Pembrokeshire County Council

Local Development Plan (2017-2033)

Session 8

Thursday 3rd December 2026, 10 am

Site allocations – Service centres and service villages

Hearing Statement

Appendix A is the same document for each Session: It consists of:
Part 1: Policy Edits
Part 2: Minor Edits
Part 3: Proposals Maps Edits
Part 4: Other Edits

October 2026

PEMBROKESHIRE COUNTY COUNCIL

Session/Matter 8 – Site allocations – service centres and service villages **Thursday 3rd December 2026 10:00am**	
Issue: Are the allocated sites soundly based and capable of delivering new residential development over the Plan period?	
HSG/020/LDP2/1 (Land at Tan Ffynnon Fields, Cilgerran) TN HSG/048/00038 (North of Hayston View, Johnston) LW HSG/050/LDP2/1 (South of Rock Park, Kilgetty) SH HSG/052/00011 (South of Cleggars Park, Lamphey) LW HSG/052/LDP2/1 (Adjacent to Lamphey School, Lamphey) LW HSG/003/LDP2/01 (North of Begelly Farm) SH HSG/152/LDP2/1 (South of Bro'r Dderwen, Clunderwen) TN HSG/043/LDP2/1 (Adjacent Brackenhurst, Hill Mountain) BS HSG/047/LDP2/1 (South of The Crown, Jeffreyston) SH HSG/066/LDP2/1 (East of Hazelbank, Llanstadwell) LW HSG/132/LDP2/1 (West of Kings Park Farm, Templeton) SH	See Across SH/AB in support.
1. What are the constraints affecting the site, and are these constraints significant obstacles to development within the Plan period? 2. In light of the constraints, and having regard to policy provisions for infrastructure including affordable housing and planning obligations, is the allocation economically viable? 3. Having regard to site-specific evidence and relevant policies for on-site infrastructure and design-related matters, are the number of dwellings proposed realistic and deliverable over the Plan period? 4. What are the mechanisms and timescales for delivering the site? 5. Is the site allocation essential to ensure the soundness of the Plan?	
(Closed) **LPA Response:** HSG/020/LDP2/1 (Land at Tan Ffynnon Fields, Cilgerran) TN Q1. There are a limited number of constraints for the site: ▪ Electricity overhead lines; ▪ The site sits within Lower Teifi Valley Historic Landscape; ▪ Cilgerran Castle a Scheduled Ancient Monument approximately 150m from site; ▪ Surface water flood risk around the site boundary; ▪ Coedmor National Nature Reserve and Teifi estuary Special Area of Conservation lie approximately 300m to the North; ▪ The site lies within and the wastewater for the site will drain into the Teifi SAC freshwater Phosphorus sensitive catchment; ▪ The site lies within the Welsh Language sensitive area and will require appropriate phasing and other mitigation measures such as bilingual signage. None of these constraints are considered to be significant obstacles. Overhead electricity lines will require diversion or undergrounding. Statutory Consultees (including CADW and NRW) have been consulted as part of the Deposit Plan consultation and have raised no objections for the site coming forward. The	

site will require a Historic Environment Appraisal and Archaeological Evaluation as part of the supporting information for any planning application. A SuDS scheme will be required which deals with the surface water flooding issues on the site boundary. Developer contributions may be required for Cilgerran Sewage Treatment Works (STW) improvement if development comes forward before planned (AMP) upgrades to the works due in 2030. The site will require either bespoke phosphorus mitigation proposed by the developer or will rely on the integrated approach (based on a NRW Teifi Catchment Nutrient Recovery Plan (CNRP)) to come forward. The Plan trajectory shows the development starting in 2030/31 which should provide enough time for Teifi CNRP development.

