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Site Name/Ref: Land at Tan Ffynnon Fields, Cilgerran HSG/020/LDP2/1	Size 3.95ha gross (3.00 ha net)	Total Dwellings 50 during Plan Period (40 beyond the Plan period)	Ownership Private	Site Plan  <p>The Site Plan shows a U-shaped plot in orange with various infrastructure lines. The Aerial View shows the site in brown, surrounded by greenery and existing buildings.</p>	Plan Key <ul style="list-style-type: none"> Electricity Electricity Substation 11KV 0.4KV 11KV Overhead Cable 11KV Underground Cable 11KV Waste & Sewerage Proposed Main Clean Water Hydro, Clean Water Clean Water Clean Water Changes CONNECTED PARADES NEW PARADES SUBJECT WATER PARADES Sewer EXISTING EXISTING SEWER NEW CONNECTING SEWER POUL CRADITY POUL CRADITY SUBJECT WATER CONNECTING SEWER Public Areas of Way Footpath Habitat to Urban Building II Habitat/Landscape Habitat Flood Risk for Planning 1m Flood Risk (with all infrastructure) Flood Zone 2 Flood Zone 3 LDP2 Deposit V2 Service Centre Residential Allocation
Key Site	Allocation for Housing	Phasing Tranche 3: 2030 – 2033			
Site Description This flat, greenfield site is located to the South of Cilgerran village. The site has a ‘U’ shaped footprint that wraps around a village Green known as Parc Y Pwmp, which is designated as an area of Amenity Open Space. The northern, eastern and western boundaries are marked by the rear curtilage boundaries of existing properties. The southern boundary is marked by a field boundary beyond which is the line of a former railway line. There are two means of access to the site – from Castell Corrwg (limited to 10 properties) and from the Rhoshill Road which will be the primary means of access.					
Infrastructure and Section 106 Requirements required by the Planning Authority and Infrastructure Providers					Potential Cost (with estimates if known)
Active Travel	<ul style="list-style-type: none"> • Shared User Path along Cardi Bach route between Crymych Road and the western edge of the site¹ • Improvements to active travel routing (signage, benches, routing) between Village Green and Castle 			<ul style="list-style-type: none"> • Up to £200,000 	

¹ To be included as normal construction costs

Affordable Housing	<ul style="list-style-type: none"> • 17.8% of the total dwellings to be affordable 	<ul style="list-style-type: none"> • 16 dwellings²
Education	<ul style="list-style-type: none"> • No requirement 	
Electricity Apparatus	<ul style="list-style-type: none"> • Diversion or undergrounding of existing overhead lines 	
Highways	<ul style="list-style-type: none"> • Main entrance onto Crymych Road • Secondary entrance onto Maesllawddog (restricted to 5 – 10 properties and multi-user path) 	<ul style="list-style-type: none"> • £50,000
Recreational Open Space³	<ul style="list-style-type: none"> • On-site provision of 1 LEAP and 2 LAP's (minimum size 0.04ha each) • Off-site financial contribution towards existing MUGA 	<ul style="list-style-type: none"> • On-site provision - £73,000 • Off-site contribution £120,000
Water Supply and Drainage	<ul style="list-style-type: none"> • Potential developer contributions for improvement to Cilgerran WwTW if development implemented prior to DC/WW improvement through AMP. 	<ul style="list-style-type: none"> • Development unlikely to proceed prior to AMP works being undertaken.
Other Known Requirements		
Contamination	No known issues	<ul style="list-style-type: none"> •
Ecology and Habitat	<ul style="list-style-type: none"> • Buffer to be provided on southern boundary to safeguard foraging corridor along the former railway line • Include pollinator planting • Pedestrian route along the former railway line to maintain ecological connectivity – ecological survey will be required • Likely Tree Preservation Order present on southern-western side of the site 	<ul style="list-style-type: none"> •
Flood Risk	<ul style="list-style-type: none"> • Small risk of surface-water flooding 	<ul style="list-style-type: none"> •
Historic Environment	<ul style="list-style-type: none"> • No known issues 	<ul style="list-style-type: none"> •
Landscape	<ul style="list-style-type: none"> • Trees along central boundary to be retained 	<ul style="list-style-type: none"> •
Welsh Language	<ul style="list-style-type: none"> • Welsh Language Assessment required • Mitigation measures 	<ul style="list-style-type: none"> •



² This requirement is for the whole site, including the phases beyond the Plan period.

³ This requirement is for the whole site, including the phases beyond the Plan period.



Site Name/Ref: South of Bro'Dderwen, Clunderwen HSG/152/LDP2/1	Size 2.71ha (Gross) 2.16ha (Net)	Total Dwellings 31 in Plan period (37 post 2033)	Ownership Private	Site Plan  	Plan Key Electric Pole_Mounted_Substation x 11KV Pole • 11KV Overhead_Cable — 11KV Water & Sewerage Chamber • FOUL MANHOLE • SURFACE WATER MANHOLE Sewer — FOUL GRAVITY — SURFACE WATER GRAVITY Natural Flood Map for Planning nw_floodzone_surface_water_small_watercourses ■ Flood Zone 2 ■ Flood Zone 3 LDP2 Deposit V2 □ Service Village ■ Residential Allocation
Key Site	Allocation for Housing	Phasing Tranche 3 2030 – 2033:			
Site Description This relatively level greenfield site is located to the south of Clunderwen village. To the north there is an earlier phase of housing development and the recreation ground. The western and southern boundaries are defined by two roads, with the west being the A478. To the east there are agricultural fields. Access Access should be taken from the existing turning head within Bro'r Dderwen. The internal access road should connect with the existing footway and re-surfacing to the existing access road may be required. A pedestrian/cycle access and crossing will be needed onto the A478 from the site.					
Infrastructure and Section 106 Requirements required by the Planning Authority and Infrastructure Providers					Estimated Cost (if known)
Active Travel	<ul style="list-style-type: none"> Active travel route along the western boundary to create a cycle and pedestrian link to the A478 with crossing point to link to existing footpath 				<ul style="list-style-type: none"> £80,000 – includes crossing point onto A478 and cycle/pedestrian link to Heol Y Gaer

Affordable Housing	<ul style="list-style-type: none"> • 25% of the total dwellings to be affordable 	<ul style="list-style-type: none"> • 17 dwellings¹
Education	<ul style="list-style-type: none"> • No requirement 	
Electricity Apparatus	<ul style="list-style-type: none"> • 11Kv overhead line crossing the site will require diversion or undergrounding 	<ul style="list-style-type: none"> • £95,000
Highways	<ul style="list-style-type: none"> • Access from the existing turning head at Bro'r Dderwen 	<ul style="list-style-type: none"> • £20,000
Recreational Open Space	<ul style="list-style-type: none"> • Off-site financial contribution to Clunderwen Recreation Park Play Area 	<ul style="list-style-type: none"> • £20,800
Water Supply and Drainage	<ul style="list-style-type: none"> • Site is crossed by a sewer 	<ul style="list-style-type: none"> • £20,000 – sewer connection
Other Known Requirements		
Ecology and Habitat	<ul style="list-style-type: none"> • Site is on a B-Line – planting for pollinators to be included • Habitats Regulation Assessment required 	
Flood Risk	<ul style="list-style-type: none"> • No known issues 	
Historic Environment	<ul style="list-style-type: none"> • No known issues 	
Landscape	<ul style="list-style-type: none"> • Dwellings along the western and south-western boundaries to address the A478 and southern road • Existing hedgerows to be retained and protected • Introduce a hedgerow along the western site boundary 	<ul style="list-style-type: none"> • £45,000 (strategic landscaping)
Welsh Language	<ul style="list-style-type: none"> • Welsh Language Assessment required • Mitigation measures 	

¹ Figure for entire site, including phases to be developed after the Plan period.

