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ADDENDUM / UPDATE to the
2024 FINANCIAL VIABILITY REPORT

prepared by Burrows-Hutchinson Ltd

in respect of

Key Candidate Site Viability Assessments

for



FEBRUARY 2026

A.J.L.B.

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List of Acronyms / Abbreviations

BHL	Burrows-Hutchinson Ltd
DVM	Development Viability Model
FVA	Financial Viability Assessment (or Appraisal)
FW	Future Wales – The National Plan 2040
GDV	Gross Development Value
GIA	Gross Internal Area
LDP / LDP-2	Local Development Plan / Local Development Plan 2
LHMA	Local Housing Market Assessment
LPA	Local Planning Authority
NIA	Net Internal Area
NRW	Natural Resources Wales
PCC	Pembrokeshire County Council
PCNPA	Pembrokeshire Coast National Park Authority
PPW	Planning Policy Wales
RDP	Replacement Deposit Plan
RLDP	Replacement Local Development Plan
SA	Sustainability Appraisal
SAB	SuDS Approving Body
SAC	Special Area of Conservation
SME	Small-to-Medium Enterprise
SoCG	Statement of Common Ground
SPG	Supplementary Planning Guidance
SuDS	Sustainable Drainage System(s)
The Manual	Welsh Government Development Plans Manual (Edition 3) : March 2020
TAN	Technical Advice Note
ULEV	Ultra-Low-Emission Vehicle
VSG	Viability Study Group
WDQR	Welsh Development Quality Requirements
WG	Welsh Government

Glossary of Terms

Adopted	The Local Development Plan is adopted when the Authority's Council Meeting decides it will be the Development Plan for the County and replace the existing Development Plan.
Affordable Housing	Residential development for sale or rent below market prices and retained as affordable in perpetuity
Affordable Housing Allocation	Land allocated for affordable housing either low cost home ownership or to rent.
Availability and Deliverability of Land	Available land includes land which the owner is willing to develop or to sell for development. Deliverability relates to the economic viability of bringing a site forward; and to the absence of other material constraints to its development.
Countryside	Land outside the settlements identified within the Settlement Hierarchy
Deposit Plan	A full draft of the Plan which is available for public consultation during the Deposit Period.
Housing Allocation	Residential development sites for a minimum of 5 units and identified in the Development Plan.
Infrastructure	Infrastructure encompasses power supplies, water supply, means of sewage or surface water disposal, roads and other transportation networks, telecommunications and other facilities that are required as a framework for development. It can also encompass facilities and services needed to support communities, such as schools, parks and/or leisure facilities.
Market Housing	Housing for sale at market prices (can include self-build or custom build housing).
Preferred Option	The hybrid option resulting from the consideration of a range of options or issues following consultation.
Preferred Strategy	The first formal strategy document for the review of the LDP which sets out the framework and overarching policies that will guide the policies and proposals relating to land use.
Review Report	A document which sets out where the current LDP (LDP1) needs to be changed and why. PCC published a draft of this document in 2017; a revised document was published alongside the Preferred Strategy in December 2018.
Settlement Hierarchy	Settlements are classified within the hierarchy according to the population, level of services and the sustainability of the settlement. Some very small settlements with very limited or no services will fall outside the hierarchy and are defined as countryside.
Self-build/custom build housing	Bespoke housing development commissioned and managed by the intended occupier. In all cases whether a home is self-build or custom build, the initial owner of the home will have primary input into its final design and layout.