Q2. The site has undergone a key site viability appraisal (See Financial Viability Report 2024 Housing (SD28)[1] and Financial Viability Report Addendum Feb 2026 and Appendices (ED10 a-c)[2]. The site is considered viable with a number of planning obligations including highways, active travel (shared user path) and on and off-site open space contributions. With a provision of 17.8% of the dwellings to be affordable housing (16 dwellings). Developer contributions may be required for waste-water disposal if development is implemented before planned sewage treatment works upgrades. (See Implementation Appendix (ED10d))[3]

Q3. The site is not due to come forward until 2030/31 and will be phased to meet Welsh Language mitigation requirements (In the updated trajectory (ED34[4]) 10 dwellings will be moved outside the Plan period to meet these mitigation requirements). This should provide enough time to address the phosphorus catchment issues. No other constraints or infrastructure issues should prevent the site coming forward in the planned time frame.

Q4. The delivery mechanism is not known at this time. However, the landowner submitted a candidate site application with supporting information which indicates that the site should come forward in a timely manner. The site is due to be delivered at the end of the plan period (beginning 2030/31).

Q5. The site alone is not necessarily essential to ensure the soundness of the Plan. However, it contributes towards delivery of the housing and affordable housing targets. The site lies in a service centre settlement, a sustainable location, and will contribute to housing delivery.

(Closed)

LPA Response:

HSG/048/00038 (North of Hayston View, Johnston) LW

Q1. There are a limited number of constraints for the site:

- The site lies within and the wastewater from the site will drain into the Milford

[1] https://www.pembrokeshire.gov.uk/objview.asp?object_id=11531&language= SD28
[2] (ED10a) Financial Viability Report Addendum Feb 2026 https://www.pembrokeshire.gov.uk/objview.asp?object_id=12283&language=
(ED10b) Appendix A Viability Guidance Note for Wales https://www.pembrokeshire.gov.uk/objview.asp?object_id=12284&language=
(ED10c) Appendix B Updated Key Site FVAs https://www.pembrokeshire.gov.uk/objview.asp?object_id=12285&language=
[3] https://www.pembrokeshire.gov.uk/objview.asp?object_id=12286&language= ED10d
[4] https://www.pembrokeshire.gov.uk/objview.asp?object_id=12420&language= ED34

Haven Inner Marine Nitrogen Sensitive Catchment;
- Electricity overhead lines;
- The site is of possible archaeological interest. A Historical Environmental Appraisal and appropriate mitigation will be required.
- Tree Preservations Orders protect some of the trees on the Southern boundary.
- There is badger presence within the site. A badger survey and appropriate mitigation will be required.
- Transport Assessment will be required due to the sites potential impact on the trunk road network.

None of these constraints are considered significant obstacles. The majority of the site is Grade 2 agricultural land, but the site is surrounded by existing development and is no longer considered suitable for intensive agricultural use.

PCC Highways would prefer access to the site to be directly from the A4076 trunk road, which would require approval by the Welsh Government Trunk Road Agency. There is alternative access into the site from the A477 (part of the County highway network in this locality) and then Hayston View. A Transport Assessment would be required in both instances, due to either a direct or indirect impact on the trunk road network.

Overhead lines may require diversion or undergrounding.

Statutory consultees (including CADW and NRW) have been consulted as part of the Deposit Plan consultation and have raised no objections to the site coming forward. There is potential for possible historic interest, and therefore a Historic Environmental Appraisal will be required as supporting information for any planning application. There is a preference for a sewerage connection to be made in the north-west corner of the site. Sustainable disposal of surface water as part of a SUDs approach will be required to address the small risk of surface water flooding from the centre of the site towards the eastern boundary, where there is a larger pool of surface water which is in Zone 3 for surface water flooding.

The Plan trajectory (ED34) [5] shows the development starting in 2029/30. Therefore, the development will come forward following the implementation of PCC's Credit Trading Scheme and NRW's Catchment Nutrient Recovery Plan.

Whilst there has been a long period of non-delivery, circumstances have changed sufficiently for the site to continue to be allocated. Issues with the Wastewater Treatment Works and the associated infrastructure which prevented this site being brought forward for development have been resolved through upgrades.

