


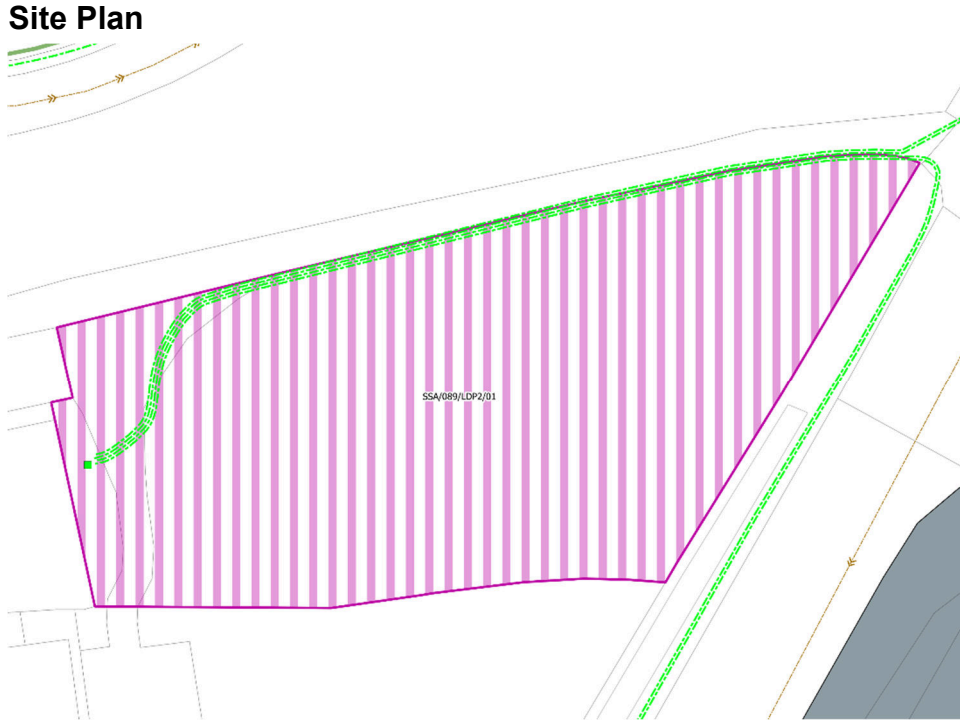







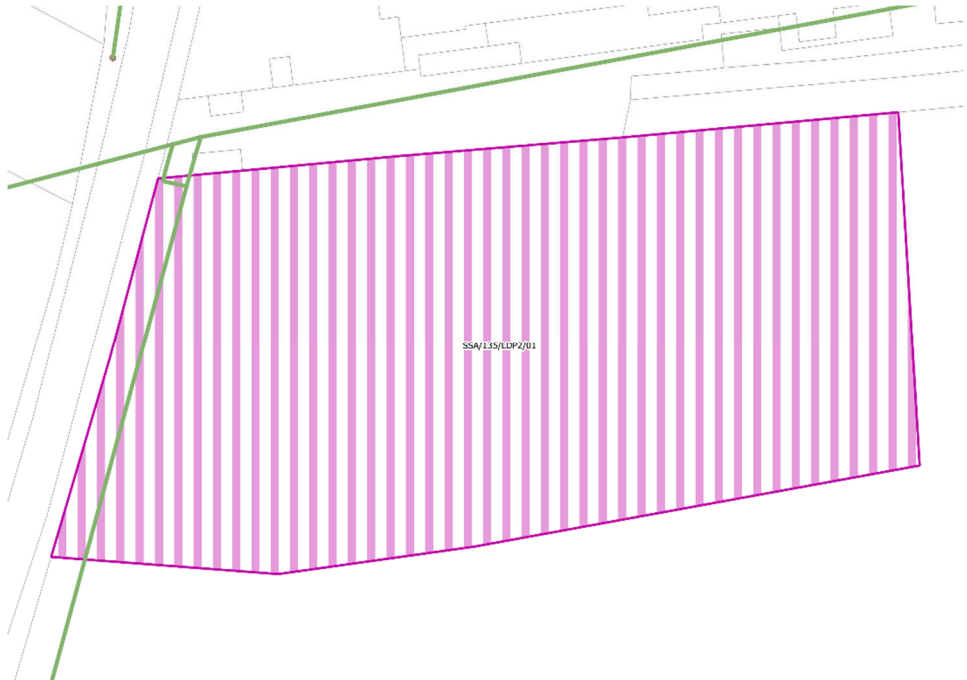



<b>Site Allocation Name / Ref</b> Redstone, Narberth SSA/088/LDP2/01	<b>Site Size</b> 1.97 ha	<b>Allocation Type</b> Specialist & Supported Accommodation	<b>Ownership</b> Private	<b>Site Plan</b> 		<b>Map Key</b> Constraints Water & Sewerage Pressurised_Main_Clean_Water Hydrant_Clean_Water LDP2 Deposit V2 Public Consultation LDP2_D_V2_Settlement_Boundary Main Town LDP2_D_V2_Allocations Specialist & Supported Accommodation	<b>Satellite Image</b> 										
<b>Site Description</b> This greenfield site is located to the north of Narberth at Redstone Road. The western edge is formed by Redstone Road with agricultural fields beyond. To the northwest and southwest there are residential properties, and a holiday park is located to the south. There are further agricultural fields to the north and east.				<b>Water and Drainage</b> A water supply can be provided for this site. There are no public sewers in close proximity to this site. Sustainable disposal of surface water as part of a SUDS approach required.		<b>Electricity</b> An 11kv overhead line is located 130m to the west of the site.		<b>Key Requirements and Contributions</b> <table border="1"> <tr> <td><b>Highways</b></td> <td>Transport Statement</td> </tr> <tr> <td><b>Active Travel</b></td> <td>Provision of a bus stop, cycle parking on site and financial contribution towards SUP.</td> </tr> <tr> <td><b>Open Space</b></td> <td>On-site provision of appropriate amenity space</td> </tr> <tr> <td><b>Water &amp; Drainage</b></td> <td>A private sewerage system will be required.</td> </tr> </table>		<b>Highways</b>	Transport Statement	<b>Active Travel</b>	Provision of a bus stop, cycle parking on site and financial contribution towards SUP.	<b>Open Space</b>	On-site provision of appropriate amenity space	<b>Water &amp; Drainage</b>	A private sewerage system will be required.