Site Name/Ref: Rear of 76 Pembroke Road, Merlin's Bridge Haverfordwest HSG/040/LDP2/3	Size 1.71ha Allocation for Housing	Total Dwellings 51 Phasing Tranche 2 2023 - 2027	Ownership Private Key Site	Site Plan  	Plan Key Electric: Western Power 11kV ● Pole, 11kV — OHL, 11kV --- DG, 11kV Natural ■ Ancient Woodland Pembrokeshire Flood Map for Planning Floodzone Surface Water- Small Watercourses ■ Flood Zone 2 ■ Flood Zone 3 ■ TPO LDP2V2 Residential Allocations ■ Residential Allocation
Site Description This greenfield site is located on the southern edge of Merlin's Bridge. The land slopes gently downwards from east to west. There is existing housing development to the north and east, with agricultural land to the west and a sports field to the south. There is a significant woodland belt along Haylett Lane, which lies immediately west of the site. Access will be taken from Pembroke Road by relocating a garage extension to the bungalow at No.76 Pembroke Road.				Infrastructure and Section 106 Requirements required by the Planning Authority and Infrastructure Providers Estimated Cost (if known)	
Active Travel	Contribution towards Merlin's Bridge to Llangwm shared user path required.			<ul style="list-style-type: none"> • Up to £28,000 	
Affordable Housing	21.6% of the total dwellings to be affordable.			<ul style="list-style-type: none"> • 11 dwellings 	
Education	A financial contribution to the local primary school is required.			<ul style="list-style-type: none"> • £175,000 	
Electricity Apparatus	There is an 11Kv overhead line and pole along the southern site boundary which may require diversion.				
Highways	Access to the site will be achieved by relocating a bungalow on Pembroke Road. An access statement will be required to explain what				

	provisions are made for access / egress and for the internal highway network. A Transport Assessment will be required, to examine potential impacts on the A.4076 (Trunk Road) Merlins Bridge roundabout.	
Recreational Open Space	On-site provision of one Local Area of Play (LAP) (min area 0.04ha) Financial contribution to existing Local Equipped Area of Play (LEAP) at Merlin's Bridge Playground.	<ul style="list-style-type: none"> • £48,000
Water Supply and Drainage	A water supply can be provided, and the public sewerage network can accept the potential foul flows from this site. Merlins Bridge Wastewater Treatment Works (WwTW) has limited capacity and the growth being proposed for the catchment area may require improvements which would need to be funded through the DCWW Asset Management Plan (AMP) or potentially earlier through developer contributions.	<ul style="list-style-type: none"> • Development unlikely to proceed prior to AMP works being undertaken.
Other Known Requirements		
Contamination	No known issues.	
Ecology and Habitat	There is an important tree belt along Haylett Lane, immediately west of the site providing a dark corridor, the integrity of which should be preserved. There are Tree Preservation Orders in place to the north and west of this site. Hedgerows and trees on the site boundary should be protected wherever possible. The houses along the Western boundary of the site should include bat roosting opportunities. NRW has noted that a bat survey may be required.	
Flood Risk	This site is not within a flood zone, however there is a risk of surface water flooding with the site in a line crossing from north to south near to the western boundary of the site. Sustainable disposal of surface water as part of a SUDS approach will be required.	
Historic Environment	No known issues.	
Landscape	Boundary hedges and trees to be retained. Internal layout should accommodate significant tree planting in fronts of gardens or fronting public realm areas. Additional planning along boundaries would assist with green infrastructure. Landscape provision to be incorporated into any SuDs scheme.	
Welsh Language	The site is not within the defined Welsh language-sensitive area. Policy SP19 encourages all proposals to retain and enhance the Welsh language.	




Site Name/Ref: Slade Lane, Haverfordwest S/HSG/040/LDP2/6	Size 38.88ha Total Dwellings Phase 1:115 Phase 2:103 Phase 3:269 Beyond the Plan period 312	Ownership Multiple – public and private	Site Plan 	Plan Key Electric Western Power 11kV ● Poles_11kV ○ PM_Subst_11kV — CHL_11kV --- UC_11kV ⊕ GH_Subst_11kV Historic PROW — Footpath — Girdleway Listed Building ● IL □ Conservation Area □ Historic Landscapes Natural □ Ancient Woodland Pembrokeshire □ SSSI Pembrokeshire □ SAC Pembrokeshire Flood Map for Planning □ Flood defended zones Bordaine rivers and seas □ Flood Zone 2 □ Flood Zone 3 Floodzone Surface Water: Small Watercourses □ Flood Zone 2 □ Flood Zone 3 □ TPO LDP2/6 Residential Allocations □ Strategic Allocation
Key Site Strategic Site	Allocation for Housing and School			
Site Description This greenfield site is located to the north of the A487 Thomas Parry Way and to the west of residential housing off Crow Hill and Slade Lane, including the Cashfields Estate. It is to the north of Haverfordwest town centre, with good proximity to the services and facilities. It has the benefit of planning permission and vehicular access into the site is available. A new master plan and outline planning application are currently being prepared. It comprises twelve fields, with a public right of way (Slade Lane) dividing the allocation into two distinct parts on a north-west to east axis. Work has commenced on phase one for 115 residential units in the westernmost part of the allocation, with detailed proposals emerging for an adjacent second phase. Due to the number of dwellings, the site will ultimately contain, there is a requirement for a new primary school to be located within the allocated area.			Infrastructure and Section 106 Requirements	Estimated Costs (if known)
Active Travel	<ul style="list-style-type: none"> • Create active travel routes within the site and linking to the wider town, particularly the town centre • Shared User Paths to be created to link to Slade Gardens and Slade Lane 			

	<ul style="list-style-type: none"> • Feasibility into a Shared User Path with Cashfield Way required 			
Affordable Housing	Phase 1	36.5%	42	<ul style="list-style-type: none"> • 42 dwellings • 58 dwellings • 94 dwellings
	Phase 2	56%	58	
	Phase 3	35%	94	
	Total	40%	194	
Education	<ul style="list-style-type: none"> • A new primary school will be required within the allocated site. 			
Electricity Apparatus	<ul style="list-style-type: none"> • An 11kV overhead cable runs along the northern boundary of the two northmost fields and re-enters the westernmost field. • A further 11kV underground cable running along the southern boundary. A new substation may be required to serve the site 			
Highways	<ul style="list-style-type: none"> • Highway access is available from roundabouts at St. David's Road and at Thomas Parry Way. • Some further works to these primary access locations may be needed to accommodate the anticipated traffic flows. • A bus route through the site with associated bus stops, shelters and raised pavements is likely to be required. 			
Recreational Open Space¹	<ul style="list-style-type: none"> • On-site provision (<i>for delivery beyond the Plan period²</i>): <ul style="list-style-type: none"> • 8 Local Areas of Play (LAPs) (each 0.04ha min) • 4 Local Equipped Areas of Play (LEAPs) (each 0.04ha min) • 1 Neighbourhood Equipped Area of Play (NEAP) (0.1ha min) 			<ul style="list-style-type: none"> • £770,000
Water Supply and Drainage	<ul style="list-style-type: none"> • The site is crossed by an 18" raw water main and Dwr Cymru/Welsh Water requires a significant easement • The developer may be required to fund a location survey and trial holes. • The site is crossed by a sewer. • Potential developer contributions for improvement to Merlin's Bridge WwTW 			


¹ Open space requirements calculated for phases beyond the Plan period as land within the Plan period is now under construction or is subject to planning applications. The calculations are based on existing provision at 2025 and will require recalculation to take account of open space provided within earlier phases and overall increase in population occupying homes built in earlier phases.

