



**SUPPLEMENTARY PLANNING GUIDANCE (SPG)
Development Sites**

**For use alongside:
Local Development Plan: from Adoption (2013-2021)**

PEMBROKESHIRE COUNTY COUNCIL

Preface

This Supplementary Planning Guidance (SPG) provides site specific information on all sites allocated for development in the Local Development Plan. The SPG has been prepared to provide prospective developers with an indication of the known constraints on individual sites. The information provided is a guide to the likely issues and considerations that will arise on each development site. However, it may be necessary to request additional information and contributions to address issues not identified in this SPG.

This guidance applies to all areas of Pembrokeshire excluding the National Park. **The SPG will be a significant material consideration in determining planning applications.**

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Introduction

- I) This Supplementary Planning Guidance is to be read in conjunction with the Local Development Plan which allocates sites for development during the plan period, from its adoption until 2021. Sites are allocated for the development of new homes, new employment premises, marinas, mixed-use schemes, community facilities, specialist and supported accommodation and gypsy traveller accommodation.

- II) Supplementary Planning Guidance (SPG) does not form part of the Local Development Plan, but must be consistent with the Plan and with national planning policy. SPG elaborates on the Plan's policies and / or site-specific proposals. It will be a significant material consideration in determining planning applications.

- III) This SPG applies to all areas of Pembrokeshire excluding the Pembrokeshire Coast National Park.

Frequently Used Abbreviations

AMP	Asset Management Plan
Dph	Dwellings per hectare
HRA	Habitats Regulations Appraisal
LDP	Local Development Plan
SAC	Special Area of Conservation
SSSI	Site of Special Scientific Interest
SPG	Supplementary Planning Guidance
SuDS	Sustainable Drainage Systems
SWTRA	South Wales Trunk Roads Agency
TPO	Tree Preservation Order
WG	Welsh Government
WWTW	Waste Water Treatment Works

1 How to use this Guidance

- 1.1 This SPG should be read by anyone interested in developing an allocated site, the owners of allocated sites and anyone else interested in how and when development might occur on allocated sites. It sets out the known constraints that will need to be taken into account by prospective developers in preparing proposals for allocated sites.
- 1.2 The SPG is arranged by type of allocation, following the order in which the relevant policies appear in the Local Development Plan. There is a section on each type of allocation which provides basic information such as site name, size and location supplemented (where relevant) by more specific detail and guidance. Each allocated site has a table entry arranged according to the template shown below in Table 1.
- 1.3 Employment allocations are either 'Strategic' or 'Local'. Strategic sites are listed first, followed by Local sites. This section also includes five sites allocated for both employment and waste management facilities. For information, a list of the principal existing employment sites is provided at the end of section 3, to assist prospective developers looking for employment land.
- 1.4 Within the Housing Allocations section, allocations are listed alongside others at the same level of the settlement hierarchy (see policy SP12 *The Settlement Hierarchy*). At each level, allocations are listed by settlement in alphabetical order.
- 1.5 Information and guidance contained within the SPG has been provided by the following stakeholder bodies:
 - Countryside Council for Wales (now Natural Resources Wales)
 - Dwr Cymru Welsh Water
 - Dyfed Archaeological Trust
 - Environment Agency Wales (now Natural Resources Wales)
 - The Health and Safety Executive
 - The Trunk Roads Agency
 - Welsh Government Sustainability and Environmental Evidence Division
 - Pembrokeshire County Council (Highways and Construction)

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- 1.6 The information contained within this SPG was gathered in 2010 and updated in 2012 and, following consultation, in 2013. Further information was added in 2015 and 2016, on landscape, Welsh language, open space and Dwr Cymru Welsh Water's investment programme. Planning history information has also been updated to take account of applications and decisions to early November 2016. It is intended as a guide to the likely issues and considerations that will arise on development sites. It may be necessary to request additional information and contributions to address issues not identified in this SPG. For instance general sustainable transport and infrastructure matters will need to be considered at the application stage. Economic circumstances at the time a site is developed will influence the economic viability of development. Site specific constraints and infrastructure availability may alter and developers should contact the relevant agencies to confirm the current position and conduct their own site investigations. Developers should also refer to the Local Transport Plan (LTP) when considering development to ensure development does not hinder its delivery and where appropriate development will be required to facilitate its delivery.
- 1.7 Table 1 provides a template of the site tables found within this document. The template sets out the type of information contained within each section including issues and mechanisms to address.

Table 1 **Template site entry**

<p>The name of the site (A unique reference number stating its location and the type of development allocated to the site).</p> <p><i>Developers should quote the site name, and the reference number, in any discussions with the Planning Authority.</i></p>
<p>Details about the site</p> <p><i>Including: size of the site (Ha), minimum number of dwellings, what the site is allocated for, proposed use or use class, density (Dph) and whether the site is greenfield or previously developed land.</i></p>
<p>Site description</p> <p><i>Brief description of site and surroundings, including scale of surrounding developments.</i></p>
<p>Relevant planning history</p> <p><i>Any relevant planning history as of 30th November 2012.</i></p>

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Constraints and potential methods to address constraints		
<i>Description of any constraints and mechanisms to overcome them.</i>		
Constraint	Site Issues	Mechanisms to address
WWTW	<i>A letter (A – H) indicates the impact the development may have on the local Waste Water Treatment Works (WWTW). An explanation of these letters, supplied by Dŵr Cymru Welsh Water, can be found in section 10.</i>	
Sewerage	<i>Information will appear here if the local sewerage system is known to be constrained. As above, a letter (A-H) indicates the nature of the issue relating to sewerage. These are explained in Section 10.</i>	
Water	<i>Information on the supply of water indicated by a letter (A-H), together with information provided by Natural Resources Wales (formerly the Environment Agency Wales) relating to the existence of watercourses on the site and the potential effects of development on water quality.</i>	

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<p>Flooding</p>	<p><i>Information is recorded on various aspects of flooding, including:</i></p> <p><i>i) Sites within flood risk areas shown on Development Advice Maps or on Natural Resources Wales (formerly Environment Agency Wales) Flooding Maps.</i></p> <p><i>ii) Allocations where at least 10% of the site area is considered to be at 'intermediate' or 'more' risk of surface water flooding, using Flood Maps for Surface Water. Category of risk defined by the Council, using Natural Resources Wales (formerly Environment Agency Wales) guidance. (See LDP background paper: Assessment of Surface Water Flooding).</i></p> <p><i>iii) Information from local flooding studies.</i></p> <p><i>iv) Where an indication has been given that a Flood Consequences Assessment will be needed.</i></p> <p><i>Sustainable Drainage Systems (SuDS) must be incorporated into new development schemes, wherever practicable.</i></p>	
<p>Access/Transport</p>	<p><i>Information provided by the Trunk Roads Agency or the County Council's Transportation division relating to road network capacities and</i></p>	

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	<i>constraints, and/or access to the site.</i>	
Contaminated Land	<i>Any relevant information regarding contaminated land.</i>	
Electricity	<i>Information on potential to connect to an electricity supply.</i>	
Other	<i>Additional notes relating to the site, including guidance on such issues as provision of open space and phasing of development in areas of Welsh language sensitivity or severe waste water treatment capacity issues.</i>	

2 Considerations that apply to all sites

- 2.1 Any application for planning permission to develop an allocated site will be required to meet the requirements of the relevant policies of the LDP. This means that applicants will have to consider issues such as access, amenity, design, and resource efficiency. Prospective developers should consult LDP policies, in particular GN.1 – GN.4.
- 2.2 Applicants should consult other SPG documents which may be relevant to their proposed development. New SPG will be adopted to support the Local Development Plan, either immediately following adoption or as soon after this as possible. A schedule of SPG adopted by PCC is available on the Council's website and will be updated regularly.
- 2.3 There may be specific information required as part of the validation process before a planning application can be determined. For instance, many applications require information from surveys; survey work may need to be undertaken at a particular time of year or under certain conditions and these considerations should be built into the project timetable.
- 2.4 Pembrokeshire provides habitats for numerous protected species and large areas of the county are designated for their nature conservation value. Development in almost every part of Pembrokeshire has the potential to affect the wellbeing of protected species, Biodiversity Action Plan (BAP) habitats, and Ancient Semi-Natural Woodlands, careful consideration must be paid to possible nature conservation issues before a planning application is submitted. Therefore the SPG does not specify particular sites where the impact on protected species should be minimised and mitigated – this is a consideration for all development sites, please see the Biodiversity SPG for further information.
- 2.5 Dwr Cymru Welsh Water's (DCWW's) current Asset Management Plan (AMP) is referred to as AMP 6. This runs to 31st March 2020, but it is an unpublished document. However, some elements of its content have been made available through correspondence between the Council and DCWW. In particular, this refers to information provided in conjunction with preparation of the annual Joint Housing Land Availability Studies (JHLAS). The information provided has been incorporated into this document. In some cases, drainage infrastructure will be programmed by DCWW, in other cases developers will have to fund necessary improvements themselves.
- 2.6 In August 2016, DCWW provided the following general advice:

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'Should any developer wish to progress a site prior to our future regulatory improvements, they should contact us at the earliest possible stage for pre-planning advice. This will enable us to progress a feasibility study of the WWTW (waste water treatment works) on their behalf, which will identify the required improvements to accommodate their site, and they can then fund the improvements themselves via the provisions of a section 106 (of the Town and Country Planning Act, 1990) Agreement'.

- 2.7 Sustainable Drainage Systems (SuDS) must be incorporated into development schemes wherever practicable.
- 2.8 Some development sites are traversed by, or situated close to, main rivers or ordinary watercourses. To protect the corridors of the affected watercourses and to provide access for maintenance purposes, 3m buffer strips will be required for ordinary watercourses and 7m buffer strips for main rivers (in each case, measured from the top of each bank or, where appropriate, the landward toe of any embankment), where such proximity is indicated, and subject to consideration of any variations proposed by either Natural Resources Wales or the Council's drainage engineers, at the time of application. New buildings should not encroach within buffer strips. *There has been recent consultation on proposals for model drainage byelaws for Wales. These propose different buffer strip widths to those referred to in this document. Once finalised, it will be for individual local authorities to decide whether to introduce these byelaws.*
- 2.9 The requirements for open space planning obligations are set out in the Planning Obligations Supplementary Planning Guidance. Whether or not open space provision is required, either on or off site, will depend on:
- The level and quality of facilities in an area;
 - The distance of a development from any existing provision; and
 - The number of dwellings proposed.
- 2.10 Where there are trees and hedges within and / or forming the boundary of allocated sites, these should be retained within development layouts wherever possible.
- 2.11 The site specific comments contained in this document provide guidance only. It may be necessary to depart from this guidance in light of evidence available at the time an application is being prepared and evaluated.

3 Strategic Areas

- 3.1 A strategic site area has been identified on the LDP Proposals Map to spatially define those areas within which policy SP 2 (Port and Energy Related Development) applies. Due to the environmental sensitivities of both Milford Haven and Fishguard Port areas in their international and national importance, particularly in relation to Milford Haven, a project level Habitat Regulations Assessment (HRA) may be required in support of applications. Given the proximity of the boundaries to the Pembrokeshire Coast National Park (PCNP) and the potential for cross boundary implications, any proposed developments within the strategic site area should also be assessed for impacts on the PCNP and its statutory purposes.

4 Employment Allocations

- 4.1 LDP employment allocations are defined either as 'Strategic' or 'Local'. Strategic employment allocations are listed in SP 3, *Employment Land Requirements*, and local employment allocations are listed in GN.5, *Employment Allocations*.

Strategic Employment Allocations

Blackbridge, Milford Haven (S/EMP/086/LDP/01)		
33.45 Ha	B1, B2, B8	Previously Developed Land/Greenfield
<p>Site description</p> <p>This strategic employment allocation is situated to the east of Milford Haven. The part of the site adjoining the waterfront is previously developed land, while the remainder is greenfield. To the west of the site is Castle Pill and the town of Milford Haven, to the south the Milford Haven Waterway, to the east Petro-Plus and Dragon LNG and to the north Blackbridge Estate and open countryside. Access to the site will primarily be by ship from the Haven Waterway, but a new road access will be created in conjunction with the development, comprising a Waterston bypass and a new road into the site from the B4325.</p>		
<p>Relevant planning history</p> <p>08/0368/PA – Castle Pill – residential development etc' – conditionally approved 22/12/11</p> <p>06/0335/PA – Waterston to West Pennar – underground gas pipeline and associated above ground installations – conditionally approved 13/02/09</p> <p>03/1608/PA – Castle Pill – variation of conditions 3 and 4 of 97/0202/PA – conditionally approved 14/06/04</p> <p>02/0380/PA – former RNAD site – storage of dredged silt – conditionally approved 10/09/02</p> <p>97/0202/PA – Castle Pill – residential development (72 dwellings), 200 berth marina, car parking, etc' – conditionally approved 23/04/01</p> <p>96/1089/PA – former RNAD site – change of use from sports hall to hot rolled stainless steel re-rolling mill – conditionally approved 01/08/97 (implemented, but the consented use ceased some years ago)</p> <p>96/0491/PA – Ward's Yard – raising ground levels by infilling and associated engineering operations – conditionally approved 28/02/97</p>		
Constraints and potential methods to address constraints		
Constraint	Site Issues	Mechanisms to address
WWTW	No WWTW at present.	-
Sewerage	There are no public sewers.	A private treatment works will need to be provided (See Section 12 code Ci) or extensive and costly sewerage infrastructure is required.
Water	There are no water	Extensive off-site water mains will be required to

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	mains in this area.	service this allocation.
	Moderate ecological status under the Water Framework Directive.	Must ensure no deterioration in ecological status therefore all pollution prevention measures must be in place.
Flooding	Small part of site in Zone C2 of the Development Advice Maps & flood Zones 2 & 3 of EA (now NRW) maps.	Flood Consequence Assessment will be required.
Access/Transport	SWTRA concerns regarding queuing on the A4076 (T). Impact on B4325 Coombs Road and its junction with A4076 (T). Large site with limited existing access points.	Proposed access road from north-east (Blackbridge Access Improvement and Waterston bypass). Potential rail link from Milford Haven (note that this passes through HSG/086/00318) is unlikely to be feasible. There is also an industrial railway serving existing industrial developments south of Waterston. Road assessment/improvement of link via Coombs Road and its junction with A4076(T)
Contaminated Land	Some parts of the Blackbridge site may be affected by contamination. However, contamination issues associated with the buildings formerly on the site may have been resolved at the time of their demolition.	Preliminary risk assessment required as a minimum.
Electricity	No connection constraints subject to site feasibility.	WPD to undertake load assessment once commercial mix known.
Other	Potential impact on a Natura 2000 site.	Screening for a project level HRA may be required at application stage.
	Castle Pill inlet is a valuable and relatively unspoilt landscape feature. It is capable of supporting the increasing leisure and recreational potential of the town, waterway and coastal path. It connects to extensive belts of protected and Ancient	Ensure retention of the natural shoreline, potential for circular access around the inlet, and protection for the Historic Garden's setting.

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	Woodland, and a Historic Garden.	
	The site is within the Waterston SemLogistics and Dragon LNG Health and Safety Executive safeguarding zones.	Consultation required.
	A gas pipeline crosses the site.	Consultation with statutory undertaker required.
	Impact on amenity of neighbouring occupiers.	Depending on end user details Visual and acoustic barriers may be required in conjunction with site development, to protect the amenities of adjacent users.
	Sea wall is breaking up.	Sea wall will be required to be reinstated in conjunction with redevelopment of the site.

Pembrokeshire Science and Technology Park, Pembroke Dock (S/EMP/096/00001)

22.38 Ha	B1	Previously Developed Land/Greenfield
<p>Site description</p> <p>This strategic employment allocation comprises land at East Llanion, Pembroke Dock, part of which is previously developed land, the remainder greenfield. The Bridge Innovation Centre, Cleddau Bridge call-centres, the E-Commerce Centre and the Watersports Centre are already located in this part of Pembroke Dock. To the west of the site are the A477 road and the Llanion Hill housing development, to the south is the Waterloo Industrial Estate, while to the east and north is the Haven Waterway and Cosheston Pill, including an important woodland belt. Road access to the site is already available from two points from the A477 at Warrior Way and from the Cleddau Bridge roundabout.</p>		
<p>Relevant planning history</p> <p>15/0475/PA – land adjacent to Warrior Way – modular office complex – conditionally approved 08/09/15</p> <p>14/0219/PA – land north of Warrior Way – portal frame industrial building – conditionally approved 06/08/14</p> <p>03/1486/PA – Cleddau Bridge Business Park – B1 office use to start up business with university research facilities (full) – conditionally approved 29/04/04</p> <p>01/0171/PA – Cleddau Bridge Business Park – construction of spine road to serve business park (full) – conditionally approved 26/07/01</p> <p>00/0530/PA – Cleddau Bridge Business Park – temporary car park with</p>		

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associated lighting – conditionally approved 09/11/00
96/0796/PA – Cleddau Bridge Business Park – Millennium Centre (outline) –
 conditionally approved 05/12/96

Constraints and potential methods to address constraints

Constraint	Site Issues	Mechanisms to address
WWTW	Foul flows from this allocation will ultimately be treated at the Pembroke Dock WWTW which can accommodate the foul flows from this allocation. Should this allocation result in the discharge of trade effluent, the Consent (Section 118 Water Industry Act 1991) of the Dwr Cymru Welsh Water is required.	-
Sewerage	Current issues regarding sewerage are identified. The public sewer in close proximity to this proposed allocation is of a size which cannot accommodate the potential demands from this site.	Developer’s study required (See Section 12 code E). A hydraulic modelling assessment is required to establish where the development can connect.
	The nearest public sewers are located in Waterloo Road (150mm sewer) and to the south of this allocation (225mm sewer). The flooding incidents on the 150mm sewer are currently being addressed and improved under AMP 5.	Both sewers drain to the Waterloo Sewage Pumping Station (SPS), due to the nature and size of this allocation it is recommended that an assessment is made as to where the site can connect, along with an assessment of the SPS to determine whether any upgrading is required. This assessment can be done under the sewer requisition provisions of the Water Industry Act 1991 (as amended).
Water	The 500mm and 160mm diameter water mains are located in close	Protection measures for the mains are required either in the form of easement, which

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	proximity to this allocation. However, dependant on the actual demands from a development of this nature and size, this may involve the provision of off-site mains.	prevents development near the public asset, or diversion of the asset at the developer's expense.
Flooding	No issues	-
Access/Transport	Road access is available from the Cleddau Bridge roundabout and Waterloo. SWTRA concerns re queuing on A477 (T), particularly Waterloo Roundabout and Ferry Lane Junction.	The SWTRA should be consulted prior to the submission of an application. Additional signal loops, signal adjustments required.
Contaminated Land	Potential Contaminative Sources on/adjacent to site at Llanion Hill former MOD site, Steel fabricators, Ledwood Engineering Ltd, East Llanion Oil Tank Depot, Llanion Hill Landfill, Waterloo Landfill, Waterloo Metals - G Jones (30m south). Likely to be significant levels of Made Ground from old dock works, in excess of 5.5m (recorded from old onsite logs).	As part of any planning application, requirement to better characterise the site (desk study), formulate a conceptual site model and undertake intrusive ground investigation including a Tier 1 Risk Assessment. DQRA, remedial options appraisal and remediation strategy are also likely to be warranted.
Electricity	No connection constraints subject to site feasibility.	WPD to undertake load assessment once commercial mix known.
Other	Potential impact on a Natura 2000 site.	Screening for a project level HRA may be required at application stage.

Withybush Business Park, Haverfordwest (S/EMP/040/00001)

20.61 Ha	B1	Previously Developed Land
Site description		

This strategic employment allocation is predominantly previously developed land. It is situated north of Haverfordwest town and south of Haverfordwest Airport. There is some existing development in the area, mainly employment-related, but not exclusively so. The airport lies to the north, with open countryside and a retail development to the west, a further employment allocation to the east and Haverfordwest town to the south.

Relevant planning history

16/0433/PA – Land west of Withybush Road – variation of condition 2 of 15/0307/PA to allow amended design to church building – conditionally approved 31/08/16

16/0060/PA – Land at County Showground, Withybush Road – change of use and associated 3m high fencing, to form an activity centre – refused 26/07/16

15/1320/PA – Land west of Withybush Road – variation of condition 2 on 15/0307/PA, to allow amended design to church building – refused 26/05/16

15/1237/PA – Plot 2, West Estate Business Park, Withybush Industrial Estate – steel framed storage unit for UPVC windows business – conditionally approved 21/04/16

15/1084/PA – Plot 1, Withybush West Business Park – indoor fitness centre – conditionally approved 26/05/16

15/0463/DC – Withybush Road – discharge of conditions 2 and 11 of planning consent 13/0682/PA – part refused, part approved 22/09/15

15/0307/PA – Withybush Road – section 73 application to remove conditions 3, 4 and 5 of planning consent 13/0682/PA, conditionally approved 24/08/15

15/0263/NM

14/0509/PA – land north of the First bus depot, Withybush Road – new commercial unit (use class B8) – conditionally approved 23/10/14

14/0373/PA – land south of Brooke Trading Estate, Withybush Road – security fence and placement of portacabin for use as a cafe – conditionally approved 06/10/14

13/0682/PA – west of Withybush Road – place of worship with ancillary community facilities – conditionally approved 09/04/14

11/0458/PA – land at Withybush Industrial Estate – Religious Community Centre (reserved matters) – conditionally approved 10/10/11

10/0173/PA – land at Withybush Industrial Estate – Religious Community Centre (outline) - conditionally approved 06/10/10

07/0981/PA – M & S Engineering Services, Brook Estate, Withybush Road, Haverfordwest – extension to workshop (full) – conditionally approved 12/12/07

07/0609/PA – Home & Garden, Withybush Road, Withybush Business Park – change of use from industrial unit to cafe and physiotherapy centre (full) – refused 27/09/07

06/1164/PA – Off the A.40 and Withybush Road, Withybush Industrial Estate (outline) – auto-retail, B1, B2 and B8 uses – conditionally approved 27/07/07

05/1495/PA – land adjacent to Home & Garden Warehouse, Withybush Road, Withybush Industrial Estate – new light industrial units (full) – conditionally approved 10/04/06

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03/1554/PA – Land adjacent to Withybush Tyres, Withybush Road – car sales area (in retrospect) (full) – conditionally approved 19/05/04
99/0129/PA – Land Opposite Brooke Estate, Withybush – tyre depot, including portal frame building (full) – conditionally approved 18/06/99
98/0552/PA – Withybush Trading Estate, Fishguard Road, Haverfordwest – new access (outline consent 98/0245/PA), industrial development and highway access (reserved matters) – conditionally approved 30/11/98
98/0245/PA – Withybush Trading Estate - industrial development & highway access (outline) – conditionally approved 09/09/98
96/1114/PA – Brook Estate, Withybush – warehouse for fruit and vegetable market – conditionally approved 04/04/97

Constraints and potential methods to address constraints

Constraint	Site Issues	Mechanisms to address
WWTW	Limited WWTW capacity.	Option for a developer to contribute to improvements has been identified (See Section 12 code B).
Sewerage	Current issues regarding sewerage capacity are identified. The public sewer in close proximity to this proposed allocation is of a size which cannot accommodate the potential demands from this site.	Developer’s study required (See Section 12 code E). A hydraulic modelling assessment is required to establish where the development can connect.
Water	An ordinary watercourse runs through site (with active discharge).	See paragraph 2.7.
	There is a minor aquifer beneath the site.	Must ensure no deterioration in ecological status, therefore all pollution prevention measures must be in place.
	Moderate ecological status under the Water Framework Directive.	Must ensure no deterioration in ecological status, therefore all pollution prevention measures must be in place.
Flooding	No issues	-
Access/Transport	No issues	-
Contaminated Land	Possible contaminated land.	Preliminary risk assessment required.
Electricity	No connection constraints subject to	WPD to undertake load assessment once

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	site feasibility.	commercial mix known.
Other	Proximity to Havefordwest Airport.	There are safeguarding requirements relating to Havefordwest Airport.
	A gas pipeline runs to the east of the site.	Consultation with statutory undertaker required.
	Potential impact on a Natura 2000 site.	Screening for a project level HRA may be required at application stage.

Former RNAD Site, Trecwn (S/EMP/136/00001)		
21.11 Ha	B1, B2, B8	Previously Developed Land
<p>Site description</p> <p>This strategic employment allocation comprises of previously developed land used as a Royal Naval Armaments Depot. A number of large industrial buildings are retained on the site and have been maintained to facilitate their eventual re-use. The allocation represents a small proportion of the original RNAD site, the remainder of the site being treated as open countryside for development planning purposes but including a number of hillside tunnels previously used for storage purposes. Trecwn village lies close-by, with Fishguard and Goodwick towns being situated a few miles to the north. However, the setting of the site is heavily rural in nature, with important woodland areas nearby.</p>		
<p>Relevant planning history</p> <p>11/0462/PA – former RNAD, Trecwn – construction and operation of a diesel-fired peaking plant (full) – conditionally approved 04/09/12</p> <p>03/1492/PA – former RNAD, Trecwn – change of use of vacant Armaments Depot to use classes B1, B2 & B8 with use of open spaces for recreation purposes (full) – conditionally approved 30/04/04</p>		
Constraints and potential methods to address constraints		
Constraint	Site Issues	Mechanisms to address
WWTW	No WWTW at present.	See below.
Sewerage	There are no public sewers. DCWW sewers are located to the west of this site and serve only the small housing estate.	A small private treatment works will need to be provided (See Section 12 code Ci). Any proposed development would need to accord with the provisions of Welsh Office Circular 10/99 - 'Planning requirements in respect of the use of non-mains sewerage incorporating septic tanks in new development.

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Water	There are no public water mains in the immediate vicinity of this site.	-
Flooding	Parts of the site in Zone C2 of the Development Advice Maps & flood Zones 2 & 3 of EA (now NRW) maps.	Flood Consequence Assessment will be required.
	More than 10% of the site area is considered 'more' susceptible to surface water flooding. Category of risk defined by the Council, from EAW (now NRW) guidance. See LDP background paper: Assessment of Surface Water Flooding.	Development layout to incorporate a design sensitive to affected areas.
Access/Transport	Condition of (private) access road from A40 has recently been improved. Traffic will affect two junctions onto the A40 Trunk Road at Cilauwen and Trecwn. Substandard junction with A40 (T). Rail link has potential for reinstatement.	The SWTRA should be consulted prior to the submission of an application. Major upgrade of access road required. Junction upgrade (e.g. right turn land) required.
Contaminated Land	Possible contamination problems.	A preliminary risk assessment will be required. Any contamination issues found will be required to be remediated in conjunction with development.
Electricity	No connection constraints subject to site feasibility.	WPD to undertake load assessment once commercial mix known.
Other	Potential impact on a Natura 2000 site.	Screening for a project level HRA may be required at application stage.

Local Employment Allocations

Merlins Bridge Creamery Extension, Haverfordwest (EMP/040/00003)		
5.13 Ha	B1, B2, B8	Greenfield
<p>Site description</p> <p>This employment allocation adjoins the Merlins Bridge creamery and is bounded by Merlins Brook and Freeman's Way to the north, the creamery to the west, a waste water treatment works to the east and a railway and residential development to the south. Road access is available from Burton Road, just south of Merlins Bridge roundabout, although this might require upgrading in conjunction with new development. Although adjacent to a railway line, there is no rail connection into the site.</p>		
<p>Relevant planning history</p> <p>12/1073/PA – First Milk Cheese Company, Pembroke Road, Merlins Bridge – construction of an effluent treatment plant, underground pipeline and discharge – conditionally approved 08/07/13</p> <p>06/1272/PA – First Milk Cheese Company, Pembroke Road, Merlins Bridge – Effluent Treatment Plant (full) – conditionally approved 08/05/07</p>		
Constraints and potential methods to address constraints		
Constraint	Site Issues	Mechanisms to address
WWTW	No issues	-
Sewerage	No issues	-
Water	No issues	-
Flooding	No issues	-
Access/Transport	Merlins Bridge Roundabout saturated on A4076 (T) particularly at peak times though should not prevent development subject to agreeing time controls.	The SWTRA should be consulted prior to the submission of an application
Contaminated Land	Possible contamination issues	A preliminary risk assessment will be required. Any contamination found will be required to be remediated in conjunction with development.
Electricity	No connection constraints subject to site feasibility.	WPD to undertake load assessment once commercial mix known.

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Other	The site may be required for an Anaerobic Digester (AD) facility.	-
	Potential impact on a Natura 2000 site.	Screening for a project level HRA may be required at application stage.

North of Business Park, Withybush, Haverfordwest (EMP/040/00005)		
6.09 Ha	B1, B2, B8	Previously Developed Land
<p>Site description</p> <p>This employment allocation is situated at the northern end of the Withybush Industrial Estate, in an area in which industrial and agricultural buildings, including those of the Pembrokeshire Agricultural Society (PAS), dominate, although there are other uses mixed in with these. To the west and south are various industrial and PAS buildings, together with a few private residences, to the north is a watercourse and further industrial buildings and to the east is a stream which eventually feeds into Cartlett Brook and Withybush Woods.</p>		
<p>Relevant planning history</p> <p>13/0419/PA – land adjacent to Withybush Industrial Estate – variation of condition 3 on planning permission 05/0849/PA (extension of time) – conditionally approved 14/10/13</p> <p>08/1048/PA – Withybush Lodge, Withybush Road, Haverfordwest – extension to hardstanding to comply with DSA HGV test requirements (full) – conditionally approved 12/02/09</p> <p>08/0297/PA – 14 and 14A, Withybush Industrial Estate – retrospective planning permission for use as a haulage / transport yard (full) – conditionally approved 05/08/08</p> <p>05/0849/PA – land adjacent to Withybush Industrial Estate – change of use to B1, B2 and B8, estate roads, etc’ (outline) – conditionally approved 12/08/10</p>		
Constraints and potential methods to address constraints		
Constraint	Site Issues	Mechanisms to address
WWTW	The WWTW can accommodate the domestic foul flows but any proposal to discharge trade effluent will require the Consent (Section 118 Water Industry Act 1991) of Dwr Cymru Welsh Water.	-
Sewerage	The 225mm sewer is located on the southern	-

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	boundary of this site. A separate 225mm sewer traverses the site to the east and both sewers drain to the Crundale Sewage Pumping Station (SPS). This SPS can accommodate the domestic foul flows from this allocation but any proposal to discharge trade effluent will require the Consent (Section 118 Water Industry Act 1991) of Dwr Cymru Welsh Water.	
Water	The 6 inch diameter water main in Withybush Road is adequate to accommodate the 'domestic demands' for this employment allocation. However, should the proposal require 'industrial' water, potential end users will need to discuss their requirements with Dwr Cymru Welsh Water.	Potential discussion with Dwr Cymru Welsh Water.
	Moderate ecological status under the Water Framework Directive.	Must ensure no deterioration in ecological status, therefore all pollution prevention measures must be in place.
	Aquifer under the site.	Must ensure no deterioration in ecological status, therefore all pollution prevention measures must be in place.
	An ordinary watercourse runs along the edge of the site.	See paragraph 2.7.
Flooding	More than 10% of the site area is considered at 'intermediate' susceptibility to surface water flooding. Category of risk defined by the	Development layout to incorporate a design sensitive to affected areas.

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	Council, from EAW (now NRW) guidance. See LDP background paper: Assessment of Surface Water Flooding.	
Access/Transport	Traffic will affect a Trunk Road: the relevant Highway Authorities should be consulted prior to the submission of an application.	The SWTRA should be consulted prior to the submission of an application. Minor amendments to Withybush Roundabout.
Contaminated Land	Possible contaminated land	Preliminary risk assessment required.
Electricity	No connection constraints subject to site feasibility.	WPD to undertake load assessment once commercial mix known.
Other	Proximity to Haverfordwest Airport.	There are safeguarding requirements relating to Haverfordwest Airport.
	Potential impact on a Natura 2000 site.	Screening for a project level HRA may be required at application stage.

East of Business Park, Withybush (EMP/040/00004 and EMP/040/00009)

15.38 Ha

B1, B2, B8

Greenfield

Site description

This employment allocation is mainly situated on greenfield land, although there is a small existing industrial estate within its boundaries. To the west and north are further industrial developments and employment allocations, with other uses including residential and car showrooms also found, while to the east is a stream that feeds into Cartlett Brook and agricultural land and to the south further agricultural land.

Relevant planning history

16/0769/PA – unit 18A, Withybush Trading Estate, Withybush Road – change of use of empty unit to a dog care centre – no decision at November 2016
16/0490/PA – Withybush Trading Estate, Withybush Road – proposed units for start-up business (B1 use class) – conditionally approved 30/09/16
16/0025/PA – Land south of Dan-y-Coed, Withybush Road – cold storage building – conditionally approved 28/06/16
15/0185/PA – Puffin Produce, Withybush Road – plant, machinery and cladding to facilitate additional cold storage within the existing unit – conditionally approved 26/06/15
13/0800/PA – north of Withybush Trading Estate – cold storage facility, delivery distribution hub, new entrance, canteen, office and storage area –

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conditionally approved 23/05/14

13/0391/PA – units 8, 9 and 18, Withybush Trading Estate – subdivision of 3 existing light industrial units into 6 units – conditionally approved 16/09/13

07/0664/PA – unit B, plot 17, East Estate, Withybush – renewal of 02/0320/PA for temporary change of use to car showroom with ancillary sales and vehicle workshop – conditionally approved 24/09/07

06/1164/PA – off the A.40 and Withybush Road, Withybush Industrial Estate – auto retail, B1, B2 and B8 (outline) – conditionally approved 27/07/07

05/0137/PA – units 16-18, Withybush Industrial Estate – construction of 3 units of accommodation for use types B1, B2 & B8 (full) – conditionally approved 11/07/05

02/0320/PA – unit B, plot 17, East Estate, Withybush – temporary change of use to car showroom with ancillary sales and vehicle workshop (for 5 years) – conditionally approved 11/09/02

00/0604/PA – land at East Estate, Withybush Industrial Estate – erection of building for office, industrial and warehousing use (full) – conditionally approved 22/12/00

99/0319/PA – units 5 and 6, Withybush Industrial Estate – one bay extension to portal frame warehouse – conditionally approved 31/08/99

98/0451/PA – units 5 and 6, Withybush Industrial Estate – one bay extension for loading and unloading of lorries – conditionally approved 26/10/98

Constraints and potential methods to address constraints

Constraint	Site Issues	Mechanisms to address
WWTW	The WWTW can accommodate the domestic foul flows but any proposal to discharge trade effluent will require the Consent (Section 118 Water Industry Act 1991) of Dwr Cymru Welsh Water.	-
Sewerage	The 225mm sewer is located on the southern boundary of this site. A separate 225mm sewer traverses the site to the east and both sewers drain to the Crundale Sewage Pumping Station (SPS). This SPS can accommodate the domestic foul flows from this allocation but any proposal to discharge trade effluent will require	-

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	the Consent (Section 118 Water Industry Act 1991) of Dwr Cymru Welsh Water.	
Water	The 6 inch diameter water main in Withybush Road is adequate to accommodate the 'domestic demands' for this employment allocation. However, should the proposal require 'industrial' water, potential end users will need to discuss their requirements with Dwr Cymru Welsh Water.	Potential discussion with Dwr Cymru Welsh Water.
	Moderate ecological status under the Water Framework Directive.	Must ensure no deterioration to ecological interests, therefore all pollution prevention measures must be in place.
	There is a minor aquifer beneath the site.	Must ensure no deterioration to ecological interests, therefore all pollution prevention measures must be in place.
	An ordinary watercourse runs along the edge of the site.	See paragraph 2.7.
Flooding	No issues	-
Access/Transport	Traffic will affect a Trunk Road.	The SWTRA should be consulted prior to the submission of an application. Minor amendments to Withybush Roundabout.
Contaminated Land	Possible contaminated land.	Preliminary risk assessment required.
Electricity	No connection constraints subject to site feasibility.	WPD to undertake load assessment once commercial mix known.
Other	Proximity to Havefordwest Airport.	There are safeguarding requirements relating to Havefordwest Airport.

