

Pembrokeshire County Council  
Pembrokeshire Local Development Plan  
Site Deliverability Study – Final Report

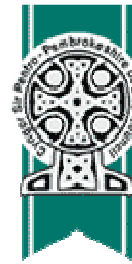
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# Pembrokeshire County Council

## Pembrokeshire Local Development Plan

### Site Deliverability Study – Final Report

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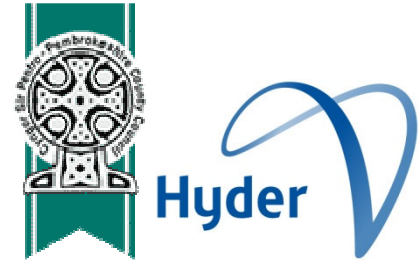
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**Report No** UA003935

**Date** 02 March 2012

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# Acknowledgement

We would like to acknowledge the generous support and co-operation we have received from Dwr Cymru/Welsh Water, the Environment Agency, the Trunks Road Agency and from officers of Pembrokeshire County Council in the information and advice they have provided in the preparation of this Study. We are particularly grateful for all their assistance.

# 1 INTRODUCTION

## 1.1 Study Commission

- 1.1.1 Hyder Consulting was commissioned by Pembrokeshire County Council in October 2011 to undertake the preparation of a Site Deliverability Study in order to provide a detailed infrastructure and deliverability evidence base for sites allocated for development within the Deposit Plan, in support of the preparation of the Council's Local Development Plan (LDP).
- 1.1.2 In addition, the Council has identified the need for further information to be provided on the deliverability of 3 sites proposed to be included as Alternative Sites Proposed as Focussed Changes to the Deposit Plan following representations made to the LDP and the need to fill current data gaps in the evidence base for these sites also.
- 1.1.3 The Study forms part of the essential evidence gathering process required to support the preparation of the LDP, recognising that a main principle of the development plan is to act as an effective tool for the delivery of sustainable development and local aspirations. This accords with the requirements of the Welsh Government which has identified the importance of 'Deliverability' as a key guiding principle for LDPs. Site delivery is highlighted as being a pertinent issue as it holds significant implications for the content of LDPs and the way that they are produced. Consequently, it is important that delivery is considered throughout the LDP preparation process.
- 1.1.4 Deliverability is also a key element of meeting the tests of soundness, particularly Test CE2, ensuring that allocations are realistic and appropriate and Test CE4 that the Plan is reasonably flexible to enable it to deal with changing circumstances. Test CE2 also requires that LPAs put in place a robust and credible evidence base in order to ensure that the local authority can make available all relevant information which will enable the Inspector to make informed decisions/recommendations on the outcome of the LDP.
- 1.1.5 This policy position reflects the growing recognition within planning of the critical link that exists between the aspirations set-out within development plans and the delivery of individual site allocations in achieving timely and sustainable development during the course of the plan period and to remove the uncertainty that has hitherto existed around the deliverability of site allocations.
- 1.1.6 The key challenge is therefore in putting in place a robust and systematic appraisal process that can address the necessary development requirements for proposed development sites in order to support the Council in meeting the identified needs for its Plan Area and to ensure that this is achieved. This is what this study seeks to address.

## 1.2 Study Background

- 1.2.1 Pembrokeshire County Council published its Deposit LDP for consultation between 26th January 2011 and 9th March 2011. In response to representations received, the Council consulted on Alternative Sites put forward by representors between 4th May 2011 and 17th June 2011. This was followed by a subsequent period of public consultation on Further Alternative Sites between 22nd June 2011 and 3rd August 2011. In the light of representations received, the Council is currently considering changes to the Deposit LDP to be advertised as Focussed Changes from 29<sup>th</sup> February 2012 to 13<sup>th</sup> April 2012.

- 1.2.2 The commissioning of this study is therefore required at this stage in order to provide more information on the deliverability of those sites allocated within the Deposit Plan or proposed as Alternative Sites supported by the Council as Focussed Changes, as part of the preparation of the LDP for submission to the Welsh Government for examination.
- 1.2.3 A considerable amount of information had already been obtained by the Council on the deliverability of potential LDP sites at the Candidate Site stage and as part of the Pre-Deposit Plan preparation. This report therefore adds further detail by expanding upon the available information in developing an evidence base for the preparation of this study.
- 1.2.4 Background Papers have been prepared by the Council to provide the necessary evidence base to inform the preparation of and decision making on the Deposit LDP. These together with other relevant planning and strategy documents have provided an important baseline for the preparation of this study. (A full list of documents referred to is provided in Appendix D).
- 1.2.5 At the same time, the Authority has prepared Supplementary Planning Guidance (SPG) on Development Sites proposed within the Deposit Plan. The document is published in draft and was subject to public consultation between January 26th 2011 and March 9th 2011 with the intention of being adopted by the Authority in due course. As part of this process an updated version of the Guidance is due to be published for information at the same time as the public consultation being undertaken on the Council's Focussed Changes to the LDP, using the initial findings of this study as the basis for revising the SPG document.
- 1.2.6 The SPG is not intended to form part of the Development Plan, but is aimed primarily in providing specific guidance and information to prospective developers on sites allocated within the LDP and to highlight likely issues and considerations that may arise on proposed development sites. Its preparation has however been consistent with the Plan and will be a material consideration in decisions taken on planning applications.
- 1.2.7 The information contained within the document has provided an important baseline of information on known site constraints, based on the information and advice provided by a number of stakeholder bodies including Dwr Cymru/Welsh Water, Environment Agency, Countryside Council for Wales and the Trunk Roads Agency.

