 1047, 1048, 1049, 1050, 1051, 1052, 1053, 1054, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1065, 1066, 1067, 1068, 1069, 1070, 1071, 1072, 1073, 1074, 1075, 1076, 1077, 1078, 1079, 1080, 1081, 1082, 1083, 1084, 1085, 1086, 1087, 1088, 1089, 1090, 1091, 1092, 1093, 1094, 1095, 1096, 1097, 1098, 1099, 1100, 1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1109, 1110, 1111, 1112, 1113, 1114, 1115, 1116, 1117, 1118, 1119, 1120, 1121, 1122, 1123, 1124, 1125, 1126, 1127, 1128, 1129, 1130, 1131, 1132, 1133, 1134, 1135, 1136, 1137, 1138, 1139, 1140, 1141, 1142, 1143, 1144, 1145, 1146, 1147, 1148, 1149, 1150, 1151, 1152, 1153, 1154, 1155, 1156, 1157, 1158, 1159, 1160, 1161, 1162, 1163, 1164, 1165, 1166, 1167, 1168, 1169, 1170, 1171, 1172, 1173, 1174, 1175, 1176, 1177, 1178, 1179, 1180, 1181, 1182, 1183, 1184, 1185, 1186, 1187, 1188, 1189, 1190, 1191, 1192, 1193, 1194, 1195, 1196, 1197, 1198, 1199, 1200, 1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, 1210, 1211, 1212, 1213, 1214, 1215, 1216, 1217, 1218, 1219, 1220, 1221, 1222, 1223, 1224, 1225, 1226, 1227, 1228, 1229, 1230, 1231, 1232, 1233, 1234, 1235, 1236, 1237, 1238, 1239, 1240, 1241, 1242, 1243, 1244, 1245, 1246, 1247, 1248, 1249, 1250, 1251, 1252, 1253, 1254, 1255, 1256, 1257, 1258, 1259, 1260, 1261, 1262, 1263, 1264, 1265, 1266, 1267, 1268, 1269, 1270, 1271, 1272, 1273, 1274, 1275, 1276, 1277, 1278, 1279, 1280, 1281, 1282, 1283, 1284, 1285, 1286, 1287, 1288, 1289, 1290, 1291, 1292, 1293, 1294, 1295, 1296, 1297, 1298, 1299, 1300, 1301, 1302, 1303, 1304, 1305, 1306, 1307, 1308, 1309, 1310, 1311, 1312, 1313, 1314, 1315, 1316, 1317, 1318, 1319, 1320, 1321, 1322, 1323, 1324, 1325, 1326, 1327, 1328, 1329, 1330, 1331, 1332, 1333, 1334, 1335, 1336, 1337, 1338, 1339, 1340, 1341, 1342, 1343, 1344, 1345, 1346, 1347, 1348, 1349, 1350, 1351, 1352, 1353, 1354, 1355, 1356, 1357, 1358, 1359, 1360, 1361, 1362, 1363, 1364, 1365, 1366, 1367, 1368, 1369, 1370, 1371, 1372, 1373, 1374, 1375, 1376, 1377, 1378, 1379, 1380, 1381, 1382, 1383, 1384, 1385, 1386, 1387, 1388, 1389, 1390, 1391, 1392, 1393, 1394, 1395, 1396, 1397, 1398, 1399, 1400, 1401, 1402, 1403, 1404, 1405, 1406, 1407, 1408, 1409, 1410, 1411, 1412, 1413, 1414, 1415, 1416, 1417, 1418, 1419, 1420, 1421, 1422, 1423, 1424, 1425, 1426, 1427, 1428, 1429, 1430, 1431, 1432, 1433, 1434, 1435, 1436, 1437, 1438, 1439, 1440, 1441, 1442, 1443, 1444, 1445, 1446, 1447, 1448, 1449, 1450, 1451, 1452, 1453, 1454, 1455, 1456, 1457, 1458, 1459, 1460, 1461, 1462, 1463, 1464, 1465, 1466, 1467, 1468, 1469, 1470, 1471, 1472, 1473, 1474, 1475, 1476, 1477, 1478, 1479, 1480, 1481, 1482, 1483, 1484, 1485, 1486, 1487, 1488, 1489, 1490, 1491, 1492, 1493, 1494, 1495, 1496, 1497, 1498, 1499, 1500, 1501, 1502, 1503, 1504, 1505, 1506, 1507, 1508, 1509, 1510, 1511, 1512, 1513, 1514, 1515, 1516, 1517, 1518, 