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	No issues	As well as employment uses, this site is also considered to be potentially suitable for automotive retailing.
	Potential impact on a Natura 2000 site.	Screening for a project level HRA may be required at application stage.

Haven Head Business Park Northern Extension, Milford Haven (EMP/086/00001)		
3.82 Ha	B1, B8	Previously Developed Land
<p>Site description</p> <p>This employment allocation is primarily on previously developed land to the north of the Haven Head Business Park. The site contains underground storage tanks associated with a previous use. To the west and north of the site is land in agricultural use (albeit that further storage tanks exist to the north), to the south is the Business Park and Milford Dock and to the east is a stream and woodland, separating the site from the nearby retail park.</p>		
<p>Relevant planning history</p> <p>13/0614/PA – land at Liddeston Ridge, Milford Haven – 15m lattice communication tower – conditionally approved 29/11/13</p> <p>12/0614/PA – SE of Court Road, Liddeston – solar array farm and associated infrastructure, equipment and works (application extends on to a small part of the allocated site) – conditionally approved 24/01/13</p>		
Constraints and potential methods to address constraints		
Constraint	Site Issues	Mechanisms to address
WWTW	Limited WWTW capacity.	Option for a developer to contribute to improvements has been identified (See Section 12 code B). Improvements to this WWTW will be required in DCWW's AMP.
Sewerage	Current issues regarding sewerage are identified. The public sewer in close proximity to this proposed allocation is of a size which cannot accommodate the potential demands from this site.	Developer's study required (See Section 12 code E). A hydraulic modelling assessment is required to establish where the development can connect.
Water	A water supply can be	This will require off-site

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	provided to this allocation.	mains from DCWW 150mm diameter water main which is located nearby.
Flooding	No issues	-
Access/Transport	Traffic will affect a Trunk Road (Victoria Bridge Roundabout). Road owned by MH Docks and development company. Site higher than road.	The SWTRA should be consulted prior to the submission of an application. Study on Roundabout required. Road construction required (zig-zag) up hill.
Contaminated Land	Potential for underground storage tanks, historical uses include railway land and fuel depot	As part of any planning application, requirement to better characterise the site (desk study), formulate a conceptual site model and undertake intrusive ground investigation including a Tier 1 Risk Assessment, DQRA, remedial options appraisal and remediation strategy are also likely to be warranted.
Electricity	No connection constraints subject to site feasibility.	WPD to undertake load assessment once commercial mix known.
Other	Potential impact on a Natura 2000 site.	Screening for a project level HRA may be required at application stage.
	The site occupies a visually prominent position overlooking the town.	Design the site carefully, to minimise the visual impact.

Adjacent to Marble Hall Road, Milford Haven (EMP/086/LDP/01)		
6.86 Ha	B1, B8	Previously Developed Land
Site description		
The employment allocation is on previously developed industrial land and also incorporates a covered reservoir. The site is mostly surrounded by existing or proposed development, predominantly residential but also industrial to the north west. Road access exists from Marble Hall Road.		
Relevant planning history		
None		
Constraints and potential methods to address constraints		

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Constraint	Site Issues	Mechanisms to address
WWTW	Limited WWTW capacity.	Option for a developer to contribute to improvements has been identified (See Section 12 code B). Improvements to this WWTW will be required in DCWW's AMP.
Sewerage	No issues	-
Water	There are 3 water mains (10 inch, 8 inch and 160mm diameter) that traverse this site which will restrict any future proposals.	Protection measures either in the form of easement width or diversion is required.
Flooding	No issues	-
Access/Transport	Traffic will affect a Trunk Road (Marble Hall Cross Roads). Lack of footway provision on county road.	The SWTRA should be consulted prior to the submission of an application. Study on cross roads required. A footway should be provided.
Contaminated Land	Potential Contaminative Sources on/adjacent to site at the former CBL ceramics and associated landfill, Cromwell Road Garage.	Any planning consent will require characterise of the site, a conceptual site model, intrusive ground investigation DQRA, remedial options appraisal and remediation strategy.
Electricity	No connection constraints subject to site feasibility.	WPD to undertake load assessment once commercial mix known.
Other	Potential impact on a Natura 2000 site.	Screening for a project level HRA may be required at application stage.
	Significant belts of vegetation sub-divide and surround the site.	Design the site in a way that ensures the retention of these belts of vegetation.

Milford Haven Gas Storage Site, Milford Haven (EMP/086/LDP/02)

0.68 Ha	B1, B8	Previously Developed Land
Site description		
This employment allocation is on previously developed land (the gas storage		

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use has ceased). A small part of the site has a residential consent. There is a railway line to the west of the site, with a mix of residential and disused industrial developments to the north, east and south.

Relevant planning history

13/0187/PA – The Power House, St. Peter’s Road, Milford Haven – residential development (reserved matters) – conditionally approved 15/07/14

11/0674/PN – former Gas Holder Site, St. Peter’s Road, Milford Haven – demolition of former pressure reduction station (prior notification) – objection 14/11/11

09/0180/PA – The Power House, St. Peter’s Road, Milford Haven (outline) – residential development – allowed on appeal 18/05/10

05/0034/PA – St. Peter’s Road, Milford Haven – residential development – refused 24/05/05

Constraints and potential methods to address constraints

Constraint	Site Issues	Mechanisms to address
WWTW	Limited WWTW capacity.	Option for a developer to contribute to improvements has been identified (See Section 12 code B). Improvements to this WWTW will be required in DCWW's AMP.
Sewerage	Current issues regarding sewerage are identified. The public sewer in close proximity to this proposed allocation is of a size which cannot accommodate the potential demands from this site.	Developer’s study required (See Section 12 code E). A hydraulic modelling assessment is required to establish where the development can connect.
Water	No issues	-
Flooding	No issues	-
Access/Transport	Improvements are required to pedestrian footway provision along St. Peters Road and to vehicle access arrangements at the end of the road.	Improve footway along St Peters Road, improve junction from St Peters Road.
Contaminated Land	Potential contamination on site.	Site specific assessment of any potential contamination relating to the previous use of the site would need to be undertaken.

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Electricity	No connection constraints subject to site feasibility.	WPD to undertake load assessment once commercial mix known.
Other	Potential impact on a Natura 2000 site.	Screening for a project level HRA may be required at application stage.

North of Honeyborough Industrial Estate, Neyland (EMP/093/00001)		
8.55 Ha	B1, B8	Greenfield
<p>Site description</p> <p>This employment allocation is located on greenfield land immediately north of the Honeyborough Industrial Estate. To the north, west and east is agricultural land, with the Westfield Pill Nature Reserve and Brunel Cycle Trail one field away from the eastern site boundary. Road access to the site is available from Honeyborough Industrial Estate and / or Rosemarket Road.</p>		
<p>Relevant planning history</p> <p>16/0362/PA – Land at Honeyborough, Neyland – variation of conditions 3 and 4 of 13/0166/PA to extend the period for submission of reserved matters by 3 years – conditionally approved 30/08/16</p> <p>13/0166/PA – North of Units 4 and 5, Honeyborough Industrial Estate, Neyland – industrial developments – conditionally approved 12/08/13</p> <p>97/0019/PA – Field 0063, Honeyborough Industrial Estate, Neyland – Waste Transfer Station – refused 29/07/97</p>		
Constraints and potential methods to address constraints		
Constraint	Site Issues	Mechanisms to address
WWTW	Limited WWTW capacity.	Option for a developer to contribute to improvements has been identified (See Section 12 code B). Improvements to this WWTW will be required in DCWW's AMP.
Sewerage	The local sewers are some distance away from this allocation.	Off-site sewers will be required.
Water	The 4 inch local water main is inadequate to accommodate foul flows from an allocation of this size.	-

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	An ordinary watercourse runs along the edge of the site.	See paragraph 2.7.
Flooding	No issues	-
Access/Transport	County road through site currently single lane.	Upgrade road and extend shared use paths.
Contaminated Land	No issues	-
Electricity	No connection constraints subject to site feasibility.	WPD to undertake load assessment once commercial mix known.
Other	A pipeline crosses the northernmost part of the site.	Consultation with statutory undertaker required.
	Potential impact on a Natura 2000 site.	Screening for a project level HRA may be required at application stage.
	A network of hedges currently sub-divides and surrounds the site.	Design the site in a way that retains these landscape features.

Goodwick – former Dewhirst Factory (EMP/034/LDP/01)

0.99 Ha	B1, B8	Previously Developed Land
<p>Site description</p> <p>This employment allocation is on previously developed land in central Goodwick. To the south-east is a railway line, with Goodwick town centre to the north and existing developments to the west. The southernmost part of the former factory site has planning permission for housing development. Road access is from Main Street. While the site lies adjacent to a railway line, there is no rail access into the site.</p>		
<p>Relevant planning history</p> <p>16/0534/DC – Goodwick Industrial Estate, Main Street, Goodwick – discharge of conditions 3 (access road details), 8 (drainage facilities) and 10 (remediation of contamination) for planning application 12/0044/PA – part refused, part approved, 10/10/16</p> <p>12/0044/PA – Goodwick Industrial Estate – 23 dwellings (full) – conditionally approved 11/09/14</p> <p>10/1113/PA – Goodwick Industrial Estate – 3 buildings for light industrial (B1) use (full) – conditionally approved 11/05/11</p> <p>10/0358/PA – Unit 2, Goodwick Industrial Estate – change of use from light industrial to community facility with retail element (full) – conditionally approved 24/06/11</p>		

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06/0970/PA – adjacent to unit 2, Goodwick Industrial Estate – light industrial unit (full) – conditionally approved 20/12/06

06/0960/PA – land attached to unit 2, Goodwick Industrial Estate – extension to form 2 units (full) – conditionally approved 20/12/06

05/1200/PA – unit 1, Goodwick Industrial Estate – alterations to and sub-division of redundant factory building, change of use to B1, B2 and B8 (units A to E), B1 and B8 (units F to J) and car park (full) – conditionally approved 16/05/06

05/1198/PA – Main Street, Goodwick – construction of 4 x 2-bedroom flats, 8 x 3-bedroom flats and 6 x 3-bedroom starter homes and car park (full) – conditionally approved 27/06/06

Constraints and potential methods to address constraints		
Constraint	Site Issues	Mechanisms to address
WWTW	No issues	-
Sewerage	No issues	-
Water	No issues	-
Flooding	No issues	-
Access/Transport	Traffic will affect a Trunk Road (Goodwick Roundabout). Combined impact of development in Fishguard. Marina likely to trigger roundabout improvements.	The SWTRA should be consulted prior to the submission of an application. Major redesign of roundabout required.
Contaminated Land	Potential contamination.	A contaminated land investigation and risk assessment will be required to accompany any application.
Electricity	No connection constraints subject to site feasibility.	WPD to undertake load assessment once commercial mix known.
Other	No issues	-

Goodwick – Parrog (EMP/034/LDP/02)		
0.60 Ha	B1, B8	Previously Developed Land
Site description		
<p>This employment allocation is on previously developed land behind (south-west of) Goodwick Parrog. There is industrial development to the north, sport and recreational uses to the west and the Ocean Lab building and its associated car park to the east. To the south lies the protected Goodwick Moor area, which also forms a green wedge between Fishguard and</p>		

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Goodwick.		
Relevant planning history		
03/0251/PA – Goodwick Moor Car Park, The Parrog, Goodwick – industrial units for marine & related activities in Classes B1, B2 & B8 (amended description of location) (outline) – conditionally approved 27/04/04		
Constraints and potential methods to address constraints		
Constraint	Site Issues	Mechanisms to address
WWTW	No issues	-
Sewerage	The Parrog Goodwick Sewage Pumping Station and associated foul rising sewer are located in the south western corner of this site and the location of the sewers may restrict the future proposals for this site.	Protection measures in the form of an easement, width of diversion will be required.
Water	No issues	-
Flooding	The site is within Zone C2 of the Development Advice Maps, and flood Zones 2 & 3 of EA (now NRW) maps.	Flood Consequences Assessment is required with any planning application.
	More than 10% of the site area is considered 'more' susceptible to surface water flooding. Category of risk defined by the Council, from EAW (now NRW) guidance. See LDP background paper: Assessment of Surface Water Flooding.	Development layout to incorporate a design sensitive to affected areas.
Access/Transport	Traffic will affect a Trunk Road (Goodwick Roundabout), though size of development unlikely to have significant impact on Trunk Road. Combined impact of development in Fishguard Marina likely to trigger roundabout	The SWTRA should be consulted prior to the submission of an application. Major redesign of roundabout required.

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	improvements. A dedicated car parking area must be provided on this site.	
Contaminated Land	Contaminated land due to old landfill, potential for large gas generation.	As part of any planning application, requirement to better characterise the site (desk study), formulate a conceptual site model and undertake intrusive ground investigation including a Tier 1 Risk Assessment, DQRA, remedial options appraisal and remediation strategy are also likely to be warranted.
Electricity	No connection constraints subject to site feasibility.	WPD to undertake load assessment once commercial mix known.
Other	The setting is highly visible. There are important leisure, recreational and tourism influences relating to the seafront and ferry terminal. The site also has a backdrop of an important wetland nature reserve.	Careful design is needed, to minimise the visual impact.

Crymych, adjacent to Riverlea / opposite Llygad-yr-Haul (EMP/030/00001)

5.20 Ha	B1, B8	Greenfield
<p>Site description</p> <p>This employment allocation is situated on land between Crymych and the Riverlea Depot / Crymych Sheep Market. The southern boundary is formed by a disused railway line, the north-west boundary by the A478 road and the north-east boundary by Riverlea Depot / Crymych Sheep Market. Road access is available from the A478 road.</p>		
<p>Relevant planning history</p> <p>16/0608/PA – Pumping Station, Parc Gwynfryn, Crymych – replace existing pumping station control kiosk with a new GRP control kiosk following ground raising works – no decision at November 2016</p> <p>16/0444/PA – Parc Gwynfryn, Crymych – variation of condition 2 of planning application 06/0886/PA, to amend layout and design of units 9 and 11 – conditionally approved 11/10/16</p> <p>15/1020/PA – Parc Gwynfryn, Crymych – alterations to size and external appearance to units on plot 8 and plot 10 – relating to condition 2 of</p>		

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06/0886/PA – conditionally approved 29/02/16

14/0372/PA – recycling centre, Parc Gwynfryn, Crymych – variation of condition 2 of 13/1067/PA to allow for a larger building – conditionally approved 12/11/14

11/0633/PA – plot 6, Parc Gwynfryn, Crymych – vehicle and caravan sales with office and workshop (full) – conditionally approved 25/11/11

11/0218/PA – Parc Gwynfryn, Crymych – sheep mart and ancillary facilities (full) – conditionally approved 14/12/11

11/0173/PA – land at Gwynfryn Industrial Estate, Crymych – new B1 and B8 unit (full) – conditionally approved 23/08/11

10/1243/PA – land at Parc Gwynfryn, Crymych – recycling centre – conditionally approved 07/10/11

10/1164/PA – land at Parc Gwynfryn Industrial Estate, Crymych – amended design of B1 and B8 units on plot 2 of industrial estate (full) – conditionally approved 21/04/11

10/0040/PA – unit 1, Parc Gwynfryn, Crymych – garage with MOT testing station (full) – conditionally approved 23/06/10

09/0888/PA – Parc Gwynfryn, Crymych – sheep market with auction and collection pens, covered area, with ancillary accommodation to include office and stores – conditionally approved 02/06/10

06/0886/PA – land opposite Llygad-yr-Haul, Crymych – new industrial estate, B1 and B8 – storage and distribution and haulage contractor’s depot (full) – conditionally approved 13/08/08

03/1495/PA – land opposite Llygad-yr-Haul, Crymych – new industrial estate - Classes B1 & B8 (amended description) (outline) – conditionally approved 02/02/05

00/0849/PA – Riverlea Tractors Ltd, Crymych – building for storage of agricultural machinery – conditionally approved 27/03/01

00/0666/PA – Hedd Annedd, Crymych – construction of motorcross practice track etc’ – conditionally approved 19/03/01

Constraints and potential methods to address constraints

Constraint	Site Issues	Mechanisms to address
WWTW	Crymych WWTW is currently overloaded	DCWW advised on 19/08/16 that ‘our Crymych WWTW is currently overloaded, though improvements are planned for completion by 31 st March 2018. As such, if planning permission is sought within the catchment, we would look to the Council to impose a Grampian condition, ensuring no connection to the public sewerage network can be made until this date’.

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Sewerage	No issues	-
Water	Water supply network upgrade may be required (See Section 12 code H)	Offsite mains required.
Flooding	No issues	-
Access/Transport	No issues	-
Contaminated Land	Possible contamination issues.	As part of any planning application, requirement to better characterise the site (desk study), formulate a conceptual site model and undertake intrusive ground investigation including a Tier 1 Risk Assessment, DQRA, remedial options appraisal and remediation strategy are also likely to be warranted.
Electricity	No connection constraints subject to site feasibility.	WPD to undertake load assessment once commercial mix known.
Other	Potential impact on a Natura 2000 site.	Screening for a project level HRA may be required at application stage.
	This site is relatively open when viewed from surrounding countryside. There is little natural screening, except adjacent to the A.478 road.	Careful design is needed, to minimise the visual impact when viewed from surrounding open land. There are opportunities to use planting for this purpose.

Celtic Link Business Park, near Scleddau (EMP/034/00006)		
13.47 Ha	B1, B2, B8	Previously Developed Land (in part)
<p>Site description</p> <p>This employment allocation is located to the north west of Scleddau village on land with a history of industrial use. Away from the cluster of employment uses at this location, land uses are predominantly agricultural. Road access to the site is from the A.4219 road, which links to the A.40 trunk road. Adjacent land has recently received consent for a lorry parking area and industrial unit.</p>		
<p>Relevant planning history</p> <p>15/0393/PA – Celtic Link Industrial Park, Dwrbach – construction of steel</p>		

framed industrial units – conditionally approved 06/10/15

14/1112/PA – Green Acres Skip Hire, Dwrbach – side extension to existing waste building and operation as a material recovery facility / recycling facility, and associated works – conditionally approved 21/10/15

14/0561/PA – land west of Celtic Link Business Park, Dwrbach, Fishguard – construction and operation of truck stop, welfare facilities, infrastructure and landscaping (temporary for 5 years) – conditionally approved 30/01/15

13/1050/PA – Celtic Link Business Park, Scleddau – variation of condition 3 of outline permission 10/0978/PA, extending the time for submission of Reserved Matters (construction and operation of a truck stop and industrial unit, plus ancillary facilities, infrastructure and landscaping) – conditionally approved 07/05/14

13/0755/PA – Ffordd Trebrython, Scleddau – variation of conditions 2, 24 and 25 of planning consent 04/1229/PA to allow for stockpiling of material on site up to 4m in height and to allow skips to be stored up to 3m high, with associated landscaping alterations – conditionally approved 29/05/14

13/0754/PA – Ffordd Trebrython, Scleddau – variation of condition 3 of planning consent 04/1229/PA to allow the storage of asbestos on site – conditionally approved 29/05/14

12/1028/PA – Celtic Link Business Park, Scleddau – new industrial unit – conditionally approved 01/07/13

10/0978/PA – Celtic Link Business Park, Scleddau – construction and operation of a truck stop and industrial unit, plus ancillary facilities, infrastructure and landscaping (outline) – conditionally approved 16/03/11

07/0515/PA – plot 3, Celtic Link Industrial Park, Scleddau – steel framed industrial unit (full) – conditionally approved 06/09/07

06/0355/PA – Celtic Link Industrial Park, Scleddau – construction of roads, services and drainage, with provisional plot layout (outline) – conditionally approved 13/02/07

04/1229/PA – Ffordd Trebrython, Scleddau – non-putrescible Waste Transfer Station (full) – conditionally approved 17/05/05

04/1153/PA – Celtic Link Industrial Park, Scleddau – new industrial shed for material storage, changing existing premises to a retail area, overall site to become a builder’s merchant (full) – conditionally approved 22/02/05

02/0910/PA – Celtic Link Industrial Park, Scleddau – development of land as an estate for Classes B1 and B8 uses, formation of site entrance & roads and construction of the first 4 plot units (full) – conditionally approved 22/08/03

97/0615/PA – enclosure 8275, Tregroes Moor, Scleddau – estate for class B8 uses and formation of access onto County Road (outline) – conditionally approved 30/04/99

97/0608/PA – enclosure 6600, Tregroes Moor, Scleddau – change of use from landfill site to industrial estate incorporating new access and internal road layout (full) – conditionally approved 30/04/99

Constraints and potential methods to address constraints		
Constraint	Site Issues	Mechanisms to address

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WWTW	Limited WWTW capacity.	Option for a developer to contribute to improvements has been identified (See Section 12 code B). Improvements to this WWTW will be required in DCWW's AMP. AMP 4 scheme delivered. Further improvements required in AMP 5 under Quality Scheme. Feasibility Report September 2012.
Sewerage	No issues	-
Water	No issues	-
Flooding	No issues	-
Access/Transport	Traffic will affect a Trunk Road. Poor visibility to right at A40 junction. Area unlit.	The SWTRA should be consulted prior to the submission of an application. Junction improvements required.
Contaminated Land	Historical land uses including quarrying.	A preliminary risk assessment will be required. Any contamination found will be required to be remediated in conjunction with development.
Electricity	No connection constraints subject to site feasibility.	WPD to undertake load assessment once commercial mix known.
Other	Potential impact on a Natura 2000 site.	Screening for a project level HRA may be required at application stage.
	This site has an open landscape character. It is located close to an important tourist route.	Careful design is needed to minimise the visual impact. There is potential to use planting to screen the site.

Adjacent to A4115, Templeton (EMP/132/00001)

2.88 Ha	B1, B8	Greenfield
<p>Site description</p> <p>This employment allocation is situated on greenfield land on the western side of Templeton village. Land to the east is in residential use, land to the north is in industrial use, while to the south and west, agricultural uses dominate.</p>		

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Relevant planning history		
<p>11/0834/PA – land south of Parkwell Caravans, Templeton – Royal Mail delivery office (full) – conditionally approved 14/02/12</p> <p>07/1377/PA – land to the west of the Boar’s Head, Templeton – access to industrial site (B1 & B8) (reserved matters) – conditionally approved 22/04/08</p> <p>07/0997/PA – land west of the Boar’s Head, Templeton – variation of condition 3 of planning permission 03/0662/PA for industrial development (Section 73) – conditionally approved 10/12/07</p> <p>03/0662/PA – land adjacent to Molleston Road, Templeton – use of land for classes B1 & B8 (outline) – conditionally approved 14/07/04</p>		
Constraints and potential methods to address constraints		
Constraint	Site Issues	Mechanisms to address
WWTW	No issues	-
Sewerage	The 150mm sewer at the head of Sentence Gardens can accommodate the domestic foul flow from this allocation. Should the proposal result in the discharge of trade effluent, then the Consent (Section 118 Water Industry Act 1991) of Dwr Cymru is required.	Consent (Section 118 Water Industry Act 1991) of Dwr Cymru is required.
Water	The 4 inch diameter water main in the public highway can provide a water supply to this allocation. Should the proposal require any 'industrial' water then discussions with Dwr Cymru are required to establish solutions.	Discussions with Dwr Cymru.
Flooding	No issues	-
Access/Transport	Pressure on nearby Boar’s Head junction. Road access is available from the A4115.	Divert C road through site to A478.
Contaminated Land	The land may be contaminated.	Preliminary risk assessment will be required.
Electricity	No connection constraints subject to	WPD to undertake load assessment once

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	site feasibility.	commercial mix known.
Other	There is a strong structure to the trees and hedges at this site.	Careful design is needed to minimise the visual impact. Trees and hedges should be retained wherever possible.

Old Station Yard, Letterston (EMP/053/00001)		
1.23 Ha	B1, B8	Previously Developed Land
<p>Site description</p> <p>This employment site is on previously developed land at the eastern edge of Letterston village. There is an existing residential area to the west (Station Road) with some further residential development to the east, while to the north and south agricultural uses dominate, interspersed with farm complexes and sporadic residential and industrial uses. Road access is from Station Road. The rail link at this location was lost some years ago.</p>		
<p>Relevant planning history</p> <p>13/1025/PA – Old Station Yard, Station Road, Letterston – renewal of 10/1101/PA – re-development of land for business use (classes B1 and B8) – conditionally approved 17/07/14</p> <p>13/0259/PN – Old Station Yard, Station Road, Letterston – demolition of concrete railway structure – unconditionally approved 27/08/13</p> <p>10/1101/PA – Old Station Yard, Letterston – re-develop land for business use (B1 and B8 use classes) (outline) – conditionally approved 28/07/11</p> <p>09/0039/PA – Corner Plot, Old Station Yard, Letterston – raising of levels with inert materials, surfacing of yard, fencing and access for builder’s yard (full) – conditionally approved 18/05/09</p> <p>07/1302/PA – plot between Station Bungalow and Station Terrace and to rear of Station Terrace, Letterston – change of use of land, construction of stables and garden buildings – conditionally approved 06/03/08</p> <p>06/0697/PA – land opposite CCF, Letterston Depot – new external storage / sales area on concrete slab with security fencing (full) – conditionally approved 10/01/07</p> <p>02/1131/PA – The Old Station, Letterston – change of use to boat building / repair business, including toilet block – conditionally approved 14/04/03</p> <p>96/0012/PA – disused Railway Station, Letterston – re-alignment of road and demolition of bridge over disused railway line – conditionally approved 06/02/97</p>		
Constraints and potential methods to address constraints		
Constraint	Site Issues	Mechanisms to address
WWTW	No capacity at works.	Option for a developer to contribute to improvements has been identified (See Section 12 code B). Improvements to this

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		WWTW will be required in DCWW's AMP. AMP 5 Scheme to be delivered by 31 st March 2015.
Sewerage	No issues	-
Water	Good ecological status under the Water Framework Directive.	Must ensure no deterioration to ecological status, therefore all pollution prevention measures must be in place.
Flooding	More than 10% of the site area is considered at 'intermediate' susceptibility to surface water flooding. Category of risk defined by the Council, from EAW (now NRW) guidance. See LDP background paper: Assessment of Surface Water Flooding.	Development layout to incorporate a design sensitive to affected areas.
Access/Transport	Traffic will affect a Trunk Road.	The SWTRA should be consulted prior to the submission of an application. Review junctions at Letterston and Harp Cross Roads. Possible traffic lights at Letterston. Part of the site may need to be used to achieve a safer access point through a visibility splay.
Contaminated Land	Potential for contaminated land.	Preliminary risk assessment is required.
Electricity	No connection constraints subject to site feasibility.	WPD to undertake load assessment once commercial mix known.
Other	Potential impact on a Natura 2000 site.	Screening for a project level HRA may be required at application stage.

Carew Airfield (EMP/000/LDP/01)		
5.6 Ha	B1, B8	Previously Developed Land
<p>Site description</p> <p>This employment allocation is on previously developed land forming a part of the extensive Carew Airfield site. The allocated land is separated from Sageston village by the A477 trunk road. There are a range of existing consented uses on the Airfield, including industrial and a Sunday market, with further areas being landscaped and maintained by grazing. Road access is available from the A477 at Sageston roundabout.</p>		
<p>Relevant planning history</p> <p>11/1170/PA – Carew Airfield – change of use to an agricultural co-op, storage, sales and distribution (full) – conditionally approved, 06/06/12</p> <p>11/0799/PA – Carew Airfield Pavilion – installation and operation of 50kW solar photovoltaic panels – conditionally approved 03/01/12</p> <p>11/0699/PA – Carew Open Air Market, Carew Airfield – change of use to touring caravan servicing and equipping centre, sales centre and storage (full) – conditionally approved 07/12/11</p> <p>11/0522/PA – Carew Airfield – expansion of existing motor Cycle training area, change of use of toilet block to office, motorcycle MOT test centre and repair bay (full) – conditionally approved 19/10/11</p> <p>10/0489/PA – Right Price Caravans, Carew Airfield – retention of existing caravan sales business (full) – allowed on appeal 28/07/11</p> <p>04/1054/PA – Carew Airfield Pavilion – alterations & extensions to existing pavilion to form office, toilets, storage & ancillary accommodation (full) – conditionally approved 23/12/04</p> <p>04/0353/PA – part of runway at Carew Airfield – change of use to storage of materials suitable for re-use (metal) and parking of vehicles, etc’ (in retrospect) – conditionally approved 30/06/05</p> <p>01/0749/PA – Carew Airfield – change of use to Motorcycle Training Circuit (full) – conditionally approved 09/01/02</p> <p>00/0298/PA – Carew Cheriton Pavilion, Carew Airfield – change of use to open-air, multi-activity area (sport, recreation, cultural and crafts) and construction of perimeter bunds and open storage area – conditionally approved 17/07/01</p> <p>99/0518/PA – Carew Cheriton Pavilion, Carew Airfield – extension for toilet block to include disabled facilities, changing and shower facilities (full) – conditionally approved 29/10/99</p> <p>98/0420/PA – part of Sageston Aerodrome – continued use as a Sunday general commodity stall market on permanent basis (full) – conditionally approved 30/10/98</p> <p>96/0232/PA – Carew Airfield – proposed building for storage of vintage agricultural machines, accommodation for Sunday market during bad weather, storage / packing of vegetables etc’ (full) – conditionally approved 02/11/98</p>		
Constraints and potential methods to address constraints		
Constraint	Site Issues	Mechanisms to address

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WWTW	Site not connected to Carew WWTW.	Carew/Sageston AMP 4 scheme delivered. Further investigation of options for waste water disposal required, including feasibility of linking to the WWTW.
Sewerage	No issues	-
Water	Milton Borehole Aquifer in vicinity of site.	Need to protect Milton Borehole Aquifer.
Flooding	No issues	-
Access/Transport	Traffic will affect a Trunk Road.	The relevant Highway Authorities (SWTRA and PCC) should be consulted prior to the submission of an application.
Contaminated Land	Potential for contaminated land.	Site specific assessment of any potential contamination on the site would need to be undertaken and investigated at a project level and dealt with as appropriate.
Electricity	No connection constraints subject to site feasibility.	WPD to undertake load assessment once commercial mix known.
Other	Potential impact on a Natura 2000 site.	Screening for a project level HRA may be required at application stage.
	This is a highly visible site next to the A477 trunk road to Pembroke Dock.	Careful design is needed to minimise the visual impact. Planting could be used to screen the site.

Rushacre Enterprise Park extension, Narberth (EMP/088/LDP/01)		
1.32 Ha	B1, B8	Greenfield
<p>Site description</p> <p>This employment allocation is on greenfield land immediately west of Rushacre Enterprise Park. Employment uses are found to the east of the allocation whilst land to the south is consented for residential development. Land to the west and north of the site is primarily in agricultural use. Road access to the site will be from Redstone Road and thence the site access road that currently serves the Enterprise Park.</p>		
<p>Relevant planning history</p> <p>16/0745/PA – site to the west of Gravell’s Car Dealership, Rushacre Enterprise Park, Narberth – use class B8 delivery office with associated access, car parking, operational yard and landscaping – no decision at November 2016</p> <p>16/0733/PA – Rushacre Enterprise Park, Narberth – application for reserved matters (access) relating to 16/0273/PA – no decision at November 2016</p> <p>16/0273/PA – Rushacre Enterprise Park, Narberth – variation of conditions 3 (extending the timeframe for submission of reserved matters) and 6 (allowing the northern plots to be developed) for planning application 12/0721/PA – conditionally approved 23/08/16</p> <p>14/0633/PA – Rushacre Enterprise Park, Narberth – overhead lines – no objection 01/12/14</p> <p>12/0721/PA – Rushacre Enterprise Park, Redstone Road, Narberth – extension to existing enterprise park to create additional units (outline) – conditionally approved 01/05/13</p>		
Constraints and potential methods to address constraints		
Constraint	Site Issues	Mechanisms to address
WWTW	The WWTW is overloaded (See Section 12, code A).	Improvements to this WWTW will be required in DCWW's AMP. AMP 5 Scheme to be delivered by 31 st March 2015.
Sewerage	No issues	-
Water	Moderate ecological status under the Water Framework Directive.	Must ensure no deterioration in ecological status, therefore all pollution prevention measures must be in place.
Flooding	No issues	-
Access/Transport	Traffic will affect the A.40 Trunk Road.	The SWTRA should be consulted prior to the submission of an application regarding potential impacts on the

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		Redstone Road / A40 junction. The Local Highway Authority (PCC) should be consulted regarding impacts on the local road network.
Contaminated Land	Possible contamination issues due to surrounding land uses.	Any contamination found will be required to be remediated in conjunction with development.
Electricity	No connection constraints subject to site feasibility.	WPD to undertake load assessment once commercial mix known.
Other	Potential impact on a Natura 2000 site.	Screening for a project level HRA may be required at application stage.

Waste Management Facilities Allocations

- 4.2 Policy GN.40 allocates a site for the provision of new waste management facilities. This site is an extension to a Civic Amenity Site. The remainder of the allocations relate to existing use class B2 employment sites and major industrial sites identified as being potentially suitable for in-building handling and treatment of waste. Policy GN.41 provides a basis for consideration of proposals for waste minimisation, re-use, recovery, composting and treatment, including any that come forward on unallocated sites. Prospective developers may need to undertake a Health Impact Assessment and/or an Environmental Impact Assessment for their proposed facility.
- 4.3 Further information is presented on the new site allocated by policy GN.40 (but not for the extant B2 and major industry sites).

Winsel, near Merlins Bridge (WST/LDP/040/01)		
4.95 Ha	Extension to the existing civic amenity site	Greenfield
<p>Site description</p> <p>The site for the extension to the Winsel Civic Amenity Site lies adjacent to the existing facility, encompassing land between the existing site and the railway. The site is not within a settlement and surrounding land uses are of a rural nature. Road access is from Old Hakin Road.</p>		
<p>Relevant planning history</p> <p>12/1159/PA – Winsel Civic Amenity Site – extension to Civic Amenity Site, with Materials Recovery Facility – conditionally approved 08/05/13</p> <p>04/0774/PA – Winsel Recycling Centre – re-positioning of boundary fence to incorporate unused area – conditionally approved 03/12/04</p> <p>00/0195/PA – Winsel Civic Amenity Site – Dutch barn over compactor and skips and replacement of boundary fencing – conditionally approved 31/07/00</p>		
Constraints and potential methods to address constraints		
Constraint	Site Issues	Mechanisms to address
WWTW	No issues	-
Sewerage	No issues	-
Water	No issues	-
Flooding	No issues	-
Access/Transport	Traffic will affect a Trunk Road (Old Hakin Road junction with A4076 (T) and Merlins Bridge Roundabout) Old Hakin Road Rail Bridge –	The SWTRA should be consulted prior to the submission of an application. Review accident risk. Possible need to upgrade to bridge.

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	accident issue with bridge strikes. Development of larger scheme will require reconstruction of railway bridge.	
Contaminated Land	No issues	-
Electricity	No connection constraints subject to site feasibility	WPD to undertake load assessment once further details are known.
Other	No issues	-

Existing employment sites (main sites)

4.4 This is not a complete listing of all existing employment sites in the plan area, but lists the main sites in such use.