1. NON-TECHNICAL EXECUTIVE SUMMARY

- 1.1 Burrows-Hutchinson Ltd (“BHL”) was previously commissioned by Pembrokeshire County Council to undertake a County-wide Viability Assessment (“the Study”) of its Housing policies, with a particular focus on the financial viability of affordable housing and other s.106 obligations on market-led residential development sites.
- 1.2 The results of that Study were set out in a Financial Viability Report in July 2024, published alongside the Deposit Draft of Pembrokeshire County Council’s LDP-2. That Report covered both a high-level, County-wide viability assessment of residential development and more site-specific viability assessments in relation to development proposals that the Council identified as key to delivery of the policy objectives in LDP-2.
- 1.3 In its preparation for Examination of LDP-2, Inspectors at Planning and Environment Decisions Wales (“PEDW”) have raised questions, some of which have a bearing on that earlier Viability Study. The purpose of this Addendum Report is to address those issues.
- 1.4 BHL has reviewed the previous 2024 viability assessments for each of the sites that the Council identified as “key” to delivery of its LDP-2 policies. Although at this stage in the planning process, further site investigation work and other studies have still to be carried out, the conclusion from this review is that it is viable, in current market conditions, for all those sites to deliver the proportion of affordable homes and contributions to community infrastructure shown at **Appendix B** to this Addendum Report. There is common ground with a majority of the site promoters, with whom BHL has re-engaged, on that conclusion.
- 1.5 However, there is one important caveat to this conclusion, for all those sites; relating to the nutrient neutrality issues arising from condition assessments undertaken by Natural Resources Wales (“NRW”) on Marine Special Areas of Conservation (“SAC”), including the Pembrokeshire Marine SAC. There may be costs associated with achieving whatever standards are eventually set and agreed, in relation to each of these key sites, in order to protect the SAC’s. Depending on the significance of those costs, in the context of the land values shown at Appendix B, there may need to be further discussion with landowners and site promoters about the viability of the developments that are currently proposed (in accordance with policies in LDP-2). This could also have an impact on the proportion of affordable homes and/or contributions to community infrastructure that are shown at Appendix B.
- 1.6 Further comment is made on this issue under the heading of Nutrient Neutrality in section 3 of this Addendum Report. Section 3 as a whole gives a general account of the way in which BHL has approached the review of its previous viability assessments for these key sites.
- 1.7 This Report is an Addendum to BHL’s earlier Financial Viability Report in July 2024; and should be read in conjunction with that earlier Report.

2. RICS COMPLIANCE and GUIDANCE on VIABILITY IN PLANNING

- 2.1 Prior to accepting the commission referred to in paragraph 1.1 above, it was confirmed that BHL has no actual/potential conflict of interest in undertaking the Study. BHL does not act for any site promoter(s), landowner or developer, who might have a financial or other beneficial interest in the outcome of the Study. That is still the case.
- 2.2 BHL also confirms that the fees agreed for the initial Study, as well as this further piece of work, are not performance-related or in any way contingent on the outcome of the Study or the conclusions reached in this Addendum to the 2024 Report.
- 2.3 In accordance with the RICS Professional Standard entitled Financial Viability in Planning: conduct and reporting (April 2023), BHL confirms that the work on the site-specific appraisals for “Key Sites” has been undertaken impartially, in an objective way and without interference.
- 2.4 It is also confirmed that all relevant and available sources of information have been taken into account; and that, in accordance with best practice, the Study has relied on market-based, rather than client-specific, information at all times.
- 2.5 **Planning Policy Wales (PPW 12)** directs that “as part of demonstrating the deliverability of housing sites, financial viability must be assessed prior to their inclusion as allocations in a development plan. At the ‘Candidate Site’ stage of development plan preparation, land owners/developers must carry out an initial site viability assessment and provide evidence to demonstrate the financial deliverability of their sites.”^A
- 2.6 **Welsh Government’s Development Plans Manual (Edition 3)** – “the Manual” – contains a specific section on Viability Testing for Development Plans, in Chapter 5, reinforcing the above policy objective; and stating too that “site specific viability appraisals should be undertaken for those sites which are key to delivering the plan.”^B The same paragraph in the Manual says that “the preferred approach is for this to be done in conjunction with a site promoter who has access to the detail, or conversely through more detailed modelling with site-specific assumptions.”
- 2.7 Additional guidance on Financial Viability in Planning in England and Wales has been available from the **RICS Guidance Note GN94/2012**; although some would now regard this as outdated. The RICS has published more recent guidance on Financial Viability in Planning^C, but this refers specifically to the National Planning Policy Framework for England; and therefore might not be considered to have a direct application to viability issues and decisions in Wales.
- 2.8 Burrows-Hutchinson Ltd (“BHL”) was recently commissioned by the Planning Officers Society Wales (“POSW”) to prepare a Guidance Note for Wales on Financial Viability in Planning, as a supplement to guidance in the Development Plans Manual; and incorporating important and relevant elements of the guidance that now applies in England, thereby ensuring that there is a suitably consistent approach to Viability issues and practice. That new Guidance Note for Wales, endorsed by POSW, is attached as **Appendix A**. The principles it contains have been followed in preparing this Addendum to the 2024 Report.