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<b>Water &amp; Drainage</b>	A private sewerage system will be required.																
<b>Phosphorous and Nitrates</b> Nutrient neutrality for nitrogen required for this site.				<b>Electricity</b> An 11kv overhead line is located 130m to the west of the site.		<b>Flood Risk</b> The site is not in a flood risk zone. The sustainable disposal of surface water as part of a SUDS approach is required.		<b>Key Supporting Information Requirements</b> Detailed Site Plan Welsh Language Assessment Landscape Study Ecological Assessment									
<b>Highways</b> Highway access will be directly onto the existing highway network county road. Transport Statement will be required.				<b>Habitat</b> Existing boundaries including trees are to be retained. Boundary vegetation must be kept dark, Immediately adjacent to core pollinator habitat and planting for pollinators must therefore be included within any enhancements.		<b>Street View Photo</b> 		<b>Active Travel</b> Provision of bus stops at or close to the entrance of the site to enhance the potential for sustainable access by public transport. Pedestrian access to be promoted and cycle parking to be included within the parking provision for the site. A financial contribution to the upgrading of the footway to shared use path from the site to the town centre will be required.									
<b>Welsh Language</b> This proposal is within a Welsh language sensitive area. Providers will be expected to plan for individual needs and language preference, including Welsh across its service provision.				<b>Landscape</b> Significant hedgerows and trees along the north and south boundary of the site provide valuable existing green infrastructure that must be maintained for rural connectivity.													