Name	Number
Withybush East of the Business Park (5.29Ha developed)	040/00004
Royal Dockyard, Pembroke Dock	096/00002
West Llanion, Pembroke Dock	096/00003
Ferry Lane, Pembroke Dock	096/00004
Kingswood, Pembroke Dock	096/00005
Waterloo Industrial Estate and London Road Business Park, Pembroke Dock	096/00006
Carew Airfield (part)*	015/00001
Brickhurst Park Industrial Estate, Johnston	048/00002
Station Industrial Estate, Johnston	048/00003
Goodwick Industrial Estate	034/00003
Old Hakin Road Industrial Estate, Merlins Bridge	040/00007
Withybush Industrial Estate (5 sites)	040/00011, 040/00012, 040/00015, 040/00026 and 040/00032
Thornton Industrial Estate, Milford Haven*	086/00003
Haven Head Business Park, Milford Haven	086/00006
Milford Docks	086/00005
Brunel Quay and Marina, Neyland	093/00002
Honeyborough Industrial Estate, Neyland	093/00003
Waterston Industrial Estate*	146/00001
Brawdy Business Park	101/00001
Feidr Castell Business Park, Fishguard (2 sites)	034/00002 and 034/00004
Haverfordwest Station Yard	040/00013
Merlins Bridge Creamery	040/00014
Adjacent to Redstone Road, Narberth (2 sites)	088/00002 and 088/00004

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South of Templeton Airfield (4 sites)	000/00001, 132/00002, 132/00006 and 132/00007
Valero Refinery, Rhoscrowther*	000/00002
Milford Haven (Murco) Refinery, now Puma Energy*	000/00003
Petro Plus / Dragon LNG / SEM Logistics, Waterston*	000/00004
South Hook LNG (part)*	000/00007 (part of this site is within the Pembrokeshire Coast National Park)
Pembroke Power Station (new power station under construction November 2012)*	095/00001
Cleddau Bridge Customer Centres	096/00007
Mansel Davies' Depot, Llanfyrnach	EMP/061/003A and EMP/061/003B
Hangar 5, Haverfordwest Airport	EMP/040/00033
Redstone Mill, Redstone Road, Narberth	EMP/088/00005
Pantyderi, near Blaenffos	EMP/006/00002
Cnwcau, Cilgerran	EMP/020/00002
Brynawelon, Glanrhyd	EMP/038/00001
Capel Bedyddwyr, Hermon	EMP/042/00001
Land west of Hayston Road, Johnston	EMP/048/00004
Tenby Tourers Ltd, Crofty Showground, Llanteg	EMP/067/00003
Rowlands Park, Templeton	EMP/132/00008

The Withybush East of Business Park site will be available for a range of potential uses, including B1, B8 some B2 uses and automotive retailing.

* These sites may, in part or whole, be capable of accepting B2 use class developments.

5 Mixed Use Allocations

- 5.1 Mixed-use allocations may combine employment and other compatible uses (such as residential, leisure and community facilities) on the same site. A considerable proportion of the development shall be employment-related. These sites are identified in GN.7, *Mixed-use Allocations*.

Haverfordwest - Old Hakin Road (MXU/040/01)		
1.31 Ha	Mixed Use	Greenfield
<p>Site description</p> <p>This mixed-use allocation is situated on the southern side of Old Hakin Road, at the western end of Merlins Bridge. To the north and east are existing business developments, to the south is a railway line, while to the west land uses are essentially rural, comprising agricultural land with sporadic residential uses. Road access to the site is available from Old Hakin Road. Although the site lies adjacent to a railway line, the site topography makes creation of a rail connection unlikely.</p>		
<p>Relevant planning history</p> <p>14/0151/PA – land west of Jewsons Ltd, Old Hakin Road – modification of condition 4 of planning permission 11/0705/PA (residential / business development) to allow an extension of time for commencement of development – conditionally approved 01/08/14</p> <p>12/0593/PA – land west of Jewsons, Old Hakin Road, Merlins Bridge – residential / business development (reserved matters) – conditionally approved 14/11/12</p> <p>11/0705/PA – land west of Jewsons, Old Hakin Road, Merlins Bridge – modification of conditions 3 and 4 of consent 07/0691/PA (residential / business development) (section 73) – conditionally approved 03/09/12</p> <p>10/0988/PA – land adjacent to Jewsons, Old Hakin Road, Merlins Bridge – approval of reserved matters on outline consent 07/0691/PA (proposed residential / business development) – conditionally approved 24/03/11</p> <p>07/0691/PA – land adjacent to Jewsons, Old Hakin Road, Merlins Bridge – renewal of planning permission 03/0796/PA (outline) – conditionally approved 02/01/08</p> <p>03/0796/PA – land adjacent to Graham’s Builders’ Merchant, Old Hakin Road, Merlins Bridge – residential / business development (outline) – conditionally approved 23/08/04</p>		
<p>Constraints and potential methods to address constraints</p>		
Constraint	Site Issues	Mechanisms to address
WWTW	No issues	-
Sewerage	No issues	-

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Water	Good ecological status under the Water Framework Directive.	Must ensure no deterioration in ecological status, therefore all pollution prevention measures must be in place.
	A minor aquifer is under the site.	Must ensure no deterioration in ecological status, therefore all pollution prevention measures must be in place.
	A watercourse runs on the edge of the site.	See paragraph 2.7.
Flooding	No issues	-
Access/Transport	Traffic will affect a Trunk Road (Old Hakin Road junction with A4076 (T)). Lack of footway provision.	The SWTRA should be consulted prior to the submission of an application. Road access is available from Old Hakin Road. Provision of a footway.
Contaminated Land	Possible contamination issues due to surrounding land uses.	As part of any planning application, requirement to better characterise the site (desk study), formulate a conceptual site model and undertake intrusive ground investigation including a Tier 1 Risk Assessment, DQRA, remedial options appraisal and remediation strategy are also likely to be warranted.
Electricity	No connection constraints subject to site feasibility.	WPD to undertake load assessment in context of the consented mix.
Other	Potential impact on a Natura 2000 site.	Screening for a project level HRA may be required for any future application.

Johnston – Arnold’s Yard (MXU/048/01)

5.47 Ha	Mixed Use	Previously Developed Land
Site description		
This mixed use allocation is on previously developed land in the northern part of Johnston village. The site is surrounded by existing development on three		

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sides (predominantly residential and industrial) and on the fourth side by a cycle path and railway line. Road access to the site will be from the A.4076 trunk road. There are significant contamination problems to be remediated within the site.		
Relevant planning history 00/0030/PA – Brickhurst Park to Orchard Park, Johnston – National Cycle Network (cycle path) – conditionally approved 21/06/00		
Constraints and potential methods to address constraints		
Constraint	Site Issues	Mechanisms to address
WWTW	Johnston WWTW is currently overloaded.	DCWW advised on 19/08/16 that 'our separate Hook and Johnston WWTW are both currently overloaded, though a combined improvement scheme is planned for completion by 30 th September 2017. As such, if planning permission is sought within either catchment, we would look to the Council to impose a Grampian condition, ensuring no connection to the public sewerage network can be made until this date'.
Sewerage	Current issues regarding sewerage are identified. The public sewer in close proximity to this proposed allocation is of a size which cannot accommodate the potential demands from this site.	Developer's study required (See Section 12 code E). A hydraulic modelling assessment is required to establish where the development can connect.
Water	Good ecological status under the Water Framework Directive.	Must ensure no deterioration in ecological status, therefore all pollution prevention measures must be in place.
	A minor aquifer is under the site	Must ensure no deterioration in ecological status, therefore all pollution prevention measures must be in place.

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Flooding	More than 10% of the site area is considered at 'intermediate' susceptibility to surface water flooding. Category of risk defined by the Council, from EAW (now NRW) guidance. See LDP background paper: Assessment of Surface Water Flooding.	Development layout to incorporate a design sensitive to affected areas. The most significant difficulties are found in the central area.
Access/Transport	Traffic will affect a Trunk Road (A4076 (T) and Merlins Bridge Roundabout). Problems for pedestrians crossing trunk road.	The SWTRA should be consulted prior to the submission of an application. Road access will be from the A4076 Trunk Road. A Traffic Assessment will be required by the Trunk Road Authority. Provision of pedestrian facility. Roundabout likely to be appropriate for site access.
Contaminated Land	Potential Contaminative Sources on/adjacent to site, derived from previous uses which include Scrapyard / Colliery Sidings, Brick Works, Railway lines, Quarry, PGS Fabrications – steel works and also various historic waste disposal activities deriving from off-site locations.	Any planning consent will require characterisation of the site to formulate a conceptual site model, undertake intrusive ground investigation DQRA, remedial options appraisal and remediation strategy.
Electricity	No connection constraints subject to site feasibility.	WPD to undertake load assessment residential mix details are known.
Other	No issues	-

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Dale Road, Hubberston, Milford Haven (MXU/086/01)		
4.64 Ha	Mixed Use	Previously Developed Land
<p>Site description</p> <p>This mixed use allocation is on previously developed land north of Dale Road. The site abuts open countryside to the north, an allocated and consented housing site to the west, an allocated housing site to the east and existing housing and industrial development to the south.</p>		
<p>Relevant planning history</p> <p>06/1474/PA – former Overmile Yard, Dale Road, Hubberston – residential development including affordable housing and low-cost dwellings (outline) – refused 13/05/08</p> <p>05/0827/PA – former Overmile Yard, Dale Road, Hubberston – residential development (outline) – refused 01/03/06</p> <p>03/0798/PA – land at Dale Road / Hubberston Road – engineering operations comprising demolition, remediation, land reclamation, earthworks and formation of means of access (full) – conditionally approved 28/07/04</p>		
Constraints and potential methods to address constraints		
Constraint	Site Issues	Mechanisms to address
WWTW	Limited WWTW capacity.	Option for a developer to contribute to improvements has been identified (See Section 12 code B). Improvements to this WWTW will be required in DCWW's AMP.
Sewerage	No issues	-
Water	No issues	-
Flooding	More than 10% of the site area is considered 'more' susceptible to surface water flooding. Category of risk defined by the Council, from EAW (now NRW) guidance. See LDP background paper: Assessment of Surface Water Flooding.	Development layout to incorporate a design sensitive to affected areas.
Access/Transport	Traffic will affect a Trunk Road (Victoria Bridge Roundabout). Ownership PCC/contractor. Access potential for GN.28 housing allocation 'Hubberston, west of Silverstream'.	The SWTRA should be consulted prior to the submission of an application. Study on Victoria Bridge Roundabout required. Site needs to be accessed via existing stub (from Dale Road).

Contaminated Land	Various historic landfills.	As part of any planning application, requirement to better characterise the site (desk study), formulate a conceptual site model and undertake intrusive ground investigation including a Tier 1 Risk Assessment, DQRA, remedial options appraisal and remediation strategy are also likely to be warranted.
Electricity	No connection constraints subject to site feasibility.	WPD to undertake load assessment once mix details are known.
Other	Potential impact on a Natura 2000 site.	Screening for a project level HRA may be required at application stage.

6 Retail Allocations

6.1 These sites are allocated under GN.13, *Retail Allocations*.

Fred Rees Site, Haverfordwest (RT/040/01)		
0.31 Ha	Comparison units	Previously Developed Land
<p>Site description</p> <p>This site is centrally located within Haverfordwest and is within the identified Town Centre boundary. The site is immediately to the West of the River Cleddau linked to the car park on the East side of the river by a bridge which provides vehicular and pedestrian access. To the South East is Swan Square which connects to Bridge Street and Riverside Quay shopping areas. A mix of comparison units will meet the identified need in this location.</p>		
<p>Relevant planning history</p> <p>14/0776/AD – Victoria Garage, Perrots Road, Haverfordwest – new signage – conditionally approved 12/01/15</p> <p>14/0774/PA – Victoria Garage, Perrots Road, Haverfordwest – alterations to garage and facade upgrade to include cladding – conditionally approved 07/01/15</p> <p>12/0828/PA – Fred Rees’ Used Car Centre, Ebenezer Row, Haverfordwest – construction and operation of mixed use development - A1 retail and office – no decision at November 2016</p>		
Constraints and potential methods to address constraints		
Constraint	Site Issues	Mechanisms to address
WWTW	The WWTW can	AMP 5 Scheme to be

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	accommodate the domestic foul flows but any proposal to discharge trade effluent will require the Consent (Section 118 Water Industry Act 1991) of DCWW.	delivered by 31 st March 2015.
Sewerage	No issues	-
Water	A minor aquifer is under the site.	Must ensure no deterioration in ecological status, therefore all pollution prevention measures must be in place.
Flooding	The site is within Zone C2 of the Development Advice Maps, and flood Zones 2 & 3 of EA (now NRW) maps.	Flood Consequences Assessment is required with any planning application.
	More than 10% of the site area is considered at 'intermediate' susceptibility to surface water flooding. Category of risk defined by the Council, from EAW (now NRW) guidance. See LDP background paper: Assessment of Surface Water Flooding.	Development layout to incorporate a design sensitive to affected areas.
Access/Transport	Improvements to Churn Works Roundabout linked to wider development (these were completed in 2016). Narrow footways and access. Link to Slade development.	Footway and access works required. Improve links to Slade development
Contaminated Land	Possible contamination issues including underground fuel tanks.	As part of any planning application, requirement to better characterise the site (desk study), formulate a conceptual site model and undertake intrusive ground investigation including a Tier 1 Risk Assessment, DQRA, remedial options appraisal and remediation strategy are also likely to be warranted.

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Electricity	No connection constraints subject to site feasibility.	WPD to undertake load assessment once commercial mix known.
Other	Potential impact on a Natura 2000 site.	Screening for a project level HRA may be required at application stage.

St Govan's Centre, Pembroke Dock (RT/096/01)

0.23 Ha	Mix of comparison and convenience units.	Previously Developed Land
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Site description

The site is centrally located within Pembroke Dock and is within the identified Town Centre boundary. The St Govan's Centre is an existing building which is in poor physical condition and under-occupied. Its redevelopment could contribute to regenerating and revitalising the Town Centre. To the North west of the site is the Martello Quays marina allocation and to the south lies the main shopping area of the Town Centre. Any proposal will therefore need to include a design which maximises the potential of the site to connect the Town Centre with the marina development.

Relevant planning history

15/0561/AD – St. Govan's Centre, Pembroke Dock – directional signage to advertise St. Govan's Shopping Centre, at Asda pay and display car park – conditionally approved 14/10/15

97/0757/PA – St. Govan's Centre, Pembroke Dock – internal changes, external covered link to lane, new facade and tensile structure / canopies – conditionally approved 20/03/98

Constraints and potential methods to address constraints

Constraint	Site Issues	Mechanisms to address
WWTW	No issues	-
Sewerage	No issues	-
Water	Moderate ecological status under the Water Framework Directive.	Must ensure no deterioration to ecological status, therefore all pollution prevention measures must be in place.
	A major aquifer is under the site.	Must ensure no deterioration to ecological status, therefore all pollution prevention measures must be in place.

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Flooding	The site is within Zone C2 of the Development Advice Maps, and flood Zones 2 & 3 of EA (now NRW) maps.	Flood Consequences Assessment is required.
Access/Transport	No issues	-
Contaminated Land	No issues	-
Electricity	No connection constraints subject to site feasibility.	WPD to undertake load assessment once commercial mix known.
Other	No issues	Any proposal will need to include a design which maximises the potential of the site to connect the Town Centre with the marina development at Martello Quays.

The Old Primary School Site, Fishguard (RT/034/01)

1.34 Ha	Convenience - Foodstore	Previously Developed Land
<p>Site description</p> <p>This site is centrally located within Fishguard and is within the identified Town Centre boundary. The site is immediately East of Lota Park and North and North West of the rear of commercial properties which front West Street and the A40. The site is well connected to the existing Town Centre. A single foodstore will meet the identified need in this location.</p>		
<p>Relevant planning history</p> <p>14/1012/CA – Ysgol Glannau Gwaun, West Street, Fishguard – demolition of the former junior school buildings, to clear the site in readiness for retail redevelopment (Conservation Area application) – no decision at November 2016</p> <p>08/0908/PA – supermarket site, former Fishguard Junior CP School, West Street, Fishguard – variation of condition 3 of application 04/1591/PA to allow for additional 2 years for submission of application (section 73) – conditionally approved 30/12/08</p> <p>04/1591/PA – site of Fishguard Junior CP School, West Street, Fishguard – supermarket (outline) – conditionally approved 14/12/05</p> <p>04/1367/PA – land off West Street, Fishguard – variation of conditions 3 & 4 of planning permission 99/0705/PA, to extend the period for submission of reserved matters and implementation of consent (section 73) – conditionally approved 06/05/05, with a 10 year time limit</p> <p>99/0705/PA – land off West Street, Fishguard – A1 store with car parking and ancillary space (outline) – conditionally approved 09/02/00</p> <p>97/0158/PA – site of Fishguard Junior CP School, West Street, Fishguard –</p>		

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supermarket (outline) – conditionally approved 08/05/98		
Constraints and potential methods to address constraints		
Constraint	Site Issues	Mechanisms to address
WWTW	No issues	-
Sewerage	No issues	-
Water	No issues	-
Flooding	No issues	-
Access/Transport	Traffic will affect a Trunk Road (A40 (T)) Chimneys Link Road – where it is proposed that the trunk road will become one way. A master-plan incorporating this scheme was emerging in October 2016 (but was still at pre-planning stage at that time).	The SWTRA should be consulted prior to the submission of an application. Provide access to rear of existing properties for deliveries.
Contaminated Land	No issues	-
Electricity	No connection constraints subject to site feasibility.	WPD to undertake load assessment once commercial mix known.
Other	No issues	A single foodstore will meet the identified need here.

The Old Primary School Site, Narberth (RT/088/01)		
0.41 Ha	Mix of comparison and convenience units.	Previously Developed Land
Site description		
<p>The site is centrally located within Narberth and is within the identified Town Centre boundary. The site includes the buildings of the former County Primary School and its play ground. To the North of the site is the Town Moor playing field, and to the west the main Town car park, both of which are registered Village Green. The main shopping street (High Street) is located to the South East of the allocation. A mix of comparison and convenience units will meet the identified need in this location.</p>		
Relevant planning history		
<p>15/1058/PA – Old Narberth CP School, Moorfield Road, Narberth – variation of conditions 2 and 13 of planning application 14/0724/PA (mixed use development) to allow design changes and 7 retail units – conditionally approved 20/04/16</p> <p>14/0724/PA – former Narberth CP School, Moorfield Road, Narberth –</p>		

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demolition of former school buildings and construction of a convenience food-store and non-food retail units, bakery and cafe, residential apartments, with associated car parking and delivery area, plus re-alignment of existing accesses, car parking and public space – conditionally approved 27/01/15

Constraints and potential methods to address constraints		
Constraint	Site Issues	Mechanisms to address
WWTW	The WWTW can accommodate the foul flow from this allocation - a like for like situation as was supplied to the school.	-
Sewerage	No issues	-
Water	No issues	-
Flooding	No issues	-
Access/Transport	Traffic will affect a Trunk Road (A40 (T) Redstone Cross and Penblewin). Site will need to be self contained and not impact on town car park, which will need to be maintained.	The SWTRA should be consulted prior to the submission of an application.
Contaminated Land	No issues if buildings remain, possible contamination issues if removed.	A preliminary risk assessment will be required. Any contamination found will be required to be remediated in conjunction with development if building is demolished.
Electricity	No connection constraints subject to site feasibility.	WPD to undertake load assessment once commercial mix known.
Other	No issues	Any proposal will need to reflect the town's niche shopping mix.

Kingsmoor Foodstore Allocation, Kilgetty (RT/050/01)		
2.86 Ha	Convenience – Foodstore	Greenfield/Previously Developed Land
<p>Site description</p> <p>The site lies to the south of Carmarthen Road at the western end of Kilgetty village. The site includes the existing co-operative store and the community centre buildings to the west. The site also includes unmaintained heath and scrub that forms part of Kingsmoor Common. A single foodstore will meet the identified need in this location.</p>		
<p>Relevant planning history</p> <p>16/0692/AD – Co-operative Retail Services Ltd, Carmarthen Road, Kilgetty – signs – no decision at November 2016</p> <p>15/0023/AD – Co-operative Retail Services Ltd, Carmarthen Road, Kilgetty – 4 non-illuminated wall mounted aluminium car park panels – conditionally approved 20/05/15</p> <p>13/0971/PA – Co-operative Retail Services Ltd, Carmarthen Road, Kilgetty – section 73 application for variation of condition 4 of application 03/0833/PA, requesting a further 2 years to commence development – conditionally approved 21/05/14</p> <p>13/0970/PA – Co-operative Retail Services Ltd, Carmarthen Road, Kilgetty – section 73 application for variation of condition 5 of consent 03/0833/PA, to clarify retail floorspace of the new foodstore – conditionally approved 15/05/14</p> <p>13/0813/PA – Co-operative Retail Services Ltd, Carmarthen Road, Kilgetty – two storey extension to rear of store and three additional trolley bays – conditionally approved 12/02/14</p> <p>13/0509/PA – Co-operative Retail Services Ltd, Carmarthen Road, Kilgetty – external alterations to shop, including replacement of shop front and automatic doors, removal of plant room, replacement of refrigeration plant and installation of new doors and a means of escape staircase – conditionally approved 04/11/13</p> <p>11/1121/PA – Co-operative Retail Services Ltd, Carmarthen Road, Kilgetty – re-development of retail store (class A1) & car park, upgrading of community uses, revised access and landscaping (reserved matters) – conditionally approved 29/08/12</p> <p>08/1251/PA – Co-operative Retail Services Ltd, Carmarthen Road, Kilgetty – installation of mechanical plant, alterations to shop front and replacement windows on 1st floor – conditionally approved 14/04/09</p> <p>03/0833/PA – Co-op Pioneer Store and adjoining land, Carmarthen Road, Kilgetty – re-development of retail store (class A1) & car park, upgrading of community uses, revised access and landscaping (outline) – conditionally approved 01/05/09</p>		
Constraints and potential methods to address constraints		
Constraint	Site Issues	Mechanisms to address
WWTW	Langdon WWTW is overloaded	In August 2016, DCWW advised that 'our Langdon

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		waste water treatment works (WWTW) serves the settlements of Begelly and Kilgetty, with foul flows from the settlement of Kilgetty being pumped to Langdon WWTW. The WWTW is currently overloaded and there are no improvements planned within our current Capital Investment Programme (AMP6) which runs to 31 st March 2020. As such, if planning permission is sought within the catchment, we would object at the current time'.
Sewerage	No issues	-
Water	No issues	-
Flooding	No issues	-
Access/Transport	Traffic will affect a Trunk Road. Access already constructed. One way off roundabout only, footway improvements on Carmarthen Road already agreed.	The SWTRA should be consulted prior to the submission of an application.
Contaminated Land	Possible contamination issues due to surrounding land uses	A preliminary risk assessment will be required. Any contamination found will be required to be remediated in conjunction with development
Electricity	No connection constraints subject to site feasibility.	WPD to undertake load assessment once commercial mix known.
Other	This site is located on an area designated as Common Land which is regulated by section 65 of the Dyfed Act 1987.	In order to develop this land Welsh Ministers need to extinguish the rights of common. The Council's resolution, on 22 nd March 2012, to extinguish common rights over an area of 1.89 acres on Kingsmoor Common, for the purpose of building a new retail store, has failed to receive the

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		necessary ratification by the Welsh Ministers (Decision Letter 25 th July, 2013).
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Primary and Secondary Retail Frontages

Haverfordwest

Primary	Secondary
45 Swan Square 2 – 12 Old Bridge 1 – 3 Old Bridge 44 – 2 Bridge Street 41 – 3 Bridge Street 3 – Castle Hotel Castle Square 5 – 7 Castle Square 27 – 23 Riverside Quay 2 – 21 Riverside Quay 2 Victoria Place 2 – County Hotel Picton Place 45 – Old Three Crowns, High Street 1 – 17 Victoria Place 1 – 17 Quay Street 2 – 12 Quay Street	14 – 20 Old Bridge 12 – Castle Hotel, High Street 4 – 12 Victoria Place 3 – 43 High Street North Wing County Hall-Masonic Hall, Picton Place 1 – 15 Market Street Commerce House – 36 Market Street 19 – 21 Quay Street 14 – Old Wool Market Quay Street

Pembroke Dock

Primary	Secondary
Asda Store, Gordon Street St Govans Centre, Dimond Street Parfitts Carpets & Interiors, Gordon Street 83 – 95 Queen Street Icon Hair Studio Meyrick Street Dorina's 1 – 21 Dimond Street 21 Gordon Street 23 – 39 Dimond Street 2 – Pater Hall Dimond Street 24 – 50 Dimond Street	30 – 50 Queen Street Libra Hair Fashions – 20 Meyrick Street 11 – 31 Meyrick Street

Pembroke

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Primary	Secondary
1 – 3 Castle Terrace 6 – 56 Main Street 11 – 45 Main Street 49 – 67 Main Street	North Quay 7 – 9 Northgate Street 2 – 10 Northgate Street 5 – 9 Castle Terrace 124 – 144 Main Street 2 Station Road 1 – 2 Westgate Hill 3 – 9 Main Street 3 East End Square

Milford Haven

Primary	Secondary
45 – 57 Charles Street 59 – 63 Charles Street 38 – 56 Charles Street 58 – 66 Charles Street 13 – 14 Hamilton Terrace Victory House, Nelson Quay	Leisure Education and Regional Arts Centre 11 – 43a Charles Street 65 – 89 Charles Street 68 – 92 Charles Street 1 – Lord Nelson Hotel Hamilton Terrace 10 – 12 Hamilton Terrace 16 – 26a Hamilton Terrace Vanguard House, Nelson Quay Cleddau House, Nelson Quay Sovereign House, Nelson Quay Agamemnon House, Nelson Quay

Fishguard

Primary	Secondary
31 – 17 West Street The Old Primary School Site 15 – 1 West Street 18 – 2 West Street Abergwaun Hotel – 2 Market Square Royal Oak – Bank House Market Square 10 – 4 High Street 11 – 1 High Street Boots – Castle House, Market Square	85 – 63 West Street 57 – 51 West Street 49 – 33 West Street 68 – 56 West Street 54 – Theatr Gwaun West Street 42 – 32 West Street 20 – 12 High Street 21 – 13 High Street Farmers Arms-Abingdon Cafe Market Square 1 – 5 Main Street 4 Main Street

Narberth

Primary	Secondary
The Old Primary School Site 47 – 41 High Street 40 – 32 High Street 1 – 29 High Street Farmers Arms – 2 Northfield Road Narberth Delivery Office, 2 Spring Gardens 1 – 2 Market Square	Chester Tree House – Hill House, High Street 1 – Dragon Inn, 5 Water Street 3 Market Square 1 – 7 St James Street 67 – 62 St James Street 16 – 14 Market Square

7 Marinas

7.1 Allocated marinas are listed in GN.21, *Marinas*.

Martello Quays, Pembroke Dock (MAR/096/LDP/01)		
16.61 Ha	Marina	Previously Developed Land
<p>Site description</p> <p>The site allocated for this marina is within West Llanion Pill at Pembroke Dock. The site area extends from the Front Street gun tower in the south west to Hobbs Point in the north east and encompasses the tidal mudflats between these points and existing urban developments in the town. Some existing industrial buildings, docks, car parks and amenity areas are included within the site area. Although the primary purpose of the proposal will be to provide safe moorings for recreational vessels, road access will be available from Western Way, which already functions as the main vehicular access route into Pembroke Dockyard and its ferry terminal.</p>		
<p>Relevant planning history</p> <p>14/1074/PA – Boat Storage Yard, Front Street, Pembroke Dock – change of use to a visitors’ centre – conditionally approved 22/04/15</p> <p>14/0130/PA – Land west of former Jewson Site, Western Way, Pembroke Dock – landscaping works to include laying of chippings, slate and gravel and willow sculpture – conditionally approved 16/07/14</p> <p>14/0035/PA – land adjacent to Front Street, Criterion Way, Western Way, Pembroke Dock – variation of condition 4 of planning permission 06/1416/PA (leisure marina with associated infrastructure and related residential, commercial, retail, leisure, hotel / casino and car parking uses, together with public realm works), to allow an extension of time for the submission of reserved matters – no decision at November 2016</p> <p>14/0010/AD</p> <p>13/0428/PA – land at the former Jewson site, Western Way, Pembroke Dock – public house / restaurant – conditionally approved 30/09/13</p> <p>12/0062/PN – Jewson Ltd, Meyrick Street, Pembroke Dock – demolition of</p>		

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depot / showroom buildings(prior notification) – unconditionally approved 17/05/12

07/0020/CA – Martello Quays, adjacent to Front Street and Western Way, Pembroke Dock – demolition of existing buildings and boundary treatments to facilitate the Martello Quays marina and mixed use waterfront regeneration project (Conservation Area) – conditionally approved 24/09/07

06/1416/PA – land adjacent to Front Street, Pembroke Dock – leisure marina with associated infrastructure and related residential, commercial, leisure, hotel / casino and car parking uses, plus public realm works (outline) – conditionally approved 23/04/09

06/0438/PA – land opposite 27-32, Front Street, Pembroke Dock – new sea wall and engineering operations (full) – conditionally approved 22/08/06

Constraints and potential methods to address constraints

Constraint	Site Issues	Mechanisms to address
WWTW	No issues	-
Sewerage	Current issues regarding sewerage are identified.	Developer’s study required (See Section 12 code E). A hydraulic modelling assessment is required to establish where the development can connect.
Water	No issues	-
Flooding	The site incorporates inter-tidal areas.	-
Access/Transport	Traffic will affect the A477 Trunk Road (Waterloo Roundabout). Road access is available from Western Way and from various local roads. Improve pedestrian and cycle links to north of town. PTI and partial Tesco access consented, which will provide benefit.	The SWTRA should be consulted prior to the submission of an application. Signal loops to Waterloo Roundabout may be required.
Contaminated Land	No issues	-
Electricity	No connection constraints subject to site feasibility.	WPD to undertake load assessment once further details are known.

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Other	Potential impact on a Natura 2000 site.	Screening for a project level HRA may be required at application stage.
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Fishguard Harbour (MAR/034/LDP/01)		
12.96 Ha	Marina	Previously Developed Land
<p>Site description</p> <p>The site allocated for this marina is at Fishguard Harbour, Goodwick. The site comprises areas of tidal mud and sand within Fishguard Bay, between the East Breakwater, the foreshore east of The Parrog and the approaches to Fishguard Harbour. Although the primary purpose of the proposal will be to provide safe moorings for recreational vessels, road access will be available from The Parrog (A.40 trunk road), which already functions as the main road access route to Fishguard Harbour. The site is close to the railway line serving Fishguard Harbour and its ferry terminal.</p>		
<p>Relevant planning history</p> <p>16/0222/DC – Fishguard Harbour, Goodwick – discharge of condition 5 (phasing plan) for planning application 15/1283/PA – no decision at November 2016</p> <p>15/1283/PA – Fishguard Harbour, Goodwick – variation of conditions 1, 7 to 11, 13, 15, 20, 28, 37 and 38 (to allow a phased development) and removal of conditions 16-18 (relating to Code for Sustainable Homes and BREEAM) for planning application 11/0739/PA – conditionally approved 23/05/16</p> <p>15/1049/PA – Fishguard Harbour, Goodwick – construction of reclamation platform, breakwaters and revetments, dredged marina basin and channel, public slipway, boat hoist / jetty and service quay and floating pontoons (phase 1 of reserved matters for planning application 15/1283/PA) – no decision at November 2016</p> <p>15/0964/DC – Fishguard Harbour, Goodwick – partial discharge of condition 20 of planning application 11/0739/PA, in respect of hydrodynamic modelling and assessment of sub-tidal ecology – unconditionally approved 18/01/16</p> <p>15/0736/NM – Fishguard Harbour, Goodwick – amendment to planning condition no. 31 attached to outline planning permission 11/0739/PA – conditionally approved 23/10/15</p> <p>11/0739/PA – Fishguard Harbour, The Parrog, Goodwick – mixed-use development comprising commercial marina, residential apartments, ancillary retail / commercial facilities, land reclamation (including provision of a development platform), infrastructure (including accesses) and landscaping (outline) – conditionally approved 06/10/14</p>		
Constraints and potential methods to address constraints		
Constraint	Site Issues	Mechanisms to address
WWTW	No issues	-
Sewerage	Current issues regarding	Developer’s study required

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	sewerage are identified.	(See Section 12 code E). A hydraulic modelling assessment is required to establish where the development can connect.
Water	No issues	-
Flooding	The site incorporates inter-tidal areas.	Future applications for development of any Marina at this location must include a Flood Consequences Assessment.
Access/Transport	Traffic will affect the A40 Trunk Road. Road access is available from the Parrog / Wern Road / Station Hill roundabout. Flooding impacts on roundabout. Footway improvements needed on A40 – land acquisition required.	The SWTRA should be consulted prior to the submission of an application. The level of the roundabout may need to be raised. Provide footway.
Contaminated Land	No issues	-
Electricity	No connection constraints subject to site feasibility.	WPD to undertake load assessment once further details are known.
Other	The allocation covers the area to the Mean Low Water Mark, but some aspects of the marina proposal may extend beyond this into areas where Pembrokeshire County Council does not have planning jurisdiction.	-
	Potential impact on a Natura 2000 site.	Screening for a project level HRA may be required at application stage.

8 Residential Allocations

- 8.1 Allocations for residential development are listed in GN.27, *Residential Allocations*. **Dwelling numbers are minimum figures.**

Hub Towns – Haven Hub

Haverfordwest – Hermitage Farm (HSG/040/00269)				
1.26 Ha	38 dwellings	30 Dph	Greenfield	25% Affordable Housing
<p>Site description</p> <p>This housing allocation is on a level greenfield site between existing developed land on the northern edge of Haverfordwest and the A40 trunk road (Haverfordwest eastern bypass). The site is now physically and functionally separated from the countryside to the north. Housing development in the Heritage Park area mostly comprises detached properties, but a wider range of property types is anticipated on the allocation site.</p>				
<p>Relevant planning history</p> <p>14/1037/NM – land SE of The Hermitage, Withybush Road, Haverfordwest – non-material amendment to remove conditions 12, 13 and 14 of planning permission 13/0416/PA – refused 17/03/15</p> <p>13/0416/PA – land SE of The Hermitage, Withybush Road, Haverfordwest – residential development (68 dwellings) and associated works (full) – conditionally approved 30/04/14</p>				
Constraints and potential methods to address constraints				
Constraint	Site Issues	Mechanisms to address		
WWTW	No issues	-		
Sewerage	No issues	-		
Water	No issues	-		
Flooding	No issues	-		
Access/Transport	Traffic will affect a Trunk Road. Possible ransom strip at end of Hermitage Grove.	The SWTRA should be consulted prior to the submission of an application. Road access will be from Hermitage Gate.		
Contaminated Land	No issues	-		
Electricity	No connection constraints subject to site feasibility.	WPD to undertake load assessment once residential mix known.		
Other	Potential impact on a Natura 2000 site.	Screening for a project level HRA may be required at application stage.		
	There is a strong network of hedges and TPO-protected	Retention of hedges and TPO trees is integral to achieving a good quality design.		