² Land in WG ownership


Other Known Requirements		
Contamination	<ul style="list-style-type: none"> • The site is close to a former landfill site there is potential for site contamination to be found. Ground investigations and a risk assessment will be required • Dependent on the outcome, mitigation may be required. 	
Ecology and Habitat	<ul style="list-style-type: none"> • Vegetation in the southern stream valley, trees and hedgerows within the site should be retained wherever possible • The site is within close proximity to B-Line and planting for pollinators should therefore be included • Screening for a project-level HRA may be required at application stage 	
Flood Risk	<ul style="list-style-type: none"> • Small risk of surface water flooding at several places within the site. • There is a stream valley running through the southern part of the site, to be retained as a watercourse and as an ecological corridor 	
Historic Environment	<ul style="list-style-type: none"> • The site is partially located within the Milford Haven Waterway Landscape of Outstanding Historic Interest. • A desk-based assessment has identified low to medium potential for archaeological remains from several periods. An archaeological evaluation will be required to inform possible mitigation. • There is a historic building within the site requiring assessment and recording. 	
Landscape	<ul style="list-style-type: none"> • The site represents a large extension of the built area in this part of Haverfordwest. Landscape impact and mitigation are being considered in conjunction with the master planning work at this site and will be incorporated into the site proposals. 	
Welsh Language	<ul style="list-style-type: none"> • The site is not within the defined Welsh language-sensitive area. Policy SP19 encourages all proposals to retain and enhance the Welsh language. 	

<p>Site Name/Ref: North of Hayston View, Johnston HSG/048/00038</p>	<p>Size 4.96 ha (Gross) 4ha (Net)</p>	<p>Total Dwellings 50 during Plan Period (63 after 2033)</p>	<p>Ownership Private</p>	<p>Site Plan</p> 	<p>Plan Key</p> 
<p>Site Description This relatively level greenfield site is located to the southern side of Johnston village. The western site boundary is the A.4076 trunk road, to the south is recent development, to the north is some slightly older development and to the east is the Church Road and adjacent tree belts. Access to the site will be either through the new development site north of the A477 or directly from the A4076 Trunk Road.</p>					
<p>Infrastructure and Section 106 Requirements required by the Planning Authority and Infrastructure Providers</p>					<p>Estimated Cost (if known)</p>
<p>Active Travel</p>	<ul style="list-style-type: none"> • SUP between Sunnycroft Roundabout and Bulford Road • A footpath linking the on-site open space to Church Road is required • Contribution to public transport services operating within the area 				<ul style="list-style-type: none"> • £145,000
<p>Affordable Housing</p>	<ul style="list-style-type: none"> • 6.2% of the total dwellings to be affordable 				<ul style="list-style-type: none"> • 7 dwellings
<p>Education</p>	<ul style="list-style-type: none"> • Financial contribution to primary and secondary schools 				<ul style="list-style-type: none"> • £770,000



Electricity Apparatus	<ul style="list-style-type: none"> • Overhead line may require diversion or undergrounding 	
Highways	<ul style="list-style-type: none"> • Access directly from A4076/via Hayston View • Transport Assessment to consider impacts on the trunk road network 	<ul style="list-style-type: none"> • £45,000
Recreational Open Space	<ul style="list-style-type: none"> • On site provision of 3 LAPs, 1 LEAP and 1 MUGA (requirement for whole site, including area to be developed after the Plan period.) 	<ul style="list-style-type: none"> • £243,000
Water Supply and Drainage	<ul style="list-style-type: none"> • Water supply can be provided. • The public sewerage network and WwTW can accommodate foul flows. • Site is crossed by a 7" diameter sewer. 	
Other Known Requirements		
Contamination	<ul style="list-style-type: none"> • No known issues 	
Ecology and Habitat	<ul style="list-style-type: none"> • Boundary hedgerows and trees to be retained. Open space provided within the site will help to provide a buffer between the development and existing tree lines • Badger set within or close to the boundary of the site – badger survey and appropriate mitigation required 	
Flood Risk	<ul style="list-style-type: none"> • Small risk of surface-water flooding 	
Historic Environment	<ul style="list-style-type: none"> • Possible archaeological interest – Historic Environment Appraisal and appropriate mitigation required 	
Landscape	<ul style="list-style-type: none"> • No additional requirements 	
Welsh Language	<ul style="list-style-type: none"> • No requirements 	

Site Name/Ref: South of Cleggar's Park, Lamphey HSG/052/00011	Size 2.43ha Allocation for Housing	Total Dwellings 55 Phasing Tranches 2 and 3 2023 - 2033	Ownership Private Key Site	Site Plan 	Plan Key <ul style="list-style-type: none"> Electric Ground_Mounted_Substation 11KV Underground_Cable 11KV Water & Sewerage Pressurised_Main_Clean_Water Hydrant_Clean_Water Chamber FOUL MANHOLE Sewer FOUL GRAVITY Historic HistoricLandscapes LDP2 Deposit V2 Main Town Residential Allocation
Site Description This greenfield site is located at the southern edge of Lamphey. There are residential properties to the west and north, with an agricultural field to the east and further residential development beyond. To the south there are agricultural fields and this boundary forms the edge of Pembrokeshire Coast National Park. An access road has been created to the west, which joins to the Freshwater East road.				Estimated Cost (if known)	
Infrastructure and Section 106 Requirements required by the Planning Authority and Infrastructure Providers					
Active Travel	<ul style="list-style-type: none"> • Feasibility assessment for active travel links to Cleggar's Park and Honeyhill Grove. 				
Affordable Housing	<ul style="list-style-type: none"> • 25% 				
Education	<ul style="list-style-type: none"> • None 				
Electricity Apparatus	<ul style="list-style-type: none"> • Overhead 11Kv line and 3 poles along northern boundary. 				
Highways	<ul style="list-style-type: none"> • Existing access to be brought up to adoptable standard. 				



Recreational Open Space	<ul style="list-style-type: none"> • On-site provision of one Local Area of Play (LAPs) (min area 0.04ha) • Off-site financial contribution to Lamphey playground. 	
Water Supply and Drainage	<ul style="list-style-type: none"> • A water supply can be provided and the public sewage network and Lamphey WwTW can accept the foul flows from the site. • A 150mm diameter sewer crosses the site. 	
Other Known Requirements		
Contamination	<ul style="list-style-type: none"> • None known. 	
Ecology and Habitat	<ul style="list-style-type: none"> • Appropriate ecological surveys will be required in relation to protected species. 	
Flood Risk	<ul style="list-style-type: none"> • Small risk of surface water flooding at centre of site and along eastern boundary. 	
Historic Environment	<ul style="list-style-type: none"> • No known issues. 	
Landscape	<ul style="list-style-type: none"> • Individual trees to be retained and protected. • Comprehensive landscaping scheme required to protect the Special Qualities of the adjacent National Park. 	
Welsh Language	<ul style="list-style-type: none"> • No requirements 	

