

UPDATED VIABILITY ASSESSMENTS for "KEY SITES"

ADDENDUM to FINANCIAL VIABILITY REPORT - APPENDIX B

Development Site	Units	NDAc	NtoG	dpa	sqm/ha	AH %	Value Band	OM Sales £/m ²	Plot Cost £/m ²	Land Value £/net ac	s.106/dwg	Blended Margin
Stranraer Road, Pembroke Dock	59	4.47	91%	13.2	2,642	15.3%	2	£2,906	£1,345	£134,150	£7,547	19.56%
Golden Hill, Pembroke	50	3.55	85%	14.1	3,182	14.0%	3	£2,870	£1,340	£161,972	£4,360	17.33%
St Daniels Hill, Pembroke	147	8.40	69%	17.5	3,586	24.5%	3	£2,986	£1,150	£160,688	£5,150	19.09%
Gibbas Way, Pembroke	86	5.25	74%	16.4	3,296	24.4%	3	£3,171	£1,390	£220,000	£6,062	18.53%
Conway Drive, Steynton	280	19.13	80%	14.6	3,256	15.4%	2	£2,854	£1,300	£141,172	£12,579	19.28%
Myrtle Meadows, Steynton	65	6.99	89%	9.3	2,188	15.4%	2	£3,035	£1,340	£178,750	£14,687	19.28%
Hayston View, Johnston	113	9.88	81%	11.4	2,810	6.2%	1	£2,838	£1,340	£187,170	£14,946	19.98%
Slade Fields, Haverfordwest	551	36.25	52%	15.2	3,004	30.0%	3	£3,143	£1,190	£148,966	£11,660	18.10%
Pembroke Road, Merlins Bridge	51	4.30	100%	11.9	2,711	21.6%	3	£3,025	£1,365	£232,583	£6,078	17.69%
Tan Ffynnon, Cilgerran A & B	90	7.41	76%	12.1	2,667	17.8%	2	£3,043	£1,365	£222,582	£4,516	19.13%
Clunderwen	68	5.34	80%	12.7	3,316	25.0%	3	£3,033	£1,328	£249,064	£1,997	15.25%

NOTES / COMMENTS :

Each site has been colour-coded in accordance with the Housing Market Area in which it is located (i.e. Band 1, Band 2 or Band 3 - see **Appendix B** to BHL's Financial Viability Report dated July 2024).

The Net Developable Area (NDAc) is shown for each site (in acres), together with the ratio between that Net Area and the Gross Site Area (NtoG). An indicative development density is given for each site, in terms of dwellings per net acre (dpa) and square metres per net hectare (sqm/ha).

The proportion of on-site affordable housing that is considered to be "viable" for each site is shown under the heading "AH%".

In cases where the average open market sales values (in £ psm) and the plot cost rate appear to exceed the norm for that Housing Market Area and/or site typology, this generally reflects a higher proportion of single storey homes in the proposed dwelling mix.

In cases where the Land Value shown above is lower than the Benchmark Land Values used for the 2024 High-Level Countywide Viability Assessments, this typically reflects a higher level of "abnormal" site costs for the site concerned. In all cases, it is considered that the land value shown above should be sufficient to encourage the landowner to sell for the proposed use.

Similarly, the Blended Margin for each site is considered to provide an adequate profit margin for the developer of each site.