Q2. The site has undergone a key site viability appraisal (see Financial Viability Report 2024 Housing (SD28[6]) and Financial Viability Report Addendum 2026 and Appendices (ED10 a-c[789]). The site is considered viable, when including planning

[5] (Appendix 2 Local Development Plan 2 Housing Components & Trajectory Update Sept 26 (amended 8 October 2026) ED34
[6] https://www.pembrokeshire.gov.uk/objview.asp?object_id=11531&language=SD28
[7] (ED10a) Financial Viability Report Addendum Feb 2026 https://www.pembrokeshire.gov.uk/objview.asp?object_id=12283&language=
[8] (ED10b) Appendix A Viability Guidance Note for Wales https://www.pembrokeshire.gov.uk/objview.asp?object_id=12284&language=

obligation costs, including active travel (shared user path) and recreational open space contributions, with a provision of 6% affordable housing (3 units) of the total units (50) to be delivered in the Plan period.

Q3. No other known constraints or infrastructure issues should prevent the site coming forward in the planned time frame. The number of dwellings proposed is considered appropriate and realistic for the Plan period.

Q4. Site promoter L Greggain & Co Ltd (34550), through GJP Planning (4358), submitted an extensive representation at Deposit Plan stage in general support of the allocation. They proposed the following update to the trajectory: 25 units (2026-2027), 25 units (2027-2028), 25 units (2028-2029) and 7 units (2029-2030). There is a willingness from the site owners and promoters to develop the site. This has been demonstrated at Candidate Site and Deposit stage. The site is planned to deliver completions between 2029-2030 and 2031-2032. There is sufficient time for the site to be brought forward.

Q5. The site is not essential to ensuring the soundness of the Plan. However, the site contributes towards the delivery of the housing targets of the Plan. The site lies in a service centre settlement, a sustainable location, and will contribute to housing delivery.

Closed

LPA Response:

HSG/050/LDP2/1 (South of Rock Park, Kilgetty) SH

Q1. This site is an extension of a site previously developed for residential use. An access from the earlier site to the site boundary of the allocated has been safeguarded. The identified constraints are:

- Nutrient neutrality for nitrogen is required;
- There are tree preservation orders along the site boundary requiring protection;
- Potential impact on a Natura 2000 site with screening for project level HRA required at application stage;
- Potential dormice in the vicinity;
- Much of the site is Grade 3a Agricultural land but the site is part of a wider undeveloped area bounded to the south and east by the A477 road, and the railway line to the west. Access into the site is restricted by existing development.

Q2 The Council considers that the site is economically viable, despite the identified constraints. This site has not undergone a Key Site Viability Appraisal, so in this case the site will rely on the findings of the High-Level Viability Appraisal set out in the Financial Viability Report prepared by Burrows Hutchinson Ltd (SD28). Kilgetty is in a Band 3 location (see LDP 2 policy GN 20 reasoned justification table). The requirement for 12.5% affordable housing will provide 2 affordable houses on site. Contributions towards local pedestrian connectivity to Kilgetty may be required.

Q3. The number of dwellings proposed is considered appropriate and realistic for the

[9] (ED10c) Appendix B Updated Key Site FVAs
https://www.pembrokeshire.gov.uk/objview.asp?object_id=12285&language=

Plan period.

Q4. The delivery mechanism is not known at this time. However, the landowner submitted a candidate site application with supporting information which indicates that the site should come forward in a timely manner. The site is due to be delivered at the end of the plan period (beginning 2030/31).

Q5. The site contributes towards the delivery of the housing targets of the Plan. However, the site is not essential to ensuring the soundness of the Plan.

Closed

LPA Response:

HSG/052/00011 (South of Cleggars Park, Lamphey) LW

Q1. Constraints for the site:

- The site lies within and the wastewater from the site will drain into the Milford Haven Inner Marine Nitrogen Sensitive Catchment;
- Electricity overhead lines;
- Proximity to the Pembrokeshire Coast National Park will require a comprehensive landscape scheme to protect the special qualities of the National Park.

None of these constraints are significant obstacles. There is potential for the overhead lines and the 3 poles located along the northern boundary to be left in position.