^A Extract from para 4.2.20 of Planning Policy Wales Edition 12 Feb 2024

^B Extract from para 5.89 of the Development Plans Manual (Edition 3)

^C Guidance entitled Financial Viability in Planning: conduct and reporting (1st edition, May 2019) was originally published as a Professional Statement; and has been republished as a Professional Standard under the same title in April 2023. A further RICS Guidance note was published in March 2021 entitled Assessing Viability in Planning under the National Planning Policy Framework 2019, with the purpose of updating/replacing the original guidance in GN94/2012.

3. REVIEW OF KEY SITE VIABILITY ASSESSMENTS

- 3.1 Burrows-Hutchinson Ltd (“BHL”) has been instructed to review the Viability Assessments that were made in 2024 for the sites that the Council identified as “key” to the delivery of policies in LDP-2; taking into account updated infrastructure requirements that are now outlined in an Infrastructure and Delivery Appendix for Key Sites in LDP-2.
- 3.2 As part of that process, BHL has sought to achieve common ground with the site promoters on the inputs to, and the conclusions from, those updated viability assessments, where possible.
- 3.3 As a first step, BHL has reviewed general changes in house prices and building costs, indicated by HM Land Registry’s House Price Index for Pembrokeshire and the BCIS All-In Tender Prices Index and General Building Cost Index.

House Prices

- 3.4 Approximately 20 months have elapsed since the 2024 viability assessments were undertaken. The most recent reliable data^D from HM Land Registry is from/up to September 2025; so BHL has considered the change in the House Price Index for Pembrokeshire since the beginning of 2024 through to September 2025 (as shown in the table below^E).

Name	Period	Avg £ All	HPI All	N° Sales	Avg £ New	HPI New	N° Sales	Avg £ Extg	HPI Extg	N° Sales
Pembrokeshire	2024-01	£211,378	96.1	95	£206,566	101.6		£211,455	96.0	95
Pembrokeshire	2024-02	£210,001	95.5	108	£205,320	101.0	7	£210,059	95.4	101
Pembrokeshire	2024-03	£213,526	97.1	134	£210,178	103.4	2	£213,575	97.0	132
Pembrokeshire	2024-04	£216,333	98.4	101	£212,263	104.4	6	£216,424	98.3	95
Pembrokeshire	2024-05	£215,034	97.8	117	£209,983	103.3	2	£215,185	97.7	115
Pembrokeshire	2024-06	£212,151	96.5	103	£205,108	100.9	7	£212,427	96.5	96
Pembrokeshire	2024-07	£212,484	96.6	144	£205,418	101.1	5	£212,762	96.6	139
Pembrokeshire	2024-08	£217,788	99.0	162	£209,363	103.0	9	£218,146	99.1	153
Pembrokeshire	2024-09	£220,267	100.2	138	£212,529	104.6	10	£220,580	100.2	128
Pembrokeshire	2024-10	£221,053	100.5	156	£213,039	104.8	4	£221,382	100.5	152
Pembrokeshire	2024-11	£220,673	100.4	148	£213,448	105.0	3	£220,953	100.3	145
Pembrokeshire	2024-12	£220,425	100.2	120	£214,346	105.5	3	£220,636	100.2	117
Pembrokeshire	2025-01	£217,733	99.0	103	£214,837	105.7	4	£217,754	98.9	99
Pembrokeshire	2025-02	£217,951	99.1	141	£217,177	106.9	3	£217,811	98.9	138
Pembrokeshire	2025-03	£217,548	98.9	130	£217,894	107.2	5	£217,302	98.7	125
Pembrokeshire	2025-04	£217,942	99.1	108	£222,228	109.3	3	£217,567	98.8	105
Pembrokeshire	2025-05	£220,200	100.1	116	£226,999	111.7	1	£219,738	99.8	115
Pembrokeshire	2025-06	£224,342	102.0	107	£232,128	114.2		£223,842	101.7	107
Pembrokeshire	2025-07	£223,338	101.6	123	£229,455	112.9		£222,893	101.2	123
Pembrokeshire	2025-08	£221,526	100.7	119	£228,046	112.2		£221,069	100.4	119
Pembrokeshire	2025-09	£217,255	98.8	104	£227,120	111.8		£216,693	98.4	104
% change		2.78%			9.95%			2.48%		

- 3.5 Although the index suggests that new house prices have increased by almost 10% over that period, the sample size is small; and no transactions have yet been recorded since May 2025. In reviewing/updating the 2024 key site viability assessments, and as a general principle, BHL has therefore chosen to adopt an uplift of 2.75% in the 2024 estimates of gross revenue from the sale of open market homes, in order to determine current gross development values. In one or two cases, where a broader re-assessment of the previous FVA has been appropriate, a more detailed review has been undertaken, with the site promoter.