Site Name/Ref: North of The Kilns, Llangwm HSG/063/00024	Size 2.89ha Allocation for Housing	Total Dwellings 66 Phasing Tranches 2 2023 - 2027	Ownership Private Key Site	Site Plan  <p>The Site Plan shows a large rectangular area highlighted in orange, representing the residential allocation. The aerial view below shows the same area with various infrastructure overlays: a green line for the pressurised main clean water, a red line for the footpath, and a brown area for the residential allocation. The site is bounded by a road to the west and residential dwellings to the east and southeast.</p>	Plan Key <ul style="list-style-type: none"> Electric <ul style="list-style-type: none"> Ground Mounted Substation 11KV Underground Cable <ul style="list-style-type: none"> 11KV Water & Sewerage <ul style="list-style-type: none"> Pressurised Main Clean Water Hydrant Clean Water Control Valve Clean Water Chamber <ul style="list-style-type: none"> FOUL MANHOLE Sewer <ul style="list-style-type: none"> FOUL CONNECTING SEWER FOUL GRAVITY FOUL LATERAL DRAIN Public Rights of Way <ul style="list-style-type: none"> Footpath Historic <ul style="list-style-type: none"> tblConservationArea HistoricLandscapes Natural <ul style="list-style-type: none"> Flood Map for Planning <ul style="list-style-type: none"> nmw_floodzone_surface_water_small_watercourses Flood Zone 2 Flood Zone 3 LDP2 Deposit V2 Service Centre Residential Allocation
Infrastructure and Section 106 Requirements required by the Planning Authority and Infrastructure Providers				Estimated Cost (if known)	
Active Travel	<ul style="list-style-type: none"> • Footway link from the site to the existing network and link connecting The Kilns required. 				
Affordable Housing	<ul style="list-style-type: none"> • 15% 				

Education	<ul style="list-style-type: none"> • Contribution may be required for primary school. 	
Electricity Apparatus	<ul style="list-style-type: none"> • 11Kv overhead and underground cables in neighbouring residential areas and fields. 	
Highways	<ul style="list-style-type: none"> • Access via mini-roundabout to west of site. 	
Recreational Open Space	<ul style="list-style-type: none"> • On-site provision of two Local Areas of Play (LAPs) (min area 0.04ha) • Off-site financial contribution to Llangwm Recreation Ground play area. 	
Water Supply and Drainage	<ul style="list-style-type: none"> • A water supply can be provided and the public sewage network and Llangwm WwTW can accept the foul flows from the site. 	
Other Known Requirements		
Contamination	<ul style="list-style-type: none"> • None known. • Potential for shallow coal workings and south-eastern corner of site is within a Development High Risk Area (Coal Authority). • Coal Mining Risk Assessment required. 	
Ecology and Habitat	<ul style="list-style-type: none"> • Potential for significant effect on Pembrokeshire Marine SAC. • Site is on a B-Line and close to core habitat for pollinators. • Bat and otter surveys required. 	
Flood Risk	<ul style="list-style-type: none"> • No known issues. 	
Historic Environment	<ul style="list-style-type: none"> • Potential for archaeology within the site. 	
Landscape	<ul style="list-style-type: none"> • Existing trees and hedgerows to be retained. • Hedge translocation is preferred to removal for footway widening. 	
Welsh Language	<ul style="list-style-type: none"> • No requirements 	

Site Name/Ref: Land at Myrtle Meadows, Milford Haven HSG/086/LDP2/1	Size 3.07ha (Gross) 2.83ha (Net)	Total Dwellings 65	Ownership Private	Site Plan 	Plan Key Electric Western Power: 11kv ● Poles_11KV ○ PV_Subst_11kv — OHL_11KV --- UG_11KV ⊕ GM_Subst_11kv Historic □ HistoricLandscapes Natural Flood Map for Planning Floodzone Surface Water Small Watercourses ■ Flood Zone 2 ■ Flood Zone 3 LDP2/1 Residential Allocations ■ Residential Allocation
Site Description This relatively flat, greenfield site is located at the eastern edge of Milford Haven. It is adjacent to an existing residential development to the north and west, with a wooded valley to the south and east. Access to the site is via existing estate roads from the A4076, Steynton Road.					
Infrastructure and Section 106 Requirements required by the Planning Authority and Infrastructure Providers					Estimated Cost (if known)
Active Travel	<ul style="list-style-type: none"> • Pedestrian/cycle link onto Conway Drive or Beaconing Drive (SUP) • Castle Pill footway to existing • Verge crossing onto Ferry Lane/St Peter's Way • SUP link between Ferry Lane and Myrtle Meadows to cross entire sites • Contribution to Milford Haven to Johnston SUP • <i>Tied into Myrtle Meadows site HSG/086/LDP2/1</i> 				<ul style="list-style-type: none"> • £156,000











	<ul style="list-style-type: none"> Vehicles to be directed along Ferry Lane towards St Peter's Way or Castle Pill and not along Beaconing Drive nor Conway Drive. 	
Affordable Housing	<ul style="list-style-type: none"> 15.4% of the total dwellings to be affordable 	<ul style="list-style-type: none"> 10 dwellings
Education	<ul style="list-style-type: none"> Financial contributions towards Primary and Secondary Schools 	<ul style="list-style-type: none"> £660,000
Electricity Apparatus	<ul style="list-style-type: none"> Diversion or undergrounding of existing overhead lines 	
Highways	<ul style="list-style-type: none"> Transport Assessment to address potential impacts at Steynton Crossroads. (Part of planning application) 	<ul style="list-style-type: none"> £25,000
Recreational Open Space	<ul style="list-style-type: none"> On-site provision of 1 Local Area of Play (minimum size 0.04ha) Off-site financial contribution towards existing Local Equipped Area of Play 	<ul style="list-style-type: none"> £43,000
Water Supply and Drainage	<ul style="list-style-type: none"> Hydraulic modelling assessment required to determine the point of connection to the public sewerage system (developer-funded). Findings of the HMA will inform the extent of any necessary upgrades. Site is crossed by 100mm and 250mm diameter sewers. 	
Other Known Requirements		
Contamination	No known issues	
Ecology and Habitat	<ul style="list-style-type: none"> Buffers to separate the development from the woodland to the south and east of the site and to the river corridor Dark corridors to be retained Boundary trees and hedgerows must be retained or replaced in consultation with the planning authority Bat survey required Test for likely significant effects to be included as part of an Appropriate Assessment 	<ul style="list-style-type: none"> £40,000
Flood Risk	<ul style="list-style-type: none"> Small risk of surface-water flooding 	
Historic Environment	<ul style="list-style-type: none"> Pre-determination Assessment required 	
Landscape	<ul style="list-style-type: none"> Trees and hedgerows at the boundaries and within the site to be retained 	
Welsh Language	<ul style="list-style-type: none"> No requirements 	