Statutory consultees, including NRW, have been consulted as part of the Deposit Plan consultation and have raised no objections for the site coming forward. There is a small risk of surface water flooding at the centre of the site and along the eastern boundary. The sustainable disposal of surface water as part of a SuDS approach is required.

The Plan trajectory shows the development starting in 2027/28. A full application (23/0576/PA – (63 units) for residential development together with associated works including landscaping, drainage, and highways) is with PCC awaiting determination. The development is likely to come forward following the implementation of PCC's Credit Trading Scheme and NRW's Catchment Nutrient Recovery Plan.

A comprehensive landscaping scheme will be required to protect the special qualities of the National Park. The majority of the site is Grade 2 agricultral land but there are no suitable alternative sites.

Q2. The Council is of the view that the site is economically viable, despite the identified constraints. This site has not undergone a Key Site Viability Appraisal, so in this case the site will rely on the findings of the High-Level Viability Appraisal set out in the Financial Viability Report prepared by Burrows Hutchinson Ltd (SD28). Lamphey is in a Band 3 location (see LDP 2 policy GN 20 reasoned justification table). The requirement for 25% affordable housing will provide approximately 13 affordable houses on site. Contributions towards Lamphey Playground may be required.

Q3. No other constraints or infrastructure issues should prevent the site coming forward in the planned time frame. The number of dwellings proposed is considered

appropriate and realistic for the Plan period. Q4. The site promoters, Ateb, are moving forward with the site. A full application was submitted in September 2023. It was initially expected that the site would be yielding completions by this point, however, due to the delays resulting from NRW's publication of conditions assessments in June 2025, the determination of the application is on-hold. It is expected that the development will likely begin following the implementation of PCC's Credit Trading Scheme and NRW's Catchment Nutrient Recovery Plan. Q5. The site contributes towards the delivery of the housing targets of the Plan. However, the site is not essential to ensuring the soundness of the Plan.	
Closed **LPA Response:** HSG/052/LDP2/1 (Adjacent to Lamphey School, Lamphey) LW **Q1** There are a limited number of constraints for the site: • The site lies within and the wastewater from the site will drain into the Milford Haven Inner Marine Nitrogen Sensitive Catchment; • The site is crossed by a 6-inch diameter watermain; • The site is located in close proximity to the Pembrokeshire Coast National Park; • There is a small risk of surface water flooding and sustainable surface water management will be required; • Appropriate ecological surveys will be required in relation to protected species, including bats. None of these constraints are considered significant obstacles. Statutory consultees, including NRW, have been consulted as part of the Deposit Plan consultation process and have raised no objections to the site coming forward. The public sewerage network and Lamphey Wastewater Treatment Works can accommodate the foul flows generated by the development. Sustainable disposal of surface water as part of a SuDS approach will be required. A comprehensive landscaping scheme will be required to protect the special qualities of the Pembrokeshire Coast National Park and existing trees within the site will need to be retained and protected wherever possible. Appropriate ecological assessment will accompany any planning application. The Plan trajectory shows the development starting in 2028/29, which should allow sufficient time for nutrient neutrality requirements to be addressed through either bespoke mitigation or the wider strategic approach. **Q2** The Council is of the view that the site is economically viable, despite the identified constraints. This site has not undergone a Key Site Viability Appraisal, so in this case the site will rely on the findings of the High-Level Viability Appraisal set out in the Financial Viability Report prepared by Burrows Hutchinson Ltd (SD28). Lamphey is in a Band 3 location (see LDP 2 policy GN 20 reasoned justification table). The requirement for 20% affordable housing will provide approximately 8 affordable houses on site. Contributions to Lamphey Playground may be required.	