^D Meaning data that is based on a meaningful sample of transactions

^E The table records the average price, number of sale transactions and changes in the house price index for new homes (yellow background), second-hand/existing stock (green) and the two categories combined (blue).

Build Costs

- 3.6 A similar approach has been taken on basic build (or “plot”) cost rates. The table below shows the change in the BCIS All-In Tender Prices Index and the BCIS General Building Cost Index over a comparable period.

Series:	BCIS All-in TPI			BCIS General Building Cost Index		
Series number:	101		quarterly	1111		monthly
Base:	1985 mean = 100			1985 mean = 100		
Last updated:	12-Sep-25			28-Oct-25		
Date	Index	Status		Index	Status	
Feb-2024	390	Provisional	base	456.1	Firm	base
Mar-2024				458.4	Firm	
Apr-2024				459.4	Firm	
May-2024	392	Provisional		460.6	Firm	
Jun-2024				459.9	Firm	
Jul-2024				466.3	Firm	
Aug-2024	394	Provisional		465.8	Firm	
Sep-2024				464.8	Firm	
Oct-2024				465.8	Firm	
Nov-2024	397	Provisional		466.0	Firm	
Dec-2024				465.3	Provisional	
Jan-2025				467.0	Provisional	
Feb-2025	399	Provisional		468.0	Provisional	
Mar-2025				469.0	Provisional	
Apr-2025				475.1	Provisional	
May-2025	401	Provisional		476.0	Provisional	
Jun-2025				476.0	Provisional	
Jul-2025				481.4	Provisional	
Aug-2025	404	Provisional	3.59%	481.4	Provisional	5.55%
Sep-2025				481.7	Provisional	
Oct-2025				483.2	Forecast	
Nov-2025	407	Forecast	4.36%	483.4	Forecast	5.99%
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- 3.7 Based on this information, again as a general principle, BHL has agreed with site promoters that it is appropriate to apply an uplift of 5% to the previously estimated plot cost rates in the 2024 viability assessments.

Community Infrastructure

- 3.8 The Council has reviewed the infrastructure requirements associated with the developments proposed in LDP-2. These are set out in an Infrastructure & Delivery Appendix for Key Sites, to be published as a supporting document on the Council’s Examination webpage.
- 3.9 In some cases, this has increased the financial burden on key sites. All the required changes have been taken into account in BHL’s commissioned updated viability assessments.

2026 changes to Building Regulations

- 3.10 Further changes to Approved Documents Part L, Part F and Part O are likely to be introduced in 2026, following public consultation last year. Given the time period that will be covered by

LDP-2, the potential impact of those further changes must also be taken into account in this Study. BHL still considers that public/consumer awareness of the cost-saving benefits of the new Regulations will develop quite significantly over the course of the next 2 – 3 years; and that lenders will develop a range of new products and/or practices that take account of that.

- 3.11 The likely uplift in construction costs in order to comply with these changes has been debated with industry stakeholders on various occasions over the last 2 - 3 years; including at Viability Study Group meetings across many parts of South and Mid Wales. Welsh Government has also published its own Impact Assessment^F of the potential changes, which broadly align with the figures that have been discussed at those Viability Study Group meetings.
- 3.12 In the absence of a final decision on what level of change will be introduced to the Building Regulations, BHL maintains its view that extra costs arising from the changes ought to be matched by an increase in the market values for the new, more energy-efficient homes^G. Whilst this may not apply to all dwelling types equally, BHL considers that the overall uplift in construction costs for a majority of developments will be recoverable through higher selling prices that reflect the cost savings for the occupiers of the new homes.