<p>Site Name/Ref: South of Conway Drive, Milford Haven S/HSG/086/LDP2/3</p>	<p>Size 9.32ha gross</p>	<p>Total Dwellings 117 within the Plan period 163 beyond the Plan period</p>	<p>Ownership Private</p>	<p>Site Plan</p> 	<p>Plan Key</p> <ul style="list-style-type: none"> Electric <ul style="list-style-type: none"> Western Power 11kv ● Poles_11KV — OHL_11KV --- UG_11KV — PCC National Gas Transmission Historic <ul style="list-style-type: none"> PRoW — Footpath ■ Historic Landscapes Natural <ul style="list-style-type: none"> Flood Map for Planning <ul style="list-style-type: none"> Floodzone Surface Water Small Watercourses ■ Flood Zone 2 ■ Flood Zone 3 LDP2V2 Residential Allocations <ul style="list-style-type: none"> ■ Strategic Allocation
<p>Site Description</p> <p>This greenfield site is located in the Steynton area of Milford Haven. To the north-east there is new area of housing known as Beaconing Fields and to the northwest there is an earlier phase of housing known as Conway Drive. The southern and eastern edges of the site, defined by hedgerows, border countryside. Beyond the southern boundary are a series of ponds. The western boundary is denoted by Castle Pill Road, which also has a mature hedgerow. The site itself is comprised of two fields, with the western field being largely square in shape and the eastern field being rectangular in shape. The hedgerow separating the fields is largely on a north to south axis. Access to the site will be from Castle Pill Road and from Neyland Road (the latter via St Peter's Way/Ferry Lane).</p>					
<p>Infrastructure and Section 106 Requirements required by the Planning Authority and Infrastructure Providers</p>					<p>Estimated Cost (if known)</p>
<p>Active Travel</p>	<ul style="list-style-type: none"> • A Shared User Path (SUP) is required to link the site to the town centre, secondary school and employment sites at Thornton Road, Waterston, Johnston and Neyland: <ul style="list-style-type: none"> ○ Connection to Castle Pill Road from SW corner ○ Link to Site Allocation ref HSG/086/LDP2/2 East of Castle Pill Road 			<ul style="list-style-type: none"> • £156,000 	



	<ul style="list-style-type: none"> ○ Connection to Castle Pill Road from NW corner ○ Investigate feasibility of linking to Conway Drive ○ Connection to Beaconing Drive/St Peter's Way/Hilton View ○ Ensure a future link to the eastern site boundary ● Financial contribution to the Milford Haven to Johnston SUP 	
Affordable Housing	<ul style="list-style-type: none"> ● 15.4% of the total dwellings to be affordable. 	<ul style="list-style-type: none"> ● 43 dwellings¹
Education	<ul style="list-style-type: none"> ● Financial contribution to the primary and secondary schools is required. 	<ul style="list-style-type: none"> ● £2,700,000²
Electricity Apparatus	<ul style="list-style-type: none"> ● Diversion or undergrounding of existing overhead lines 	
Highways	<ul style="list-style-type: none"> ● Transport Assessment for Steynton Crossroads ● Two access points developed in consultation with the Trunk Road Agency and Local Highway Authority, including widening of Castle Pill Road 	
Recreational Open Space	<ul style="list-style-type: none"> ● On-site provision of 3 Local Areas of Play (LAPs) and one Local Equipped Area of Play (LEAP), minimum 0,04ha each. 	<ul style="list-style-type: none"> ● £90,000
Water Supply and Drainage	<ul style="list-style-type: none"> ● Hydraulic modelling assessment required to determine the point of connection to the public sewerage system (developer-funded). ● The HMA will inform the extent of any necessary sewerage upgrades. 	
Other Known Requirements		
Contamination	<ul style="list-style-type: none"> ● No known issues 	
Ecology and Habitat	<ul style="list-style-type: none"> ● Separation buffer between the site and the ponds to the south ● Test for Likely Significant Effects to be included as part of Appropriate Assessment 	
Flood Risk	<ul style="list-style-type: none"> ● Small risk of surface-water flooding 	
Historic Environment	<ul style="list-style-type: none"> ● Pre-determination evaluation required 	
Landscape	<ul style="list-style-type: none"> ● Comprehensive landscaping scheme required ● Creation of a green corridor along the existing hedgerow dissecting the site to link with Beaconing Drive and Conway Drive ● Creation of amenity space along the woodland valley to the south 	
Welsh Language	<ul style="list-style-type: none"> ● No requirements 	

¹ Figure for entire site, including phases beyond the Plan period.

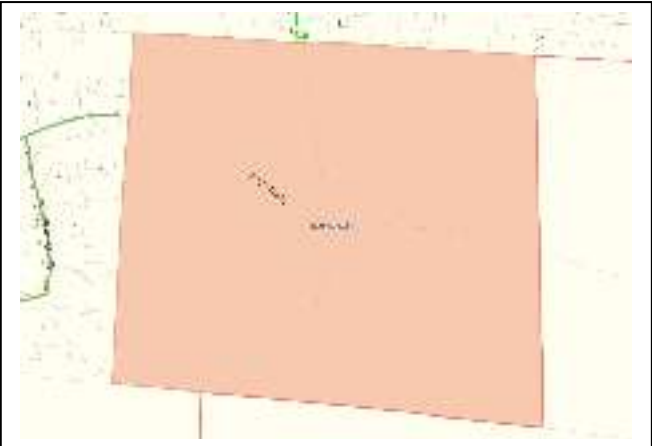









² Figure for entire site, including phases beyond the Plan period.

Site Name/Ref: South West of The Meads, Milford Haven HSG/086/00222	Size 3.1ha Allocation for Housing	Total Dwellings 93 affordable Phasing Tranches 2 and 3 2023 - 2033	Ownership Private Key Site	Site Plan  	Plan Key Electric Western Power 11kv --- UG_11KV  GM Subs_11KV Historic Listed Building  II  Historic Landscapes Natural Flood Map for Planning floodzone rivers and seas  Flood Zone 2  Flood Zone 3 Floodzone Surface Water Small Watercourses:  Flood Zone 2  Flood Zone 3 LDP2V2 Residential Allocations  Residential Allocation
Site Description This site is located 450m to the north of Milford Haven Town Centre. To the north is amenity and recreational open space, with Milford Haven Leisure centre to the northeast. To the east and southeast are residential properties, with the remainder of the boundary defined by mature trees. The site itself is largely rectangular in shape, comprised of two fields separated by a hedgerow. There is currently no access onto the adopted highway network. The existing entrance off Priors Road that serves the leisure centre will need to be upgraded and extended into the site.				Estimated Cost (if known)	
Infrastructure and Section 106 Requirements required by the Planning Authority and Infrastructure Providers					
Active Travel	<ul style="list-style-type: none"> Improve active travel provision using existing and new footpath links 				
Affordable Housing	<ul style="list-style-type: none"> 100% affordable housing 				
Education	<ul style="list-style-type: none"> Financial contribution towards primary and secondary schools required 				
Electricity Apparatus	<ul style="list-style-type: none"> 11Kv underground cable along part of south and western boundaries and along central hedgerow. Substation to the south-west of the site. 				


Highways	<ul style="list-style-type: none"> Upgraded access from Priory Road required. 	
Recreational Open Space	<ul style="list-style-type: none"> On-site provision of two Local Area of Play (LAPs) an 1 Local Equipped Area of Play (min area 0.04ha each) Off-site financial contribution to Albion Street and/or Prioryville Play areas. 	
Water Supply and Drainage	<ul style="list-style-type: none"> Water supply can be provided, and the public sewage network and WwTW can accept foul flows Two sewers cross the site. 	
Other Known Requirements		
Contamination	<ul style="list-style-type: none"> Site previously used for disposal of refuse. Also potential contamination from adjacent sources. A contaminated land risk assessment required. 	
Ecology and Habitat	<ul style="list-style-type: none"> Hubberston Pill to the west of the site to be protected. 	
Flood Risk	<ul style="list-style-type: none"> Small risk of surface-water flooding 	
Historic Environment	<ul style="list-style-type: none"> Within Milford Haven Waterway Registered Landscape of Outstanding Historic Interest Scheduled Rath 460m to the north and Grade II Listed building 50m to the south. 	
Landscape	<ul style="list-style-type: none"> Perimeter trees, hedgerows and central hedgerow to be retained. 	
Welsh Language	<ul style="list-style-type: none"> No requirements 	