1519, 1520, 1521, 1522, 1523, 1524, 1525, 1526, 1527, 1528, 1529, 1530, 1531, 1532, 1533, 1534, 1535, 1536, 1537, 1538, 1539, 1540, 1541, 1542, 1543, 1544, 1545, 1546, 1547, 1548, 1549, 1550, 1551, 1552, 1553, 1554, 1555, 1556, 1557, 1558, 1559, 1560, 1561, 1562, 1563, 1564, 1565, 1566, 1567, 1568, 1569, 1570, 1571, 1572, 1573, 1574, 1575, 1576, 1577, 1578, 1579, 1580, 1581, 1582, 1583, 1584, 1585, 1586, 1587, 1588, 1589, 1590, 1591, 1592, 1593, 1594, 1595, 1596, 1597, 1598, 1599, 1600, 1601, 1602, 1603, 1604, 1605, 1606, 1607, 1608, 1609, 1610, 1611, 1612, 1613, 1614, 1615, 1616, 1617, 1618, 1619, 1620, 1621, 1622, 1623, 1624, 1625, 1626, 1627, 1628, 1629, 1630, 1631, 1632, 1633, 1634, 1635, 1636, 1637, 1638, 1639, 1640, 1641, 1642, 1643, 1644, 1645, 1646, 1647, 1648, 1649, 1650, 1651, 1652, 1653, 1654, 1655, 1656, 1657, 1658, 1659, 1660, 1661, 1662, 1663, 1664, 1665, 1666, 1667, 1668, 1669, 1670, 1671, 1672, 1673, 1674, 1675, 1676, 1677, 1678, 1679, 1680, 1681, 1682, 1683, 1684, 1685, 1686, 1687, 1688, 1689, 1690, 1691, 1692, 1693, 1694, 1695, 1696, 1697, 1698, 1699, 1700, 1701, 1702, 1703, 1704, 1705, 1706, 1707, 1708, 1709, 1710, 1711, 1712, 1713, 1714, 1715, 1716, 1717, 1718, 1719, 1720, 1721, 1722, 1723, 1724, 1725, 1726, 1727, 1728, 1729, 1730, 1731, 1732, 1733, 1734, 1735, 1736, 1737, 1738, 1739, 1740, 1741, 1742, 1743, 1744, 1745, 1746, 1747, 1748, 1749, 1750, 1751, 1752, 1753, 1754, 1755, 1756, 1757, 1758, 1759, 1760, 1761, 1762, 1763, 1764, 1765, 1766, 1767, 1768, 1769, 1770, 1771, 1772, 1773, 1774, 1775, 1776, 1777, 1778, 1779, 1780, 1781, 1782, 1783, 1784, 1785, 1786, 1787, 1788, 1789, 1790, 1791, 1792, 1793, 1794, 1795, 1796, 1797, 1798, 1799, 1800, 1801, 1802, 1803, 1804, 1805, 1806, 1807, 1808, 1809, 1810, 1811, 1812, 1813, 1814, 1815, 1816, 1817, 1818, 1819, 1820, 1821, 1822, 1823, 1824, 1825, 1826, 1827, 1828, 1829, 1830, 1831, 1832, 1833, 1834, 1835, 1836, 1837, 1838, 1839, 1840, 1841, 1842, 1843, 1844, 1845, 1846, 1847, 1848, 1849, 1850, 1851, 1852, 1853, 1854, 1855, 1856, 1857, 1858, 1859, 1860, 1861, 1862, 1863, 1864, 1865, 1866, 1867, 1868, 1869, 1870, 1871, 1872, 1873, 1874, 1875, 1876, 1877, 1878, 1879, 1880, 1881, 1882, 1883, 1884, 1885, 1886, 1887, 1888, 1889, 1890, 1891, 1892, 1893, 1894, 1895, 1896, 1897, 1898, 1899, 1900, 1901, 1902, 1903, 1904, 1905, 1906, 1907, 1908, 1909, 1910, 1911, 1912, 1913, 1914, 1915, 1916, 1917, 1918, 1919, 1920, 1921, 1922, 1923, 1924, 1925, 1926, 1927, 1928, 1929, 1930, 1931, 1932, 1933, 1934, 1935, 1936, 1937, 1938, 1939, 1940, 1941, 1942, 1943, 1944, 1945, 1946, 1947, 1948, 1949, 1950, 1951, 1952, 1953, 1954, 1955, 1956, 1957, 1958, 1959, 1960, 1961, 1962, 1963, 1964, 1965, 1966, 1967, 1968, 1969, 1970, 1971, 1972, 1973, 1974, 1975, 1976, 1977, 1978, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233,</small>
---	--	---