Summary of Updated Viability Assessments

- 3.13 The conclusion from the above work is that all these key sites remain viable, on the basis of the inputs and assumptions that are summarised at **Appendix B** to this Addendum Report. For the majority of these key sites (7 out of the 11) it can be confirmed that the FVA's represent a position of "common ground" as at February 2026 between BHL and the site promoters, with whom each appraisal has been discussed, in terms of the assumptions made in producing each FVA. In all those cases, it has also been confirmed that the site value applied to the FVA is a value that would be "sufficient to encourage the landowner to sell for the proposed use"^H.
- 3.14 In three other cases^I BHL has yet to receive final feedback from the site promoters at the time of writing this Addendum Report. BHL nevertheless considers the FVA's to be fair assessments of the viability of each of those three sites; and hopes/expects to receive confirmation of that from at least two of the site promoters concerned prior to Examination of the Plan. An up-to-date position will be reported on each of these sites, as soon as it is available.
- 3.15 The fourth case where common ground has yet to be full established, concerns Slade Fields in Haverfordwest. More detailed comments on this site are made under the next sub-heading in this Addendum Report.
- 3.16 There is also a general caveat to the conclusion referred to in the preceding paragraphs; namely that none of the FVA's take account of additional costs that may arise from any future nutrient neutrality requirements. The reasons for this are explained under the final heading in this section 3 of BHL's Addendum Report.
- 3.17 It may be noted, in comparing **Appendix B** to the previous version (Appendix F to BHL's 2024 Report), that the number of dwellings on four of the sites has changed. In three of those cases the change follows the Council's decision to make some post-Deposit focused changes to the Residential Allocations listed in Policy GN 16 of LDP-2. In the fourth instance (Land south of Conway Drive, Steynton), the previous viability assessment was only based on the first phase

^F <https://www.gov.wales/sites/default/files/consultations/2025-08/building-regulations-review-part-1-2025-consultation-stage-impact-assessment.pdf>

^G See paragraphs 5.24 – 5.25 in BHL's Financial Viability Report dated July 2024.

^H See the definition of Viability at the bottom of page 138 in the Development Plans Manual.

^I The 3 cases are the sites at Golden Hill, Pembroke; Gibbas Way, Pembroke; and Conway Drive, Steynton.

of the proposed development for that site; and it was felt important to consider the viability of the development as a whole (two phases).

Slade Fields, Haverfordwest

- 3.18 The major part of this site allocation (referred to in Policies GN 16 and GN 18 of LDP-2) was purchased by Welsh Government in 2023. Pre-application discussions are currently in progress and an outline planning application could be made in the relatively near future; but there remain some uncertainties around the full development capacity of the site, partly due to the uncertainties over the nutrient neutrality issues outlined under the next sub-heading to this Addendum Report.
- 3.19 BHL was first asked to review a viability assessment prepared by Savills on behalf of Welsh Government in October 2025. Detailed discussions between BHL and Savills have ensued, establishing common ground on a majority of the inputs and assumptions for the site-specific viability assessment.
- 3.20 The main difference of opinion that remains is over the gross revenue from open market sales that BHL believes should be achievable – Savills’ estimate is approximately £1.33 million lower than BHL’s – and thus the contribution that the development could make towards community infrastructure and active travel requirements is also lower in Savills’ appraisal. Savills have also expressed a reservation about whether an allowance of £1,500 per dwelling for SuDS adoption costs will be sufficient for this site.
- 3.21 For the avoidance of doubt, the figures highlighted in red at **Appendix B** are based on BHL’s FVA. Savills’ alternative figures are £3,119/m² for OM Sales and £6,000 per dwelling for s.106.
- 3.22 The outstanding issues relating to the FVA are unlikely to be resolved until there is clarity on how nutrient neutrality requirements might impact on either the development capacity of the overall site, or on development costs, or both.
- 3.23 It is, however, common ground that it should be viable for the development to deliver 30% of the new homes as affordable dwellings.

Nutrient Neutrality

- 3.24 In June 2025, Natural Resources Wales (“NRW”) raised concerns about the potential impact of new built developments on the Pembrokeshire Marine Special Area of Conservation (“SAC”) as well as other Marine SAC’s. The appropriate/optimum way of dealing with those concerns has yet to be established; and could have “abnormal” cost implications for any of the key sites that are covered by this Addendum Report.
- 3.25 Although Viability Guidance would firstly seek to reflect the impact of “abnormal” costs in the land value for a development site, one must also have regard to whether the impact of such costs would reduce land values to a point where they are no longer “sufficient to encourage a landowner to sell for the proposed use”^J.
- 3.26 There is little in the way of a “viability buffer” that might be capable of absorbing such costs, in any of the updated FVA’s for these key sites. It can be seen from **Appendix B** that, in some cases, the land value per dwelling plot is only £10,000. The median figure for all eleven key sites is £12,450 per plot. BHL understands that, in some cases, the land values shown in Appendix B are already very close to the minimum expectations of landowners and/or the “minimum value” clauses that are customarily written into option agreements between land owners and developers.