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	trees at this site.	
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Haverfordwest – Slade Lane North (HSG/040/00273)

15.31 Ha	48 (459*)	30 Dph	Greenfield	25% Affordable Housing
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Site description

This housing allocation forms part of a major urban extension proposed for Haverfordwest. It is a greenfield site, bounded by Slade Lane and a further housing allocation site to the south, existing residential development to the east and open countryside to the north and west. The site has outline planning permission for housing and is expected to be developed at a density of 30 dwellings per hectare. Other housing development in this area of Haverfordwest comprises a mix of detached, semi-detached and terraced units and accordingly a full mix of property types will be expected within the allocation site. Road access to the site will come from the adjacent Slade Lane South housing allocation site, which in turn will be accessed from the A.487 St. Davids Road roundabout. Access for motor vehicles from the existing estate roads to the east will not be permitted, although links for pedestrians and cycles would be desirable.

Relevant planning history

16/0388/PA – land at Slade Lane, Haverfordwest – variation of condition 1 and removal of conditions 19, 20 and 21 of planning application 12/0830/PA – conditionally approved 08/09/16

15/0250/PA – land off Slade Lane, Haverfordwest – 24 dwellings with associated access, infrastructure and landscape works, with all matters reserved except for access – no decision at November 2016

12/0830/PA – land at Slade Lane, Haverfordwest – construction of 729 properties, a superstore and a petrol filling station – conditionally approved 31/01/14

07/0921/PA – land to the South and North of Slade Lane, Haverfordwest – residential development, main and secondary access to A487 and ancillary neighbourhood facilities (revised application) (outline) – allowed on appeal 23/09/10

Constraints and potential methods to address constraints

Constraint	Site Issues	Mechanisms to address
WWTW	Limited WWTW capacity.	Option for a developer to contribute to improvements has been identified (See Section 12 code B).Slade Lane development has planning, subject to S106 Agreement, covering capital contribution to trigger improvements.

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Sewerage	<p>Sewerage loading must not exceed what has already been consented (See Section 12 code F).</p> <p>In August 2016, Dwr Cymru Welsh Water provided clarification regarding the sewage bond, advising that it had 'been working closely with the LPA and the Applicant in regard to the level of financial contribution required to accommodate the site within the public sewerage system and acknowledge the funds have now been deposited with the Council. Further collaborative work is now required between DCWW and the LPA to agree a mechanism for the transfer of funds, to enable the improvements to be delivered to meet the occupation of properties at the development site'.</p>	<p>See the S106 Agreement which covers capital contributions to trigger improvements.</p>
Water	<p>Ordinary watercourse on the edge of the site.</p>	<p>See paragraph 2.7.</p>
Flooding	<p>No issues</p>	<p>-</p>
Access/Transport	<p>Traffic will affect a Trunk Road. Road access will be from the Slade Lane South housing allocation site.</p>	<p>The SWTRA should be consulted prior to the submission of an application. Junction improvements, footway/cycle links, trunk road assessment and public transport contributions already agreed.</p>
Contaminated Land	<p>Possible contamination issues</p>	<p>As part of any planning application, requirement to</p>

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	due to proximity to former landfill.	better characterise the site (desk study), formulate a conceptual site model and undertake intrusive ground investigation including a Tier 1 Risk Assessment, DQRA, remedial options appraisal and remediation strategy are also likely to be warranted.
Electricity	No connection constraints subject to site feasibility.	WPD to undertake load assessment once details of the residential mix are known.
Other	No issues	*The two Slade Lane sites have potential for 971 dwellings, however a maximum of 560 are anticipated to be developed during the LDP period (to 2021). It is anticipated that the residual 411 dwellings will be built after the LDP Plan period. These figures are reflected in the Housing Land Supply Figures in Appendix 3: Housing Requirement and Supply 2011-2021 of the Local Development Plan.
	There is a strong network of hedges and TPO-protected trees at this site.	Retention of hedges and TPO trees is integral to achieving a good quality design.
	Potential archaeological interest.	An Archaeological Assessment will be required.
	-	Site has the potential for a District Heating network – this is a matter that should be considered if the existing planning permission lapses or if revised proposals are submitted.
	Potential impact on a Natura 2000 site.	Screening for a project level HRA may be required at application stage.

Haverfordwest – Slade Lane South (HSG/040/00274)				
17.05 Ha	512 dwellings	30 Dph	Greenfield	25% Affordable Housing
<p>Site description</p> <p>This housing allocation forms part of a major urban extension proposed for Haverfordwest. It is a greenfield site, bounded by Thomas Parry Way to the south, Slade Lane and agricultural land to the north and existing residential development to the east. Some of the land to the north is allocated for housing purposes (the Slade Lane North allocation) and for a Community Facility (a new primary school). The site has outline planning permission for housing and is expected to be developed at a density of 30 dwellings per hectare. Other housing development in this area of Haverfordwest comprises a mix of detached, semi-detached and terraced units and accordingly a full mix of property types will be expected within the allocation site. Road access to the site will come from the A487 St. Davids Road roundabout. Access for motor vehicles from the existing estate roads to the east will not be permitted, although links for pedestrians and cycles would be desirable.</p>				
<p>Relevant planning history</p> <p>16/0388/PA – land at Slade Lane, Haverfordwest – variation of condition 1 and removal of conditions 19, 20 and 21 of planning application 12/0830/PA – conditionally approved 08/09/16</p> <p>16/0312/PA – land at Slade Lane South, Haverfordwest – construction (including earthworks) and operation of a retail-led mixed use development, comprising 10 retail units, a hotel, a future development platform, associated infrastructure, hard and soft landscaping and lighting – no decision at November 2016</p> <p>16/0310/PA – land at Slade Lane South, Haverfordwest – cinema and restaurant development, including hard and soft landscaping and lighting – no decision at November 2016</p> <p>14/0601/TF – land NW of Slade Lane, Haverfordwest – tree surgery – conditionally approved 25/11/14</p> <p>14/0116/PA – The Garth, St. David’s Road, Haverfordwest – change of use from dwelling to primary school and nursery – conditionally approved 27/06/14</p> <p>12/0830/PA – land at Slade Lane, Haverfordwest – construction of 729 properties, a superstore and a petrol filling station – conditionally approved 31/01/14</p> <p>12/0829/PA – land south of Slade Lane, Haverfordwest – construction and operation of a superstore and a petrol filling station – conditionally approved 31/01/14</p> <p>07/0921/PA – land to south and north of Slade Lane, Haverfordwest – residential development, main and secondary access to A487 and ancillary neighbourhood facilities (revised application) (outline) – allowed on appeal 23/09/10</p>				
Constraints and potential methods to address constraints				

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Constraint	Site Issues	Mechanisms to address
WWTW	Limited WWTW capacity.	Option for a developer to contribute to improvements has been identified (See Section 12 code B). Slade Lane development has planning, subject to S106 Agreement, covering capital contribution to trigger off improvements.
Sewerage	<p>Sewerage loading must not exceed what has already been consented (See Section 12 code F).</p> <p>In August 2016, Dwr Cymru Welsh Water provided clarification regarding the sewage bond, advising that it had 'been working closely with the LPA and the Applicant in regard to the level of financial contribution required to accommodate the site within the public sewerage system and acknowledge the funds have now been deposited with the Council. Further collaborative work is now required between DCWW and the LPA to agree a mechanism for the transfer of funds, to enable the improvements to be delivered to meet the occupation of properties at the development site'.</p>	<p>See the S106 Agreement which covers capital contributions to trigger improvements.</p>
Water	Moderate ecological status under the Water Framework Directive.	Must ensure no deterioration in ecological status therefore all pollution prevention measures must be in place.

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	A minor aquifer is on-site.	Must ensure no deterioration in ecological status therefore all pollution prevention measures must be in place.
	A watercourse runs on the edge of the site.	See paragraph 2.7.
Flooding	No issues	-
Access/Transport	Traffic will affect a Trunk Road. The primary road access will be from the St. Davids Road roundabout.	The SWTRA should be consulted prior to the submission of an application. Junction improvements, footway/cycle links, trunk road assessment and public transport contributions already agreed.
Contaminated Land	Possible contamination issues due to proximity to former landfill.	As part of any planning application, requirement to better characterise the site (desk study), formulate a conceptual site model and undertake intrusive ground investigation including a Tier 1 Risk Assessment, DQRA, remedial options appraisal and remediation strategy are also likely to be warranted.
Electricity	No connection constraints subject to site feasibility.	WPD to undertake load assessment once details of the residential mix are known.
Other	No issues	*The two Slade Lane sites have potential for 971 dwellings, however a maximum of 560 are anticipated to be developed during the LDP period (to 2021). It is anticipated that the residual 411 dwellings will be built after the LDP Plan period. These figures are reflected in the Housing Land Supply Figures in Appendix 3: Housing Requirement and Supply 2011-2021 of the Local Development Plan.

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	There is a strong network of hedges and TPO-protected trees at this site.	Retention of hedges and TPO trees is integral to achieving a good quality design.
	-	Site has the potential for a District Heating network – this is a matter that should be considered if the existing planning permission lapses or if revised proposals are submitted.
	Potential impact on a Natura 2000 site.	Screening for a project level HRA may be required at application stage.

Haverfordwest – between Shoals Hook Lane and Bypass (HSG/040/00275)

9.26 Ha	277 dwellings	30 Dph	Greenfield	25% Affordable Housing
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Site description

This housing allocation comprises several fields situated between the Haverfordwest Eastern Bypass (A40 trunk road), Shoals Hook Lane and residential development to the north west and housing and educational developments to the south west. It is a flat, greenfield site which has been severed from the open countryside by the Bypass road. Nearby housing developments comprise a mix of detached units (in particular to the north west) and semi-detached and terraced units. The main constraint relates to vehicular access.

Relevant planning history

- 14/0496/PA** – Pembrokeshire Car Wash, Cardigan Road, Haverfordwest – reposition existing car wash structure and construct a covered valet area – conditionally approved 17/10/14
- 12/0220/PA** – Express Car Wash, Cardigan Road, Haverfordwest – change of use of part of existing car sales compound to create hand car wash facility (in retrospect) – conditionally approved 13/08/12
- 11/1197/PA**
- 10/0085/PA** – land adjacent to 18, Cardigan Road, Haverfordwest – adjustments to ground levels for car displays and fence – conditionally approved 09/08/10
- 04/0704/PA** – site east of 18, Cardigan Road, Haverfordwest – car sales area and siting of a temporary portakabin – conditionally approved 08/02/05

Constraints and potential methods to address constraints

Constraint	Site Issues	Mechanisms to address
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WWTW	No issues	-
Sewerage	Current issues regarding sewerage are identified, but flooding incidents in this area have been resolved.	Developer's study required (See Section 12 code E). A hydraulic modelling assessment is required to establish where the development can connect.
Water	A water supply can be provided to this allocation but, this will require off-site mains.	Off-site mains from our 10 inch diameter water main in Cardigan Road.
	Moderate ecological status under the Water Framework Directive.	Must ensure no deterioration in ecological status therefore all pollution prevention measures must be in place.
	A minor aquifer is on-site.	Must ensure no deterioration in ecological status therefore all pollution prevention measures must be in place.
	A watercourse runs on the edge of the site.	See paragraph 2.7.
Flooding	No issues	-
Access/Transport	Traffic will affect a Trunk Road. Vehicular access into this site is constrained. The two access options are either a new access onto Cardigan Road or alternatively a new access onto Cardigan Road together with an extension of the route further west to link to the Witybush Hospital roundabout (which would require demolitions of existing properties). Traffic management measures at the southern end of Cardigan Road might reduce traffic flows within the constrained road network at	The SWTRA should be consulted prior to the submission of an application. Release of the full capacity of the site is dependent upon either an extension of the access to reach the Witybush Hospital Roundabout, or alternatively traffic management measures at the southern end of Cardigan Road. If the latter can be achieved, the need to connect to the Witybush Hospital Roundabout to release the full site capacity may be removed.

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	Prendergast, allowing the full capacity of the housing allocation (at 30 dwellings per hectare) to be realised without the extension to the Withybush Hospital roundabout (and the associated demolitions). The latter would require procedures under highways legislation to be followed. A new access from the A40 bypass would conflict with Welsh Government guidance and is consequently very unlikely.	
Contaminated Land	No issues	-
Electricity	No connection constraints subject to site feasibility.	WPD to undertake load assessment once residential mix known.
Other	A gas pipeline crosses the site.	Consultation with statutory undertaker required.
	Potential impact on a Natura 2000 site.	Screening for a project level HRA may be required at application stage.

Haverfordwest – Scarrowscant / Glenover (HSG/040/00106)

4.73 Ha	140 dwellings	30 Dph	Greenfield/ Previously Developed Land	25% Affordable Housing
<p>Site description</p> <p>This housing allocation site lies to the north west of the recent housing development at Glenover Fields, some elements of which have yet to be completed. The allocation site mostly comprises agricultural land, although there has been some previous development on a small part of the site. Nearby development is primarily detached housing, with Pembrokeshire College slightly to the east. The site is in an elevated position, sloping down to the existing housing development immediately to the south.</p>				
<p>Relevant planning history</p> <p>14/0824/PA – Glenover House, Scarrowscant Lane, Haverfordwest – change</p>				

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of use from private school to residential house – conditionally approved 12/01/15

11/0506/PA – Glenover Fields, Scarrowscant Lane, Haverfordwest – residential development (modification of conditions 3 and 4 of planning permission 05/0530/PA) (section 73) – conditionally approved 28/08/12

10/0625/PA – Phase 9, Glenfield Road, Haverfordwest – 3 dwellings – conditionally approved 17/03/11

09/0484/PA – Glenover Fields, Haverfordwest – 15 dwellings – phase 8 – conditionally approved 09/03/10

05/0530/PA – Glenover Fields, Scarrowscant Lane, Haverfordwest – residential development (including plot / road layout and highway improvements) (outline) – conditionally approved 21/02/08

Constraints and potential methods to address constraints		
Constraint	Site Issues	Mechanisms to address
WWTW	No issues	-
Sewerage	Current issues regarding sewerage are identified. The public sewer in close proximity to this proposed allocation is of a size which cannot accommodate the potential demands from this site.	Developer’s study required (See Section 12 code E). A hydraulic modelling assessment is required to establish where the development can connect.
Water	There is active discharge on the site, which lies above a major aquifer.	Must ensure no deterioration in ecological status therefore all pollution prevention measures must be in place.
Flooding	No issues	-
Access/Transport	Traffic will affect the A4076 Trunk Road (Merlin’s Road roundabout).	The SWTRA should be consulted prior to the submission of an application. The Local Highway Authority (PCC) should also be consulted to identify the best option(s) for access to the site from the local highway network.
Contaminated Land	Possible contamination issues due to proximity to former landfill	A preliminary risk assessment will be required. Any contamination found will be required to be remediated in conjunction with development.
Electricity	No connection	WPD to undertake load

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	constraints subject to site feasibility.	assessment once residential mix known.
Other	Potential impact on a Natura 2000 site.	Screening for a project level HRA may be required at application stage.

Milford Haven - Steynton Thornton Road (HSG/086/00223)

7.49 Ha	224 dwellings	30 Dph	Greenfield	Up to 5% Affordable Housing
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Site description

This housing allocation lies to the north of Milford Haven secondary school and its playing fields, with housing developments lying to the west and east of the site (mostly detached and semi-detached properties) and Thornton Road to the north. The site slopes gently from north to south and is currently used for agricultural purposes.

Relevant planning history

15/1231/PA – land north of Milford Haven School, Thornton Road, Milford Haven – residential development comprising 117 houses, flats and bungalows – conditionally approved 21/06/16

Constraints and potential methods to address constraints

Constraint	Site Issues	Mechanisms to address
WWTW	Limited WWTW capacity.	Option for a developer to contribute to improvements has been identified (See Section 12 code B). Improvements to this WWTW will be required in DCWW's AMP.
Sewerage	Current issues regarding sewerage are identified. The public sewer in close proximity to this proposed allocation is of a size which cannot accommodate the potential demands from this site.	Developer's study required (See Section 12 code E). Due to the size of this allocation an assessment of the Sewage Pumping Station (SPS) is required to determine whether any upgrading will be required. This assessment can be done under the sewer requisition provisions of the Water Industry Act 1991 (as amended).
Water	No issues	-
Flooding	No issues	-
Access/Transport	Traffic will affect the A4076 Trunk Road.	The SWTRA should be consulted prior to the

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	Road access is available from Thornton Road.	submission of an application. Possible amendments to Thornton Rd/A4076 (T) crossroads, which was recently signalised.
Contaminated Land	No issues	-
Electricity	No connection constraints subject to site feasibility.	WPD to undertake load assessment once residential mix known.
Other	Potential impact on a Natura 2000 site.	Screening for a project level HRA may be required at application stage.

Milford Haven – Steynton Beaconing Field (HSG/086/00129)

4.54 Ha	149 dwellings	33 Dph	Greenfield	Up to 5% Affordable Housing
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Site description

This housing allocation site lies to the south of Neyland Road, Steynton. Planning permission has been granted for housing development on this greenfield site. To the west of the site is a completed housing development (a mix of detached, semi-detached and terraced units), with farmland to north and south and a railway line to the east. The site slopes gently to the south.

Relevant planning history

07/1592/PA – land at Beaconing Farm, Steynton – variation of condition 4 of planning permission 04/1527/PA to allow residential development on the same terms as those previously granted with a revision in respect of the mechanism controlling affordable housing (section 73) – conditionally approved 17/10/08
04/1527/PA – land at Beaconing Farm, Steynton – residential development – conditionally approved 27/07/05

Constraints and potential methods to address constraints

Constraint	Site Issues	Mechanisms to address
WWTW	Limited WWTW capacity.	Option for a developer to contribute to improvements has been identified (See Section 12 code B). Improvements to this WWTW will be required in DCWW's AMP.
Sewerage	Current issues regarding sewerage are identified. The public sewer in close proximity to this	Developer's study required (See Section 12 code E). A hydraulic modelling assessment is required to establish where the

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	proposed allocation is of a size which cannot accommodate the potential demands from this site.	development can connect.
Water	No issues	-
Flooding	No issues	-
Access/Transport	Traffic will affect the A4076 Trunk Road. Road access via adjacent Neyland Road. No access via Castle Pill Road, as not controlled by signals.	The SWTRA should be consulted prior to the submission of an application. Possible amendments to Neyland Road/A4076 (T) cross-roads, which was recently signalised.
Contaminated Land	Possible contamination issues.	A preliminary risk assessment will be required. Any contamination found will be required to be remediated in conjunction with development.
Electricity	No connection constraints subject to site feasibility.	WPD to undertake load assessment once residential mix known.
Other	Potential impact on a Natura 2000 site.	Screening for a project level HRA may be required at application stage.

Milford Haven – Hubberston, West of Silverstream (HSG/086/00095)

1.66 Ha	50 dwellings	30 Dph	Mostly Greenfield	Up to 5% Affordable Housing
Site description				
This site lies between Silverstream road and a LDP mixed-use allocation at Dale Road. The site incorporates one existing dwelling. To the south and east are existing housing developments (mostly a mix of terraced and detached units), with the mixed-use allocation to the west and a stream valley and agricultural land to the north.				
Relevant planning history				
03/0308/PA – land north of The Dairy, Hubberston – dwelling – conditionally approved 12/11/03				
Constraints and potential methods to address constraints				
Constraint	Site Issues	Mechanisms to address		
WWTW	Limited WWTW capacity. The site can	Option for a developer to contribute to improvements has		

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	<p>be delivered but there will be a point ultimately, when foul flow from all the development proposed in Milford Haven will bring the capacity of the WWTW to its limits. Appropriate improvements will be required during the lifetime of the LDP provided the growth occurs.</p>	<p>been identified (See Section 12 code B). Improvements to this WWTW will be required in DCWW's AMP.</p>
Sewerage	No issues	-
Water	<p>The 250mm & 160mm diameter water main are located in the public highway and can provide a water supply to this allocation.</p>	Off-site mains will be required.
	<p>Moderate ecological status under the Water Framework Directive.</p>	<p>Must ensure no deterioration in ecological status therefore all pollution prevention measures must be in place.</p>
	<p>A minor aquifer is on-site.</p>	<p>Must ensure no deterioration in ecological status therefore all pollution prevention measures must be in place.</p>
	<p>Ordinary watercourse on edge of the site.</p>	See paragraph 2.7.
Flooding	No issues	-
Access/Transport	<p>Traffic will affect the A4076 Trunk Road (concern expressed re Victoria Bridge Roundabout, although the impact wouldn't trigger a Transport Assessment requirement). The site on a steep gradient. Road access could be from Silverstream, although there is a</p>	<p>The SWTRA should be consulted prior to the submission of an application.</p>

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	potential alternative access route via the mixed-use allocation site to the west.	
Contaminated Land	Possible contaminated land.	Preliminary risk assessment required.
Electricity	No connection constraints subject to site feasibility.	WPD to undertake load assessment once residential mix known.
Other	Potential impact on a Natura 2000 site.	Screening for a project level HRA may be required at application stage.

Milford Haven – South West of The Meads (HSG/086/00222)

3.09 Ha	93 dwellings	30 Dph	Partially Greenfield	Up to 5% Affordable Housing
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Site description

This housing allocation site lies to the south west of the Meads Leisure Centre and south of the open space associated with that facility. There is existing development (a mix of housing and employment uses) to the south and east, with a railway line to the west and the sports centre and open space to the north. Access will be from Priory Road and thence the access that currently serves the Meads Leisure Centre and Meads Court, which will require upgrading. Although it gives the impression of being a greenfield site, there are contamination issues to be resolved on a part of this site, arising from a previous use for disposal of refuse.

Relevant planning history

16/0409/PA – land south of The Meads, Milford Haven – variation / removal of conditions 3, 4, 14 and 16 of planning application 12/0685/PA (to allow for an extension of time for the submission of reserved matters and the removal of the requirements for the Code for Sustainable Homes) – no decision at November 2016

12/0685/PA – land south of The Meads, Milford Haven – residential development (outline) – conditionally approved 16/04/13

Constraints and potential methods to address constraints

Constraint	Site Issues	Mechanisms to address
WWTW	Limited WWTW capacity. The site can be delivered but there will be a point ultimately, when foul flow from all the development proposed in Milford Haven will bring the	Option for a developer to contribute to improvements has been identified (See Section 12 code B). Improvements to this WWTW will be required in DCWW's AMP.

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	capacity of the WWTW to its limits. Appropriate improvements will be required during the lifetime of the LDP provided the growth occurs.	
Sewerage	225mm and 375mm sewers traverse this site which may restrict the density proposed. There were previous incidents of flooding in this area but further detailed investigation has identified that these incidents are on a different leg of the sewer which should not constrain this allocation.	-
Water	The 7 inch diameter water main in Priory Road can provide a water supply to this allocation; however a short distance of off-site mains will be required.	This will result in a short distance of off-site mains.
Flooding	No issues	-
Access/Transport	Traffic will affect the A4076 Trunk Road (concern regarding Marble Hall crossroads). Access via realigned access through Meads Sports Centre. Concern regarding footway links to town.	The SWTRA should be consulted prior to the submission of an application. Review of footway links required.
Contaminated Land	Potential Contaminative Sources on / adjacent to site (from the former Milford Haven gasworks, the Dyfed Cleaning Services building, Milford Brewers, Railway lines, Meads Municipal Landfill.	Any planning consent likely to require site characterising, a conceptual site model, intrusive ground investigation DQRA, remedial options appraisal and remediation strategy.
Electricity	No connection constraints subject to site	WPD to undertake load assessment once residential

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	feasibility.	mix known.
Other	A gas pipeline crosses site.	Consultation with statutory undertaker required.
	Potential impact on a Natura 2000 site.	Screening for a project level HRA may be required at application stage.

Milford Haven – Castle Pill (HSG/086/00318)

3.05 Ha	72 dwellings	24 Dph	Previously Developed Land	Up to 5% Affordable Housing
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Site description

This housing allocation site is at the southern end of Castle Pill. To the south lies the Haven Waterway, to the east the channel of Castle Pill and the former RNAD site and to the west existing housing development, which comprises a mix of detached, semi-detached and terraced units. The site has planning permission for housing development.

Relevant planning history

- 15/0718/PA** – land adjacent to Starboard Five, Beach Hill, Milford Haven – three storey detached dwelling – conditionally approved 08/12/15
- 15/0252/PA** – land adjacent to Starboard Five, Beach Hill, Milford Haven – three storey detached dwelling – refused 03/08/15
- 10/0229/PA** – Starboard Five, Beach Hill, Milford Haven – extension to provide granny annexe and / or linked holiday unit – conditionally approved 23/07/15
- 08/0368/PA** – Castle Pill, Milford Haven – residential development (72 dwellings), retail units, water-sports club building, associated infrastructure and parking facilities (reserved matters) – conditionally approved 22/12/11
- 06/0088/PA** – Castle Pill (off Vicary Crescent), Milford Haven – variation of conditions 3 & 4 of planning consent 97/0202/PA (residential development, marina & associated infrastructure), as varied by consent 03/1608/PA, to extend by two years the permitted period for submission of reserved matters (condition 3) & for commencement of development (condition 4) (section 73) – conditionally approved 21/06/06
- 03/1608/PA** – Castle Pill (off Vicary Crescent), Milford Haven - variation of conditions 3 and 4 of Planning Permission 97/0202/PA (residential development, marina and associated infrastructure) to extend period for submission of reserved matters and commencement of development by 2 years (section 73) – conditionally approved 14/06/04
- 97/0202/PA** – Castle Pill, Milford Haven – residential development (72 dwellings), 200 berth marina, car parking, marina operations, 10 letting units and water-sports club building (outline) – conditionally approved 23/04/01
- 96/0491/PA** – Ward’s Yard, Milford Haven – raising of ground levels by infilling and associated engineering operations – conditionally approved 28/02/97

Constraints and potential methods to address constraints

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Constraint	Site Issues	Mechanisms to address
WWTW	Limited WWTW capacity.	Option for a developer to contribute to improvements has been identified (See Section 12 code B). Improvements to this WWTW will be required in DCWW's AMP.
Sewerage	Sewerage loading must not exceed what has already been consented (See Section 12 code F).	See conditions of planning application reference 08/0368/PA.
Water	Moderate ecological status under the Water Framework Directive.	Must ensure no deterioration to ecological status therefore all pollution prevention measures must be in place.
	A minor aquifer is within the site.	Must ensure no deterioration to ecological status therefore all pollution prevention measures must be in place.
Flooding	Parts of the site within Zone C2 of the Development Advice Maps & flood zones 2 & 3 of EA (now NRW) maps.	Flood Consequences Assessment required. Built development should not take place on these small areas of the site, with their incorporation into curtilage areas being the most likely outcome at development stage.
Access/Transport	Traffic will affect the A4076 Trunk Road (Marble Hall Cross Roads). Substandard links towards town.	The SWTRA should be consulted prior to the submission of an application. Widening of roads and improvement of footway links required, possible embankment excavation.
Contaminated Land	Potential Contaminative Sources on / adjacent to site at Ward's Yard (former scrap-yard), disused railway line running through the southern area, oil refinery - Petroplus Extension	Any planning consent will require characterising the site, a conceptual site model, intrusive ground investigation, DQRA, remedial options appraisal and remediation strategy.

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	site (30m east), military site - Former RNAD site (30m east).	
Electricity	No connection constraints subject to site feasibility.	WPD to undertake load assessment once residential mix known.
Other	The allocation relates to the housing element of a planning application which covers a wider area and a broader range of potential uses.	-
	Potential impact on a Natura 2000 site.	Screening for a project level HRA may be required at application stage.

Milford Haven – Hubberston Adjacent to Kings Function Centre, Dale Road (HSG/086/00117 and HSG/086/00225)

5.16 Ha	151 dwellings	29 Dph	Previously Developed Land	Up to 5% Affordable Housing
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Site description

This housing allocation site lies in the north-western part of Hubberston, adjacent to the Dale Road and immediately west of a mixed-use allocation site. To the north-east is open agricultural land and to the west the Milford Haven Golf Club building and a couple of residential properties. Immediately north of the site is further land which has permissions for a borrow-site (allowing mineral extraction to facilitate development of the housing site) and thence development of affordable housing, as an off-site provision for the allocated and consented housing site. The site is previously developed land, the Kings Function Centre which gives the site its name having been demolished some time ago. Development has very recently commenced, served by a vehicular access from Dale Road, named The Fairways.

Relevant planning history

15/1275/PA – Sunningdale Drive, Hubberston, Milford Haven – variation of condition 2 of planning application 14/0266/PA to allow modification of house types on plot numbers 203-212 – conditionally approved 13/05/16

15/1038/NM – Sunningdale Drive, Hubberston, Milford Haven – non material amendment to planning application 14/0266/PA – change to house types on plots 203 to 212 – refused 11/02/16

15/0710/DC – land south of Sunningdale Drive, Hubberston, Milford Haven – discharge of conditions 3, 4, 6 and 8 of planning application 14/0266/PA – conditionally approved 20/01/16

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14/1036/NM – land at Dale Road, Hubberston, Milford Haven – non-material amendment – removal of conditions 16, 17 and 18 of planning permission 10/0615/PA – refused 16/03/15

14/0266/PA – land south of Sunningdale Drive, Hubberston, Milford Haven – 65 dwellings – conditionally approved 11/09/15

13/0540/PA – plot 47, The Fairways, Dale Road, Milford Haven – alteration of approved design of dwellings to include a conservatory for plot 47 (relating to 10/0615/PA) – conditionally approved 19/11/13

11/0583/PA – land east of Dale Road, Hubberston – 41 affordable dwellings (full) – conditionally approved 22/12/11 (on an adjacent site)

10/0633/PA – land at Dale Road, Hubberston – borrow pit and ancillary engineering works in relation to residential development (full) – conditionally approved 31/05/11 (on an adjacent site)

10/0615/PA – land at Dale Road, Hubberston – residential development (168 dwellings) and associated works (full) – conditionally approved 31/10/11

08/0587/PA – land at Dale Road, Hubberston – residential development (168 dwellings) and associated works (full) – conditionally approved 26/11/09

03/1346/PA – land at Dale Road, Hubberston – 32 houses, flats, garages and associated engineering works (reserved matters) – conditionally approved 12/01/05

00/0321/PA – land adjacent to The King’s Function Centre, Dale Road, Hubberston – residential development (outline) – conditionally approved 26/03/01

97/0159/PA – land adjacent to The King’s Function Centre, Dale Road, Hubberston – residential development (outline) – conditionally approved 12/02/98

Constraints and potential methods to address constraints

Constraint	Site Issues	Mechanisms to address
WWTW	Limited WWTW capacity.	Option for a developer to contribute to improvements has been identified (See Section 12 code B). Improvements to this WWTW will be required in DCWW's AMP.
Sewerage	Sewerage loading must not exceed what has already been consented (See Section 12 code F).	See conditions of planning application reference 10/0615/PA.
Water	No issues	-
	Moderate ecological status under the Water Framework Directive.	Must ensure no deterioration to ecological status therefore all pollution prevention measures must be in place.

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	A minor aquifer is within the site.	Must ensure no deterioration to ecological status therefore all pollution prevention measures must be in place.
	A watercourse runs on the edge of the site.	See paragraph 2.7.
Flooding	No issues	-
Access/Transport	Traffic will affect the A4076 Trunk Road (Marble Hall Cross Roads). Road access is available from Dale Road.	The SWTRA should be consulted prior to the submission of an application.
Contaminated Land	Possible contamination issues.	As part of any planning application, requirement to better characterise the site (desk study), formulate a conceptual site model and undertake intrusive ground investigation including a Tier 1 Risk Assessment, DQRA, remedial options appraisal and remediation strategy are also likely to be warranted.
Electricity	No connection constraints subject to site feasibility.	WPD to undertake load assessment once residential mix known.
Other	Potential impact on a Natura 2000 site. Edge of SSSI and SAC.	Screening for a project level HRA may be required at application stage.

Neyland – East of Poppy Drive (HSG/093/00066)

3.37 Ha	101	30 Dph	Greenfield	10% Affordable Housing
<p>Site description</p> <p>This housing allocation site is situated on part of an area of residual agricultural land otherwise surrounded on three sides by urban uses on the eastern side of Neyland. To the west and north are developments of mostly detached housing, to the south is agricultural land and sports pitches and to the east agricultural land, woodland and thence Westfield Pill.</p>				
<p>Relevant planning history</p> <p>11/0668/PA – Neyland Athletic Club, John Street, Neyland – new footpath – conditionally approved 29/11/11</p>				

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Constraints and potential methods to address constraints		
Constraint	Site Issues	Mechanisms to address
WWTW	Limited WWTW capacity. Foul flows from this allocation will ultimately be treated at the Milford Haven Waste Water Treatment Works which has limited capacity to accommodate all of the proposed growth identified in the LDP. The site can be delivered but there will be a point ultimately, when foul flow from all the development proposed in Milford Haven will bring the capacity of the WWTW to its limits.	Option for a developer to contribute to improvements has been identified (See Section 12 code B). Improvements to this WWTW will be required in DCWW's AMP.
Sewerage	Current issues regarding sewerage are identified. The public sewer in close proximity to this proposed allocation is of a size which cannot accommodate the potential demands from this site.	Developer's study required (See Section 12 code E). A hydraulic modelling assessment is required to establish where the development can connect.
Water	No issues	-
Flooding	No issues	-
Access/Transport	Road access via Poppy Drive. Density restricted to 30 Dph subject to highway capacity. Improve footway links.	Footway link to athletic club to south.
Contaminated Land	No issues	-
Electricity	No connection constraints subject to site feasibility.	WPD to undertake load assessment once residential mix known.

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Other	A pipeline runs some distance to north of the site.	Consultation with statutory undertaker required.
	Historic environment interest.	This will be protected through the attachment of appropriate conditions to planning consent.
	Potential impact on a Natura 2000 site.	Screening for a project level HRA may be required at application stage.

Pembroke Dock – North of Pembroke Road (HSG/096/00238)				
2.81 Ha	98 dwellings	35 Dph	Greenfield	Up to 5% Affordable Housing
Site description				
<p>The housing allocation is a greenfield site situated on the edge of Pembroke Dock, with hedgerows defining the site. The site is located on a gradient, sloping from Pembroke Road to the south of the site, down to the residential development off Bush Road to the north. The residential dwellings to the north of the site comprise of two storey semi detached properties. The remainder of the site is bounded by undeveloped land to the west and agricultural land to the east and beyond Pembroke Road to the south.</p>				
Relevant planning history				
None				
Constraints and potential methods to address constraints				
Constraint	Site Issues	Mechanisms to address		
WWTW	No issues	-		
Sewerage	Current issues regarding sewerage are identified.	Developer's study required (See Section 12 code E). The local sewer network is inadequate to accommodate foul flows from an allocation of this size; a hydraulic modelling assessment is required to establish where the development can connect.		
Water	The 12 inch diameter water main crosses this site which may restrict the density proposed.	Protection measures are required to allow Dŵr Cymru / Welsh Water to perform its statutory duties. Protection measures are either in the form of easement, which prevents development near the public asset, or diversion		

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		of the asset at the developer's expense.
Flooding	No issues	-
Access/Transport	Traffic will affect a Trunk Road (Waterloo Roundabout/Ferry Lane). Impact on Bush Hill/Buttermilk Lane Junction.	The SWTRA should be consulted prior to the submission of an application. Possible Signal Controlled Junction or Roundabout on Bush Hill/Buttermilk Lane Junction.
Contaminated Land	No issues	-
Electricity	No connection constraints subject to site feasibility.	WPD to undertake load assessment once residential mix known.
Other	Potential impact on a Natura 2000 site.	Screening for a project level HRA may be required at application stage.