C:\Users\Jordan.Chapman\Documents\PDL LIVE JOBS FOR DES SHARE\9493 - Holborn Farm, Pentlepoir\pdl drawings\9493 03.dwg

SCHEDULE OF ACCOMMODATION	
A-	2No. 2 PERSON 1 BEDROOM BUNGALOW
B-	2No. 3 PERSON 2 BEDROOM BUNGALOW
C-	14No. 4 PERSON 2 BEDROOM HOUSE
D-	10No. 5 PERSON 3 BEDROOM HOUSE
E-	2No. 7 PERSON 4 BEDROOM HOUSE
F-	8No. 2 PERSON 1 BEDROOM FLATS
38No. UNITS IN TOTAL	
CAR PARKING - 68 SPACES	
RELOCATION OF FARMHOUSE & OUTBUILDINGS	
G-	FARMHOUSE. 4 BED
H-	AGRICULTURAL OUTBUILDINGS X 2 - 112.7M²



REVISIONS NOTES.		DATE	REV
Drwg			
© Pembroke Design Ltd 2023			
PROPOSED SITE PLAN			
Project			
FEASIBILITY - RESIDENTIAL DEVELOPMENT AT HOLBORN GARDENS, PENTLEPOIR,			
Client			
ATEB			
PEMBROKE DESIGN LIMITED			
O Haverfordwest 5/7 PICTON PLACE SA61 2LL TEL: 01437 784135 FAX: 01437 784471 www.pembroke-design.co.uk			
O Pembroke Dock 16 MEYBROCK STREET SA72 6JF TEL: 01646 883439 FAX: 01646 881563 pdoc@pembroke-design.co.uk			
O Charnockton 28 SPILWAIN STREET SA31 1LD TEL: 01267 333812 FAX: 01267 333471 ctd@pembroke-design.co.uk			
CHARTERED ARCHITECTS BUILDING SURVEYORS QUANTITY SURVEYORS CDM CO-ORDINATORS			
Designed	Scale	Original Size	Job No
MCW	1:500	A2	9493
Drawn	Date	Checked by	Drwg No Rev
AJRC	NOV 24		PSP01





Meyler House
St Thomas Green
Haverfordwest
SA61 1QP

hello@atebgroup.co.uk
0800 854 568

atebgroup.co.uk

Harriet Lavender — Head of Planning
Pembrokeshire County Council
County Hall
Haverfordwest
Pembrokeshire
SA61 1TP

06 December 2024

Dear Harriet

RE: LDP2 - LAND AT HOLBORN FARM, PENTLEPOIR

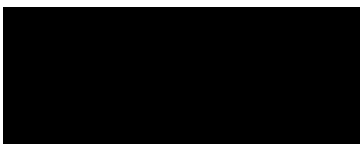
Following several successful recent developments within the locality of Pentlepoir, namely Coppins Park & Newton Heights (Mill Bay) and Middlehill (ateb), ateb Group have been actively looking for further development opportunities within the area.

Having received confirmation of a considerable need for the supply of further social housing within Pentlepoir by PCC's Housing Strategy And Affordable Housing Manager, alongside the successful recent developments mentioned above, the opportunity to purchase the site at Holborn Farm from its present owner, Mr Tim Rowe, is seen as a great opportunity for ateb to help address the local need identified.

Mr. Rowe gained planning for the Holborn site back in May 2011, and ateb believe that a development of a similar scale would be suitable given the housing need within the community. We fully support his application to have the site included within LDP2.

If you have any questions on the above points, please do not hesitate to contact me.