Q3 The site is phased for delivery during the period **2029-2033**. There are no significant infrastructure constraints that would prevent development coming forward within this timeframe. Water supply and foul drainage infrastructure are available, no contamination issues have been identified, and there are no Welsh language phasing requirements associated with the allocation. Whilst nutrient neutrality, ecology, landscape and highway matters will need to be addressed through the planning application process, these are capable of being satisfactorily mitigated. The number of dwellings proposed is therefore considered realistic and deliverable within the Plan period. **Q4** The delivery mechanism is not known at this time. However, the site is in private ownership and has been identified as a deliverable residential allocation through the Plan preparation process. The site benefits from identified access arrangements and no significant ownership or infrastructure constraints have been identified. Development is anticipated to commence during the 2028-2033 tranche, and there is no evidence to suggest that the allocation cannot be delivered within the Plan period. **Q5** The individual site is not necessarily essential to ensure the soundness of the Plan. However, the site contributes towards the delivery of both the housing and affordable housing targets. The allocation will provide **40 dwellings, including 8 affordable dwellings**, in a sustainable Service Village location with good access to services, education facilities and active travel opportunities. The site will therefore make an important contribution towards implementing the spatial strategy and housing objectives of the Plan.	
Closed **LPA Response:** HSG/003/LDP2/01 (North of Begelly Farm) SH Q1. There are a limited number of constraints for this site which are not considered to be significant constraints to development within the Plan period: ▪ A Grade II Listed Building is close to the edge of the site; ▪ Coal workings within the site. A coal mining risk assessment is required. ▪ Nutrient neutrality for nitrogen is required. ▪ A new access from the main road is required. Q2. The Council is of the view that the site is economically viable, despite the identified constraints. This site has not undergone a Key Site Viability Appraisal, so in this case the site will rely on the findings of the High-Level Viability Appraisal set out in the Financial Viability Report prepared by Burrows Hutchinson Ltd (SD28). Begelly is in a Band 3 location (see LDP 2 policy GN 20 reasoned justification table), however this allocation is for 100% affordable housing. Q3. The number of dwellings proposed is considered appropriate and realistic for the Plan period. The landowner made a representation of support for the inclusion of the site as an allocation in LDP2 and its delivery within the Plan period. The anticipated delivery period is from 2028/29. Either bespoke mitigation or an integrated approach based on the CNRP should be able to provide sufficient nutrient headroom for the	

development.

Q4. As the site is allocated for 100% affordable housing, it is anticipated that it will be delivered by a Registered Social Landlord.

Q5. The site contributes towards the delivery of the housing targets of the Plan. However, the site is not essential to ensuring the soundness of the Plan.

Closed

LPA Response:

HSG/152/LDP2/1 (South of Bro'r Dderwen, Clunderwen) TN

Q1 There are a limited number of constraints for the site:

- Overhead electricity lines;
- "Earthworks south-east of Clyn-Derwena" Scheduled Ancient Monument approximately 180m from site;
- The site lies within and the wastewater for the site will drain into the Cleddau SAC freshwater Phosphorus sensitive catchment and the Milford Haven Inner Marine Nitrogen sensitive catchment.
- The site lies within the Welsh Language Sensitive Area and will require appropriate phasing and other mitigation measures such as bilingual signage.

None of these constraints are significant obstacles.

Overhead electricity lines will require diversion or undergrounding.
Statutory Consultees (including CADW and NRW) have been consulted as part of the Deposit Plan consultation and have raised no objections for the site coming forward.
The site will require either bespoke phosphorus mitigation proposed by the developer or will rely on the integrated approach (based on a NRW Cleddau Catchment Nutrient Recovery Plan (CNRP)) to come forward. The Plan trajectory shows the development starting in 2028/29 which should provide the enough time for the CNRP to be in place.

Q2 The site has undergone a key site viability appraisal (See Financial Viability Report 2024 Housing (SD28)[10] and Financial Viability Report Addendum Feb 2026 and Appendices (ED10 a-c)[11]. The site is considered viable with a number of planning obligations including sewer connection, highways, active travel and off-site open space contributions. Twenty-five per-cent of the dwellings are to be affordable houses (17 dwellings) (See Implementation Appendix (ED10d))[12].

Q3 The site is not planned to start until 2028/29 and will be phased to meet Welsh language mitigation requirements. This should provide enough time for either bespoke mitigation or the integrated (CNRP) to provide sufficient nutrient headroom for development. No other constraints or infrastructure issues should prevent the site coming forward in the planned time frame.