Pembroke Dock - North of Imble Lane, Pembroke Dock (HSG/096/00231)

2.75 Ha	96 dwellings	35 Dph	Greenfield	Up to 5% Affordable Housing
<p>Site description</p> <p>The housing allocation is a greenfield site situated at the edge of Pembroke Dock. The site is located on a gradient, sloping from north to south. The site is bounded by the cricket ground to the north, agricultural land to the east and residential development to the south and west. There are mixed house types, with lower density detached two storey properties and bungalows along Springfield Road to the south and higher density semi detached and terraced properties to the west.</p>				
<p>Relevant planning history</p> <p>15/1318/NM – plots 22-32 and 57-68, Imble Lane, Pembroke Dock – non material amendment to planning application 12/0708/PA (amendments to siting of dwellings on plots 26-30) – unconditionally approved 22/04/16</p> <p>15/1279/DC – plots 22-33 and 57-68 (phase 3), Imble Lane, Pembroke Dock – discharge of condition 16 (Code for Sustainable Homes) for planning application 12/0708/PA – part refused, part approved, 23/03/16</p> <p>15/0814/NM – plots 9 to 21 and 33 to 44, Imble Lane, Pembroke Dock – non-material amendment to planning application 13/0547/PA – unconditionally approved 25/11/15</p> <p>15/0813/DC – plots 9-21 and 33-44, Imble Lane, Pembroke Dock – discharge of condition 16 (Code for Sustainable Homes) for planning application 12/0708/PA – part refused, part approved 09/11/15</p> <p>15/0450/NM – land north east of Imble Lane, Pembroke Dock – non-material</p>				

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amendment to planning consent 13/0547/PA – removal and replacement of a tree – unconditionally approved 14/08/15
15/0275/NM – land north east of Imble Lane, Pembroke Dock – amendment to design of bungalow on plot 10 – conditionally approved 19/06/15
13/0547/PA – land north east of Imble Lane, Pembroke Dock – 83 affordable dwellings and associated works (reserved matters) – conditionally approved 27/11/13
12/0708/PA – land north east of Imble Lane, Pembroke Dock – affordable housing (83 dwellings) – conditionally approved 07/02/13

Constraints and potential methods to address constraints		
Constraint	Site Issues	Mechanisms to address
WWTW	No issues	-
Sewerage	<p>Current issues regarding sewerage are identified.</p> <p>Foul flow from this allocation will drain to Springfield Road/Imble Lane Sewage Pumping Station (SPS). This SPS is currently in private ownership but under the Transfer of Private Sewer Regulations 2011, this private SPS will ultimately transfer to water companies' (public) ownership by 1st October 2016.</p>	<p>Developer's study required (See Section 12 code E). For a development of this size, we advise that an assessment of this private SPS is required. The delivery of the site is dependent on an assessment being undertaken on Springfield Road/Imble Lane SPS and any improvements implemented.</p>
Water	No issues	-
Flooding	No issues	-
Access/Transport	<p>Traffic will affect a Trunk Road (Waterloo Roundabout/Ferry Lane).</p> <p>There are potential impacts on the Bush Hill / Buttermilk Lane Junction.</p> <p>Imble Lane is narrow in parts, including some sections leading to the site access points.</p>	<p>The SWTRA should be consulted prior to the submission of an application. Possible Signal Controlled Junction or Roundabout on Bush Hill/Buttermilk Lane Junction. Imble Lane will require selective widening up to and including any agreed access point.</p>
Contaminated	No issues	-

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Land		
Electricity	No connection constraints subject to site feasibility.	WPD to undertake load assessment once residential mix known.
Other	Potential impact on a Natura 2000 site.	Screening for a project level HRA may be required at application stage.

Pembroke Dock – East of Hill Farm, Imble Lane (HSG/096/00233)				
1.79 Ha	63 dwellings	35 Dph	Greenfield	Up to 5% Affordable Housing
Site description				
<p>The housing allocation is a greenfield site situated at the edge of Pembroke Dock. The site is located on a gradient, sloping from north to south. Residential development surrounds the site on three sides, to the north, west and east with agricultural land to the south. There are a mixture of house types in the area, with lower density detached two storey properties and bungalows along Springfield Road to the east and higher density semi detached and terraced properties to the east and north.</p>				
Relevant planning history				
None				
Constraints and potential methods to address constraints				
Constraint	Site Issues	Mechanisms to address		
WWTW	No issues	-		
Sewerage	Current issues regarding sewerage are identified. The public sewer in close proximity to this proposed allocation is of a size which cannot accommodate the potential demands from this site.	Developer's study required (See Section 12 code E). A hydraulic modelling assessment is required to establish where the development can connect.		
Water	No issues	-		
Flooding	No issues	-		
Access/Transport	Traffic will affect a Trunk Road (Waterloo Roundabout/Ferry Lane). Impact on Bush Hill/Buttermilk Lane Junction. Imble Lane narrows to access	The SWTRA should be consulted prior to the submission of an application. Possible Signal Controlled Junction or Roundabout on Bush Hill/Buttermilk Lane Junction. Widen Imble Lane to		

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	points.	access points.
Contaminated Land	No issues	-
Electricity	No connection constraints subject to site feasibility.	WPD to undertake load assessment once residential mix known.
Other	Potential impact on a Natura 2000 site.	Screening for a project level HRA may be required at application stage.

Pembroke – North and West of Railway Tunnel (HSG/095/00154)

5.68 Ha	150 dwellings	25 Dph	Greenfield	10% Affordable Housing
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Site description

The allocation is on a greenfield site to the north of Pembroke, comprising six fields of improved and semi improved pasture, divided by mature trees and hedgerows. A number of trees are protected by Tree Preservation Orders. The site slopes from north to south, with the lower part of the site having the steeper gradient. The site is bounded by the A4139 (Bush Hill), and Buttermilk Lane (beyond which lies open countryside) to the west and north respectively, residential development to the south and an area of woodland, a railway cutting and residential development to the east. A railway tunnel passes under the north-eastern part of the site. The residential developments immediately surrounding the site comprise of a mixture of house types including detached bungalows and two-storey detached and terraced properties. The site has outline planning permission, including details of access into the site. The indicative layout shows 133 units with a mix of dwelling sizes.

Relevant planning history

15/0643/NM – land at Bush Hill and Buttermilk Lane, Pembroke – removal of conditions 19, 20 and 21 (relating to Code for Sustainable Homes) for planning application 13/0893/PA – unconditionally approved 19/10/15
15/0144/PA – land east of Bush Hill and SW of Buttermilk Lane, Pembroke Dock – 102 dwellings, with vehicular and pedestrian accesses, car parking, landscaping and associated works (phase 2) - reserved matters for planning application 13/0893/PA – conditionally approved 06/11/15
14/1038/NM – land at Bush Hill and Buttermilk Lane, Pembroke – variation of conditions 3 and 9 of 09/0394/PA – refused 10/03/15
13/0893/PA – land at Bush Hill and Buttermilk Lane, Pembroke – section 73 application to vary conditions 3 and 19 of the outline planning permission for residential development (09/0394/PA) - extend the time period for reserved matters – conditionally approved 02/07/14
13/0510/PA – land at Bush Hill and Buttermilk Lane, Pembroke – installation of a foul sewer – conditionally approved 05/11/13
13/0456/PA – land at Bush Hill and Buttermilk Lane, Pembroke – residential

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development (reserved matters) for 39 dwellings – conditionally approved 11/07/14
09/0394/PA – land at Bush Hill and Buttermilk Lane, Pembroke – residential development (outline) – conditionally approved 22/03/11

Constraints and potential methods to address constraints

Constraint	Site Issues	Mechanisms to address
WWTW	No issues	-
Sewerage	Sewerage loading must not exceed what has already been consented (See Section 12 code F).	See conditions of planning application reference 09/0394/PA.
Water	No issues	-
Flooding	No issues	-
Access/Transport	Traffic will affect a Trunk Road (Waterloo Roundabout/Ferry Lane). Impact on Bush Hill/Buttermilk Lane Junction.	The SWTRA should be consulted prior to the submission of an application. Possible Signal Controlled Junction or Roundabout on Bush Hill/Buttermilk Lane Junction
Contaminated Land	Possible contamination issues	A preliminary risk assessment will be required. Any contamination found will be required to be remediated in conjunction with development.
Electricity	No connection constraints subject to site feasibility.	WPD to undertake load assessment once residential mix known.
Other	Potential impact on a Natura 2000 site.	Screening for a project level HRA may be required at application stage.

Pembroke – Adjacent to Monkton Swifts (HSG/095/00153)

3.70 Ha	118 dwellings	32 Dph	Greenfield	10% Affordable Housing
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Site description

The allocation is a greenfield site on the southern edge of Pembroke, comprising of three agricultural fields, each enclosed by mature hedgerows. The site is bounded by residential properties to the east and west, a football club to the north and agricultural land to the south. The houses in this area largely **comprise two-storey** semi detached and terraced properties. A public

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right of way exists to the east of the site, along The Old Conduit.		
Relevant planning history		
None		
Constraints and potential methods to address constraints		
Constraint	Site Issues	Mechanisms to address
WWTW	No issues	-
Sewerage	Current issues regarding sewerage are identified. The public sewer in close proximity to this proposed allocation is of a size which cannot accommodate the potential demands from this site.	Developer's study required (See Section 12 code E). A hydraulic modelling assessment is required to establish where the development can connect.
Water	A water supply can be provided to service this allocation but the local water main in Norgan's Hill is inadequate.	An off-site water main will be required.
Flooding	No issues	-
Access/Transport	'The Old Conduit' and its junction are not suitable for access. Poor access via Norgan's Hill/South Road Junction. Access issues between Pembroke and Monkton.	Contributions to Bridgend Terrace Bypass. Improvements to South Road/Norgan's Lane Junction.
Contaminated Land	No issues	-
Electricity	No connection constraints subject to site feasibility.	WPD to undertake load assessment once residential mix known.
Other	Potential impact on a Natura 2000 site.	Screening for a project level HRA may be required at application stage.

Pembroke – Adjacent to Long Mains and Monkton Priory (HSG/095/00147)				
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7.57 Ha	115	15 Dph	Greenfield	10%
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	dwellings		Affordable Housing
<p>Site description</p> <p>The housing allocation is on greenfield land situated to the north west and west of Priory Farm, Monkton. The site is situated to the east of properties along Long Mains and Howells Close, with open countryside to the north with the Council owned gypsy site beyond, and the estuary beyond that. To the south, part of the site has a frontage onto Angle Road, with the remainder of the site being located behind properties in Marshall Road and the Primary School. To the east are Priory Farm and a field leading down to Castle Pond, with Pembroke Castle beyond. The site itself comprises primarily fields but with intermittent ad hoc open storage. Within 20m of the northern boundary is the scheduled ancient monument (SAM and Grade II* listed) of the Monkton Priory Dovecot. Further to the north, more distant from the allocation, is Priory Cave, also a SAM. To the east are fields that fall down to castle pond, the other side of which is Pembroke Castle (SAM and grade I listed). The boundary of the Conservation Area runs across this field, some 180m from the eastern boundary of the allocation. To the south east, and distant from the eastern edge of the application site, are the historic buildings at Priory Farm, listed grade II and II* and situated within the Conservation Area, with the Grade I Monkton Priory Church beyond. Monkton Old Hall and Vicarage, a grade II* historic garden is situated further to the east. The site is within the historic landscape of Milford Haven Waterway.</p>			
<p>Relevant planning history</p> <p>16/0140/NM – land off Howells Close, Monkton – amendments to landscaping, siting of plots 11-14 and shed locations (relating to phase 1 of development approved by 13/0377/PA and 13/0954/PA) – conditionally approved 09/06/16</p> <p>15/0782/NM – land off Howells Close, Monkton – non-material amendment to 13/0377/PA – unconditionally approved 05/11/15</p> <p>13/0954/PA – land west of Priory Farm, Monkton – removal of condition 20 from consent 04/0780/PA (to permit phase 1 development to commence using access from Long Mains / Howells Close) – conditionally approved 19/12/14</p> <p>13/0377/PA – Priory Farm, Church Terrace, Monkton – residential development (reserved matters) for 170 dwellings – conditionally approved 18/12/14</p> <p>10/1252/PA – land at Priory Farm, Monkton – 70 dwellings with associated access, infrastructure and landscaping (reserved matters on outline 05/0221/PA) – conditionally approved 21/09/11 (affects part of the site)</p> <p>08/0778/LB – Priory Farm, Church Terrace, Monkton – conversion of outbuilding into 2 dwellings (listed building) – conditionally approved 17/08/09</p> <p>08/0762/PA – Priory Farm, Church Terrace, Monkton – conversion of outbuilding into 2 dwellings (full application) – conditionally approved 05/12/08</p> <p>05/0221/PA – land at Priory Farm, Monkton – amendment of condition 3 of 01/0294/PA to allow extension of time for reserved matters submission to 4 years (section 73) – conditionally approved 24/03/09 (affects part of the site)</p> <p>04/0780/PA – land west of Priory Farm, Monkton – residential development – conditionally approved 28/07/10</p>			

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01/0294/PA – land to the rear of Priory Farm, Monkton – residential development (outline) – conditionally approved 10/06/02 (affects part of the site)
04/0780/PA – land west of Priory Farm, Monkton – residential development (outline) – conditionally approved 28/07/10 (affects part of the site)

Constraints and potential methods to address constraints		
Constraint	Site Issues	Mechanisms to address
WWTW	No issues	-
Sewerage	Current issues regarding sewerage are identified. The public sewer in close proximity to this proposed allocation is of a size which cannot accommodate the potential demands from this site.	Developer’s study required (See Section 12 code E). A hydraulic modelling assessment is required to establish where the development can connect.
Water	No issues	-
Flooding	No issues	-
Access/Transport	Access issues between Pembroke and Monkton.	Contributions to Bridgend Terrace Bypass.
Contaminated Land	Possibly a former fly tipping site.	A preliminary risk assessment will be required. Any contamination found will be required to be remediated in conjunction with development.
Electricity	No connection constraints subject to site feasibility.	WPD to undertake load assessment once residential mix known.
Other	Density.	This site is subject to a planning permission at a lower density. This site is allocated at a low density because recreational open space needs to be incorporated into the site. A revised density can be reconsidered with any future planning application.
	Potential impact on a Natura 2000 site.	Screening for a project level HRA may be required at application stage.

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Pembroke – North of Gibbas Way (HSG/095/00144)				
2.85 Ha	70 dwellings	25 Dph	Greenfield	10% Affordable Housing
Site description				
The housing allocation is a Greenfield site situated at the edge of Pembroke. The site is surrounded on three sides by residential development, with agricultural land on the northern boundary. Residential development in this area comprises largely of detached single and two storey detached properties.				
Relevant planning history				
<p>12/1102/PA – infill plots 01-31, Gibbas Way, Pembroke – 37 dwellings and an area of open space – conditionally approved 17/06/14</p> <p>01/0385/PA – plot 18, Callans Drive, Gibbas Way, Pembroke – bungalow and garage – conditionally approved 04/09/01</p> <p>01/0296/PA – plot 22, Callans Drive, Gibbas Way, Pembroke – bungalow and garage – conditionally approved 16/08/01</p> <p>96/0229/PA – adjacent to Gibbas Way, Pembroke – 5 houses and 1 bungalow – conditionally approved 22/05/96</p>				
Constraints and potential methods to address constraints				
Constraint	Site Issues	Mechanisms to address		
WWTW	No issues	-		
Sewerage	Current issues regarding sewerage are identified. The public sewer in close proximity to this proposed allocation is of a size which cannot accommodate the potential demands from this site.	Developer’s study required (See Section 12 code E). A hydraulic modelling assessment is required to establish where the development can connect.		
Water	Good ecological status under the Water Framework Directive	Must ensure no deterioration in ecological status, therefore all pollution prevention measures must be in place.		
	A small part of the site is over a major aquifer.	Must ensure no deterioration in ecological status, therefore all pollution prevention measures must be in place.		
Flooding	More than 10% of the site area is considered at ‘intermediate’ susceptibility to surface water flooding. Category of	Development layout to incorporate a design sensitive to affected areas.		

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	risk defined by the Council, from EAW (now NRW) guidance. See LDP background paper: Assessment of Surface Water Flooding.	
Access/Transport	No issues	-
Contaminated Land	No issues	-
Electricity	No connection constraints subject to site feasibility.	WPD to undertake load assessment once residential mix known.
Other	Potential impact on a Natura 2000 site.	Screening for a project level HRA may be required at application stage.

Pembroke – South of Gibbas Way (HSG/095/00144)

2.33 Ha	58 dwellings	25 Dph	Previously Developed Land/Greenfield	10% Affordable Housing
Site description				
The housing allocation is situated at the edge of Pembroke, surrounded by residential developments. Housing is under construction on part of the allocation, largely comprising of single storey detached properties similar to those existing in the surrounding area.				
Relevant planning history				
<p>15/0276/PA – Gibbas Way, Pembroke – section 73 removal of conditions 3, 4, and 5 of 12/1102/PA (Code for Sustainable Homes) – conditionally approved 11/08/15</p> <p>12/1102/PA – plots 1 to 31, Gibbas Way, Pembroke – 29 bungalows and 2 dormer bungalows (full) – conditionally approved 17/06/14</p> <p>08/0671/PA – plots 44, 46, 48, 50, 52A and 54A, Gibbas Way, Pembroke – residential development - 6 bungalows (full) – conditionally approved 27/10/08</p> <p>07/1260/PA – land at Gibbas Way, Pembroke – residential development – 10 bungalows (full) – conditionally approved 12/02/08</p> <p>07/0861/PA – plots 34-60, Gibbas Way, Pembroke – 14 dwellings (full) – refused 10/12/07</p>				
Constraints and potential methods to address constraints				
Constraint	Site Issues	Mechanisms to address		
WWTW	No issues	-		
Sewerage	Sewerage loading	See conditions of planning		

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	must not exceed what has already been consented on a neighbouring site (See Section 12 code F).	application reference 06/1181/PA.
Water	No issues	-
Flooding	No issues	-
Access/Transport	No issues	-
Contaminated Land	No issues	-
Electricity	No connection constraints subject to site feasibility.	WPD to undertake load assessment once residential mix known.
Other	No issues	-

Hub Towns – North Pembrokeshire Hub

Fishguard – Maesgwynne Farm (HSG/034/00215)				
13.24 Ha	399 dwellings	30 Dph	Greenfield	10% Affordable Housing
<p>Site description</p> <p>This is a large greenfield site situated on the edge of Fishguard. It is located to the west of the Town. The site is bounded to the east by housing development at Parc Loktudi and to the south and west by the A40 Trunk Road. Access can be achieved from the A40 Trunk Road but may require highway improvements. The site contains a watercourse and springs. Maesgwynne Farm is a listed building which is located in the centre of the allocation (although excluded from it); development proposals will need to consider the setting of this listed building.</p>				
<p>Relevant planning history</p> <p>14/0070/PA – Maesgwynne, Fishguard – variation of condition no.3 on consent 07/1454/PA (extension of time period for submission of reserved matters) – conditionally approved 19/08/16</p> <p>08/0829/PA – land at Maesgwynne Farm, Maesgwynne Lane, Fishguard – residential development (reserved matters) – conditionally approved 18/06/09</p> <p>07/1454/PA – land north and south of Maesgwynne Lane, Fishguard – residential development (outline) – conditionally approved 17/10/11</p> <p>07/1250/PA – Maesgwynne, Fishguard – variation of condition 9 of consent 02/0662/PA to allow residential development on same terms and previously, but without compliance with a density of 10 dwellings per acre (full) – conditionally approved 27/08/08</p> <p>02/0662/PA – Maesgwynne Farm, Fishguard – residential development and ancillary retail, with new road junction (outline) – conditionally approved 31/10/03</p> <p>97/0138/PA – Maesgwynne Farm, Fishguard – residential development with ancillary retail development plus new road traffic island – conditionally approved 12/09/97</p>				
Constraints and potential methods to address constraints				
Constraint	Site Issues	Mechanisms to address		
WWTW	No issues	-		
Sewerage	No issues	-		
Water	No issues	-		
	Moderate ecological status under the Water Framework Directive.	Avoid development encroaching within this area Must ensure no deterioration in ecological status, therefore all pollution prevention measures		

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		must be in place.
	A watercourse and springs are found on the edge of the site.	See paragraph 2.7.
Flooding	No issues	-
Access/Transport	Joint access to the trunk road must be coordinated with other development proposed for the area.	The SWTRA should be consulted prior to the submission of an application. Roundabout proposed. Initial access to site to be closed off when roundabout complete. New footway to be installed on trunk road. Part of Maesgwynne Road to be closed to traffic.
Contaminated Land	Potential for contaminated land.	A contaminated land investigation and risk assessment will be required to accompany any application. This should identify the presence, nature and extent of any contamination on the site including an assessment of potential risks and details of any remedial measures necessary to make the site suitable for use.
Electricity	No connection constraints subject to site feasibility.	WPD to undertake load assessment once residential mix known.
Other	Maesgwynne Farm is a Grade II listed building.	The setting of this listed building needs to be considered as part of any proposal.
	This location is within a Town Council area defined as 'language sensitive' (policy SP 9). This is because more than 25% of the population over the age of 3 is Welsh speaking (2011 Census).	Phased release of the allocation may be required, together with bilingual signage and if necessary other mitigation measures.

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Fishguard – East of Maesgwynne (HSG/034/00165)				
0.81 Ha	24 dwellings	30 Dph	Greenfield	10% Affordable Housing
<p>Site description</p> <p>This allocation is a small greenfield site situated on the edge of Fishguard between the existing Parc Loktudi development and the larger Maesgwynne Farm allocation to the North and West. It is part of a larger site which has been gradually developed. To the south lies the A40 trunk road and to the north Maesgwynne Lane.</p>				
<p>Relevant planning history</p> <p>15/0879/CL – Maesgwynne, Fishguard – implementation of planning permission 04/1395/PA – 2 dwellings and conversion of 3 outbuildings to residential use – unconditionally approved 20/01/16</p> <p>09/0724/PA – plots 35 to 48, Parc Loktudi, Fishguard - residential development, 14 dwellings (full) – no decision at November 2016</p> <p>05/0271/PA – plots 5 and 15, Maesgwynne Meadow, Fishguard – amended house types for 03/1445/PA – conditionally approved 10/08/05</p> <p>04/1395/PA – Maesgwynne, Fishguard – 2 dwellings and conversion of 3 outbuildings to full residential use – conditionally approved 14/12/05</p> <p>03/1445/PA – Phase 1, Maesgwynne Meadow, Fishguard – residential development – conditionally approved 25/11/04</p> <p>03/0497/PA – plot 4, Maesgwynne Lane, Fishguard – bungalow and garage – conditionally approved 11/09/03</p> <p>03/0389/PA – plot 2066, adjacent to Maesgwynne Lane, Fishguard – residential development – conditionally approved 20/10/03</p>				
Constraints and potential methods to address constraints				
Constraint	Site Issues	Mechanisms to address		
WWTW	No issues	-		
Sewerage	No issues	-		
Water	No issues	-		
	Moderate ecological status under the Water Framework Directive.	Avoid development encroaching within this area. Must ensure no deterioration in ecological status therefore all pollution prevention measures must be in place.		
	A watercourse and springs are found on the edge of the site.	See paragraph 2.7.		
Flooding	No issues	-		

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Access/Transport	Joint access to the trunk road must be coordinated with other development proposed for the area.	The SWTRA should be consulted prior to the submission of an application. Roundabout proposed. Initial access to site to be closed off when roundabout complete. New footway to be installed on trunk road. Part of Maesgwynne Road to be closed.
Contaminated Land	Potential for contaminated land.	A contaminated land investigation and risk assessment will be required to accompany any application. This should identify the presence, nature and extent of any contamination on the site including an assessment of potential risks and details of any remedial measures necessary to make the site suitable for use.
Electricity	No connection constraints subject to site feasibility.	WPD to undertake load assessment once residential mix known.
Other	Maesgwynne Farm is a Grade II listed building.	The setting of this listed building needs to be considered as part of any proposal.
	This allocation is within a Town Council area defined as 'language sensitive' (policy SP 9). This is because more than 25% of the population over the age of 3 is Welsh speaking (2011 Census).	Phased release of the allocation may be required, together with bilingual signage and if necessary other mitigation measures.

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Fishguard – Old Infants School (HSG/034/LDP/01)				
0.70 Ha	21 dwellings	30 Dph	Previously Developed Land	10% Affordable Housing
<p>Site description</p> <p>This allocation is a mix of previously developed land and greenfield land which incorporates the site of the former Infants School and its former playing field. It is located in the centre of Fishguard and within a short walking distance of the Town Centre. It is bounded by Marchgae Paddock to the north, Brodog Terrace to the west and the police station to the south. Access will be from Brodog Lane to the south.</p>				
<p>Relevant planning history</p> <p>05/1171/PA – Fishguard Infants’ School, Brodog Lane, Fishguard – residential development (outline) – conditionally approved 19/12/05</p> <p>97/0156/PA – Fishguard Infants’ School, Brodog Lane, Fishguard – residential development (outline) – conditionally approved 29/10/97</p>				
Constraints and potential methods to address constraints				
Constraint	Site Issues	Mechanisms to address		
WWTW	No issues	-		
Sewerage	No issues	-		
Water	No issues	-		
Flooding	No issues	-		
Access/Transport	Traffic will affect a Trunk Road. Impact on adjoining streets. Victoria Avenue junction Traffic will affect a Trunk Road Private road to north. Previous access to SE.	The SWTRA should be consulted prior to the submission of an application. Possible Traffic Management Measures Review, but little scope for improvement.		
Contaminated Land	Possible contamination issues due to surrounding land uses.	A preliminary risk assessment will be required. Any contamination found will be required to be remediated in conjunction with development.		
Electricity	No connection constraints subject to site feasibility.	WPD to undertake load assessment once residential mix known.		
Other	This allocation is within a Town Council area defined as ‘language sensitive’	Phased release of the allocation may be required, together with bilingual signage and if necessary other		

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	(policy SP 9). This is because more than 25% of the population over the age of 3 is Welsh speaking (2011 Census).	mitigation measures.
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Rural Town

Narberth – West of Bloomfield Gardens (HSG/088/00078)				
3.58 Ha	89 dwellings	25 Dph	Greenfield	25% Affordable Housing
<p>Site description</p> <p>This housing allocation is greenfield, bounded by mature hedgebanks and 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 land to the north and west.</p>				
<p>Relevant planning history</p> <p>13/0588/PA – land at Adams Drive, Narberth - section 73 application to vary conditions 3 and 4 of 06/0938/PA – timescale for submission of reserved matters and commencement of development – conditionally approved 27/05/16</p> <p>06/0938/PA – Glebeland, Adams Drive, Narberth – residential development (outline) – conditionally approved 02/12/10 (on 1.02Ha of site)</p>				
Constraints and potential methods to address constraints				
Constraint	Site Issues	Mechanisms to address		
WWTW	Limited capacity at works.	Option for a developer to contribute to improvements has been identified (See Section 12 code B). Improvements to this WWTW will be required in DCWW's AMP. AMP 5 Scheme to be delivered by 31 st March 2015.		
Sewerage	Current issues regarding sewerage.	Developer's study required (See Section 12 code E). A hydraulic modelling assessment is required to establish where the development can connect.		
Water	Moderate ecological status under the Water Framework Directive.	Must ensure no deterioration in ecological status therefore all pollution prevention measures must be in place.		
	A watercourse runs on the edge of the site.	See paragraph 2.7.		
Flooding	No issues	-		
Access/Transport	Traffic will affect a Trunk	The SWTRA should be		

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	Road (Redstone Cross on A40). Split access to Bloomfield Gardens and Adams Drive (>60%), but with no vehicular link through site.	consulted prior to the submission of an application. Review impact on Redstone Cross.
Contaminated Land	No issues	-
Electricity	No connection constraints subject to site feasibility.	WPD to undertake load assessment once residential mix known.
Other	Potential impact on a Natura 2000 site.	Screening for a project level HRA may be required at application stage.

Narberth – West of Rushacre (HSG/088/00077)

2.40 Ha	58 dwellings	25 Dph	Greenfield	25% Affordable Housing
Site description				
This housing allocation is located to the North of Narberth . It is greenfield in nature and bordered by mature hedgebanks and trees, some of which have TPOs. The site is bounded by residential estates to the south and east, employment land to the northeast and open land to the northwest.				
Relevant planning history				
09/0419/PA – land adjacent to Rushacre Farm, Redstone Road, Narberth – residential development – 54 units including affordable provision (full) – conditionally approved 19/03/14				
Constraints and potential methods to address constraints				
Constraint	Site Issues	Mechanisms to address		
WWTW	Limited capacity at works.	Option for a developer to contribute to improvements has been identified (See Section 12 code B). Improvements to this WWTW will be required in DCWW's AMP. AMP 5 Scheme to be delivered by 31 st March 2015.		
Sewerage	Sewerage loading must not exceed what has already been consented (See Section 12 code F).	See conditions of planning application reference 09/0419/PA.		

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Water	Moderate ecological status under the Water Framework Directive.	Must ensure no deterioration in ecological status therefore all pollution prevention measures must be in place.
	A watercourse that runs on the edge of the site.	See paragraph 2.7.
Flooding	No issues	-
Access/Transport	Traffic will affect a Trunk Road (Redstone Cross on A40). Access via Bloomfield Gardens only.	The SWTRA should be consulted prior to the submission of an application in particular as there may be impacts at Redstone Cross (junction of A40 with Redstone Road).
Contaminated Land	No issues	-
Electricity	No connection constraints subject to site feasibility.	WPD to undertake load assessment once residential mix known.
Other	Density	Allocated at 25dph due to the low density of the surrounding estate.
	Potential impact on a Natura 2000 site.	Screening for a project level HRA may be required at application stage.

Service Centres

Johnston – adjacent to Milford Road (HSG/048/00038)				
5.21 Ha	130 dwellings	25 Dph	Greenfield	10% Affordable Housing
<p>Site description</p> <p>This housing allocation is situated at the southern end of Johnston village on agricultural land. Land to the west and north of the site is predominantly but not exclusively developed for housing, while to the east is Church Road and an area of open land proposed to be made available as open space in conjunction with the housing development, and to the south land that has been consented for housing development and for a new church (the latter was completed in 2013).</p>				
<p>Relevant planning history</p> <p>15/0626/DC – land to the west of Hayston Road, off the A.477, Johnston – discharge of condition 15 of planning application 14/0304/PA – part refused, part approved, 23/09/15</p> <p>15/0225/PA – land to the west of Hayston Road, off the A.477, Johnston – approval of reserved matters for construction of housing – conditionally approved 06/08/15</p> <p>14/0304/PA – land west of Hayston Road, Johnston – office block with new access, car parking and landscaping (full application) together with housing (outline application) – conditionally approved 12/12/14</p> <p>09/0682/PA – land off A477, Hayston Road, Johnston – residential development (outline) – conditionally approved 06/02/12</p> <p>09/0455/PA – land east of Milford Road (field 1217), Johnston – residential development and amenity space (outline) – refused 13/07/11</p>				
Constraints and potential methods to address constraints				
Constraint	Site Issues	Mechanisms to address		
WWTW	Johnston WWTW is currently overloaded.	DCWW advised on 19/08/16 that 'our separate Hook and Johnston WWTW are both currently overloaded, though a combined improvement scheme is planned for completion by 30 th September 2017. As such, if planning permission is sought within either catchment, we would look to the Council to impose a Grampian condition, ensuring no connection to the public sewerage network can be made until this date'.		

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Sewerage	Current issues regarding sewerage are identified. The public sewer in close proximity to this proposed allocation is of a size which cannot accommodate the potential demands from this site.	Developer's study required (See Section 12 code E). A hydraulic modelling assessment is required to establish where the development can connect.
Water	No issues	-
Flooding	No issues	-
Access/Transport	Traffic will affect a Trunk Road (A4076T). Access to be onto A477 (not the A4076T). Improve pedestrian /cycle links to north. Visibility issues at junction.	The SWTRA should be consulted prior to the submission of an application. Provision of a footway link and crossing refuse on trunk road to access village and bus services. Possible need for speed reduction and traffic management measures.
Contaminated Land	No issues	-
Electricity	No connection constraints subject to site feasibility.	WPD to undertake load assessment once residential mix known.
Other	No issues	-

Letterston – Court Meadow (HSG/053/00009)

2.28 Ha	90 dwellings	40 Dph	Greenfield	Up to 5% Affordable Housing
Site description				
This allocation is on a greenfield site located in the centre of Letterston. The site is bounded by agricultural land to the North and West, the St Davids Road to the South and the Spring Gardens housing estate to the East.				
Relevant planning history				
<p>16/0082/DC – phase 2, Court Meadow, St. David's Road, Letterston – discharge of conditions 6 and 16 of planning application 10/0924/PA – part refused, part approved, 28/04/16</p> <p>15/1194/DC – Court Meadow, St. David's Road, Letterston – discharge of conditions 6 and 16 of planning application 10/0924/PA – refused, 20/04/16</p> <p>15/0998/DC – Court Meadow, St. David's Road, Letterston – discharge of conditions 2, 8 and 10 of planning application 10/0924/PA – part refused, part</p>				

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approved, 18/02/16
10/0924/PA – phase 2, Court Meadow, Letterston – residential development (full) – conditionally approved 09/05/11
10/0267/PA – Court Meadow, St. David’s Road, Letterston – variation of condition 2 of 98/0628/PA (to extend time frame for submission of reserved matters) (section 73) – conditionally approved 01/09/10
06/0743/PA – land at Court Meadow, Letterston – 4 dwellings – conditionally approved 29/08/08
04/0036/PA – part of OS field 0778, St. David’s Road, Letterston – residential development (outline) – refused 04/06/09 and appeal dismissed 10/06/10
01/0981/PA – phase 1, OS field 0778, Court House, Letterston – entrance road and four houses with associated car / garage space (reserved matters) – conditionally approved 22/04/02
98/0628/PA – land at Court House, Letterston – renewal of consent for residential development (outline) – conditionally approved 03/02/99 (southern part of the site)

Constraints and potential methods to address constraints

Constraint	Site Issues	Mechanisms to address
WWTW	Limited WWTW capacity.	Option for a developer to contribute to improvements has been identified (See Section 12 code B). Improvements to this WWTW will be required in DCWW's AMP. AMP 5 Scheme to be delivered by 31 st March 2015.
Sewerage	Current issues regarding sewerage are identified. The public sewer in close proximity to this proposed allocation is of a size which cannot accommodate the potential demands from this site.	Developer’s study required (See Section 12 code E). A hydraulic modelling assessment is required to establish where the development can connect.
Water	No issues	-
Flooding	No issues	-
Access/Transport	Traffic will affect a Trunk Road (A40 Letterston). Footway links, public transport improvements needed.	The SWTRA should be consulted prior to the submission of an application. Possible signal control to Letterston Cross Improve footway, particularly to school. Public transport

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		contribution.
Contaminated Land	No issues	-
Electricity	No connection constraints subject to site feasibility.	WPD to undertake load assessment once residential mix known.
Other	This allocation is within a Community Council area defined as 'language sensitive' (policy SP 9). This is because more than 25% of the population over the age of 3 is Welsh speaking (2011 Census).	Phased release of the allocation may be required, together with bilingual signage and if necessary other mitigation measures.