<b>Site Allocation Name / Ref</b> East of Park House, Tenby SSA/089/LDP2/02	<b>Site Size</b> 0.25 ha	<b>Allocation Type</b> Specialist & Supported Accommodation	<b>Ownership</b> Private	<b>Site Plan</b> 		<b>Map Key</b> Constraints Electric Ground_Mounted_Substation ■ 11KV Underground_Cable --- 11KV Water & Sewerage --- Pressurised_Main_Clean_Water Sewer --- FOUL RISING MAIN LDP2 Deposit V2 Public Consultation LDP2_D_V2_Allocations ■ Specialist & Supported Accommodation	<b>Satellite Image</b> 										
<b>Site Description</b> This greenfield site is located to the east of an existing Nursing Home and would form an extension to that facility.				<b>Water and Drainage</b> A water supply can be provided for this site. The public sewerage network can accept the potential foul flows from this site. Tenby WWTW can accommodate the foul flows from the proposed development site.	<b>Flood Risk</b> This site is not within a flood zone, however sustainable disposal of surface water as part of a SUDS approach is required.	<b>Key Requirements and Contributions</b> <table border="1"> <tr> <td data-bbox="1923 856 2101 905"><b>Highways</b></td> <td data-bbox="2101 856 2873 905">Potential relocation of existing pedestrian island.</td> </tr> <tr> <td data-bbox="1923 905 2101 1031"><b>Active Travel</b></td> <td data-bbox="2101 905 2873 1031">Bus stops, improved pedestrian access; financial contribution towards maintenance of Slippery Back PRow.</td> </tr> <tr> <td data-bbox="1923 1031 2101 1115"><b>Open Space</b></td> <td data-bbox="2101 1031 2873 1115">Appropriate provision of amenity open space within the site.</td> </tr> <tr> <td data-bbox="1923 1115 2101 1199"><b>Welsh Language</b></td> <td data-bbox="2101 1115 2873 1199">No requirement</td> </tr> <tr> <td data-bbox="1923 1199 2101 1283"><b>Water &amp; Drainage</b></td> <td data-bbox="2101 1199 2873 1283">No requirement</td> </tr> </table>		<b>Highways</b>	Potential relocation of existing pedestrian island.	<b>Active Travel</b>	Bus stops, improved pedestrian access; financial contribution towards maintenance of Slippery Back PRow.	<b>Open Space</b>	Appropriate provision of amenity open space within the site.	<b>Welsh Language</b>	No requirement	<b>Water &amp; Drainage</b>	No requirement
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<b>Water &amp; Drainage</b>	No requirement																
<b>Phosphorous and Nitrates</b> Nutrient neutrality for nitrogen required for this site.				<b>Habitat</b> Within close proximity to SAC designated for bats, any ecological survey must be mindful of this. Lighting must be kept to minimum where possible. Opportunities to protect and enhance trees and hedge lines for wildlife connectivity.		<b>Key Supporting Information Requirements</b> Detailed Site Plan Landscaping Plan Transport Statement Coal Mining Risk Assessment Ecology Assessment											
<b>Highways</b> Use of the access to the existing nursing home is required. A new access will not be permitted. Need to extend the footway to the south of the site access on the A478. Pedestrian refuge island may require relocation.				<b>Landscape</b> Hedgerows to be retained and protected.		<b>Street View Photo 1</b> 	<b>Street View Photo 2</b> 										
<b>Active Travel</b> Provision of bus stops at the entry of the site from the A478 and improved pedestrian access from the road required to improve sustainable access. Contribution towards maintenance of Slippery Back PRow required				<b>Contamination</b> There are no known contamination issues at this site. The Coal Authority has raised the possibility of unrecorded shallow coal workings. The site is within the Development High Risk Area and a Coal Mining Risk Assessment will be required and submitted with any planning application.													

<b>Site Allocation Name / Ref</b> South-west of Park House, New Hedges SSA/089/01	<b>Site Size</b> 3.20 ha	<b>Allocation Type</b> Specialist & Supported Accommodation	<b>Ownership</b> Private	<b>Site Plan</b> 	<b>Map Key</b> Constraints Electric Ground_Mounted_Substation 11KV Underground_Cable 11KV Water & Sewerage Pressurised_Main_Clean_Water Hydrant_Clean_Water Chamber FOUL MANHOLE Sewer FOUL CONNECTING SEWER FOUL GRAVITY FOUL LATERAL DRAIN FOUL RISING MAIN tbIPRoW Footpath Natural Flood Map for Planning nrw_floodzone_surface_water_small_watercourses_lpa Flood Zone 2 Flood Zone 3 LDP2 Deposit V2 Public Consultation LDP2_D_V2_Allocations Specialist & Supported Accommodation	<b>Satellite Image</b> 										
<b>Site Description</b> This site is a mixture of brownfield and greenfield land is located between the settlements of Tenby and New Hedges adjacent to an existing care facility. The site is allocated as an extra care facility for older persons.																
<b>Phosphorous and Nitrates</b> Nutrient neutrality for nitrogen required for this site.		<b>Water and Drainage</b> Issues have been addressed during the planning application process for application 15/1224/PA. Current advice within proximity to this site is that a water supply can be provided. The public sewerage network can accept the potential foul flows and Tenby WWTW can accommodate the foul flows.	<b>Flood Risk</b> This site is not within a flood zone. There is a risk of surface water flooding along the north-western and south-western boundary of the site. Sustainable disposal of surface water as part of a SUDS approach is required.	<b>Key Requirements and Contributions</b> <table border="1"> <tr> <td data-bbox="1923 1272 2101 1318"><b>Highways</b></td> <td data-bbox="2101 1272 2878 1318">No additional requirements</td> </tr> <tr> <td data-bbox="1923 1318 2101 1440"><b>Active Travel</b></td> <td data-bbox="2101 1318 2878 1440">Bus stops, improved pedestrian access; financial contribution towards the maintenance of Slippery Back PRow.</td> </tr> <tr> <td data-bbox="1923 1440 2101 1528"><b>Open Space</b></td> <td data-bbox="2101 1440 2878 1528">Appropriate amenity open space to be provided within the site.</td> </tr> <tr> <td data-bbox="1923 1528 2101 1612"><b>Welsh Language</b></td> <td data-bbox="2101 1528 2878 1612">No requirements</td> </tr> <tr> <td data-bbox="1923 1612 2101 1698"><b>Water &amp; Drainage</b></td> <td data-bbox="2101 1612 2878 1698">No requirements</td> </tr> </table>			<b>Highways</b>	No additional requirements	<b>Active Travel</b>	Bus stops, improved pedestrian access; financial contribution towards the maintenance of Slippery Back PRow.	<b>Open Space</b>	Appropriate amenity open space to be provided within the site.	<b>Welsh Language</b>	No requirements	<b>Water &amp; Drainage</b>	No requirements
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<b>Welsh Language</b>	No requirements															
<b>Water &amp; Drainage</b>	No requirements															
<b>Highways</b> Use of the access to the existing nursing home is required. A new access will not be permitted. Need to extend the footway to the north of the site access on the A478.		<b>Habitat</b> Within close proximity to SAC designated for bats, any ecological survey must be mindful of this. Lighting must be kept to minimum where possible. Opportunities to protect and enhance trees and hedge lines for wildlife connectivity.			<b>Key Supporting Information Requirements</b> Detailed Site Plan Landscaping Plan Transport Statement											
<b>Active Travel</b> Provision of bus stops at the entry of the site from the A478 and improved pedestrian access from the road required to improve sustainable access. Contribution towards maintenance of Slippery Back PRow required.																