^J See the definition of Viability at the bottom of page 138 in the Development Plans Manual.

- 3.27 The inevitable conclusion is that, if the costs associated with achieving nutrient neutrality are significant (in the context of the land values set out in Appendix B), the viability of some sites, at the proportion of affordable homes or other community benefits that is shown in that Appendix, might be prejudiced.
- 3.28 Realistically, this can only be determined when an appropriate/optimum solution to this issue has been established for each site. But policy makers at all levels should be aware of the potential impact that this issue could have on the delivery of both open market and affordable homes in Pembrokeshire, at the very least in the shorter term, if there is too great an expectation of additional costs being absorbed by adjustments to benchmark land values.
- 3.29 Landowners (and developers to an extent) may take a view that sites will not/cannot come forward voluntarily, if costs related to achieving nutrient neutrality, coupled with affordable housing and/or community infrastructure requirements, render proposed developments unviable.

Other Development Costs

- 3.30 The following assumptions^K previously made in the 2024 FVA's for these key sites have not been changed in the updated 2026 FVA's:
- allowances for external **professional fees** (or in-house costs) relating to the planning and design of the development, and of individual dwellings; and for construction warranties and the design/implementation of other site infrastructure.
 - the **contingency sum** that acts as a buffer against unexpected variations in construction costs.
 - sale and marketing costs** in relation to open market homes; and legal costs relating to the sale/transfer of both open market and affordable homes.
 - interest rates** used to calculate the cost of funding/financing each development.

Sensitivity Testing

- 3.31 In accordance with best practice, the results from all the key site FVA's have been sensitivity tested to show the effect on developer's profit of the following changes to the basic inputs:
- plus/minus 10% in gross development value;
 - plus/minus 10% in build (plot + external) costs;
 - plus/minus 15% in land value.
- 3.32 For each of the key sites, that sensitivity testing indicates a broad range of possible outturns. In the least profitable scenarios – for example where a 10% shortfall in GDV is accompanied by a 10% rise in build costs – the profit margin may be significantly less than that to which a developer would aspire at the outset of the project; but those scenarios are equally matched by the opportunities to exceed the margin estimated at the outset.
- 3.33 At no point in the sensitivity tables derived from these FVA's is the developer expecting to incur a financial loss on the project; an important consideration from a funding viewpoint.

^K See paragraphs 5.31 – 5.36 in BHL's Financial Viability Report dated July 2024.

4. SUMMARY and CONCLUSIONS

- 4.1 BHL has completed a review of its earlier 2024 viability assessments for each of the “key sites” identified at Appendix B. Although, at this stage in the planning process, some further site investigation work and other studies have still to be carried out, the conclusion from this review is that it is viable, in current market conditions, for all those sites to deliver the proportion of affordable homes and contributions to community infrastructure shown at **Appendix B** to this Addendum Report. There is common ground with a majority of the site promoters, with whom BHL has re-engaged, on that conclusion.
- 4.2 This is subject, however, to an important caveat, for all those sites, relating to the nutrient neutrality issues arising from condition assessments undertaken by Natural Resources Wales (“NRW”) on Marine Special Areas of Conservation (“SAC”), including the Pembrokeshire Marine SAC. There may be costs associated with achieving whatever standards are eventually set and agreed, in relation to each of these key sites, in order to protect the SAC’s. Depending on the significance of those costs, in the context of the land values shown at Appendix B, there may need to be further discussion with landowners and site promoters about the viability of the developments that are currently proposed (in accordance with policies in LDP-2). This could also have an impact on the proportion of affordable homes and/or contributions to community infrastructure that are shown at Appendix B.
- 4.3 This Report is an Addendum to BHL’s earlier Financial Viability Report in July 2024; and should be read in conjunction with that earlier Report. It is made for Pembrokeshire County Council, and is expected to form a further part of the evidence base for the Council’s Deposit LDP-2; for the purposes of establishing the viability of its LDP-2 policies on affordable housing and other s.106 obligations for “key sites” in particular.
- 4.4 The Report has been prepared with all reasonable skill, care and diligence; and in a manner consistent with the RICS Practice Statement and Guidance Note for Surveyors acting as Expert Witnesses. Nevertheless, no duty of care can be accepted to third parties for the whole or any part of its contents.

Andrew Burrows MA FRICS

Director

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Strategic Asset Management,

Economic Regeneration and Viability,

Energy Conservation and Performance.

28th February 2026

APPENDICES

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