Crymych – Between the School and Station Road (HSG/030/00043)

2.07 Ha	60 dwellings	29 Dph	Greenfield	Up to 5% Affordable Housing
Site description				
<p>This is a greenfield site located east of the A478 road. The site slopes down from south to north and is bounded on its western and northern sides by existing development, by school grounds to the south and by open agricultural land to the east. Existing development in this part of the village takes a variety of forms, but with older terraced properties dominating to the west. A major site constraint relates to highway access, with a solution yet to be agreed. Existing vehicular access opportunities are constrained by both width and junction visibility. There will also be a requirement to cross third-party land.</p>				
Relevant planning history				
None				
Constraints and potential methods to address constraints				
Constraint	Site Issues	Mechanisms to address		
WWTW	Crymych WWTW is currently overloaded.	DCWW advised on 19/08/16 that 'our Crymych WWTW is currently overloaded, though improvements are planned for completion by 31 st March 2018. As such, if planning permission is sought within the catchment, we would look to the Council to impose a Grampian condition, ensuring no connection to the public sewerage network can		

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		be made until this date’.
Sewerage	No issues	-
Water	No issues	-
Flooding	No issues	-
Access/Transport	No suitable access identified – and there will be a need to cross third party land. Possible access for limited development from Station Road to north, which is narrow.	An acceptable access solution will need to be found and designed in discussion with the Local Highway Authority.
Contaminated Land	Possible contamination issues due to surrounding land uses.	A preliminary risk assessment will be required. Any contamination found will be required to be remediated in conjunction with development.
Electricity	No connection constraints subject to site feasibility.	WPD to undertake load assessment once residential mix known.
Other	Potential impact on a Natura 2000 site.	Screening for a project level HRA may be required at application stage.
	This allocation is within a Community Council area defined as ‘language sensitive’ (policy SP 9). This is because more than 25% of the population over the age of 3 is Welsh speaking (2011 Census).	Phased release of the allocation may be required, together with bilingual signage and if necessary other mitigation measures.

Crymych – East of Waunaeron (HSG/030/LDP/01)

1.24 Ha	35 dwellings	28 Dph	Greenfield	Up to 5% Affordable Housing
Site description				
This is a greenfield site located in the southern part of the village, adjacent to Waunaeron. The site is fairly flat and bounded by existing development to the north-west, the County road to Hermon to the north-east and by open agricultural land to the south-west and south-east. Nearby residential				

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developments are of a mix of semi-detached and detached dwellings of a fairly low density. The narrow field immediately south-west of the allocation adjoins the Afon Gafel and is mostly within the C2 flood zone.		
Relevant planning history		
None		
Constraints and potential methods to address constraints		
Constraint	Site Issues	Mechanisms to address
WWTW	Crymych WWTW is currently overloaded.	DCWW advised on 19/08/16 that 'our Crymych WWTW is currently overloaded, though improvements are planned for completion by 31 st March 2018. As such, if planning permission is sought within the catchment, we would look to the Council to impose a Grampian condition, ensuring no connection to the public sewerage network can be made until this date'.
Sewerage	No issues	-
Water	No issues	-
Flooding	No issues	-
Access/Transport	No issues	-
Contaminated Land	No issues	-
Electricity	No connection constraints subject to site feasibility.	WPD to undertake load assessment once residential mix known.
Other	Historic environment interest.	The historic environment interests are unlikely to be adversely affected by a development proposal.
	Potential impact on a Natura 2000 site.	Screening for a project level HRA may be required at application stage.
	This allocation is within a Community Council area defined as 'language sensitive' (policy SP 9). This is because more than 25% of the population over the age of 3 is Welsh	Phased release of the allocation may be required, together with bilingual signage and if necessary other mitigation measures.

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	speaking (2011 Census).	
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Kilgetty – Extension to James Park and Cotswold Gardens (HSG/050/00042)				
3.03 Ha	75 dwellings	25 Dph	Greenfield	20% Affordable Housing
<p>Site description</p> <p>This housing allocation is located to the north of existing development at James Park and Cotswold Gardens. The site is greenfield, and bounded by mature hedgerows and trees, some of which have TPOs. The land slopes upwards in a northerly direction, away from the existing residential development.</p>				
<p>Relevant planning history</p> <p>16/0650/NM – land north of James Park, Kilgetty – non-material amendment to omit retaining wall to rear and side of plots 20-24, with the introduction of a bund and changes in site levels, also the addition of a stone retaining wall to the front of plots 35 / 36, raising of the slab level of plot 30 by 300mm, realignment of the gabion wall to the rear of plot 33 and alteration to the parking spaces on plots 39 and 40 of planning application 15/0137/PA – unconditionally approved 01/11/16</p> <p>16/0178/NM – land north of James Park, Kilgetty – non-material amendment to planning application 15/0137/PA (change of slab levels to plots 4, 5 and 6) – unconditionally approved 07/06/16</p> <p>15/1195/NM – land north of James Park, Kilgetty – non-material amendment to planning application 15/0137/PA – part conditional consent and part refusal, 06/04/16</p> <p>15/1130/DC – land north of James Park, Kilgetty – discharge of pre-commencement requirements for planning conditions 5, 7, 9, 10 and 12 of planning application 15/0137/PA – conditionally approved 04/05/16</p> <p>15/1036/NM – land north of James Park, Kilgetty – non-material amendment to planning application 15/0137/PA – unconditionally approved 01/02/16</p> <p>15/0137/PA – land north of James Park, Kilgetty – 55 dwellings and associated works – conditionally approved 07/01/16</p> <p>07/0367/PA – land at James Park, Kilgetty – residential development (outline) – conditionally approved 30/06/08 (on part of the allocation)</p>				
Constraints and potential methods to address constraints				
Constraint	Site Issues	Mechanisms to address		
WWTW	Langdon WWTW is overloaded.	In August 2016, DCWW advised that 'our Langdon waste water treatment works (WWTW) serves the settlements of Begelly and Kilgetty, with foul flows from		

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		the settlement of Kilgetty being pumped to Langdon WWTW. The WWTW is currently overloaded and there are no improvements planned within our current Capital Investment Programme (AMP6) which runs to 31 st March 2020. As such, if planning permission is sought within the catchment, we would object at the current time'.
Sewerage	Current issues regarding sewerage are identified. The public sewer in close proximity to this proposed allocation is of a size which cannot accommodate the potential demands from this site. The nearest public sewer is approximately 250 metres away and off-site sewers are required.	Developer's study required (See Section 12 code E). A hydraulic modelling assessment is required to establish where the development can connect. Off-site sewers are required.
Water	No issues	-
Flooding	No issues	-
Access/Transport	Traffic will affect a Trunk Road (A477 Kilgetty Roundabout and Stepside Junctions). Improve footway links.	The SWTRA should be consulted prior to the submission of an application. Link through park to the East.
Contaminated Land	No issues	-
Electricity	No connection constraints subject to site feasibility.	WPD to undertake load assessment once residential mix known.
Other	Potential impact on a Natura 2000 site.	Screening for a project level HRA may be required at application stage.

Kilgetty – Land to the Rear of Newton Hall (HSG/050/00043)

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1.33 Ha	26 dwellings	20 Dph	Greenfield	20% Affordable Housing
<p>Site description</p> <p>This housing allocation is located to the south-west of the Village. The site is greenfield and bounded by mature hedgebanks and trees, and common land at Kingsmoor to the west. The A477 runs to the south of the site, although direct access from the site to this strategic road is very unlikely to be accepted by the Trunk Road Authority.</p>				
<p>Relevant planning history</p> <p>None</p>				
<p>Constraints and potential methods to address constraints</p>				
Constraint	Site Issues	Mechanisms to address		
WWTW	Langdon WWTW is overloaded.	In August 2016, DCWW advised that 'our Langdon waste water treatment works (WWTW) serves the settlements of Begelly and Kilgetty, with foul flows from the settlement of Kilgetty being pumped to Langdon WWTW. The WWTW is currently overloaded and there are no improvements planned within our current Capital Investment Programme (AMP6) which runs to 31 st March 2020. As such, if planning permission is sought within the catchment, we would object at the current time'.		
Sewerage	Current issues regarding sewerage are identified. The public sewerage system in this area is known to suffer from surcharging. The nearest public sewer is approximately 250 metres away and off site sewers are required.	No investment (See Section 12 code D). A hydraulic modelling assessment is required to establish where the development can connect. Off-site sewers are required.		
Water	No issues	-		
Flooding	No issues	-		
Access/Transport	Traffic will affect a	The SWTRA should be		

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	Trunk Road (A477 Kilgetty Roundabout and Stepside Junctions). Station Rd narrow with no footways. Rail bridge may restrict visibility from Station Road.	consulted prior to the submission of an application. Allocated at 20dph due to poor road access and capacity issues. Some footway could be constructed.
Contaminated Land	No issues	-
Electricity	No connection constraints subject to site feasibility.	WPD to undertake load assessment once residential mix known.
Other	No issues	-

Kilgetty – Land west of Stepside School (HSG/050/00041)

0.61 Ha	19 dwellings	31 Dph	Greenfield	20% Affordable Housing
Site description				
This housing allocation is located adjacent to Stepside C.P. School, south of St Marys Place and east of Shillingford Park Homes. It is a greenfield site which is bounded on two sides by mature hedgerows.				
Relevant planning history				
<p>15/1222/PA – land to the west of Stepside School, Kilgetty – outline planning application for the construction of residential dwelling, including means of access – conditionally approved 28/10/16</p> <p>09/0582/PA – land adjacent to Stepside School, Kilgetty – construction of 19 dwellings, including means of access (outline) – conditionally approved 25/01/11</p>				
Constraints and potential methods to address constraints				
Constraint	Site Issues	Mechanisms to address		
WWTW	Langdon WWTW is overloaded.	In August 2016, DCWW advised that ‘our Langdon waste water treatment works (WWTW) serves the settlements of Begelly and Kilgetty, with foul flows from the settlement of Kilgetty being pumped to Langdon WWTW. The WWTW is currently overloaded and there are no improvements planned within		

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		our current Capital Investment Programme (AMP6) which runs to 31 st March 2020. As such, if planning permission is sought within the catchment, we would object at the current time'.
Sewerage	Sewerage loading must not exceed what has already been consented (See Section 12 code F).	See conditions of planning application reference 09/0582/PA.
Water	Good ecological status under the Water Framework Directive.	Avoid development encroaching within this area. Must ensure no deterioration to ecological status therefore all pollution prevention measures must be in place.
	A minor aquifer is within the site.	Avoid development encroaching within this area. Must ensure no deterioration to ecological status therefore all pollution prevention measures must be in place.
	A watercourse runs on the edge of the site.	See paragraph 2.7.
Flooding	No issues	-
Access/Transport	Traffic will affect a Trunk Road (A477 Kilgetty Roundabout and Stepside Junctions).	The SWTRA should be consulted prior to the submission of an application.
Contaminated Land	No issues	-
Electricity	No connection constraints subject to site feasibility.	WPD to undertake load assessment once residential mix known.
Other	A gas pipeline crosses site.	Consultation with statutory undertaker required.
	Potential impact on a Natura 2000 site.	Screening for a project level HRA may be required at application stage.

Kilgetty – Land to the South of Kilvelgy Park (HSG/050/00044)

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0.80 Ha	20 dwellings	25 Dph	Greenfield	20% Affordable Housing
Site description				
This housing allocation is located south of Kilvelgy Park, to the east of Kilgetty village. It is a greenfield site which is bounded to the south and east by mature hedgerows. The A477 runs to the east and south, although access can only be gained via the existing road network.				
Relevant planning history				
None				
Constraints and potential methods to address constraints				
Constraint	Site Issues	Mechanisms to address		
WWTW	Langdon WWTW is overloaded.	In August 2016, DCWW advised that 'our Langdon waste water treatment works (WWTW) serves the settlements of Begelly and Kilgetty, with foul flows from the settlement of Kilgetty being pumped to Langdon WWTW. The WWTW is currently overloaded and there are no improvements planned within our current Capital Investment Programme (AMP6) which runs to 31 st March 2020. As such, if planning permission is sought within the catchment, we would object at the current time'.		
Sewerage	Current issues regarding sewerage are identified. The 150mm diameter sewer in Kilvelgy Park estate road would need to be extended to service the site.	This will require a short distance of off-site sewer.		
Water	The 160mm diameter water main in Kilvelgy Park estate road would need to be extended to service the site.	This will require a short distance of off-site mains.		
Flooding	No issues	-		
Access/Transport	Traffic will affect a	The SWTRA should be		

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	Trunk Road (A477 Kilgetty Roundabout and Stepside Junctions).	consulted prior to the submission of an application.
Contaminated Land	No issues	-
Electricity	No connection constraints subject to site feasibility.	WPD to undertake load assessment once residential mix known.
Other	Potential impact on a Natura 2000 site.	Screening for a project level HRA may be required at application stage.

Service Villages

Begelly – North of New Road (HSG/003/00024)				
3.00 Ha	65 dwellings	22 Dph	Greenfield	10% Affordable Housing
<p>Site description</p> <p>This housing allocation is on greenfield land, bounded by mature hedgebanks and deciduous trees, many of which have TPOs and form part of a linear green corridor to Kingsmoor Common. The site slopes gently from north to south and is bounded by residential development to the south, east and north, with open land to the west. Land to the south of the site is within a C2 floodzone.</p>				
<p>Relevant planning history</p> <p>11/0687/PA – land south of Sunnyside, Parsonage Lane, Begelly – residential development (outline) – conditionally approved 27/03/15</p>				
Constraints and potential methods to address constraints				
Constraint	Site Issues	Mechanisms to address		
WWTW	Langdon WWTW is overloaded.	In August 2016, DCWW advised that ‘our Langdon waste water treatment works (WWTW) serves the settlements of Begelly and Kilgetty, with foul flows from the settlement of Kilgetty being pumped to Langdon WWTW. The WWTW is currently overloaded and there are no improvements planned within our current Capital Investment Programme (AMP6) which runs to 31 st March 2020. As such, if planning permission is sought within the catchment, we would object at the current time’.		
Sewerage	Current issues regarding sewerage are identified. The public sewerage system in this area is known to suffer from surcharging.	No investment (See Section 12 code D). A hydraulic modelling assessment is required to establish where the development can connect.		
Water	No issues	-		
Flooding	No issues	-		

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Access/Transport	Traffic will affect a Trunk Road (A477 Kilgetty Roundabout and Stepside Junctions). Up to 6 units accessing Parsonage Lane.	The SWTRA should be consulted prior to the submission of an application. Possible improvements to bridleway to SW.
Contaminated Land	Possible contamination issues.	A preliminary risk assessment will be required. Any contamination found will be required to be remediated in conjunction with development.
Electricity	No connection constraints subject to site feasibility.	WPD to undertake load assessment once residential mix known.
Other	TPOs on site.	A buffer area is required along the hedge banks and Public Right of Way to protect TPO and amenity interests.
	Potential impact on a Natura 2000 site.	Screening for a project level HRA may be required at application stage.

Blaenffos – adjacent to Hafod (HSG/006/00003)

0.93 Ha	10 dwellings	11 Dph	Greenfield	Up to 5% Affordable Housing
Site description				
This is a greenfield site immediately to the east of the A478 road. There is existing residential development to the north, south and west. The site slopes down from south to north. Nearby residential properties are detached and developed at a low density. The site density proposed reflects that of surrounding developments. Vehicular access to the site will be from the A478 road – there is an existing access drive south of Glyn Rhosyn which could be upgraded for this purpose. Land immediately east of the site is designated as amenity open space.				
Relevant planning history				
03/0372/PA – OS field numbers 0576 and 0264 (part), Blaenffos – 32 dwellings (amended plans) (full) – refused 08/08/07				
Constraints and potential methods to address constraints				
Constraint	Site Issues	Mechanisms to address		
WWTW	No issues	AMP 4 scheme delivered.		

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		DCWW note the reduction in housing density and the foul flow from the density proposed can be accommodated at the WWTW.
Sewerage	No issues	-
Water	No issues	-
Flooding	No issues	-
Access/Transport	No issues	-
Contaminated Land	Possible contamination issues due to surrounding land uses.	A preliminary risk assessment will be required. Any contamination found will be required to be remediated in conjunction with development.
Electricity	No connection constraints subject to site feasibility.	WPD to undertake load assessment once residential mix known.
Other	This allocation is within a Community Council area defined as 'language sensitive' (policy SP 9). This is because more than 25% of the population over the age of 3 is Welsh speaking (2011 Census).	Phased release of the allocation may be required, together with bilingual signage and if necessary other mitigation measures.

Boncath – North of Cilfan y Coed (HSG/007/LDP/01)

0.69 Ha	10 dwellings	15 Dph	Greenfield	Up to 5% Affordable Housing
Site description				
<p>This is a gently sloping greenfield site on the northern edge of Boncath. There is existing residential development to the west and south, with open fields to the east and north. Housing development adjoining the site is of detached, low density form. The density proposed for the site reflects that of nearby properties. Vehicular access to the site will be from the County road running north towards Rhoshill (C3021).</p>				
Relevant planning history				
<p>16/0401/PA – land at northern end of Boncath village – construction of 10 dormer bungalows, with associated access and landscaping works – no decision at November 2016</p>				
Constraints and potential methods to address constraints				

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Constraint	Site Issues	Mechanisms to address
WWTW	No issues	-
Sewerage	No issues	-
Water	No issues	-
Flooding	No issues	-
Access/Transport	No footways.	Frontage development only.
Contaminated Land	Possible contamination issues due to surrounding land uses.	A preliminary risk assessment will be required. Any contamination found will be required to be remediated in conjunction with development.
Electricity	No connection constraints subject to site feasibility.	WPD to undertake load assessment once residential mix known.
Other		This site will be developed at a low density as this is a frontage-only plot.
	This allocation is within a Community Council area defined as 'language sensitive' (policy SP 9). This is because more than 25% of the population over the age of 3 is Welsh speaking (2011 Census).	Phased release of the allocation may be required, together with bilingual signage and if necessary other mitigation measures.

Broadmoor – Northwest of Lyndhurst Avenue (HSG/008/LDP/01)

0.48 Ha	12 dwellings	25 Dph	Greenfield	10% Affordable Housing
Site description				
This housing allocation is located to the west of Broadmoor and is greenfield in nature, bounded to the north by B4586 and a disused water treatment unit, and to the east by Lyndhurst Avenue.				
Relevant planning history				
08/0853/PA – plot adjacent to Pinewood, Broadmoor – dwelling (full) – refused 11/12/08				
07/0015/PA – land adjacent to Pinewood, Broadmoor – dwelling (full) – refused 31/05/07				
06/0093/PA – plot adjacent to Pinewood, Broadmoor – dwelling (full) –				

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refused 15/06/06

Constraints and potential methods to address constraints		
Constraint	Site Issues	Mechanisms to address
WWTW	No issues	-
Sewerage	Current issues regarding sewerage are identified.	No investment (See Section 12 code D). A hydraulic modelling assessment is required to establish where the development can connect.
Water	No issues	-
Flooding	No issues	-
Access/Transport	Traffic will affect a Trunk Road (A477 Kilgetty Roundabout and Stepside Junctions). Possible forward visibility issue over third party land for EB traffic if vehicles stopped to turn into development.	The SWTRA should be consulted prior to the submission of an application. The procurement of a small portion of land at Scranton House will be required to ensure satisfactory visibility.
Contaminated Land	Possible contamination issues due to surrounding land uses.	A preliminary risk assessment will be required. Any contamination found will be required to be remediated in conjunction with development.
Electricity	No connection constraints subject to site feasibility.	WPD to undertake load assessment once residential mix known.
Other	Potential impact on a Natura 2000 site.	Screening for a project level HRA may be required at application stage.

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Cilgerran - Adjacent to Holly Lodge (HSG/020/00062)				
1.10 Ha	24 dwellings	22 Dph	Greenfield	Up to 5% Affordable Housing
<p>Site description</p> <p>This greenfield site is located between existing housing development along the village road and a disused railway line to the south. South of the disused railway line is open countryside. The houses fronting the village road immediately north of the allocated site are detached properties developed at a low density. Vehicular access is available from the village road (C.3004), immediately west of Awel Deg.</p>				
<p>Relevant planning history</p> <p>16/0773/DC – land adjacent to Holly Lodge, Cilgerran – discharge of conditions 4 (traffic management plan) and 14 (construction environmental management plan) for 15/0859/PA – no decision at November 2016</p> <p>16/0684/DC – land adjacent to Holly Lodge, Cilgerran – discharge of conditions 3 (access roads), 8 (also access roads, including drainage), 10 (landscaping), 11 (also landscaping), 12 (biodiversity), 13 (lighting) and 15 (drainage) for 15/0859/PA – no decision at November 2016</p> <p>16/0573/AD – Holly Lodge, Cilgerran – 1.53m high x 1.22 m wide sign – no decision at November 2016</p> <p>15/0859/PA – land adjacent to Holly Lodge, Cilgerran – residential development – conditionally approved 18/07/16</p>				
Constraints and potential methods to address constraints				
Constraint	Site Issues	Mechanisms to address		
WWTW	Limited WWTW capacity	Option for a developer to contribute to improvements has been identified (See Section 12 code B). Under review for AMP6 scheme (subject to funding).		
Sewerage	No issues identified by DCWW but local anecdotal evidence of limited foul sewer capacity in some parts of the Afon Plysgog catchment.	No current proposals for upgrade.		
Water	No issues	-		
Flooding	The method of surface water drainage for this site needs to be established at planning application stage, at which time a	This will depend on what solution is proposed. If the existing surface water drainage network is used, there may be a need for on and off site works. The 'Flood Appraisal		

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	<p>detailed assessment of watercourses and drainage will be required. The use of SuDS should ensure that any local flooding issues in the Afon Plysgog catchment are not exacerbated. (See LDP Inspector's Report, paragraph 10.25). While greenfield run-off is a possibility, further investigation is required to establish whether this can be used satisfactorily at this site. There is a history of surface water flooding to the public highway at Penllyn arising from use of a shared drainage network, comprising private land drains and public highway drains. If surface water from the allocated site needs to be drained via these existing drainage systems, care must be taken to ensure that flooding issues in the Afon Plysgog catchment are not worsened. A 'Flood Appraisal Initial Assessment', prepared by Atkins for Pembrokeshire County Council, is available to inform discussions on this aspect, which should involve the Council's drainage engineers. It is not anticipated that there will be any main river</p>	<p>Initial Assessment' from Atkins can be made available to interested parties.</p>
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	flooding issues (Afon Plysgog is an ordinary watercourse rather than a main river).	
Access/Transport	No issues	-
Contaminated Land	Disused railway to the south	A preliminary risk assessment will be required. Any contamination found will be required to be remediated in conjunction with development.
Electricity	No connection constraints, subject to site feasibility.	WPD to undertake load assessment once residential mix known.
Other	Potential impact on a Natura 2000 site.	Screening for a project level HRA may be required at application stage.
	This allocation is within a Community Council area defined as 'language sensitive' (policy SP 9). This is because more than 25% of the population over the age of 3 is Welsh speaking (2011 Census).	Phased release of the allocation may be required, together with bilingual signage and if necessary other mitigation measures.

Clarboston Road – West of Ash Grove (HSG/022/00012)

0.83 Ha	21 dwellings	25 Dph	Greenfield	15% Affordable Housing
Site description				
<p>This housing allocation site is situated in the southern part of Clarboston Road, on land surrounded on three sides by existing development (predominantly detached, semi-detached and terraced dwellings) and on the fourth (western) side by agricultural land. The northern part of the site has planning permission for housing (15 dwellings) served from an access point on the village road, while access to the remainder of the site will also be from the village road, dependent on release of part of the garden area of Ash Grove to reach land to the rear (west).</p>				
Relevant planning history				
<p>15/0866/PA – Orton Park, Clarboston Road – variation of condition 3 of 09/0677/PA and condition 5 of 13/0981/PA – conditionally approved 15/01/16 15/0150/PA – Orton Park, Clarboston Road – variation of condition 5 of 13/0981/PA to allow amended design for house types on plots 1, 2 and 3 –</p>				

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conditionally approved 08/07/15

14/0830/PA – land opposite Lamborough Crescent, Clarboston Road – reserved matters application for landscaping details – conditionally approved 20/01/15

13/0981/PA – land opposite Lamborough Crescent, Clarboston Road – variation of condition 3 – extension of time period (09/0677/PA) – outline for 15 dwellings – conditionally approved 21/11/14

09/0677/PA – land opposite Lamborough Crescent, Clarboston Road – residential development (15 dwellings) (outline) – conditionally approved 27/07/10 (on part of the allocation)

04/1199/PA – site at Clarboston Road – 4 residential plots (outline) – refused 22/02/05

03/0968/PA – land adjacent to Ash Grove, Clarboston Road – two dwellings (outline) – refused 24/12/03

03/0549/PA – site at Clarboston Road – 4 house plots – refused 09/01/04

Constraints and potential methods to address constraints

Constraint	Site Issues	Mechanisms to address
WWTW	No issues	-
Sewerage	No issues	-
Water	No issues	-
Flooding	No issues	-
Access/Transport	Road access will be from village road at a point north of Ash Grove. Detailed positioning should be discussed with the council's transportation division. The consented scheme for 15 dwellings relies on upgrading of an existing field access in the north-eastern part of the site. Footways are lacking.	Footways required.
Contaminated Land	No issues	-
Electricity	No connection constraints subject to site feasibility.	WPD to undertake load assessment once residential mix known.

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Other	Historic environment interest.	The historic environment interests are unlikely to be adversely affected by a development proposal.
	Potential impact on a Natura 2000 site.	Screening for a project level HRA may be required at application stage.

Clunderwen – Depot Site (HSG/152/LDP/01)

0.96 Ha	28 dwellings	29 Dph	Previously Developed Land	Up to 5% Affordable Housing
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Site description

This allocation site incorporates an existing Depot and the open land adjoining it and hence is in part previously developed land. There is existing development, primarily housing, to the north, west and south, but more open land to the east and south-east, comprising small agricultural fields. The adjacent housing is a mix of terraced and detached units.

Relevant planning history

15/0166/PA – Clynderwen and Cardiganshire Farmers Ltd, Clunderwen – residential development (including affordable housing) – no decision at November 2016

08/0309/PA – Clynderwen and Cardiganshire Farmers Ltd, Clunderwen – demolition of buildings and re-development of site for residential and part commercial (outline) – refused 07/08/08

Constraints and potential methods to address constraints

Constraint	Site Issues	Mechanisms to address
WWTW	Limited WWTW capacity.	Option for a developer to contribute to improvements has been identified (See Section 12 code B). Improvements to this WWTW will be required in DCWW's AMP. AMP 5 Scheme to be delivered by 31 st March 2015.
Sewerage	Current issues regarding sewerage are identified. The public sewerage system in this area is known to suffer from surcharging.	No investment (See Section 12 code D). A hydraulic modelling assessment is required to establish where the development can connect.
Water	No issues	-
Flooding	No issues	-

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Access/Transport	No access should come from Gower Villa Lane.	-
Contaminated Land	There is a possibility of land contamination.	A preliminary risk assessment will be required.
Electricity	No connection constraints subject to site feasibility.	WPD to undertake load assessment once residential mix known.
Other	Historic environment interest.	The historic environment interests are unlikely to be adversely affected by a development proposal.
	This allocation is within a Community Council area defined as 'language sensitive' (policy SP 9). This is because more than 25% of the population over the age of 3 is Welsh speaking (2011 Census).	Phased release of the allocation may be required, together with bilingual signage and if necessary other mitigation measures.

Cosheston – South of Tinkers Fold (HSG/025/00028)				
0.64 Ha	6 dwellings	9 Dph	Greenfield	10% Affordable Housing
Site description				
The allocation comprises of part of an agricultural field on the eastern edge of Cosheston. Dwellings exist to the west and beyond the road to the north. These comprise detached road frontage properties. The allocation should be developed in a similar manner, with frontage plots only to accord with the surrounding pattern of development.				
Relevant planning history				
None				
Constraints and potential methods to address constraints				
Constraint	Site Issues	Mechanisms to address		
WWTW	No issues	-		
Sewerage	No issues	-		

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Water	Moderate ecological status under the Water Framework Directive.	Avoid development encroaching within this area. Must ensure no deterioration to ecological status, therefore all pollution prevention measures must be in place.
	A minor aquifer exists within the site.	Avoid development encroaching within this area. Must ensure no deterioration to ecological status, therefore all pollution prevention measures must be in place.
	A watercourse runs on the edge of the site.	See paragraph 2.7.
Flooding	No issues	-
Access/Transport	No issues	-
Contaminated Land	No issues	-
Electricity	No connection constraints subject to site feasibility.	WPD to undertake load assessment once residential mix known.
Other	Potential archaeological interest.	An Archaeological Assessment will be required.
	Potential impact on a Natura 2000 site.	Screening for a project level HRA may be required at application stage.

Croesgoch – OS 7445, North of the Forge (HSG/028/00012)

0.67 Ha	20 dwellings	30 Dph	Greenfield	Up to 5% Affordable Housing
<p>Site description</p> <p>This allocation is a greenfield site. It is bounded by agricultural land to the North and East, Llanrhian road to the south west and housing allocation HSG/028/00013 to the south East. Croesgoch School is opposite the site, on the other side of Llanrhian Road.</p>				
<p>Relevant planning history</p> <p>15/0247/PA – land north of The Forge, Croesgoch – residential development of 23 dwellings (outline, with all matters reserved) – conditionally approved 09/09/16</p> <p>12/0446/PA – land north of The Forge, Croesgoch – residential development</p>				

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(24 dwellings) (outline) – no decision at November 2016
08/0289/PA – land north of The Forge, Croesgoch – residential development (outline) – refused 18/08/11

Constraints and potential methods to address constraints		
Constraint	Site Issues	Mechanisms to address
WWTW	Limited WWTW capacity.	Option for a developer to contribute to improvements has been identified (See Section 12 code B). Improvements to this WWTW will be required in DCWW's AMP. AMP 5 Scheme to be delivered by 31 st March 2015.
Sewerage	No issues	-
Water	Moderate ecological status under the Water Framework Directive.	Must ensure no deterioration to ecological status, therefore all pollution prevention measures must be in place.
	A watercourse runs on the edge of the site.	See paragraph 2.7.
Flooding	No issues	-
Access/Transport	No issues	-
Contaminated Land	There is a possibility of land contamination.	A preliminary risk assessment will be required.
Electricity	No connection constraints subject to site feasibility.	WPD to undertake load assessment once residential mix known.
Other	This allocation is within a Community Council area defined as 'language sensitive' (policy SP 9). This is because more than 25% of the population over the age of 3 is Welsh speaking (2011 Census).	Phased release of the allocation may be required, together with bilingual signage and if necessary other mitigation measures.

Croesgoch – East of the Forge (HSG/028/00013)				
0.73 Ha	22 dwellings	30 Dph	Greenfield	Up to 5% Affordable Housing
Site description				

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<p>This allocation is on a greenfield site. The site is bounded by agricultural land to the North and East. Housing allocation HSG/028/00012 adjoins the site to the North West and a garage, residential properties and Chapel lie to the South West. Llanrhian road runs South West to North West and access to this could be achieved either through housing allocation HSG/028/00012 or south east of the garage.</p>		
<p>Relevant planning history None (but noting that the site area of 15/0247/PA slightly overlaps onto this site)</p>		
<p>Constraints and potential methods to address constraints</p>		
Constraint	Site Issues	Mechanisms to address
WWTW	Limited WWTW capacity.	Option for a developer to contribute to improvements has been identified (See Section 12 code B). Improvements to this WWTW will be required in DCWW's AMP. AMP 5 Scheme to be delivered by 31 st March 2015.
Sewerage	No issues	-
Water	No issues	-
Flooding	No issues	-
Access/Transport	Access possible either through HSG/028/00012 or south east of the garage adjacent to the site.	-
Contaminated Land	Possible contamination issues.	A preliminary risk assessment will be required. Any contamination found will be required to be remediated in conjunction with development.
Electricity	No connection constraints subject to site feasibility.	WPD to undertake load assessment once residential mix known.
Other	Potential archaeological interest.	An Archaeological Assessment will be required
	This allocation is within a Community Council area defined as 'language sensitive' (policy SP 9). This is	Phased release of the allocation may be required, together with bilingual signage and if necessary other mitigation measures.

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	because more than 25% of the population over the age of 3 is Welsh speaking (2011 Census).	
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Crundale – Opposite Woodholm Close (HSG/029/00014)				
0.51 Ha	13 dwellings	25 Dph	Greenfield	25% Affordable Housing
Site description				
The allocation forms part of an agricultural field on the south west boundary of Crundale. There is residential development opposite the site. Tree Preservation Orders are found within the site.				
Relevant planning history				
12/0776/PA – Rhoswell, Crundale – residential development, phase 2 (reserved matters) – conditionally approved 18/04/13				
07/0924/PA – part of field 8786, Woodholm Close, Crundale – residential development (outline) – conditionally approved 27/11/09				
Constraints and potential methods to address constraints				
Constraint	Site Issues	Mechanisms to address		
WWTW	No issues	-		
Sewerage	No issues	-		
Water	Moderate ecological status under the Water Framework Directive.	Must ensure no deterioration in the ecological status, therefore all pollution prevention measures must be in place.		
	Minor aquifer under the site.	Must ensure no deterioration in the ecological status, therefore all pollution prevention measures must be in place.		
	There is a well on site and an ordinary watercourse on the edge of site.	See paragraph 2.7.		
Flooding	No issues	-		
Access/Transport	Road access will be from the village road (leading to Clarbeston Road).	-		
Contaminated Land	No issues	-		

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Electricity	No connection constraints subject to site feasibility.	WPD to undertake load assessment once residential mix known.
Other	Potential impact on a Natura 2000 site.	Screening for a project level HRA may be required at application stage.

Crundale – Land at Cardigan Slade (HSG/029/00017)

2.22 Ha	55 dwellings	25 Dph	Greenfield	25% Affordable Housing
<p>Site description</p> <p>The allocation is on agricultural land at the edge of Crundale, intersected by an existing lane from the B4329 Crundale/Cardigan Road. The site slopes down from the main road towards open countryside to the west, with a residential development located to the south of the allocation. Mature trees and hedges bound the site; some trees are protected by a Tree Preservation Order.</p>				
<p>Relevant planning history</p> <p>15/0642/NM – land north east of Elm Park, Crundale – replacement wall and change to porch design at plot 2 (amendment to section 73 consent 14/0758/PA and reserved matters consent 14/0759/PA) – conditionally approved 23/10/15</p> <p>15/0343/NM – land north east of Elm Park, off Cardigan Slade, Crundale – amendment to site and slab levels (in relation to plots 1-4, 23-25, 59-62 and adjacent access road) – conditionally approved 21/07/15</p> <p>14/0759/PA – land north east of Elm Park, off Cardigan Slade, Crundale – 62 dwellings (reserved matters on consent 11/0733/PA) – site layout, scale and appearance of buildings, means of access and landscaping of the site – conditionally approved 09/04/15</p> <p>14/0758/PA – land north east of Elm Park, off Cardigan Slade, Crundale – removal of conditions 5, 6 and 7 (Code for Sustainable Homes) from 11/0733/PA – conditionally approved 06/05/15</p> <p>11/0733/PA – land north east of Elm Park, Crundale – modification of conditions No 3 & 4 of consent 07/1244/PA (residential development) (Section 73) – conditionally approved 20/06/14</p> <p>07/1244/PA – Cardigan Slade, Crundale – residential development (outline) – conditionally approved 31/03/09</p>				
<p>Constraints and potential methods to address constraints</p>				
Constraint	Site Issues	Mechanisms to address		
WWTW	No issues	-		
Sewerage	No issues	-		

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Water	Moderate ecological status under the Water Framework Directive.	Must ensure no deterioration in the ecological status, therefore all pollution prevention measures must be in place.
	A minor aquifer exists under the site.	Must ensure no deterioration in the ecological status, therefore all pollution prevention measures must be in place.
	There is a well on site and an ordinary watercourse on the edge of site.	See paragraph 2.7.
Flooding	No issues	-
Access/Transport	Traffic will affect the A40 Trunk Road (Cardigan Road Roundabout). Road access will be from the B4329, opposite Cross Lane. Improve footway/ cycleway links.	The SWTRA should be consulted prior to the submission of an application. Shared path to the south will require 3rd party land.
Contaminated Land	No issues	-
Electricity	No connection constraints subject to site feasibility.	WPD to undertake load assessment once residential mix known.
Other	Potential impact on a Natura 2000 site.	Screening for a project level HRA may be required at application stage.