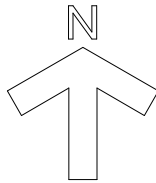
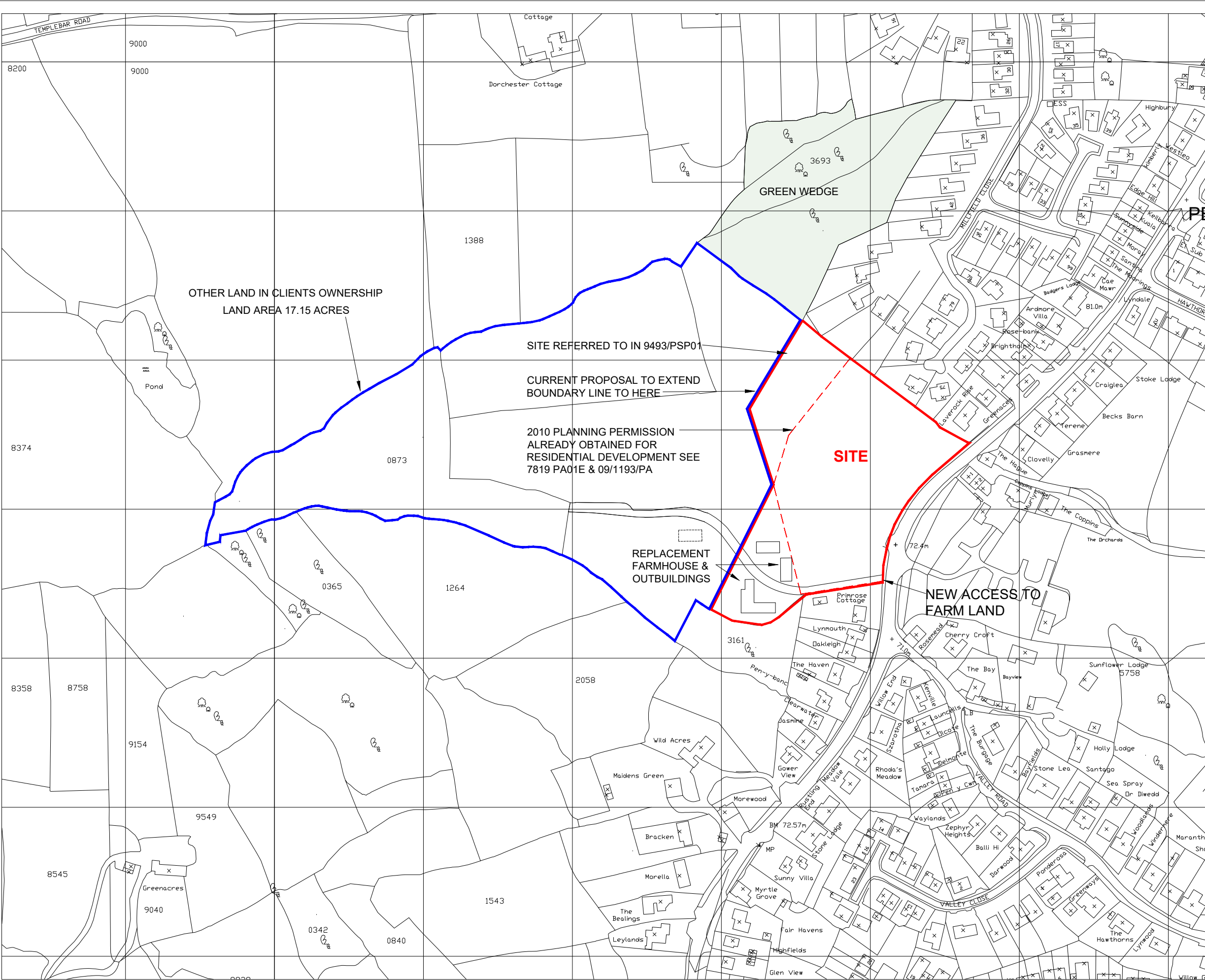
Yours Sincerely,



Jonathan Cole
Land Manager



C:\Users\Jordan.Chapman\Documents\Pembroke Design Limited\PD - Documents\PD LIVE JOBS FOR DFS SHARE\9493 - Holborn Farm, Pentlepoir\pdl drawings\9493 03.dwg



PENTLEPOIR / KILGETTY

These drawings and the copyright thereof are the sole property of the consultants and must not be reproduced without their written consent.

The contractor is to check all levels and dimensions before work commences, and any discrepancies to be reported immediately to the consultants.