[10] https://www.pembrokeshire.gov.uk/objview.asp?object_id=11531&language= SD28
[11] (ED10a) Financial Viability Report Addendum Feb 2026 https://www.pembrokeshire.gov.uk/objview.asp?object_id=12283&language=
(ED10b) Appendix A Viability Guidance Note for Wales https://www.pembrokeshire.gov.uk/objview.asp?object_id=12284&language=
(ED10c) Appendix B Updated Key Site FVAs https://www.pembrokeshire.gov.uk/objview.asp?object_id=12285&language=
[12] https://www.pembrokeshire.gov.uk/objview.asp?object_id=12286&language= ED10d

Q4 The delivery mechanism is not known at this time. However, the landowner has provided a supporting response regarding site delivery in their Deposit Plan Consultation response. (See Appendix 4 - Issues Papers updated 23 September 2025 (SD09.5)[13]).

Q5 The individual site is not necessarily essential to ensure the soundness of the Plan. However, it contributes towards delivery of the housing and affordable housing targets. The site lies in a service village settlement, a sustainable location, and will contribute to housing delivery.

Closed

LPA Response:

HSG/043/LDP2/1 (Adjacent Brackenhurst, Hill Mountain) BS

Q1 These are the constraints affecting this site:

- Nutrient neutrality for dissolved inorganic nitrogen is required.
- A new access will need to be created from the Burton Road, with a footway provided along the site frontage to facilitate connectivity to other parts of Hill Mountain village.
- A new hedgerow will be required on the southern boundary.
- There is an 11kV overhead electricity line within the site that will need to be re-routed and possibly placed underground.
- The site has biodiversity value. Badgers and bats use the boundary features.
- Green infrastructure will need to be incorporated within the site.
- Lighting will need to minimised.
- A primary school education contribution is required.
- An offsite provision towards affordable housing is required.
- An archaeological assessment will need to be prepared.

Achieving nutrient neutrality for nitrogen will be as challenging here as at many other locations in the Plan area but is nonetheless achievable. The other identified constraints are not either individually or cumulatively a significant obstacle to development of the site for residential purposes within the Plan period.

Q2 The Council is of the view that the site is economically viable, despite the identified constraints. This site has not undergone a Key Site Viability Appraisal, so in this case the site will rely on the findings of the High-Level Viability Appraisal set out in the Financial Viability Report prepared by Burrows Hutchinson Ltd (SD28[14]). Hill Mountain village is a Band 2 location (see LDP 2 policy GN 20 reasoned justification table), which means that in an affordable housing context, the developers will be required to provide a commuted sum towards off-site provision. As noted in the answer to question 1, a primary school education contribution will also be required and there are various other requirements and assessments required in conjunction with the development of the site.

Q3 The number of dwellings proposed for this site during the Plan period is realistic and deliverable. It is envisaged that development will commence in 2027-28, with a build-out of 3 dwellings per annum through to 2031/32, giving a site total of 15 dwellings. There is

[13] https://www.pembrokeshire.gov.uk/objview.asp?object_id=12063&language= SD09.5

[14] https://www.pembrokeshire.gov.uk/objview.asp?object_id=11531&language= SD28

potential for a further 15 dwellings beyond the Plan period (after 2033). Either bespoke mitigation or an integrated approach based on the CNRP should be able to provide sufficient nutrient headroom for the development. No other constraints or infrastructure issues should prevent this site being developed in accordance with the anticipated time frame.

Q4 The delivery mechanism is not known at this time. However, the landowner submitted various Candidate Site proposals early in the Plan preparation process (the allocated site amalgamates elements of several of these) and has provided representations during the LDP2 Deposit Plan 2 and LDP2 Focussed Changes consultations. The developer wishes to move ahead with the development quickly, subject to its inclusion in the adopted version of LDP2. Notwithstanding nutrient neutrality for nitrogen challenges, all other indications so far are that the site will be delivered in a timely manner, with the whole site completed by 2031/32. It is also important to note that the site proposer has asked for more land in the same part of the village (more of the same field) to be included in the allocation. The Council is of the view that the provision currently set out is appropriate for this Service Village. It also notes that within the site area it has identified, there is sufficient land for 15 dwellings within the Plan period and a further 15 dwellings beyond the Plan period (after 2033).