Site Name/Ref: West of Bloomfield Gardens and North of Adams Drive and Highfield Park, Narberth HSG/088/LDP2/1	Size 5.75ha Allocation for Housing	Total Dwellings 89 in Plan period 64 after Plan period Phasing Tranche 2 - 3 2023 - 2033	Ownership Private Key Site	Site Plan 	Plan Key Electric Pole Mounted Substation ● 11KV Pole ● 11KV Overhead Cable — 11KV Underground Cable — 11KV Water & Sewerage Powerline Main Clean Water ● Hydrant Clean Water ● Control Valve Clean Water Chamber ● COMBINED MANHOLE ● Foul Manhole ● SURFACE WATER MANHOLE Sewer ● COMBINED CONNECTING SEWER ● Foul Connecting Sewer ● Foul Gravity ● Foul Lateral Drain ● Foul Rising Main ● SURFACE WATER GRAVITY ● SURFACE WATER LATERAL DRAIN Natural Flood Map for Planning rrw_floodzone_surface_water_small_watercourses ■ Flood Zone 2 ■ Flood Zone 3 LDP2 Deposit V2 □ Main Town ■ Residential Allocation ■ Commitment
Site Description This is a greenfield site measuring 5.75ha and located to the north-west of Narberth town. It is bounded by mature hedgebanks, topped intermittently with deciduous trees, some of which have TPOs. The site slopes gently from south to north and is bounded by residential estates to the south and east, with open countryside to the north and west.					
Infrastructure and Section 106 Requirements required by the Planning Authority and Infrastructure Providers					Estimated Cost (if known)
Active Travel	<ul style="list-style-type: none"> Active travel route through site required. 				
Affordable Housing	<ul style="list-style-type: none"> 40% 				
Education	<ul style="list-style-type: none"> Financial contribution to primary school 				
Electricity Apparatus	<ul style="list-style-type: none"> 11Kv overhead cable along boundary which may require diversion. 				



Highways	<ul style="list-style-type: none"> • Two access points via Bloomfield Gardens and Adams Drive using existing access road. • Internal road must not connect Adams Drive and Bloomfield Gardens. • Full Transport Assessment required. • Consultation with SWTRA required. 	
Recreational Open Space	<ul style="list-style-type: none"> • On-site provision of two Local Areas of Play (LAPs) and one Local Equipped Area of Play (LEAP) (min area 0.04ha each) • Off-site financial contribution to playground and outdoor sport provision at Town Moor. 	
Water Supply and Drainage	<ul style="list-style-type: none"> • A water supply can be provided and the public sewage network and Narberth WwTW can accept the foul flows from the site. • Site is crossed by an abandoned water main and 6 inch diameter watermain. 	
Other Known Requirements		
Contamination	<ul style="list-style-type: none"> • None known. 	
Ecology and Habitat	<ul style="list-style-type: none"> • Potential impact on Natura 2000 site. Screening for project-level HRA may be required. • Retain mature trees and hedgerows within and around site. • Dormice likely to be present and habitat area should be created. 	
Flood Risk	<ul style="list-style-type: none"> • None known. 	
Historic Environment	<ul style="list-style-type: none"> • No issues. 	
Landscape	<ul style="list-style-type: none"> • Existing trees and hedgerow boundaries to be retained 	
Welsh Language	<ul style="list-style-type: none"> • Within Welsh language-sensitive area. Phasing of development and other mitigation measures may be required. 	

Site Name/Ref: East of Poppy Drive, Neyland HSG/093/00066	Size 3.39ha	Total Dwellings 101	Ownership Private	Site Plan 	Plan Key <ul style="list-style-type: none"> Electric Ground_Mounted_Substation 11KV  Underground_Cable 11KV  Water & Sewerage Pressurised_Main_Clean_Water  Hydrant_Clean_Water  Chamber FULL MANHOLE  Sewer FULL GRAVITY  Historic HistoricLandscapes  LDP2 Deposit V2 Main Town  Residential Allocation 
Site Description This 3.39 ha greenfield site is located to the east of Neyland with residential development to the north and west and fields, woodland and a waterway to the east.	Allocation for Housing	Phasing Tranches 2 and 3 2023 - 2033	Key Site		
Infrastructure and Section 106 Requirements required by the Planning Authority and Infrastructure Providers				Estimated Cost (if known)	
Active Travel	<ul style="list-style-type: none"> • North-south and west-east SUP routes required within the site with financial contributions to continue beyond the allocated area. 				



Affordable Housing	<ul style="list-style-type: none"> • 100% 	
Education	<ul style="list-style-type: none"> • Financial contribution to secondary school 	
Electricity Apparatus	<ul style="list-style-type: none"> • 11Kv substation located on Wood Lane adjacent to site boundary. 	
Highways	<ul style="list-style-type: none"> • Improvements may be required to Poppy Drive, subject to Transport Assessment. 	
Recreational Open Space	<ul style="list-style-type: none"> • On-site provision of three Local Areas of Play (LAPs) and one Local Equipped Area of Play (LEAP) (min area 0.04ha each) • Off-site financial contribution to existing NEAP at rear of Harbour Close. 	
Water Supply and Drainage	<ul style="list-style-type: none"> • A water supply can be provided and the public sewage network and Neyland WwTW can accept the foul flows from the site. 	
Other Known Requirements		
Contamination	<ul style="list-style-type: none"> • None known. 	
Ecology and Habitat	<ul style="list-style-type: none"> • Existing trees and hedgerow boundaries to be retained • New hedge boundary to be introduced along eastern boundary. • Retain path through the site as a green infrastructure opportunity. • Close to Pembrokeshire Marine SAC and on a B-Line. Test for Likely Significant Effect to be included as part of Appropriate Assessment. • Avoid light spill on boundary features. • Ecological survey to include consideration of farmland birds. • Potential for discharge of nitrates into the SAC is a concern. 	
Flood Risk	<ul style="list-style-type: none"> • None known. 	
Historic Environment	<ul style="list-style-type: none"> • Within the Milford Haven Waterway Landscape of Outstanding Historic Importance. 	
Landscape	<ul style="list-style-type: none"> • Existing trees and hedgerow boundaries to be retained • New hedge boundary to be introduced along eastern boundary. 	
Welsh Language	<ul style="list-style-type: none"> • No requirements 	

Site Name/Ref: West of Stranraer Road, Pembroke Dock HSG/096/LDP2/2	Size 1.99ha (Gross) 1.81ha (Net) Allocation for Housing	Total Dwellings 59 Phasing Tranche 3 2030 - 2033	Ownership Private Key Site	Site Plan  <p>The site plan shows an L-shaped parcel with various infrastructure overlays. The aerial view shows the site's location relative to Military Road and the Haven Waterway.</p>	Plan Key <ul style="list-style-type: none"> Electric Pole_Mounted_Substation 11KV Pole 11KV Overhead_Cable 11KV Water & Sewerage Pressurised_Main_Clean_Water Chamber FOUL MANHOLE Sewer FOUL CONNECTING SEWER FOUL GRAVITY Natural Flood Map for Planning nrw_floodzone_surface_water_small_watercourses Flood Zone 2 LDP2 Deposit V2 Service Village Residential Allocation
Infrastructure and Section 106 Requirements required by the Planning Authority and Infrastructure Providers				Estimated Cost (if known)	
Active Travel	<ul style="list-style-type: none"> • Shared User Path between Chapel Road and link on Military Road, across public open space. 			<ul style="list-style-type: none"> • £110,000 	
Affordable Housing	<ul style="list-style-type: none"> • 15.3% of the total dwellings to be affordable 			<ul style="list-style-type: none"> • 9 dwellings 	
Education	<ul style="list-style-type: none"> • Financial contribution to primary school 			<ul style="list-style-type: none"> • £203,500 	
Electricity Apparatus	<ul style="list-style-type: none"> • 11Kv underground line runs parallel to the northern boundary 				