Eglwyswrw – South West of the School (HSG/033/00035)

0.51 Ha	15 dwellings	30 Dph	Greenfield	Up to 5% Affordable Housing
<p>Site description</p> <p>This greenfield site is on the southern side of Eglwyswrw village, adjoining the B.4332 road to Cenarth. There is existing development to the north-west, north, north-east and south-east, with open agricultural land to the south-west. Eglwyswrw School is immediately north-west, with the nearby housing developments providing a mix of detached, semi-detached and terraced properties.</p>				
<p>Relevant planning history</p> <p>09/0992/PA – land at Heol-yr-Eglwys, Eglwyswrw – residential development -</p>				

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15 dwellings (reserved matters) – conditionally approved 02/12/10 05/1575/PA – land at Heol-yr-Eglwys, Eglwysrwrw – housing development – 15 dwellings (outline) – conditionally approved 31/01/07		
Constraints and potential methods to address constraints		
Constraint	Site Issues	Mechanisms to address
WWTW	No issues	-
Sewerage	No issues	-
Water	Water supply network upgrade may be required (See Section 12 code H)	-
Flooding	No issues	-
Access/Transport	No issues	-
Contaminated Land	No issues	-
Electricity	No connection constraints subject to site feasibility.	WPD to undertake load assessment once residential mix known.
Other	Potential impact on a Natura 2000 site.	Screening for a project level HRA may be required at application stage.
	This allocation is within a Community Council area defined as ‘language sensitive’ (policy SP 9). This is because more than 25% of the population over the age of 3 is Welsh speaking (2011 Census).	Phased release of the allocation may be required, together with bilingual signage and if necessary other mitigation measures.

Hayscastle Cross – Land opposite Barrowgate (HSG/041/LDP/01)				
0.43 Ha	6 dwellings	14 Dph	Greenfield	10% Affordable Housing
Site description				
This allocation is a greenfield site. It is located at the North East of Hayscastle Cross and is a rounding off opportunity on a site at the edge of the built form of the settlement. It is bounded by agricultural land to the North East and South and residential development to the South West and on the opposite				

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side of the road to the North West.		
Relevant planning history		
None		
Constraints and potential methods to address constraints		
Constraint	Site Issues	Mechanisms to address
WWTW	Limited WWTW capacity. Foul flow will be treated at the Wolfscastle WWTW which has limited capacity to accommodate the foul flow from all the allocations in this and other settlements that drain to this WWTW.	Option for a developer to contribute to improvements has been identified (See Section 12 code B). This site can be delivered but the total density for Hayscastle Cross of 6 dwellings should be the maximum promoted for this settlement. Improvements to this WWTW will be required in DCWW's AMP.
Sewerage	No issues	-
Water	No issues	-
Flooding	No issues	-
Access/Transport	There are highway constraints that preclude more than 6 units being developed. Individual driveways to frontage plots could be accepted, subject to design.	Each plot will require a good provision of parking space with turning area.
Contaminated Land	No issues	-
Electricity	No connection constraints subject to site feasibility.	WPD to undertake load assessment once residential mix known.
Other	Potential impact on a Natura 2000 site.	Screening for a project level HRA may be required at application stage.
	This allocation is within a Community Council area defined as 'language sensitive' (policy SP 9). This is because more than 25% of the population over the age of 3 is	Phased release of the allocation may be required, together with bilingual signage and if necessary other mitigation measures.

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	Welsh speaking (2011 Census).	
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Hook – Rear of Pill Road (HSG/044/00050)

0.59 Ha	15 dwellings	25 Dph	Greenfield	10% Affordable Housing
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Site description

The allocation is on greenfield land adjacent to a recently developed site known as Leven Close. Leven Close is on the southern side of Pill Road and comprises of a mixture of single and two storey detached properties. A detached property set in a large curtilage exists to the east of the site.

Relevant planning history

- 16/0423/PA** – plot 12, Leven Close, Hook – 2 storey dwelling – conditionally approved 17/10/16
- 15/1177/PA** – land adjacent to Leven Close, Hook – reserved matters for appearance and scale of dwellings – conditionally approved 14/04/16
- 15/0932/PA** – site adjacent to Leven Close, Hook – removal of conditions 13, 14 and 15 (Code for Sustainable Homes) of planning application 12/0359/PA – conditionally approved 01/02/16
- 14/0637/PA** – land adjacent to Leven Close, Pill Road, Hook – layout of plots, means of access, highway (shared way), drainage details, plot drains and landscaping of site – conditionally approved 30/09/15
- 12/0359/PA** – land adjacent to Leven Close, Pill Road, Hook – residential development (outline) – conditionally approved 16/02/15
- 10/0524/PA** – land adjacent to Leven Close, Pill Road, Hook – residential development (outline) – refused 18/08/11
- 01/1130/PA** – land at Pill Road, Hook – 7 dwellings and garages – conditionally approved 26/06/02

Constraints and potential methods to address constraints

Constraint	Site Issues	Mechanisms to address
WWTW	Hook WWTW is currently overloaded.	DCWW advised on 19/08/16 that 'our separate Hook and Johnston WWTW are both currently overloaded, though a combined improvement scheme is planned for completion by 30 th September 2017. As such, if planning permission is sought within either catchment, we would look to the Council to impose a Grampian condition, ensuring no connection to the public sewerage network can be

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		made until this date'.
Sewerage	No issues	-
Water	No issues	-
Flooding	No issues	-
Access/Transport	Traffic will affect a Trunk Road (Merlins Bridge Roundabout). Road access will be from Leven Close.	The SWTRA should be consulted prior to the submission of an application.
Contaminated Land	No issues	-
Electricity	No connection constraints subject to site feasibility.	WPD to undertake load assessment once residential mix known.
Other	Potential impact on a Natura 2000 site.	Screening for a project level HRA may be required at application stage.

Houghton – Nursery (HSG/045/00008)

2.18 Ha	15 dwellings	7 Dph	Previously Developed Land	10% Affordable Housing
Site description				
<p>This housing allocation site is, in part, previously developed land. On its eastern, southern and north-eastern sides it abuts existing development, while countryside areas lie to the north-west and west. It has planning permission for 15 dwellings, served from a vehicular access off the minor village road running west from the Burton Road. The low density of development proposed is a reflection of site constraints, including those that relate to access. There is Common Land immediately south of the site.</p>				
Relevant planning history				
<p>11/0430/PA – Houghton Nursery – 15 dwellings (reserved matters) – conditionally approved 28/10/11</p> <p>08/0687/PA – Houghton Nursery – extend the period of submission of reserved matters on 04/0210/PA for residential development (section 73) – conditionally approved 11/12/11</p> <p>04/0210/PA – Houghton Nursery – residential development – conditionally approved 19/09/05</p>				
Constraints and potential methods to address constraints				
Constraint	Site Issues	Mechanisms to address		
WWTW	No issues	-		
Sewerage	No issues	-		

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Water	There are minor watercourses on the southern and northern boundaries, the latter also including ponds.	See paragraph 2.7.
Flooding	No issues	-
Access/Transport	Traffic will affect the A40 Trunk Road (Merlins Bridge Roundabout)	The SWTRA should be consulted prior to the submission of an application.
Contaminated Land	No issues	-
Electricity	No connection constraints subject to site feasibility.	WPD to undertake load assessment once residential mix known.
Other	No issues	Allocated for 15 dwellings, to accord with a planning consent condition (reference 08/0687/PA).
	A pipeline runs to north of site.	Consultation with statutory undertaker required.
	Potential archaeological interest.	An Archaeological Assessment will be required.
	Potential impact on a Natura 2000 site.	Screening for a project level HRA may be required at application stage.

Hundleton – East of Bentlass Road (HSG/046/00015)

1.26 Ha	31 dwellings	25 Dph	Greenfield	Up to 5% Affordable Housing
<p>Site description</p> <p>The allocation forms part of an agricultural field on the eastern edge of Hundleton, with access from the road frontage to the south of the site. The allocation is largely surrounded by agricultural land, but with residential properties to the west; these are detached single and two storey properties.</p>				
<p>Relevant planning history</p> <p>14/0122/PA – land east of Bentlass Road, Hundleton – residential development (32 dwellings) – conditionally approved 17/11/15</p> <p>12/1170/PA – land north east of Sunnybank, Hundleton – variation of condition 3 on consent 09/0086/PA – extend time period from 3 to 4 years (section 73) – conditionally approved 05/09/13</p>				

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**09/0086/PA – enclosure 2972, Hundleton – residential development (outline)
– conditionally approved 09/04/10**

Constraints and potential methods to address constraints		
Constraint	Site Issues	Mechanisms to address
WWTW	Limited WWTW capacity.	Option for a developer to contribute to improvements has been identified (See Section 12 code B). Improvements to this WWTW will be required in DCWW's AMP. Under review for AMP 6 scheme (subject to funding).
Sewerage	No issues	-
Water	Limited water supply is available (See Section 12 code G).	-
	Moderate ecological status under the Water Framework Directive.	Avoid development encroaching within these areas Must ensure no deterioration to ecological status therefore all pollution prevention measures must be in place.
	A minor aquifer is under the site	Avoid development encroaching within these areas Must ensure no deterioration to ecological status therefore all pollution prevention measures must be in place.
	A watercourse runs on the edge of the site.	See paragraph 2.7.
Flooding	No issues	-
Access/Transport	No footway on B4320.	Footway link required.
Contaminated Land	No issues	-
Electricity	No connection constraints subject to site feasibility.	WPD to undertake load assessment once residential mix known.
Other	Potential impact on a Natura 2000 site.	Screening for a project level HRA may be required at application stage.

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Jeffreyston – Rear of Beggars Roost & Sunny Side (HSG/047/LDP/01)				
0.90 Ha	18 dwellings	20 Dph	Greenfield	25% Affordable Housing
Site description This housing allocation is located to the north-east of Jeffreyston village and is greenfield in nature, with mature trees and hedgerows intermittent throughout the site. There are residential properties to the south of the allocation.				
Relevant planning history 06/0836/PA – land adjacent to Sunnyside Farm, Jeffreyston – residential development (outline) – conditionally approved 04/09/07 (on 0.29 Ha of the site)				
Constraints and potential methods to address constraints				
Constraint	Site Issues	Mechanisms to address		
WWTW	No public sewers	See below.		
Sewerage	There are no public sewers.	A small private treatment works will need to be provided (See Section 12 code Ci). Any proposed development would need to accord with the provisions of Welsh Office Circular 10/99 - 'Planning requirements in respect of the use of non-mains sewerage incorporating septic tanks in new development'.		
Water	No issues	-		
Flooding	No issues	-		
Access/Transport	Traffic will affect a Trunk Road (A477 (T) Broadmoor Traffic Lights).	The SWTRA should be consulted prior to the submission of an application.		
Contaminated Land	No issues	-		
Electricity	No connection constraints subject to site feasibility.	WPD to undertake load assessment once residential mix known.		
Other	Density	This site is allocated at 20dph due to the low density of surrounding development.		

Lamphey – South of Cleggars Park (HSG/052/00011)

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2.42 Ha	55 dwellings	23 Dph	Greenfield	10% Affordable Housing
<p>Site description</p> <p>This housing allocation is a greenfield site situated on the edge of Lamphey. The site is a level field bounded on two sides by residential development and agricultural land on the remaining two boundaries, with the Pembrokeshire Coast National Park boundary to the immediate south of the allocation. The dwellings either side of the site access point, off Freshwater East Road, are large two storey detached properties, with Cleggars Park to the north of the allocation comprising of a mixture of detached two storey houses and bungalows. Access to the site exists from Freshwater East Road to the east of the site.</p>				
<p>Relevant planning history</p> <p>03/1543/PA – field number 5100, Freshwater East Road, Lamphey – residential development (outline) – refused 09/03/05</p>				
<p>Constraints and potential methods to address constraints</p>				
Constraint	Site Issues	Mechanisms to address		
WWTW	The WWTW is overloaded (See Section 12 code A). Dŵr Cymru Welsh Water is resisting large scale development in this settlement to safeguard potential prosecution from the Environment Agency (now Natural Resources Wales). They have a recorded sample failure at his WWTW and have recently completed a Feasibility Study to establish what improvements are required.	Improvements to this WWTW will be required in DCWW's AMP. AMP 5 Scheme to be delivered by 31 st March 2015.		
Sewerage	No issues	-		
Water	Moderate ecological status under the Water Framework Directive.	Must ensure no deterioration to ecological status, therefore all pollution prevention measures must be in place.		

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	A minor aquifer is under the site.	Must ensure no deterioration to ecological status, therefore all pollution prevention measures must be in place.
Flooding	More than 10% of the site area is at 'intermediate' susceptibility to surface water flooding. Category of risk defined by the Council, from EAW (now NRW) guidance. See LDP background paper: Assessment of Surface Water Flooding.	Development layout to incorporate a design sensitive to affected areas.
Access/Transport	No issues	-
Contaminated Land	No issues	-
Electricity	No connection constraints subject to site feasibility.	WPD to undertake load assessment once residential mix known.
Other	No issues	-

Llandissilio - Pwll Quarry Cross (HSG/060/LDP/01)

1.75 Ha	25 dwellings	14 Dph	Greenfield	10% Affordable Housing
Site description				
This greenfield site is located adjacent to a cross-road on the A.478 road, towards the southern end of the village. There is a school and playground to the north and residential development to the west and south. To the east are open fields. The site slopes down gently to the south. Dwellings in this part of the village are mainly semi-detached and detached. An area of recreational open space is designated to the north of the site.				
Relevant planning history				
None				
Constraints and potential methods to address constraints				
Constraint	Site Issues	Mechanisms to address		
WWTW	No issues	-		

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Sewerage	No issues	-
Water	Moderate ecological status under the Water Framework Directive.	Avoid development encroaching within this area. Must ensure no deterioration to ecological status, therefore all pollution prevention measures must be in place.
	A watercourse runs on the edge of the site.	See paragraph 2.7.
Flooding	No issues	-
Access/Transport	No footway on adjacent side road. Poor visibility at junction.	Rebuild final 60m to improve junction angle and include footway.
Contaminated Land	Possible contamination issues due to surrounding land uses.	A preliminary risk assessment will be required. Any contamination found will be required to be remediated in conjunction with development.
Electricity	No connection constraints subject to site feasibility.	WPD to undertake load assessment once residential mix known.
Other	Potential archaeological interest.	An Archaeological Assessment will be required.
	Potential impact on a Natura 2000 site.	Screening for a project level HRA may be required at application stage.
	This allocation is within a Community Council area defined as 'language sensitive' (policy SP 9). This is because more than 25% of the population over the age of 3 is Welsh speaking (2011 Census).	Phased release of the allocation may be required, together with bilingual signage and if necessary other mitigation measures.

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Llanddewi Velfrey – North of the Village Hall (HSG/057/LDP/01)				
0.50 Ha	12 dwellings	24 Dph	Greenfield	10% Affordable Housing
<p>Site description</p> <p>This housing allocation is located to the north of Llanddewi Velfrey and is greenfield in nature. The site is bounded to the south by the village hall and cricket ground. The Llanddewi Velfrey by-pass is programmed for construction to the north of this site.</p>				
<p>Relevant planning history</p> <p>None</p>				
Constraints and potential methods to address constraints				
Constraint	Site Issues	Mechanisms to address		
WWTW	This allocation represents a 15% growth. DCWW have reviewed this WWTW and whilst this allocation will take the WWTW up to its design capacity, they are able to accommodate the additional foul flow.	-		
Sewerage	No issues	-		
Water	No issues	-		
Flooding	No issues	-		
Access/Transport	No issues	-		
Contaminated Land	No issues	-		
Electricity	No connection constraints subject to site feasibility.	WPD to undertake load assessment once residential mix known.		
Other	Density	The site is allocated at 24dph due to the low density of surrounding developments.		
	This allocation is within a Community Council area defined as 'language sensitive' (policy SP 9). This is because more than 25% of the population	Phased release of the allocation may be required, together with bilingual signage and if necessary other mitigation measures.		

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	over the age of 3 is Welsh speaking (2011 Census).	
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Llangwm – Opposite The Kilns (HSG/063/00024)				
3.01 Ha	25 (75*)	25 Dph	Greenfield	15% Affordable Housing
<p>Site description</p> <p>This housing allocation site is situated in the northern part of Llangwm. There is existing residential development east, south and west of the site, with a new school recently constructed to the north. A strip of land along the eastern boundary of the site has been purchased by the Council for drainage infrastructure to serve the new school. The site has capacity for 75 dwellings, although only about one third of this is expected to be released during the current Plan period.</p>				
<p>Relevant planning history</p> <p>11/0425/PA – land east of Deerland Garage, Deerland Road, Llangwm – primary school – conditionally approved 26/10/11 (included because the drainage arrangements for the new school extend over part of the housing site)</p>				
Constraints and potential methods to address constraints				
Constraint	Site Issues	Mechanisms to address		
WWTW	Limited WWTW capacity. DCWW would be able to accept 20 houses from this settlement. Higher numbers would require improvements at the WWTW, which would be subject to inclusion in a future AMP or developer contributions to achieve upgrades in advance of this.	Option for a developer to contribute to improvements has been identified (See Section 12 code B). Improvements to this WWTW will be required in DCWW's AMP.		
Sewerage	Sewerage within the site is an easement to serve the new school.	Investigate whether the housing site can connect into the school sewerage easement, or whether new investment is required.		

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Water	Moderate ecological status under the Water Framework Directive.	Must ensure no deterioration to ecological status therefore all pollution prevention measures must be in place.
	Minor aquifer beneath Llangwm village.	Must ensure no deterioration to ecological status therefore all pollution prevention measures must be in place.
Flooding	No issues	-
Access/Transport	Traffic will affect the A40 Trunk Road (Merlins Bridge Roundabout). Vehicular access could be from either the village road (Troopers Inn Road) or from Deerland Road.	The SWTRA should be consulted prior to the submission of an application. Consult with the Local Highway Authority on local highway access options.
Contaminated Land	No issues	-
Electricity	No connection constraints subject to site feasibility.	WPD to undertake load assessment once residential mix known.
Other	No issues	The site has potential for the development of 75 dwellings, but a maximum of 25 can be developed during the LDP period (to 2021).
	Potential archaeological interest.	An Archaeological Assessment will be required.
	Potential impact on a Natura 2000 site.	Screening for a project level HRA may be required at application stage.

Maenclochog – North West of the Globe Inn (HSG/081/LDP/01)

2.31 Ha	30 (58*)	25 Dph	Greenfield	Up to 5% Affordable Housing
Site description				
This greenfield site is close to the village centre and the B4313 road, which runs west to east and then south to north through the village. The land slopes down gently to the south. There is existing development to the east and				

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south, with open agricultural land to the north and west. Existing development around the village centre demonstrates a variety of uses and densities, but with residential uses dominating.

Relevant planning history
14/1204/PA – land to rear of Grug-y-Mynydd Stores, Maenclochog – residential development (with affordable unit) – conditionally approved 12/10/16
96/0046/PA – part of field 0828, Maenclochog – residential development, phase 1 – conditionally approved 02/05/96

Constraints and potential methods to address constraints

Constraint	Site Issues	Mechanisms to address
WWTW	Limited WWTW capacity. Foul flow from 58 dwellings represents an additional 50% loading on the WWTW. DCWW would be able to accept 20 houses from this settlement.	Option for a developer to contribute to improvements has been identified (See Section 12 code B). Improvements to this WWTW will be required in DCWW's AMP. Higher numbers would require improvements at the WWTW, which would be subject to AMP investment (AMP 5 Quality Scheme, Target cost to be completed by April 2013).
Sewerage	No issues	-
Water	No issues	-
Flooding	No issues	-
Access/Transport	Multiple points of access	-
Contaminated Land	Possibly a former fly tipping site.	A preliminary risk assessment will be required. Any contamination found will be required to be remediated in conjunction with development.
Electricity	No connection constraints subject to site feasibility.	WPD to undertake load assessment once residential mix known.
Other		The site has potential for the development of 58 dwellings, but a maximum of 30 can be developed during the LDP period (to 2021).
	Potential archaeological interest.	An Archaeological Assessment will be required.

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	Potential impact on a Natura 2000 site.	Screening for a project level HRA may be required at application stage.
	This allocation is within a Community Council area defined as 'language sensitive' (policy SP 9). This is because more than 25% of the population over the age of 3 is Welsh speaking (2011 Census).	Phased release of the allocation may be required, together with bilingual signage and if necessary other mitigation measures.

Mathry – South of the Woodturner's (HSG/085/LDP/01)				
0.20 Ha	6 dwellings	30 Dph	Greenfield	Up to 5% Affordable Housing
<p>Site description</p> <p>This allocation is on a greenfield site. It is located on the southern edge of Mathry. To the north lies a residential property and the Woodturner's and to the south agricultural land. There is a county road to the west and a site with extant residential planning permission is located on the opposite side of this access at The Haggard. Access can be provided either through the Woodturner's to the north or from the County Road to the west.</p>				
<p>Relevant planning history</p> <p>15/0647/CA – Siop Fach, Mathry – demolish existing store / garage building at Siop Fach, Mathry, associated with planning application 15/0105/PA – conditionally approved 19/11/15</p> <p>15/0105/PA – Siop Fach, Mathry – replacement of store / garage with a dwelling and part change of use of outbuildings / store to linked ancillary residential accommodation – conditionally approved 02/12/15</p>				
Constraints and potential methods to address constraints				
Constraint	Site Issues	Mechanisms to address		
WWTW	No issues	-		
Sewerage	The 150mm sewer traverses the site.	This may restrict the density proposed. Protection measures, either in the form of easement width or diversion is required.		
Water	The local 90mm diameter water main is adequate to service this allocation.	A small distance of off-site mains will be required.		

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Flooding	No issues	-
Access/Transport	The site can be accessed directly off the County Road rather than the wood-turners yard, but visibility splays and minor road widening is required. These works bear in mind that children walk up from the lower estate and walk down to the bus stop. The carriageway is tight in places so the accesses and widening will help with passing on this lane. Loss of trees and banks, but it is minor and very necessary.	Visibility splays and minor road widening is required.
Contaminated Land	No issues	-
Electricity	No connection constraints subject to site feasibility.	WPD to undertake load assessment once residential mix known.
Other	Potential impact on a Natura 2000 site.	Screening for a project level HRA may be required at application stage.
	This allocation is within a Community Council area defined as 'language sensitive' (policy SP 9). This is because more than 25% of the population over the age of 3 is Welsh speaking (2011 Census).	Phased release of the allocation may be required, together with bilingual signage and if necessary other mitigation measures.

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Penally – North of the Paddock (HSG/097/LDP/01)				
0.29 Ha	8 dwellings	28 Dph	Greenfield	25% Affordable Housing
<p>Site description</p> <p>This housing allocation is located in the northern part of Penally, with access via The Paddocks to the south. The site is greenfield in nature and bounded to the north by the Tenby / Penally Green Wedge. The site boundaries are formed by the A4139 to the east and West Holloway Farm and the Paddock Inn to the west.</p>				
<p>Relevant planning history</p> <p>16/0391/PA – land north of The Paddock, Penally – residential development including 8 detached bungalows, 2 detached garages and a sewage pumping station – no decision at November 2016</p>				
Constraints and potential methods to address constraints				
Constraint	Site Issues	Mechanisms to address		
WWTW	No issues	-		
Sewerage	Current issues regarding sewerage are identified. The public sewerage system in this area is known to suffer from surcharging.	No investment (See Section 12 code D). A hydraulic modelling assessment is required to establish where the development can connect. The nearest public sewer is approximately 250 metres away and off-site sewers are required.		
Water	The 3 inch water main is located in the public highway to the west and is also located in the Paddock estate road.	This can provide a water supply to this allocation but it would require a short distance of off-site mains.		
Flooding	No issues	-		
Access/Transport	Access via private estate road.	Prior to development the existing estate road (The Paddock & St Nicholas Crescent) must be repaired in its entirety and the Highways Authority would welcome negotiations regarding adopting it as part of the Highway.		
Contaminated Land	Possible contamination issues due to surrounding	A preliminary risk assessment will be required. Any contamination found will be		

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	land uses.	required to be remediated in conjunction with development.
Electricity	No connection constraints subject to site feasibility.	WPD to undertake load assessment once residential mix known.
Other	Historic environment interest	This will be protected through the attachment of appropriate conditions to planning consent.

Penally – Penally Heights (HSG/097/LDP/02)

0.56 Ha	11 dwellings	20 Dph	Greenfield	25% Affordable Housing
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Site description

This housing allocation is located in the **western part of Penally**, with access via Penally Heights to the south of the site. The site is predominately greenfield in nature, although it adjoins an existing development site and therefore **will be expected to reflect** this in its character. The Penally Camp MOD site lies immediately west of the settlement boundary of Penally at this location.

Relevant planning history

06/0480/PA – Penally Heights, Penally – three dwellings (full) – conditionally approved 26/04/07 (eastern part of the site)

Constraints and potential methods to address constraints

Constraint	Site Issues	Mechanisms to address
WWTW	No issues	-
Sewerage	Current issues regarding sewerage are identified. The public sewerage system in this area is known to suffer from surcharging.	No investment (See Section 12 code D). A hydraulic modelling assessment is required to establish where the development can connect.
Water	No issues	-
Flooding	No issues	-
Access/Transport	No issues	-
Contaminated Land	Possible contamination issues.	A preliminary risk assessment will be required. Any contamination found will be required to be remediated in conjunction with development.
Electricity	No connection constraints subject to	WPD to undertake load assessment once residential

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	site feasibility.	mix known.
Other	Potential impact on a Natura 2000 site.	Screening for a project level HRA may be required at application stage.

Pentlepoir – Land adjacent to Coppins Lodge (HSG/099/LDP/01)

1.68 Ha	35 dwellings	21 Dph	Previously Developed Land/Greenfield	25% Affordable Housing
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Site description

This housing allocation is located in the **eastern part** of Pentlepoir Village. The site is part greenfield and part previously developed land in nature, as the road frontage section of the site was previously a caravan park which now benefits from residential planning permission. The site is bounded by the A478 to the west and strong hedgebanks and mature trees to the south. **West of the site is** agricultural land and a further caravan park, with housing to the north.

Relevant planning history

- 16/0653/PA** – plot adjacent to The Coppins, Hill Lane and Valley Road, Pentlepoir – dwelling and detached garage (outline) – no decision at November 2016
- 15/0743/PA** – land adjoining Coppins Lodge, Pentlepoir – variation of condition 2 of planning application 14/0270/PA, to incorporate amended house type, means of enclosure and landscaping in relation to plot 10 – conditionally approved 03/12/15
- 15/0738/NM** – plots 7 to 9, land adjoining Coppins Lodge, Pentlepoir – amendment to 14/0270/PA to change house types on plots 7 to 9 – conditionally approved 20/11/15
- 14/0270/PA** – land adjoining Coppins Lodge, Pentlepoir – residential development (4 dwellings) – conditionally approved 10/09/14
- 14/0045/PA** – land south of Coppins Lodge, Pentlepoir – residential development (6 dwellings), including pumping station – conditionally approved 10/09/14
- 13/0155/PA** – land south of Coppins Lodge, Pentlepoir – residential development – 25 dwellings and associated works (full) – conditionally approved 10/09/13
- 09/0386/PA** – land adjacent to Coppins Lodge, Pentlepoir – residential development (reserved matters) – conditionally approved 05/10/09
- 07/0596/PA** – land adjacent to Coppins Lodge, Pentlepoir – residential development (outline) – conditionally approved 25/06/08 (on part of the site)

Constraints and potential methods to address constraints

Constraint	Site Issues	Mechanisms to address
WWTW	No issues	-
Sewerage	No issues	-

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Water	No issues	-
Flooding	No issues	-
Access/Transport	Traffic will affect a Trunk Road (Kilgetty Roundabout). The estate road to the site will need to be redesigned.	The SWTRA should be consulted prior to the submission of an application
Contaminated Land	No issues	-
Electricity	No connection constraints subject to site feasibility.	WPD to undertake load assessment once residential mix known.
Other	Potential archaeological interest.	An Archaeological Assessment will be required.
	Potential impact on a Natura 2000 site.	Screening for a project level HRA may be required at application stage.

Puncheston – Opposite Bro Dewi (HSG/108/LDP/01)

0.39 Ha	6 dwellings	15 Dph	Greenfield	Up to 5% Affordable Housing
Site description				
This small greenfield site will round-off development on the western edge of the village, opposite the small cluster of development at Bro Dewi. There is existing residential development to the east and north, with open agricultural land lying to the south and west. Existing residential properties in this part of the village are detached and built at a low density. A density of about 15 dwellings per hectare is envisaged for the site, in recognition of this.				
Relevant planning history				
None				
Constraints and potential methods to address constraints				
Constraint	Site Issues	Mechanisms to address		

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WWTW	Limited WWTW capacity. The total allocations proposed will take this WWTW up to its design limits.	Option for a developer to contribute to improvements has been identified (See Section 12 code B). This site can be delivered but the total density for Puncteston of 20 dwellings should be the maximum promoted for this settlement. Improvements to this WWTW will be required in DCWW's AMP. AMP 5 Quality Scheme, Target cost to be completed by April 2013.
Sewerage	No issues	-
Water	No issues	-
Flooding	No issues	-
Access/Transport	No issues	Vehicular access will be from the County road running south-west from the village, towards Little Newcastle.
Contaminated Land	No issues	-
Electricity	No connection constraints subject to site feasibility.	WPD to undertake load assessment once residential mix known.
Other	Historic environment interest	This will be protected through the attachment of appropriate conditions to planning consent.
	Potential impact on a Natura 2000 site.	Screening for a project level HRA may be required at application stage.
	This allocation is within a Community Council area defined as 'language sensitive' (policy SP 9). This is because more than 25% of the population over the age of 3 is Welsh speaking (2011 Census).	Phased release of the allocation may be required, together with bilingual signage and if necessary other mitigation measures.

Puncteston – West of Awelfa (HSG/108/LDP/02)

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0.44 Ha	12 dwellings	27 Dph	Greenfield	Up to 5% Affordable Housing
<p>Site description</p> <p>This greenfield site is located on the western side of the village, north-west of the village school and west of Park Avenue and Awelfa. Land to the east is in residential use, the school and its playing field is to the south-east, while to the south-west, west and north is open agricultural land. The residential development to the west is mostly semi-detached properties, with a single detached property immediately adjoining the site.</p>				
<p>Relevant planning history</p> <p>None</p>				
<p>Constraints and potential methods to address constraints</p>				
Constraint	Site Issues	Mechanisms to address		
WWTW	Limited WWTW capacity. The total allocations proposed will take this WWTW up to its design limits.	Option for a developer to contribute to improvements has been identified (See Section 12 code B). This site can be delivered but the total density for Puncheston of 20 dwellings should be the maximum promoted for this settlement. Improvements to this WWTW will be required in DCWW's AMP. Under review for AMP 6 scheme (subject to funding).		
Sewerage	No issues	-		
Water	No issues	-		
Flooding	No issues	-		
Access/Transport	No issues	Vehicular access will be from the County road running north-west from the village.		
Contaminated Land	No issues	-		
Electricity	No connection constraints subject to site feasibility.	WPD to undertake load assessment once residential mix known.		
Other	Potential impact on a Natura 2000 site.	Screening for a project level HRA may be required at application stage.		
	This allocation is within a Community Council area defined	Phased release of the allocation may be required, together with bilingual signage		

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	as 'language sensitive' (policy SP 9). This is because more than 25% of the population over the age of 3 is Welsh speaking (2011 Census).	and if necessary other mitigation measures.
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Robeston Wathen – South of Robeston Court (HSG/113/LDP/01)				
0.63 Ha	14 dwellings	22 Dph	Previously Developed Land/Greenfield	25% Affordable Housing
Site description				
This housing allocation is located to the south-east of Robeston Wathen. The site is partly greenfield in nature, having previously been used in part as a caravan site. The site is bounded to the south by the A40, and north and west by residential development.				
Relevant planning history				
None				
Constraints and potential methods to address constraints				
Constraint	Site Issues	Mechanisms to address		
WWTW	No public sewers	See below.		
Sewerage	There are no public sewers (See Section 12 code Ci)	A small private treatment works will need to be provided. Any proposed development would need to accord with the provisions of Welsh Office Circular 10/99 - 'Planning requirements in respect of the use of non-mains sewerage incorporating septic tanks in new development'.		
Water	No issues	-		
Flooding	No issues	-		
Access/Transport	Main road de-trunked. Potential impact on new roundabout.	Impact on new roundabout may require assessment by SWTRA.		
Contaminated Land	Possible contamination issues due to surrounding land uses.	A preliminary risk assessment will be required. Any contamination found will be required to be remediated in conjunction with development.		

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Electricity	No connection constraints subject to site feasibility.	WPD to undertake load assessment once residential mix known.
Other	Historic environment interest.	This will be protected through the attachment of appropriate conditions to planning consent.
	Potential impact on a Natura 2000 site.	Screening for a project level HRA may be required at application stage.

Roch – East of Pilgrims Way (HSG/114/LDP/01)				
2.19 Ha	44 dwellings	20 Dph	Greenfield	20% Affordable Housing
Site description				
This housing allocation site is located in the northern part of the village, between existing housing developments at Maes Ffynnon and Pilgrim's Way. There is existing housing to the east, south and west of the site, with open countryside to the north. The National Park boundary lies in close proximity to this general part of the village. Density has been restricted to 20 dwellings per hectare to reflect access constraints.				
Relevant planning history				
None				
Constraints and potential methods to address constraints				
Constraint	Site Issues	Mechanisms to address		
WWTW	Limited WWTW capacity.	Option for a developer to contribute to improvements has been identified (See Section 12 code B). Improvements to this WWTW will be required in DCWW's AMP. AMP 5 Scheme to be delivered by 31 st March 2015.		
Sewerage	No issues	-		
Water	No issues	-		
Flooding	No issues	-		
Access/Transport	Access to the site will be shared between Maes Ffynnon and Pilgrim's Way, with the former expected to serve no more than 25% of the total development. To	Separate accesses required at Pilgrim's Way and Maes Ffynnon. Footway solution required at this location. Parking solution for council houses would facilitate access. Consult with the Local Highway Authority (PCC highways)		

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	reduce on-road parking on Pilgrim's Way, a new parking area to serve existing properties on this road may be required within the allocation site. The two vehicular access routes serving the site will not be connected to provide a through-route for motor vehicles, although a link for cycles and pedestrians would be appropriate. The integrity of the path along the southern site boundary must be kept.	regarding detailed access and car parking proposals for the site. Consult with the Council's rights-of-way team if development proposals will result in a need to modify the path on the southern site boundary in any way.
Contaminated Land	No issues	-
Electricity	No connection constraints subject to site feasibility.	WPD to undertake load assessment once residential mix known.
Other	Potential impact on a Natura 2000 site.	Screening for a project level HRA may be required at application stage.