		Coal Mining Risk Assessment Ecology Assessment	
<p><b>Contamination</b></p> <p>The Coal Authority has indicated that there are possible unrecorded shallow coal workings at this site and it lies within the Development High Risk Area (DHRA). A Coal Mining Risk Assessment will be required and submitted with any planning application.</p>	<p><b>Landscape</b></p> <p>Particular attention to layout and minimising the visual impact of external lighting will be required to mitigate visual impact in extensive views to the west.</p>	<p><b>Street View Photo 1</b></p> 	<p><b>Street View Photo 2</b></p> 

<b>Site Allocation Name / Ref</b> North of Bulford Road Bypass, Tiers Cross SSA/135/LDP2/01	<b>Site Size</b> 0.44 ha	<b>Allocation Type</b> Specialist & Supported Accommodation	<b>Ownership</b> Private	<b>Site Plan</b> 	<b>Map Key</b> Constraints Water & Sewerage Pressurised_Main_Clean_Water Hydrant_Clean_Water LDP2 Deposit V2 Public Consultation LDP2_D_V2 Settleme nt_Boundary Service Village LDP2_D_V2_Residential_Allocations Residential Allocation LDP2_D_V2_Allocations Specialist & Supported Accommodation	<b>Satellite Image</b> 
<b>Site Description</b> This 0.44 hectare greenfield site is located to the south of Torestin Nursing Home at the southern edge of Tiers Cross. The site is allocated for older persons care or people with learning disabilities.						
<b>Phosphorous and Nitrogen</b> Nutrient neutrality for nitrogen required for this site.		<b>Water and Drainage</b> A water supply can be provided for this site. The site is crossed by a water main. The public sewerage network can accept the potential foul flows from this site. Tiers Cross Wastewater Treatment Works (WwTW) can accommodate the foul flows from the proposed development site.	<b>Electricity</b> There is an 11kv overhead line 25metres to the east of the site.	<b>Key Requirements and Contributions</b>		
<b>Highways</b> Access will be from the minor lane running south from the centre of Tiers Cross village. Independent pedestrian access is required from the site onto the road.			<b>Flood risk</b> The site is not in a flood risk zone. The sustainable disposal of surface water as part of a SuDS approach is required.	<b>Highways</b>	Independent pedestrian access from the road.	
<b>Active Travel</b> Improvement to footways may be needed in conjunction with development. Footway link to main road required. (See also residential allocation HSG/135/LDP2/1). Footway to link also to bypass.		<b>Habitat</b> A buffer to the east of this site is required to ensure that protected species are protected. Boundary planting is required to define the site area, retain and enhance ecological connectivity and protect amenity of residents. This site is in a core habitat area for pollinators and any biodiversity enhancements should include planting for pollinators.	<b>Active Travel</b>	Footpaths to link to main road and bypass		
<b>Contamination</b> None known			<b>Landscape</b> If the site is developed as a separate enterprise to the existing nursing home the existing hedgerow should be retained. If it is combined with the existing, then a new hedgebank should be provided around the southern perimeter.	<b>Open Space</b>	Appropriate amenity open space to be provided within the site.	
<b>Key Supporting Information Requirements</b> Detailed Site Plan Ecology Assessment				<b>Welsh Language</b>	No requirement	
<b>Water &amp; Drainage</b>			<b>Water &amp; Drainage</b>	No requirement		
<b>Street View Photo 1</b> 