Highways	<ul style="list-style-type: none"> • Access from Military Road or Stranraer Road 	<ul style="list-style-type: none"> • £20,000
Recreational Open Space	<ul style="list-style-type: none"> • On-site provision of one Local Area of Play (LAP) (min area 0.04ha) • Off-site financial contribution to play area off Military Road (NEAP) and for MUGA adjacent to the site 	<ul style="list-style-type: none"> • £112,000
Water Supply and Drainage	<ul style="list-style-type: none"> • Hydraulic modelling assessment required to determine the point of connection to the water supply network (developer-funded). • Findings of the HMA will inform the extent of any necessary upgrades. • Site is crossed by a 300mm diameter pressurised rising main sewer. 	
Other Known Requirements		
Contamination	<ul style="list-style-type: none"> • The site may historically have had a potentially contaminative use. Further investigation is required 	
Ecology and Habitat	<ul style="list-style-type: none"> • Establish an acceptable buffer along the southern boundary • Design and layout to relate well to the adjacent open space • Strengthening of the western boundary required with a new hedgerow • Bat and otter surveys • Test for likely significant effect as part of an Appropriate Assessment • Potential for discharge of nitrates into the SAC is a concern 	
Flood Risk	<ul style="list-style-type: none"> • Small risk of surface-water flooding 	
Historic Environment	<ul style="list-style-type: none"> • No known issues 	
Landscape	<ul style="list-style-type: none"> • Need to create a strong enclosure with robust hedges to existing open space to the west and south 	
Welsh Language	<ul style="list-style-type: none"> • No requirements 	

Site Name/Ref: East of Golden Hill Road, Pembroke	Size 1.68ha gross (1.44 ha net)	Total Dwellings 50	Ownership Private	Site Plan 	Plan Key <ul style="list-style-type: none"> Electric Pole Mounted Substation 11KV Pole 11KV Overhead Cable 11KV Water & Sewerage Chamber FOUL MANHOLE SURFACE WATER MANHOLE Sewer FOUL GRAVITY SURFACE WATER GRAVITY Natural Flood Map for Planning mm: Floodzone_surface_water_small_watercourses Flood Zone 2 Flood Zone 3 LDP2 Deposit V2 Service Village Residential Allocation
HSG/095/LDP2/4	Allocation for Housing	Phasing Tranches 2 and 3 2027 - 2033	Key Site		
Site Description <p>This greenfield site is located to the north-east of Pembroke town on agricultural land. Part of the western boundary is defined by the rear gardens of adjoining residential properties, and the remainder adjoins Golden Hill Road. The Northern boundary follows the existing field boundary. The eastern boundary dissects the western portion of a large agricultural field, north to south but does not follow a physical boundary on the ground. The southern boundary is also defined by the rear gardens of residential properties. The land slopes upwards quite steeply from south to north. The southern portion of the site (approximately 1 ha) had outline planning consent for residential development, originally granted in 2011 and subsequently extended on 2 occasions with s.73 applications. Access would be taken from Golden Hill Road</p>					
Infrastructure and Section 106 Requirements required by the Planning Authority and Infrastructure Providers					Estimated Costs (if known)
Active Travel	<ul style="list-style-type: none"> • Extension of existing footpaths on Golden Hill Road to the edge of the site (creating a contraflow for vehicular traffic) • Active travel link into Oliver's View to the south 			<ul style="list-style-type: none"> • Total £170,000 	
Affordable Housing	<ul style="list-style-type: none"> • 14% of the total dwellings to be affordable 			<ul style="list-style-type: none"> • 7 dwellings 	
Education	<ul style="list-style-type: none"> • No requirements 				



Electricity Apparatus	<ul style="list-style-type: none"> • Diversion or undergrounding of existing overhead lines 	
Highways	<ul style="list-style-type: none"> • Contraflow for vehicular traffic within existing carriageway on Golden Hill Road and TRO to prevent through traffic/ limit to local traffic only 	<ul style="list-style-type: none"> • £25,000
Recreational Open Space	<ul style="list-style-type: none"> • On-site provision of 1 Local Area of Play (minimum size 0.04ha) 	<ul style="list-style-type: none"> • £13,500
Water Supply and Drainage	<ul style="list-style-type: none"> • A water supply can be provided. • Public sewerage network and WwTW able to accommodate foul flows. 	
Other Known Requirements		
Contamination	No known issues	•
Ecology and Habitat	<ul style="list-style-type: none"> • Bat survey required • Test for likely significant effects to be included as part of an Appropriate Assessment • Discharge of nitrates into the SAC is a concern 	•
Flood Risk	<ul style="list-style-type: none"> • Small risk of surface-water flooding 	•
Historic Environment	<ul style="list-style-type: none"> • Historic Environment Appraisal required 	•
Landscape	<ul style="list-style-type: none"> • New hedgerow boundary to be created along eastern site boundary 	•
Welsh Language	<ul style="list-style-type: none"> • No requirements 	•

Site Name/Ref: North of Gibbas Way, Pembroke HSG/095/00144	Size 2.86ha gross (2.12ha net)	Total Dwellings 43 during Plan Period 43 after Plan period	Ownership Private	Site Plan 	Plan Key <ul style="list-style-type: none"> Electric Pole_Mounted_Substation 11KV Pole 11KV Overhead_Cable 11KV Water & Sewerage Pressurised_Main_Deon_Water Chamber FOUL MANHOLE Sewer FOUL CONNECTING SEWER FOUL GRAVITY Natural Flood Map for Planning rhw_floodzone_surface_water_small_watercourses Flood Zone 2 LDP2 Deposit V2 Service Village Residential Allocation
Site Description This relatively level greenfield site lies to the north-east of Pembroke. The land dips slightly towards the northern boundary. The residential roads of Callans Drive and Gibbas Way form the western, southern and eastern boundaries. The northern boundary is defined by a river corridor, which has mature trees along its edge. Access to the development would be from Callans Drive.					
Infrastructure and Section 106 Requirements required by the Planning Authority and Infrastructure Providers					Potential Cost (with estimates if known)
Active Travel	<ul style="list-style-type: none"> • Kerbing and widening to 1.8 – 2m from Fourth Lane to Lamphey (SUP standard) 				<ul style="list-style-type: none"> • £120,000
Affordable Housing	<ul style="list-style-type: none"> • 24.4% of the total dwellings to be affordable 				<ul style="list-style-type: none"> • 21 dwellings¹
Education	<ul style="list-style-type: none"> • Contribution towards Primary Schools required 				<ul style="list-style-type: none"> • £300,000

¹ This is the affordable housing requirement for the whole site, including the phases after 2023.