Rosemarket – Opposite The Glades (HSG/116/LDP/01)

0.50 Ha	13 dwellings	26 Dph	Greenfield	15% Affordable Housing
Site description				
The allocation comprises of part of an agricultural field in an elevated position on the northern edge of the village. Mature hedgerows enclose the site on three sides. Agricultural land lies to the north and east of the allocation, with a residential property to the west and residential development at The Glades beyond the road to the south of the site. The Glades development comprises two storey detached properties.				
Relevant planning history				
None				
Constraints and potential methods to address constraints				
Constraint	Site Issues	Mechanisms to address		

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WWTW	No issues	-
Sewerage	No issues	-
Water	Moderate ecological status under the Water Framework Directive.	Must ensure no deterioration to ecological interests, therefore all pollution prevention measures must be in place.
	The site is adjacent to a pond and an ordinary watercourse.	See paragraph 2.7.
Flooding	No issues	-
Access/Transport	Access needs to avoid the creation of a T-junction with The Glades.	Access will need to be into the SW part of the allocation, from the village road opposite 'Cheriton'.
Contaminated Land	Adjacent to a historic landfill, possible contaminated land.	As part of any planning application, requirement to better characterise the site (desk study), formulate a conceptual site model and undertake intrusive ground investigation including a Tier 1 Risk Assessment, DQRA, remedial options appraisal and remediation strategy are also likely to be warranted.
Electricity	No connection constraints subject to site feasibility.	WPD to undertake load assessment once residential mix known.
Other	Historic environment interest.	The historic environment interests are unlikely to be adversely affected by a development proposal.

Sageston – South of the Plough Inn (HSG/015/00022)

1.27 Ha	31 dwellings	25 Dph	Greenfield	Up to 5% Affordable Housing
<p>Site description</p> <p>This housing allocation is located in the south-eastern part of Sageston. The site is greenfield in nature, and bounded to the south by the A477, and north and west by residential development. This site was previously allocated by the JUDP, as part of a larger residential site including land now being developed to the west.</p>				

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Relevant planning history		
None		
Constraints and potential methods to address constraints		
Constraint	Site Issues	Mechanisms to address
WWTW	Recent performance data from this WWTW will need to be investigated to establish whether improvements are required.	Until investigations are undertaken, DCWW would wish to minimise the risk of potential breach of licence condition.
Sewerage	Current issues regarding sewerage are identified.	Developer's study required (See Section 12 code E). A hydraulic modelling assessment is required to establish where the development can connect.
Water	No issues	-
Flooding	Major drainage issues from airfield and surrounding estates.	-
Access/Transport	Traffic will affect a Trunk Road (Tenby Road Roundabout). Access via Sageston Fields.	The SWTRA should be consulted prior to the submission of an application.
Contaminated Land	Lies within the former Carew Airfield.	A preliminary risk assessment will be required. Any contamination found will be required to be remediated in conjunction with development.
Electricity	No connection constraints subject to site feasibility.	WPD to undertake load assessment once residential mix known.
Other	Potential impact on a Natura 2000 site.	Screening for a project level HRA may be required at application stage.

Simpson Cross – East of Hill Lane (HSG/119/LDP/01)				
0.54 ha	11 dwellings	20 Dph	Greenfield	20% Affordable Housing
Site description				

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<p>This housing allocation site is situated north of the A487 road on the eastern side of Simpson Cross. There is existing development to the south west, north-west and south-east, with agricultural land to the north-east. Existing uses on nearby land include residential development (mostly detached dwellings) and also the Pembrokeshire Motor Museum.</p>		
<p>Relevant planning history 15/0164/PA – land off Keeston Hill, Simpson Cross – residential development, including 2 affordable units – no decision at November 2016</p>		
<p>Constraints and potential methods to address constraints</p>		
Constraint	Site Issues	Mechanisms to address
WWTW	No issues	-
Sewerage	No issues	-
Water	The 110mm water main traverses this site which may restrict the density proposed.	Protection measures are needed in the form of an easement – consult the water company at application stage to determine the width of easement required.
Flooding	No issues	-
Access/Transport	Access to the site will be from Hill Lane rather than the A.487. Local highway works will be required at Hill Lane in conjunction with development. The site density has been reduced in consequence of the constraints on Hill Lane.	Improvements on Hill Lane are likely to include selective widening, footway provision, and creation of visibility splays. This will probably require the acquisition of third party land.
Contaminated Land	No issues	-
Electricity	No connection constraints subject to site feasibility.	WPD to undertake load assessment once residential mix known.
Other	Historic environment interest.	The historic environment interests are unlikely to be adversely affected by a development proposal.
	Potential impact on a Natura 2000 site.	Screening for a project level HRA may be required at application stage.

Spittal – North West of Wesley Way (HSG/120/00018)				
0.87 Ha	22 dwellings	25 Dph	Greenfield	15% Affordable Housing
<p>Site description</p> <p>The allocation comprises of part of a level agricultural field with a road frontage to the south and agricultural land to the north. The site lies between a primary school to the west and residential properties to the east. Part of the site has planning permission for residential development. A mixture of residential properties exists in the village.</p>				
<p>Relevant planning history</p> <p>12/0281/PA – land east of Spittal Primary School – residential development (14 dwellings) (reserved matters) – conditionally approved 03/10/12 (on part of the allocation)</p> <p>07/0402/PA – part of field to rear of Wesley Way, Spittal – residential development – road / plot layout (outline) – conditionally approved 28/09/09 (on part of the allocation)</p>				
Constraints and potential methods to address constraints				
Constraint	Site Issues	Mechanisms to address		
WWTW	Limited WWTW capacity.	Option for a developer to contribute to improvements has been identified (See Section 12 code B). Improvements to this WWTW will be required in DCWW's AMP. AMP 4 scheme delivered, no further improvements required for now.		
Sewerage	No issues	-		
Water	No issues	-		
Flooding	No issues	-		
Access/Transport	Traffic will affect the A40 Trunk Road (Withybush Roundabout). This site is likely to use the same access as that serving Spittal school.	The SWTRA should be consulted prior to the submission of an application.		
Contaminated Land	No issues	-		
Electricity	No connection constraints subject to site feasibility.	WPD to undertake load assessment once residential mix known.		

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Other	Historic environment interest.	This will be protected through the attachment of appropriate conditions to planning consent.
	Potential impact on a Natura 2000 site.	Screening for a project level HRA may be required at application stage.

St Dogmaels – Awel y Mor Extension (HSG/122/00035)				
0.55 Ha	16 dwellings	29 Dph	Greenfield	Up to 5% Affordable Housing
Site description				
<p>This greenfield site on the eastern side of St. Dogmaels village lies east of the consented Awel-y-Mor housing site at St. Dogmaels and will form an extension to that site. Land to the north-west, west and west is either consented or already developed for housing purposes, with land to the south-east, east and south comprising open agricultural land. Nearby residential properties are mostly of a detached nature.</p>				
Relevant planning history				
None				
Constraints and potential methods to address constraints				
Constraint	Site Issues	Mechanisms to address		
WWTW	No issues	-		
Sewerage	No issues	-		
Water	No issues	-		
Flooding	No issues	-		
Access/Transport	This allocation is an extension to the site with planning consent (reference 06/1664/PA). The same access is to be used, providing links to Awel-y-Mor / Longdown Street, with a pedestrian link to Mwtshwr.	Discuss detailed access proposals with the Local Highway Authority (PCC highways).		
Contaminated Land	No issues	-		
Electricity	No connection constraints subject to site feasibility.	WPD to undertake load assessment once residential mix known.		

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Other	Historic environment interest.	This will be protected through the attachment of appropriate conditions to planning consent.
	Semi natural neutral grassland present on the site.	An Ecological Assessment will be required and the design should mitigate potential impacts on the grassland
	Potential impact on a Natura 2000 site.	Screening for a project level HRA may be required at application stage.
	This allocation is within a Community Council area defined as 'language sensitive' (policy SP 9). This is because more than 25% of the population over the age of 3 is Welsh speaking (2011 Census).	Phased release of the allocation may be required, together with bilingual signage and if necessary other mitigation measures.

St. Florence – North of Parsons Green (HSG/123/LDP/01)

1.17 Ha	26 dwellings	22 Dph	Greenfield	25% Affordable Housing
Site description				
This housing allocation is located in the north-western part of St Florence Village. The site is greenfield in nature, bounded to the south by Parsons Green residential development and to the west by Grandiflora Garden Centre. Strong hedgebanks abut the west of the allocation.				
Relevant planning history				
<p>16/0556/CL – Plough Penny Field, St. Florence – certificate of lawfulness – non-compliance with condition 7 of planning permission D3/1065/79 (agricultural occupancy condition) – unconditionally approved 12/10/16</p> <p>14/0150/PA – land south of Plough Penny Field, Parsons Green, St. Florence – residential development – conditionally approved 19/10/15</p>				
Constraints and potential methods to address constraints				
Constraint	Site Issues	Mechanisms to address		
WWTW	St Florence WWTW is a very small with limited capacity and this allocation represents a 7%	Option for a developer to contribute to improvements has been identified (See Section 12 code B). Improvements to this WWTW will be required in		

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	growth. DCWW have reviewed this WWTW and whilst this allocation will take the WWTW up to its design capacity, they are able to accommodate the additional foul flow.	DCWW's AMP.
Sewerage	No issues	-
Water	The 90mm water main traverses this site.	This may restrict the density proposed. Protection measures in the form of an easement, width of diversion is required.
Flooding	No issues	-
Access/Transport	No issues	Access to be gained from existing estate at Parsons Green.
Contaminated Land	No issues	-
Electricity	No connection constraints subject to site feasibility.	WPD to undertake load assessment once residential mix known.
Other	Historic environment interest.	This will be protected through the attachment of appropriate conditions to planning consent.

Templeton – South of the B4315 (HSG/132/00030)

1.21 Ha	18 dwellings	15 Dph	Greenfield	15% Affordable Housing
Site description				
This housing allocation site will form an extension to the existing housing site at Maes-yr-Ysgol. There is existing development to the north, south and west, comprising detached housing and a school playing field. The site slopes down from north to south and has consent for residential development.				
Relevant planning history				
<p>16/0685/PA – 37, Maes-yr-Ysgol, Templeton – alterations and extension to dwelling and garage – no decision at November 2016</p> <p>15/0973/DC – land adjacent to Templeton CP School, Templeton – discharge of condition 4 of planning application 13/0700/PA – Code for Sustainable Homes – unconditionally approved 01/02/16</p> <p>15/0887/NM – land adjacent to Templeton School, Templeton – additional solar panels for plot 7, relating to 13/0700/PA – unconditionally approved</p>				

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15/0178/NM – land adjacent to Templeton CP School – non-material amendment to 13/0700/PA – to add conservatories to plots 4 and 5 and remove a garage from plot 24 – unconditionally approved 12/06/15

14/0680/NM – land adjacent to Templeton CP School – non-material amendment – changes to facing brick, render and colour – unconditionally approved 11/12/14

13/0700/PA – land adjacent to Templeton CP School – residential development (24 dwellings) – conditionally approved 02/06/14

10/0797/PA – phase 3, adjacent to Templeton School – residential development (outline) – conditionally approved 21/07/11

08/1117/PA – Maes-yr-Ysgol, Templeton – 8 dwellings (outline) – conditionally approved 29/05/09

07/0591/PA – land adjacent to Templeton CP School – residential development (25 Dwellings) (outline) – refused 10/12/08

Constraints and potential methods to address constraints

Constraint	Site Issues	Mechanisms to address
WWTW	No issues	-
Sewerage	No issues	-
Water	No issues	-
Flooding	No issues	-
Access/Transport	A low density of development is envisaged to reflect the limited spare capacity in the local highway network as well as the low density on surrounding housing developments. Access to the site will be from the existing estate road at Maes-yr-Ysgol.	-
Contaminated Land	No issues	-
Electricity	No connection constraints subject to site feasibility.	WPD to undertake load assessment once residential mix known.
Other	No issues	-

Templeton – South of the Boars Head Junction (HSG/132/LDP/01)

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1.13 Ha	28 dwellings	25 Dph	Greenfield	15% Affordable Housing
Site description				
This housing allocation site is in the southern part of Templeton. There is existing development (mainly residential) to the west, east and north of the site, with agricultural land to the south. The site rises gently to the south.				
Relevant planning history				
None				
Constraints and potential methods to address constraints				
Constraint	Site Issues	Mechanisms to address		
WWTW	No issues	-		
Sewerage	No issues	-		
Water	No issues	-		
Flooding	No issues	-		
Access/Transport	Development of this site will be in conjunction with a new road link from Yerboston Road to the A.478, the purpose of which is to reduce pressure on the 5-arm Boar's Head road junction. This is likely to involve stopping-up of the lower end of Yerboston Road.	Discuss creation of the new road link and options for gaining access to the housing site with the Local Highway Authority (PCC highways) at application stage.		
Contaminated Land	No issues	-		
Electricity	No connection constraints subject to site feasibility.	WPD to undertake load assessment once residential mix known.		
Other	No issues	-		

Tiers Cross – North of Bulford Road (HSG/135/00004)

0.91 Ha	23	25 Dph	Greenfield	Up to 5% Affordable Housing
Site description				
This housing allocation site is situated between the village road (Old Hakin Road) and Bulford Road. The site is in agricultural use and is bounded by				

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existing development (mainly housing) to the north east, north west and west, by Bulford Road to the south and by open agricultural land to the east.		
Relevant planning history		
None		
Constraints and potential methods to address constraints		
Constraint	Site Issues	Mechanisms to address
WWTW	No issues	-
Sewerage	No issues	-
Water	No issues	-
Flooding	No issues	-
Access/Transport	Traffic will affect the A4076 Trunk Road. Access to the site is most likely to be from the village road, between Tudor Place and the Garage.	The SWTRA should be consulted prior to the submission of an application.
Contaminated Land	Possible contamination issues due to surrounding land uses.	A preliminary risk assessment will be required. Any contamination found will be required to be remediated in conjunction with development.
Electricity	No connection constraints subject to site feasibility.	WPD to undertake load assessment once residential mix known.
Other	No issues	-

Wolfscastle – Opposite Haul-y-Bryn (HSG/149/LDP/01)				
1.20 Ha	30 dwellings	25 Dph	Greenfield	15 % Affordable Housing
Site description				
The site is a greenfield site. It is bounded by agricultural land to the West and South West and Ford Farm to the South East. A county road borders the site to the North and residential development including the Haul-y-Bryn estate is located on the opposite side of this road.				
Relevant planning history				
None				
Constraints and potential methods to address constraints				
Constraint	Site Issues	Mechanisms to address		

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WWTW	Limited capacity to accommodate the foul flow from all the allocations in this and other settlements that drain to this WWTW. This site can be delivered in part only and DCWW have headroom for 15 dwellings from this allocation.	Option for a developer to contribute to improvements has been identified (See Section 12 code B). Improvements to this WWTW will be required in DCWW's AMP.
Sewerage	No issues	-
Water	No issues	-
Flooding	No issues	-
Access/Transport	Traffic will affect a Trunk Road (A40). There are current highway constraints.	The SWTRA should be consulted prior to the submission of an application. Access can be achieved with traffic calming measures.
Contaminated Land	No issues	-
Electricity	No connection constraints subject to site feasibility.	WPD to undertake load assessment once residential mix known.
Other	Potential archaeological interest.	An Archaeological Assessment will be required.
	This allocation is within a Community Council area defined as 'language sensitive' (policy SP 9). This is because more than 25% of the population over the age of 3 is Welsh speaking (2011 Census).	Phased release of the allocation may be required, together with bilingual signage and if necessary other mitigation measures.
	Potential impact on a Natura 2000 site.	Screening for a project level HRA may be required at application stage.

9 Specialist and Supported Accommodation

9.1 The allocation for the development of specialist residential accommodation is listed in GN.30, *Specialist and Supported Accommodation*.

Park House, New Hedges (SSA/089/01)		
1.65 Ha	Site extension	Greenfield Land
<p>Site description</p> <p>The site is immediately south of Park House Court Residential Care Home and southwest of New Hedges village. The site lies adjacent to the A478 with a regular bus service to Tenby.</p>		
<p>Relevant planning history</p> <p>10/0696/PA – Park House Court, Narberth Road, New Hedges – extension to existing Park House Court (Class C2) healthcare premises to provide 132 mixed tenure serviced care units, with associated communal facilities and access to form a cohesive healthcare campus – allowed on appeal, 19/11/13</p> <p>06/1147/PA – land adjacent to Park House Court Residential Care Home, Narberth Road, New Hedges – retirement village (outline) – called-in by Welsh Assembly Minister and subsequently refused 08/07/09</p> <p>04/0539/PA – Park House, New Hedges – amendment to a condition requiring demolition of Park House by 31 December 2008 – conditionally approved 14/07/05</p> <p>04/0538/PA – land at Park House, Narberth Road, New Hedges – residential development 36 dwellings – alternative scheme to that set out in D3/1000/89 – conditionally approved 14/07/05</p> <p>01/0251/PA – Park House Court Nursing Home, Narberth Road, New Hedges – 20 assisted living accommodation units to house elderly people, with call system link to existing residential home – refused 30/07/01</p> <p>00/0319/PA – Park House, Narberth Road, New Hedges – two blocks of two storey apartments, comprising 24 units – refused 09/10/00</p> <p>99/0453/PA – Park House Court, Narberth Road, New Hedges – renewal of outline consent D3/545/94 for 2 blocks of 2-storey apartments, comprising 24 units – refused 15/11/99</p>		
Constraints and potential methods to address constraints		
Constraint	Site Issues	Mechanisms to address
WWTW	No issues	-
Sewerage	No issues	-
Water	No issues	-
Flooding	No issues	-
Access/Transport	Additional impact on A477 (T) at Kilgetty Roundabout. Sustainability issues relating to pedestrian	The SWTRA should be consulted prior to the submission of an application. Include Kilgetty Roundabout in scope of Transport

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	and cycle access to Tenby and New Hedges	Assessment. Improve cycle and pedestrian facilities.
Contaminated Land	No issues	-
Electricity	No connection constraints subject to site feasibility.	WPD to undertake load assessment once residential mix known.
Other	Potential impact on a Natura 2000 site.	Screening for a project level HRA may be required at application stage.
	The parkland setting of this site is attractive and includes some TPO-protected trees.	Retain the trees within the site wherever possible, particularly those protected by TPOs.

10 Gypsy Traveller Sites

10.1 The following sites are identified in GN.31, *Gypsy Travellers Sites and Pitches*.

Catshole (Castle) Quarry extension, Pembroke (GT/095/001)		
0.39 Ha	8 pitches	Previously Developed Land
<p>Site description</p> <p>The site is immediately West of, and adjacent to, the existing Gypsy Traveller site at Castle Quarry, Monkton. The western and southern boundary comprise of embankments forming part of the old quarry walls, with trees and hedgerows screening the site. A large mound of rock forms the eastern part of the site, below which, further east, are existing Gypsy Plots. The access road and overgrown former quarried land separates the site from Pembroke River to the north.</p>		
<p>Relevant planning history</p> <p>13/0790/PA – Catshole Quarry, Pembroke – extension to Gypsy Traveller site – conditionally approved 06/02/14</p> <p>12/0410/PA – Castle Quarry, Long Mains, Monkton, Pembroke – extension of existing gypsy traveller site (full) – conditionally approved 05/09/12</p>		
Constraints and potential methods to address constraints		
Constraint	Site Issues	Mechanisms to address
WWTW	No issues	-
Sewerage	No issues	-
Water	Moderate ecological status under the Water Framework Directive. Foul drainage problems, discharge issues.	Must ensure no deterioration to ecological status, therefore all pollution prevention measures must be in place.
	A major aquifer is under the site.	Must ensure no deterioration to ecological status, therefore all pollution prevention measures must be in place.
Flooding	No issues	-
Access/Transport	No issues	-
Contaminated Land	Possible contamination issues.	As part of any planning application, requirement to better characterise the site (desk study), formulate a conceptual site model and undertake intrusive ground investigation including a Tier

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		1 Risk Assessment, DQRA, remedial options appraisal and remediation strategy are also likely to be warranted.
Electricity	No connection constraints subject to site feasibility.	WPD to undertake load assessment once residential mix known.
Other	Potential impact on a Natura 2000 site.	Screening for a project level HRA may be required at application stage.

Kingsmoor Common, Kilgetty (GT/050/001)		
0.78 Ha	15 pitches	Greenfield
Site description		
<p>This greenfield site is immediately west of, and adjacent to, the existing Gypsy Traveller site at Kingsmoor. The site is bounded by the A477 to the South, common land to the West and a single agricultural field which separates the site from the settlement of Begelly to the North. Access will be achieved through the existing Gypsy Traveller site to the West.</p>		
Relevant planning history		
None		
Constraints and potential methods to address constraints		
Constraint	Site Issues	Mechanisms to address
WWTW	Langdon WWTW is overloaded.	In August 2016, DCWW advised that 'our Langdon waste water treatment works (WWTW) serves the settlements of Begelly and Kilgetty, with foul flows from the settlement of Kilgetty being pumped to Langdon WWTW. The WWTW is currently overloaded and there are no improvements planned within our current Capital Investment Programme (AMP6) which runs to 31 st March 2020. As such, if planning permission is sought within the catchment, we would object at the current time'.
Sewerage	No issues	-
Water	No issues	-

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Flooding	No issues	-
Access/Transport	Traffic will affect a Trunk Road (A477).	The SWTRA should be consulted prior to the submission of an application. The development should allow for the provision of a dedicated right turn lane which complies with Design Manual for Roads and Bridges (DMRB) and the requirements of a Road Safety Audit (RSA).
Contaminated Land	On unlicensed landfill with another landfill nearby.	As part of any planning application, requirement to better characterise the site (desk study), formulate a conceptual site model and undertake intrusive ground investigation including a Tier 1 Risk Assessment, DQRA, remedial options appraisal and remediation strategy are also likely to be warranted.
Electricity	No connection constraints subject to site feasibility.	WPD to undertake load assessment once residential mix known.
Other	This site is located on an area designated as Common Land which is regulated by section 65 of the Dyfed Act 1987.	In order to develop this land, approval of Welsh Ministers to the extinguishment of the rights of common is needed. The Council's resolution, on 22 nd March 2012, to extinguish common rights over an area of 1.89 acres on Kingsmoor Common, for the purpose of extending an existing Gypsy and Traveller site, initially failed to receive the necessary ratification by the Welsh Ministers (Decision Letter 25 th July, 2013). However, the approval of Welsh Ministers has now been secured (December 2015).

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	Potential impact on a Natura 2000 site.	Screening for a project level HRA may be required at application stage.
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11 Community Facilities

11.1 Allocations for the development of community facilities are listed in GN.33, *Community Facilities*.

Slade Lane School Site, Haverfordwest (CF/040/01)		
5.83 Ha	New Primary School	Greenfield
<p>Site description</p> <p>This site is situated to the North West of Haverfordwest and immediately North of the Slade Lane South Housing allocation (HSG/040/00274). The site is surrounded by agricultural land to the immediate west and north east. It is anticipated that this school will serve both of the Slade Lane Housing allocations.</p>		
<p>Relevant planning history</p> <p>No planning history on this site. However planning application 07/0921/PA outline permission for residential development, main and secondary access to the A487 and ancillary neighbourhood facilities, which was granted planning permission on appeal, includes within the agreed S106 agreement provision for the land for a school in this location.</p>		
<p>Constraints and potential methods to address constraints</p>		
Constraint	Site Issues	Mechanisms to address
WWTW	<p>In August 2016, Dwr Cymru Welsh Water provided clarification regarding the sewage bond, advising that it had 'been working closely with the LPA and the Applicant in regard to the level of financial contribution required to accommodate the site within the public sewerage system and acknowledge the funds have now been deposited with the Council. Further collaborative work is now required between DCWW and the LPA to agree a mechanism for the transfer of funds, to enable the improvements to be delivered to meet the</p>	<p>See the S106 Agreement which covers capital contributions to trigger improvements.</p>

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	occupation of properties at the development site'.	
Sewerage	No issues	-
Water	No issues	-
Flooding	No issues	-
Access/Transport	No issues	Access will be through the Slade Lane residential development (HSG/040/00274) as it proceeds.
Contaminated Land	Possible contamination issues due to proximity to former landfill.	As part of any planning application, requirement to better characterise the site (desk study), formulate a conceptual site model and undertake intrusive ground investigation including a Tier 1 Risk Assessment, DQRA, remedial options appraisal and remediation strategy are also likely to be warranted.
Electricity	No connection constraints subject to site feasibility.	WPD to undertake load assessment once mix known.
Other	The new primary school will be required when a trigger point during the development of the Slade Lane housing sites at which it will be provided is reached.	-
	Potential impact on a Natura 2000 site.	Screening for a project level HRA may be required at application stage.
	There are TPO-protected trees within the hedgerows at this site.	Retain the hedgerows and trees wherever possible. This is particularly important where the hedgerows contain TPO trees.

Withybush Hospital Extension, Haverfordwest (CF/040/02)

2.57 Ha	Hospital Extension	Greenfield
Site description		
This site is situated to the North of Haverfordwest, north of and immediately		

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adjacent to the existing Withybush hospital. To the East of the site lies the Springfield Retail Park and to the West agricultural land and the Cleddau River corridor.

Relevant planning history
12/0982/PA – Withybush Hospital, Fishguard Road, Haverfordwest – permanent car park (256 spaces) – conditionally approved 20/03/13
11/0259/PA – Withybush Hospital, Fishguard Road, Haverfordwest – extension to north car park (full) – conditionally approved 02/08/11 (on the southern part of the allocation)
07/1121/PA – Withybush Hospital, Haverfordwest – change of use to form 56 space car park, re-design of car park and traffic flow at entrance and canopy over main entrance – conditionally approved 21/01/08
07/0753/PA – Withybush Hospital, Haverfordwest – temporary clinical accommodation – conditionally approved 24/10/07

Constraints and potential methods to address constraints		
Constraint	Site Issues	Mechanisms to address
WWTW	No issues	-
Sewerage	No issues	-
Water	No issues	-
Flooding	No issues	-
Access/Transport	No issues	-
Contaminated Land	No issues	-
Electricity	No connection constraints subject to site feasibility.	WPD to undertake load assessment once mix known.
Other	Potential impact on a Natura 2000 site.	Screening for a project level HRA may be required at application stage.

St Marks VA School, Haverfordwest (CF/040/03)		
0.72 Ha	Site Extension	Greenfield
Site description This site is located within Merlin's Bridge, accessed via St Issell's Avenue. It is a greenfield site which is immediately adjacent (east) of the existing St. Marks VA School. There is housing development to the north, on the opposite side of the access road, and agricultural land to the south and west.		
Relevant planning history None		
Constraints and potential methods to address constraints		
Constraint	Site Issues	Mechanisms to address

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WWTW	No issues	-
Sewerage	No issues	-
Water	No issues	-
Flooding	No issues	-
Access/Transport	No issues	-
Contaminated Land	No issues	-
Electricity	No connection constraints subject to site feasibility.	WPD to undertake load assessment once use known.
Other	Presence of a standing stone	Needs protection
	Potential impact on a Natura 2000 site.	Screening for a project level HRA may be required at application stage.

Pennar CP School, Pembroke Dock (CF/096/01)		
1.40 Ha	Site extension & new access for school	Greenfield
Site description		
This site is located in the south western part of Pennar and is adjacent to and immediately to the west of the existing school and residential properties.		
Relevant planning history		
None		
Constraints and potential methods to address constraints		
Constraint	Site Issues	Mechanisms to address
WWTW	No issues	-
Sewerage	No issues	-
Water	No issues	-
Flooding	No issues	-
Access/Transport	No issues	-
Contaminated Land	Possible contamination issues.	A preliminary risk assessment will be required. Any contamination found will be required to be remediated in conjunction with development.
Electricity	No connection constraints subject to	WPD to undertake load assessment once use

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	site feasibility.	known.
Other	Potential impact on a Natura 2000 site.	Screening for a project level HRA may be required at application stage.

Monkton Cemetery, Pembroke (CF/095/01)		
0.21 Ha	Cemetery Extension	Greenfield
Site description This site is located to the south of the B4320 Pembroke to Hundleton road. It is a greenfield site to the north of and immediately adjoining the existing cemetery.		
Relevant planning history None		
Constraints and potential methods to address constraints		
Constraint	Site Issues	Mechanisms to address
WWTW	n/a	-
Sewerage	n/a	-
Water	n/a	-
Flooding	n/a	-
Access/Transport	Existing access restricted.	Add parking, passing place and improved turning head.
Contaminated Land	Possible contamination issues.	Given the nature of a cemetery as a potentially contaminative use protection must be given to the land and groundwater. As part of any planning application, requirement to better characterise the site (desk study), formulate a conceptual site model and undertake intrusive ground investigation including a Tier 1 Risk Assessment, DQRA, remedial options appraisal and remediation strategy are also likely to be warranted.
Electricity	n/a	-
Other	The trees within and on the boundary of this site provide valuable	Retain the trees at this site wherever possible.

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		character.	
Popehill Cemetery, Johnston (CF/048/01)			
0.77 Ha	Cemetery Extension	Greenfield	
Site description			
This site is situated on the A4076 Haverfordwest to Milford Haven road between Haverfordwest and Johnston. It is a greenfield site to the east of and immediately adjoining the existing cemetery.			
Relevant planning history			
None			
Constraints and potential methods to address constraints			
Constraint	Site Issues	Mechanisms to address	
WWTW	n/a	-	
Sewerage	n/a	-	
Water	n/a	-	
Flooding	n/a	-	
Access/Transport	Traffic will affect a Trunk Road (A4076). Located on crest of hill.	The SWTRA should be consulted prior to the submission of an application. Improvements will be required	
Contaminated Land	Possible contamination issues.	Given the nature of a cemetery as a potentially contaminative use protection must be given to the land and groundwater. As part of any planning application, requirement to better characterise the site (desk study), formulate a conceptual site model and undertake intrusive ground investigation including a Tier 1 Risk Assessment, DQRA, remedial options appraisal and remediation strategy are also likely to be warranted.	
Electricity	n/a	-	
Other	The trees within and on the boundary of this site provide valuable character.	Retain the trees at this site wherever possible.	

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Freystrop Cemetery (CF/035/01)		
0.21 Ha	Cemetery Extension	Greenfield
<p>Site description</p> <p>This site is situated on the Pembroke Road between Haverfordwest and Lower Freystrop. It is a greenfield site to the south of and immediately adjoining the existing cemetery.</p>		
<p>Relevant planning history</p> <p>10/0361/PA – land adjacent to Freystrop Cemetery – extend existing cemetery – conditionally approved 19/08/10</p>		
Constraints and potential methods to address constraints		
Constraint	Site Issues	Mechanisms to address
WWTW	n/a	-
Sewerage	n/a	-
Water	n/a	-
Flooding	No issues	-
Access/Transport	Maintain T shaped turning head off the Pembroke Road.	A replacement parking provision (with turning) should be retained within the proposed area.
Contaminated Land	Possible contamination issues.	Given the nature of a cemetery as a potentially contaminative use protection must be given to the land and groundwater. As part of any planning application, requirement to better characterise the site (desk study), formulate a conceptual site model and undertake intrusive ground investigation including a Tier 1 Risk Assessment, DQRA, remedial options appraisal and remediation strategy are also likely to be warranted.
Electricity	n/a	-
Other	The trees within and on the boundary of this site provide valuable character.	Retain the trees at this site wherever possible.

12 Key to Dŵr Cymru Welsh Water codes

Dŵr Cymru Welsh water provided Pembrokeshire County Council with a number of permutations relating to the impact of developing an allocated site on the local Waste Water Treatment Works (WWTW), sewerage system and water supply. An explanation of the codes shown for many allocations is provided below.

A) Where the WWTW is overloaded; and

B) Where limited WWTW capacity is identified, including an option to contribute to improvements

Foul discharges from this proposed allocation will ultimately be treated at the receiving Waste Water Treatment Works which is currently at or nearing its design capacity. Where improvements are not included in Dŵr Cymru Welsh Water's current Asset Management Plan (years 2010 – 2015), there may be opportunities for developers to request a feasibility study to be undertaken to understand what improvements are required. The funding of such feasibility studies and associated improvements, in advance of DCWW's planned Regulatory investment, would be borne by developers.

Ci) Where there are no public sewers

This settlement does not benefit from the provision of public sewerage. Drainage proposals will therefore include a private arrangement, either via the installation of a private Waste Water Treatment Works or septic tank which requires approval from the Environment Agency (now Natural Resources Wales) or a cesspit which requires approval from the Local Authority's Environmental Health Department.

The Environment Agency (now Natural Resources Wales) assesses applications on discharge volume. A permit is required for discharges of sewage with a volume of 5m³/day or more to a river, stream, estuary or the sea and for discharges of 2m³/day or more to soakaway or drainage field.

For discharges of less than 5m³/day to water and 2m³/day to ground, the applicant may be able to register as exempt from the requirement for a permit. This is provided that the installation meets certain criteria:

- The applicant must have any necessary planning permission and building regulations approval for the sewage treatment system;
- The applicant must not reasonably be able to connect to a public foul sewer. If you are within 30 metres of a connection to a public foul sewer you will not be able to register;
- The effluent must not contain any trade effluent and must be domestic in nature.

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- The applicant must not be in close proximity to a sensitive site. Sensitive sites include conservation areas, bathing waters and groundwater source protection zones.
- The system must be designed, installed, operated and maintained in accordance with the British Standard appropriate to the treatment system and in accordance with the manufacturer's recommendations or industry codes of practice. Maintenance must only be undertaken by a competent person;
- The owner must keep records of repair, maintenance and desludging for a minimum of five years;
- The discharge must not cause pollution.

For discharges to surface water (river, stream, estuary or the sea):

- The sewage must have received secondary treatment. For example, in a small treatment plant. Septic tank effluent cannot be discharged directly to surface waters;
- The water body into which you are discharging must have water in it throughout the year.

Cii) Where there are no public sewers in the vicinity of the proposed allocation.

There are no public sewers in close proximity to this proposed allocation. Developers are advised to contact Dwr Cymru Welsh water to establish where the nearest public sewers are located and if a connection is feasible, this may result in high costs.

D) Where current issues regarding sewerage are identified – no investment.

The public sewerage system in this area is known to suffer from surcharging. This normally occurs during periods of intense rainfall and often results in environmental harm. Should this development proceed in advance of any planned Regulatory improvements by Dwr Cymru Welsh Water, then financial contributions from developers may be required. Dependant on the exact location of these incidents in relation to the size and type of development, there may be opportunities for developers to resolve these issues by way of either a sewer requisition, under the provisions of Sections 98-101 Water Industry Act 1991 or by a Section 106 Agreement Town and Country Planning Act 1990.

E) Where current issues regarding sewerage are identified – developer's study required.

The public sewer in close proximity to this proposed allocation is of a size which cannot accommodate the potential demands from this site. The point of adequacy to where the demands can be connected needs to be determined via a hydraulic modelling assessment. Developers would need to contact Dwr Cymru Welsh Water to instigate such an assessment.

F) Where sewerage provision must reflect what has already been consented.

Foul flows from this development can be accommodated in the public sewerage system.

G) Where limited water supply capacity is available; and

H) Where water supply network upgrade may be required

The water main in close proximity to this proposed allocation is of a size which cannot accommodate the potential demands from this site. Developers may be required therefore, to contribute, under Sections 40-41 Water Industry Act 1991, towards the provision of new off-site water mains.