Q5 The site will contribute towards the delivery of the housing targets of the Plan. Individually, the residential allocation of the site is not essential to ensuring the soundness of the Plan. However, it will form an element of the provision made in sustainable locations in various Service Villages across the Plan area.

Closed

LPA Response:

HSG/047/LDP2/1 (South of The Crown, Jeffreyston) SH

Q1. There are a number of constraints at this site, but they are not considered to be a significant constraint to its development within the Plan period:

- New access from the B4586 required;
- Site is crossed by a 100mm diameter watermain running parallel to the eastern boundary;
- Hedgerow and mature trees along boundary and within site to be retained;
- Possibility of unrecorded mine-workings;
- Mine shaft to the north of the site.

Q2 The Council is of the view that the site is economically viable, despite the identified constraints. This site has not undergone a Key Site Viability Appraisal, so in this case the site will rely on the findings of the High-Level Viability Appraisal set out in the Financial Viability Report prepared by Burrows Hutchinson Ltd (SD28[15]). Jeffreyston is listed in the Banding Table 2 therefore requiring a commuted sum for the off-site provision of affordable housing. The landowner has supported the inclusion of the allocation in the Plan and the timing for delivery and made representations at the Deposit Plan consultation to increase the number of units for the site. The Council has recognised this with Focussed Changes FC5.GN16. Jeffreyston.01,

[15] https://www.pembrokeshire.gov.uk/objview.asp?object_id=11531&language= SD28

FC4.SP07.Jeffreyston.02; FC6.App2.Jeffreyston.01. The changes were supported by the landowner at the Focussed Changes consultation (See SD09.5[16]). Q3. The number of dwellings proposed is considered appropriate and realistic for the Plan period. The anticipated delivery period is from 2027/28. Q4. The delivery mechanism is not known at this time. However, the landowner has supported the allocation, along with the proposed increased number of units and has provided representations of support during the LDP 2 Deposit Plan 2 and LDP 2 Focussed Changes consultations. (See SD09.7[17]) The developer wishes to move ahead with the development quickly, subject to its inclusion in the adopted version of LDP 2. Q5. The site will contribute towards the delivery of the housing targets of the Plan. Individually, the residential allocation of the site is not essential to ensuring the soundness of the Plan. However, it will form an element of the provision made in sustainable locations in various Service Villages across the Plan area.	
Closed **LPA Response:** HSG/066/LDP2/1 (East of Hazelbank, Llanstadwell) LW Q1 There are a limited number of constraints for the site: ▪ The site lies within the catchment where nutrient neutrality for nitrogen is required. ▪ The site is located within the Milford Haven Waterway Landscape of Outstanding Historic Interest. ▪ The site is in close proximity to the Pembrokeshire Marine SAC and will require ecological mitigation to ensure protected species are not adversely affected. ▪ The site is identified as being on a B-Line and biodiversity enhancement measures, including planting for pollinators, will be required. ▪ There is a small area of surface water flooding at the eastern end of the site. None of these constraints are considered significant obstacles to development. The public sewerage network and Neyland Wastewater Treatment Works are capable of accommodating the foul flows arising from the development. Sustainable drainage measures will be required to address surface water management. Ecological mitigation will include a restricted lighting scheme along the southern boundary to protect species associated with the nearby SAC, retention and protection of existing boundaries, and biodiversity enhancement measures including planting for pollinators. There are no known archaeological or contamination issues affecting the site. Statutory consultation undertaken through the Plan preparation process has not identified any constraints that would prevent the site from being allocated or developed. At Deposit and Focused Change stages, representations were received regarding the site's impact on the existing highway. The site is being promoted at a reduced density of 10 dwellings per hectare, rather than 23 dwellings per hectare in other rural settlements, following advice from the Highway Authority at the Candidate Site Assessment stage.	