Electricity Apparatus	<ul style="list-style-type: none"> No specific requirements 	
Highways	<ul style="list-style-type: none"> Access from Callans Drive / Gibbas Way 	<ul style="list-style-type: none"> £20,000
Recreational Open Space	<ul style="list-style-type: none"> On-site provision of two LAPs and one Local Area of Play, with an off-site contribution towards existing MUGA². 	<ul style="list-style-type: none"> £85,000
Water Supply and Drainage	<ul style="list-style-type: none"> Water supply can be provided. Public sewerage system and WwTW able to accommodate foul flows. 	
Other Known Requirements		
Contamination	<ul style="list-style-type: none"> No known issues 	
Ecology and Habitat	<ul style="list-style-type: none"> Northern boundary to be well-buffered to prevent light spill and protect watercourses and to provide habitat connectivity Habitats Regulations Assessment required Bat and otter surveys required Test for likely significant effects to be included as part of Appropriate Assessment Discharge of nitrates into the SAC is a concern 	
Flood Risk	<ul style="list-style-type: none"> Small risk of surface-water flooding 	
Historic Environment	<ul style="list-style-type: none"> No known issues 	
Landscape	<ul style="list-style-type: none"> Buffering along the northern boundary 	
Welsh Language	<ul style="list-style-type: none"> No requirements 	

² This requirement is for the entire site, including phases to come forward after the Plan period.

Site Name/Ref: Between St Daniel's Hill and Norgan's Hill, Pembroke HSG/095/LDP2/1	Size 4.9ha gross (3.4 ha net)	Total Dwellings 147	Ownership Private	Site Plan 	Plan Key Electric Underground Cable 11kV Water & Sewerage Pressurised Main Clean Water Hydrant Clean Water Control Valve Clean Water Chamber COMBINED MANHOLE FOUL MANHOLE Sewer COMBINED GRAVITY FOUL CONNECTING SEWER FOUL GRAVITY FOUL LATERAL DRAIN Natural Flood Map for Planning floodzone surface water small watercourses Flood Zone 2 Flood Zone 3 LOP2 Deposit V2 Main Town Residential Allocation
Site Description A sloping greenfield site to the south of Pembroke and comprising 5 separate fields. It has an irregular shaped northern boundary defined largely by the existing extent of residential development with an amenity open space area at the centre. The eastern boundary is defined by the B4319 (St Daniel's Hill) which runs southwards from Pembroke. The western and southern boundaries are defined by the existing field boundaries. The main/sole point of vehicular access will be from St Daniel's Hill; but it is proposed to create a shared user path through the development, linking to Norgans Hill, across land that is in the same ownership as the allocated site.					
Infrastructure and Section 106 Requirements required by the Planning Authority and Infrastructure Providers					Estimated Costs (if known)
Active Travel	<ul style="list-style-type: none"> A new route either to be on the western side of St Daniel's Hill to connect to South Road, or a crossing point will be needed to connect to Rowland's Way on the eastern side of St Daniel's Hill. 			<ul style="list-style-type: none"> £129,000 – SUP to Rowlands Way £275,600 – SUP within the site 	

	<ul style="list-style-type: none"> • A shared user path (SUP) within the site and leading to Pembroke is required. 	
Affordable Housing	<ul style="list-style-type: none"> • 24.5% of the total dwellings to be affordable. 	<ul style="list-style-type: none"> • 36 units
Education	<ul style="list-style-type: none"> • A financial contribution to the local primary school is required. 	<ul style="list-style-type: none"> • No requirement
Electricity Apparatus	<ul style="list-style-type: none"> • 11Kv substation to the north-east of the site 	
Highways	<ul style="list-style-type: none"> • A single access would be required from St Daniel's Hill. • A right-hand turning lane for the northbound direction on St Daniel's Hill will be required. This can be accommodated within the existing carriageway, as it is already three lanes wide with turning lanes for southbound traffic that may need to be shortened. 	<ul style="list-style-type: none"> • £70,000
Recreational Open Space	<ul style="list-style-type: none"> • On-site provision of 4 Local Areas of Play (LAPs) and 2 Local Equipped Areas of Play (LEAPs), each 0.04ha minimum. • The site would also benefit from a nature walk in the 0.25ha parcel of amenity open space to the north of the site. 	<ul style="list-style-type: none"> • £250,000
Water Supply and Drainage	<ul style="list-style-type: none"> • Hydraulic modelling assessment required to determine the point of connection to the water supply network (developer-funded). • The findings of the HMA will inform the extent of any necessary upgrades. 	
Other Known Requirements		
Contamination	<ul style="list-style-type: none"> • No known issues. 	
Ecology and Habitat	<ul style="list-style-type: none"> • All ecological features, including hedgerows and trees are to be retained and any lighting should avoid these features. • Bat Survey • Nature walk through open space to the north of the site 	
Flood Risk	<ul style="list-style-type: none"> • Small risk of surface water flooding along the western and north-eastern boundaries. 	
Historic Environment	<ul style="list-style-type: none"> • There is archaeological potential at this site - pre-determination evaluation will be required • Care must also be taken to ensure that no unacceptable landscape impact occurs on the historic assets of Pembroke, including the castle. • A historic environment appraisal may be required. 	

Landscape	<ul style="list-style-type: none">• A comprehensive landscaping scheme will be required to mitigate visual impact within the wider area with particular reference to the Keep at Pembroke Castle.	
Welsh Language	<ul style="list-style-type: none">• No requirements	

Site Name/Ref: East of Pilgrim's Way, Roch HSG/114/LDP/01	Size 2.19ha Allocation for Housing	Total Dwellings 52 Phasing	Ownership Private Key Site	Site Plan 	Plan Key 
Site Description This housing allocation is located to the northwest of Roch Village, and is greenfield in nature.				Infrastructure and Section 106 Requirements required by the Planning Authority and Infrastructure Providers	
Active Travel	<ul style="list-style-type: none"> • PRow along frontage requires upgrading to create access to the site and improved accessibility. 			Estimated Cost (if known)	
Affordable Housing	<ul style="list-style-type: none"> • 13% 				
Education	<ul style="list-style-type: none"> • Contribution may be required for secondary school. 				
Electricity Apparatus	<ul style="list-style-type: none"> • 11Kv overhead/underground line crosses the site and may require diversion. • Overhead line may require undergrounding. 				

Highways	<ul style="list-style-type: none"> • Two potential access points from Pilgrim's Way and Maes Ffynnon. • Consultation with SWTRA may be required (A487) 	
Recreational Open Space	<ul style="list-style-type: none"> • On-site provision of one Local Area of Play (LAP) (min area 0.04ha) 	
Water Supply and Drainage	<ul style="list-style-type: none"> • A water supply can be provided and the public sewage network and Newgale WwTW can accept the foul flows from the site. • Site is crossed by 100mm and 225mm diameter sewers and 100mm pressurised rising main sewer. • Maes Ffynnon sewage pumping station is located on the site with potential for odour nuisance. 	
Other Known Requirements		
Contamination	<ul style="list-style-type: none"> • None known. 	
Ecology and Habitat	<ul style="list-style-type: none"> • Used and close to habitats used by a variety of species including bats, dormice, reptiles and breeding birds. • Land to north could be used to mitigate for loss of reptile habitat. 	
Flood Risk	<ul style="list-style-type: none"> • Small risk of surface water flooding beyond site boundaries. 	
Historic Environment	<ul style="list-style-type: none"> • Three non-designated archaeological assets likely to be impacted. • Watching briefs recommended for medieval well and field boundaries. • Field boundaries and their structure to be recorded before removal. • A 2m buffer required to protect the Holloway during construction. 	
Landscape	<ul style="list-style-type: none"> • Prominent location and so sensitively designed development and need to minimise visual impacts, particularly in relation to the nearby National Park. 	
Welsh Language	<ul style="list-style-type: none"> • No requirements 	