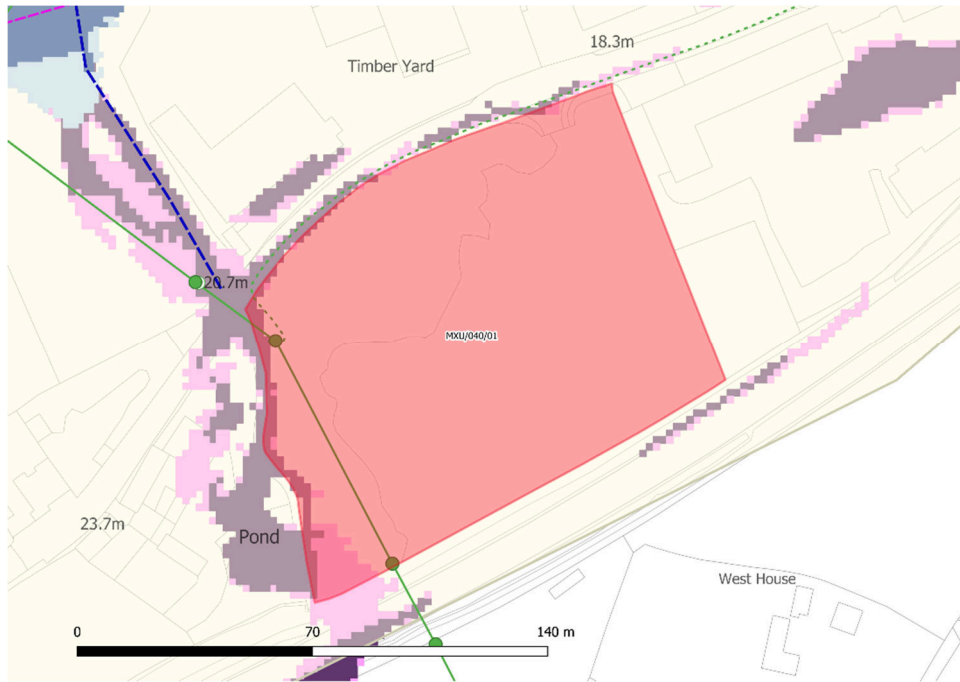




Site Allocation Name / Ref Old Hakin Road, Haverfordwest MXU/040/01	Site Size 1.32 ha	Use Housing (C3 use class) and employment (B1 and B8 use classes)	Ownership Private	Site Plan 	Map Key Electric Western Power 11kV Poles_11kV PM_Subst_11kV OHL_11kV UG_11kV Historic ProW Footpath Bridleway HistoricLandscapes 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 LDP2_D_V2_Allocations Mixed Use	Satellite Image 														
Allocation Type Mixed Use	Phasing Tranche 2018-2033																			
Site Description This greenfield site is located at the western edge of Merlins Bridge, adjoining the Old Hakin Road Industrial Estate. There is extant permission at this site for a mixed use residential and business development.				Water and Drainage This site has had planning permission for mixed use development since 2004 and there have been numerous subsequent planning applications relating to the same mix of uses. A water supply can be provided for the site. 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 through developer contributions.	Flood risk The site is not in a flood risk zone but is close to the floodplain of Merlins Brook. There is a risk of surface water flooding along the eastern boundary of the site. The sustainable disposal of surface water as part of a SuDS approach is required to ensure flooding of the nearby Merlins Brook is not exacerbated and pollution / contamination is minimised / properly controlled. Hence, a Flood Consequences Assessment is likely to be required.	Key Requirements and Contributions <table border="1"> <tr> <td>Highways</td> <td>Highways improvements needed</td> </tr> <tr> <td>Active Travel</td> <td>Footway extensions needed</td> </tr> <tr> <td>Education</td> <td>Education contribution required to primary school</td> </tr> <tr> <td>Affordable Housing</td> <td></td> </tr> <tr> <td>Recreational Open Space</td> <td>Requirements will depend on the number of residential properties at the site (which are expected to take the form of live / work units)</td> </tr> <tr> <td>Welsh Language</td> <td>No requirements</td> </tr> <tr> <td>Water & Drainage</td> <td>Merlins Bridge WwTW has limited capacity so a financial contribution may be required</td> </tr> </table>	Highways	Highways improvements needed	Active Travel	Footway extensions needed	Education	Education contribution required to primary school	Affordable Housing		Recreational Open Space	Requirements will depend on the number of residential properties at the site (which are expected to take the form of live / work units)	Welsh Language	No requirements	Water & Drainage	Merlins Bridge WwTW has limited capacity so a financial contribution may be required
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Phosphorous and Nitrogen Nutrient neutrality for nitrogen is required for this site.				Electricity supply An 11kv overhead line is located in the western part of the site. This will require re-routing and potential undergrounding to maximise the developable area within the allocation.		Key Supporting Information Requirements Detailed Site Plan Transport Assessment Screening for project level HRA and probably also a Shadow Appropriate Assessment in accordance with Habitat Regulations Assessment (HRA) requirements Contaminated Land Risk Assessment														
Active Travel Footway improvements to connect to existing provision will be required.																				