[16] https://www.pembrokeshire.gov.uk/objview.asp?object_id=12063&language= SD09.5
[17] https://www.pembrokeshire.gov.uk/objview.asp?object_id=12070&language= SD09.7

Q2 The site has been assessed through the Council's evidence base and is allocated for 10 dwellings. The site requirements identify a number of planning obligations and infrastructure requirements, including provision of a footway along the northern side of the access, ecological mitigation measures, education contributions towards secondary school provision, and an off-site affordable housing contribution. Access is proposed from Hazelbank via a single point of access to the existing highway network.

The site is in public ownership and no abnormal infrastructure costs have been identified. A water supply can be provided and the public sewerage network has capacity to accommodate the development. Accordingly, there is no evidence to suggest that the site is unviable or incapable of delivery within the Plan period. The allocation will contribute to the delivery of the Plan's affordable housing objectives through the provision of an off-site affordable housing contribution.

Q3 The site is phased for delivery during the period 2032-33, with an anticipated delivery rate of 5 units per annum. (See Housing Trajectory ED34[18]) This should allow for sufficient time for any nutrient neutrality requirements and ecological mitigation measures to be addressed. There are no significant infrastructure constraints affecting the site. The site is not located within a flood zone, water and sewerage infrastructure capacity is available, and no contamination or archaeological issues have been identified. Whilst ecological mitigation will be required in relation to the nearby SAC, these matters are capable of being addressed through site design and planning conditions. There is therefore no reason why the site should not come forward within the anticipated timeframe.

Q4 The site is in public ownership, providing confidence regarding deliverability. Access arrangements have been identified and the site requirements are straightforward and capable of being addressed through the planning application process. Whilst the specific delivery mechanism is not known at this stage, there is no evidence that land ownership, infrastructure provision or site constraints would prevent development. The public ownership of the site supports a reasonable prospect of delivery during the Plan period.

Q5 This individual site is not necessarily essential to ensure the soundness of the Plan. However, it contributes towards the overall housing requirement and assists in maintaining a supply of housing land in a sustainable location. The site is located within the Service Village of Llanstadwell, which has good access to services, open space and public transport, including a frequent bus service. Development of the site will support the spatial strategy of the Plan and contribute towards housing delivery within the settlement hierarchy. In addition, the site will contribute towards meeting identified affordable housing needs through the provision of an off-site affordable housing contribution, helping to support the Plan's affordable housing target and wider community sustainability objectives.

Closed

LPA Response: HSG/132/LDP2/1 (West of Kings Park Farm, Templeton) SH

Q1. There are no significant constraints to the development of this site.
Q2. The Council is of the view that the site is economically viable. This site has not

[18] Appendix 2 Local Development Plan 2 Housing Components & Trajectory Update Sept 26 ED34

undergone a Key Site Viability Appraisal, so in this case the site will rely on the findings of the High-Level Viability Appraisal set out in the Financial Viability Report prepared by Burrows Hutchinson Ltd (SD28[19]). Templeton is listed in Band 4 of the tables following Policy GN 20 (Local Needs Affordable Housing) of the Plan requiring delivery of 25% affordable housing on site. The site will contribute towards the delivery of the housing targets of the Plan. The residential allocation of the site on its own is not essential to ensuring the soundness of the Plan. However, it will form an element of the provision made in sustainable locations in various Service Villages across the Plan area. Q3. The number of dwellings proposed is considered appropriate and realistic for the Plan period. The anticipated delivery period is from 2029/30. Q4. The delivery mechanism for this site is not currently known. Q5. The site will contribute towards the delivery of the housing targets of the Plan. Individually, the residential allocation of the site is not essential to ensuring the soundness of the Plan. However, it will form an element of the provision made in sustainable locations in various Service Villages across the Plan area.	

[19] https://www.pembrokeshire.gov.uk/objview.asp?object_id=11531&language= SD28