Work to figured dimensions. Do not scale.

The contractor is expected to supply and do everything necessary for the proper execution of he works that may be reasonably inferred from the drawings and specification, whether referred to in detail or not, without extra payment in respect thereof.

The finished building will require service maintenance in accordance with custom and practice and the manufacturers recommendations.

The architects drawings are to be read in conjunction with the engineers and all specialist manufacturers / suppliers drawings.

FOR PLANNING PURPOSES ONLY

REVISIONS NOTES.	DATE	REV
© Pembroke Design Ltd 2023		

Drwg
PROPOSED LOCATION PLAN

Project
FEASIBILITY - RESIDENTIAL DEVELOPMENT AT HOLBORN GARDENS, PENTLEPOIR,

Client
ATEB

PEMBROKE DESIGN
L I M I T E D



○ HAVERFORDWEST 5/7 PICTON PLACE SA61 2LE TEL: 01437 764135 FAX: 01437 764471 hwest@pembrokedesign.co.uk	● PEMBROKE DOCK 16 MEYRICK STREET SA72 6UT TEL: 01646 683439 FAX: 01646 681563 pdock@pembrokedesign.co.uk	○ CARMARTHEN 26 SPILMAN STREET SA31 1LG TEL: 01267 233612 FAX: 01267 233471 carm@pembrokedesign.co.uk
---	--	--

CHARTERED
ARCHITECTS
BUILDING
SURVEYORS
QUANTITY
SURVEYORS
CDM
COORDINATORS

Designed	Scale 1:2500	Original Size A3	Job No 9493
Drawn AJRC	Date NOV 24	Checked by	Drwg No Rev PLP01

PROPOSED LOCATION PLAN

TO WOODEN /
NEW HEDGES



A- 2No. 2 PERSON 1 BEDROOM BUNGALOW
B- 2No. 3 PERSON 2 BEDROOM BUNGALOW
C- 14No. 4 PERSON 2 BEDROOM HOUSE
D- 10No. 5 PERSON 3 BEDROOM HOUSE
E- 2No. 7 PERSON 4 BEDROOM HOUSE
F- 8No. 2 PERSON 1 BEDROOM FLATS

CAR PARKING - 68 SPACES

H- AGRICULTURAL OUTBUILDINGS X 2 - 112.7M²

**DRAFT LDP2
SETTLEMENT
BOUNDARY?**

TURNING

TURNING
AREA

EXISTING
FOOT PATH

OTHER LAND IN
CLIENTS OWNERSHIP

SHED

NEW ACCESS TO
FARMHOUSE,
OUTBUILDINGS &
FIELDS

SUGGESTED _____
ADDITIONAL LAND
FOR FARM BUILDINGS
RELOCATED

FARMHOUSE

TURNI

SITE
ENTRANCE

OUTLINE OF EXISTING FARMHOUSE &
OUTBUILDING STRUCTURES DEMOLISHED TO
MAKE WAY FOR RESIDENTIAL DEVELOPMENT

$$/72.4\text{m}$$

NEW ACCESS TRACK FOR AGRICULTURAL LAND

TO WOODEN

60M
VISIBILITY
SPLAY

SCALE 1:500

REVISIONS NOTES.

© Pembroke Design Ltd 2023

PROPOSED SITE PLAN

Project
FEASIBILITY - RESIDENTIAL
DEVELOPMENT AT HOLBORN
GARDENS, PENTLEPOIR,

Client
ATEB

PEMBROKE DESIGN
L I M I T E D

O HAWKSFORD WEST
 5/7 PICTON PLACE
 SABI 2LE
 TEL: 01437 764135
 FAX: 01437 764471

● PEMBRIDGE DOCK
 16 MEYRICK STREET
 SA72 6UT
 TEL: 01646 681549
 FAX: 01646 681563

O CARMARTHEN
 26 SPILMAN STREET
 SA31 1LO
 TEL: 01267 233612
 FAX: 01267 233471

Email: info@pembrokeadoption.co.uk
adoption@pembrokeadoption.co.uk
www.pembrokeadoption.co.uk

C 0-

Designed	Scale	Original Size
----------	-------	---------------

MCW	1:500	A2
-----	-------	----

Drawn	Date	Checked by	Dr
-------	------	------------	----

Job No
9493

SP01 |

114