		Landscaping Plan Flood Consequence Assessment Green Infrastructure Assessment Ecology Assessment Ground investigations and a risk assessment regarding possible contaminants
<p>Contamination</p> <p>There may be contamination issues on this site. Ground investigations and a risk assessment will be needed and, depending on the outcome, mitigation may be required.</p>	<p>Habitat</p> <p>Hedgerows surrounding the site should be retained wherever possible. The relative proximity to Merlins Brook means that there could be an impact on a Natura 2000 site (the SSSI and SAC for the Western Cleddau River, which also incorporates a small section of Merlins Brook). For this reason, screening for project level HRA might be required at application stage.</p>	<p>Landscape</p> <p>The site adjoins the existing built-up area at Merlins Bridge and hence layout and design will need to be appropriate for an edge-of-settlement location. This site is close to existing residential and employment areas. Development will need to be carried out in a way that protects the amenity of neighbouring / nearby uses from adverse effects.</p>
<p>Historic Environment</p> <p>This site is within a Historic Landscape area, but beyond that, there are no known issues relating to the historic environment at this location.</p>	<p>Welsh Language</p> <p>The site is not within the defined Welsh language-sensitive area. Policy SP19 encourages all proposals to retain and enhance the Welsh language.</p>	<p>Street View Photo 1</p> 

Site Allocation Name / Ref South Quay, Pembroke MXU/095/LDP2/01	Site Size 0.50 ha	Use Retail, commercial and community uses	Ownership Public	Site Plan 	Map Key Electric Western Power 11kv UG 11kv Historic ProW Footpath Listed Building I II SAM ttoSAM_Pemb_500m_Buffer ConservationArea HistoricLandscapes Natural Local Nature Reserve Flood Map for Planning floodzone rivers and seas Flood Zone 2 Flood Zone 3 Floodzone Surface Water Small Watercourses Flood Zone 3 RIGS LDP2_D_V2_Allocations Mixed Use	Satellite Image 															
Site Description This 0.50 hectare brownfield site is located within the town centre of Pembroke and adjacent to the Pembroke River as it passes through the town and Pembroke Castle which is close to this site. Site is in advanced stage of construction.																					
Highways Improvements with regard to highway linkages should be provided.				Water and Drainage South Quay, Pembroke - a water supply can be provided for this site, the public sewerage network can accept the potential foul flows from this site, the site is crossed by a sewer, Pembroke Dock WWTW has limited capacity and the growth being proposed for the catchment area may require improvements which would need to be funded through Dwr Cymru / Welsh Water Asset Management Plan (AMP) or potentially earlier through developer contributions	Flood risk The northern section of this site is located within a flood zone and flood risk arises from coastal (sea level rise and climate change) and surface water flooding. Redevelopment must avoid vulnerable development within areas at risk of flood and not increase the risk of flooding outside of the site. The sustainable disposal of surface water as part of a SUDS approach is required.	Key Requirements and Contributions <table border="1"> <tr> <td>Highways</td> <td>Yes</td> </tr> <tr> <td>Active Travel</td> <td></td> </tr> <tr> <td>Education</td> <td></td> </tr> <tr> <td>Affordable Housing</td> <td></td> </tr> <tr> <td>Open Space</td> <td></td> </tr> <tr> <td>Welsh Language</td> <td></td> </tr> <tr> <td>Water & Drainage</td> <td></td> </tr> </table>		Highways	Yes	Active Travel		Education		Affordable Housing		Open Space		Welsh Language		Water & Drainage	
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Active Travel				Electricity supply		Key Supporting Information Requirements															
Contamination The site is on or forms part of a site that has historically had a potentially contaminative use. Investigations may be required depending on end use to establish risk posed to end users.				Habitat Environmental considerations have been considered for part of the site in relation to planning permission 20/0304/PA. Any additional redevelopment proposals may be required to provide ecological surveys. This is a highly sensitive area for bats, detailed assessments would be required. Very close proximity to Pembroke		Landscape															

Marine SAC, measures would need to be in place to prevent any impacts on the SAC from pollution runoff and any changes to potential flood risk.

Historic Environment

CADW have advised that the development of this site has the potential to have an adverse impact on the setting of Pembroke Castle Scheduled and listed buildings. Views to the castle are a key consideration. An archaeological evaluation / investigation will be required prior to the issue of any planning consent. Development will need to respect the setting / retention of important buildings, including listed buildings and location within the Conservation Area. This site contains a grouping of listed buildings, is within the immediate setting of an internationally important Scheduled Ancient Monument and Grade I listed building, Pembroke Castle; and is within the core of Pembroke Conservation Area. Design that respects this sensitive location is going to be especially important for this constrained site.

Welsh Language

Street View Photo 1



Street View Photo 2