## 1.3 Scope of the Study

- 1.3.1 The aim of the Study is concerned with providing a sound evidence base of infrastructure requirements necessary to support the delivery of site allocations to assist the Council in making decisions on the proposals that will support the deliverability of the LDP within the Plan Period (2011 – 2021).
- 1.3.2 The Council's LDP has proposed a forward looking Strategy aimed at delivering sustainable development across the Plan Area, through facilitating the creation of additional employment and housing opportunities, focussed on achieving a balanced distribution of new development between urban and rural areas within the Plan Area of the County. The demands this will place on infrastructure in particular are likely to be challenging, given the anticipated levels of growth and the dispersed nature of much of the County's Plan Area (excluding the National Park).
- 1.3.3 In order to give meaning to the intentions of the LDP, the following land-use allocations have been made within the Deposit Plan and which form the basis of this study review and assessment:
- Housing Sites
  - Strategic Employment Sites



- Local Employment Sites
- Mixed-Use sites
- Retail Sites
- Marinas
- Gypsy Traveller Sites
- Community Facilities
- Waste Management Sites
- Extra Care Facility

1.3.4 Excluded from this list are land uses such as open spaces, recreational area/leisure facilities and mineral workings, all of which are covered within the Plan by policy based criteria, rather than site specific allocations. A number of transport routes and improvements are proposed to be safeguarded within the Plan, though their deliverability within the Plan Period falls outside the remit of this study, as such schemes (and their inclusion within the Plan) are largely dependent on having funds in place to ensure their implementation through Welsh Government and Local Authority capital funding programmes.

1.3.5 Also excluded from the assessment process are more detailed site considerations relating to the built and natural environment that may impose restrictions on a site's development in terms of ecology, landscape, archaeology and historic interests that will be the subject of more detailed site investigation at the planning application stage.

1.3.6 Dealing with these land-use considerations requires a detailed understanding of where, when and how new development is likely to be delivered and how infrastructure needs will support the Plan's implementation. The provision of available infrastructure and the constraints to its delivery are therefore critical issues to be addressed through a robust and systematic appraisal of each Deposit Site allocation (as well as specific Alternative Site Changes). The likely impact of the identified constraints on site delivery during the Plan Period and a broad indication of which period sites are likely to come forward for development are also key considerations.

1.3.7 The key objectives for the study can therefore be summarised as:

1. To provide appropriate evidence on the infrastructure and other related requirements necessary to support the delivery of proposed development sites within the LDP and to advise on the nature and impact of any identified constraints;
2. To provide a sufficiently robust evidence base to demonstrate that proposed development sites are clearly grounded in terms of the likelihood of their delivery within the Plan Period (and at what stage) through a rigorous site assessment process;
3. To provide a development trajectory for the delivery of land-use allocations proposed within the LDP during the Plan Period based on the assessment of infrastructure constraints identified;
4. To provide clarity to site promoters and others on what is needed to bring sites forward for development and to give all parties the confidence that the identified constraints can be resolved;

5. To assist infrastructure providers in identifying key infrastructure requirements across the County's Plan Area and to inform individual business plans in order to provide an integrated approach to investment decisions throughout the Plan Period;
6. To provide an important evidence base to support the preparation of a charging schedule for the Community Infrastructure Levy.

## 1.4 Study Approach and Structure

- 1.4.1 The approach to the Study has been both systematic and iterative, starting from a review of the many background documents and strategies at a national and local level relating to and supporting the LDP to the identification of key issues and constraints, through to the detailed site assessment process, leading to recommendations and conclusions on the study findings and for the preparation of submission of the LDP.
- 1.4.2 The approach adopted has required a collaborative approach to be taken involving close working relationships and the sharing of local knowledge and information with key agencies. The technical support and co-operation provided by lead partners has been of critical importance throughout the period of the commission.
- 1.4.3 As part of this process and in order to meet the requirements of the study, we have brought together a study team of experienced practitioners with the necessary technical expertise and skills to cover each of the relevant disciplines. The core study team has comprised the following technical areas:
  - Planning
  - Transportation
  - Infrastructure Engineering
  - Hydrology
  - Land Contamination
- 1.4.4 Within the approved programme in place for delivery of the LDP as set-out within the Council's Delivery Agreement and the reporting timescales for publication of Focussed Changes to the Deposit Plan, it has been necessary for this Commission to be prepared in two stages so as to align itself with the preparation of the LDP Focussed Changes Consultation and not to delay publication of the Plan.
- 1.4.5 An Interim Report was therefore prepared in October 2011 to present the preliminary findings of the evaluation and site assessment work in order to reach initial conclusions on the deliverability of each of the Deposit Site allocations (and specific Alternative Site Changes) in highlighting any potentially constrained sites that it was considered may not be delivered within the Plan Period, and which may, as a consequence be recommended for deletion as allocations or proposals within the LDP at this stage. This was reported to the Council's Full Council Meeting on 8th December 2011 as an update on the progress of the LDP and on the timetable for delivery of the Plan.
- 1.4.6 In the knowledge that none of the potential LDP sites were considered to be undeliverable within the Plan Period, the second stage of the study has focussed on a more detailed site assessment, setting-out the nature and extent of the site constraints identified and their potential impact on the site's deliverability within the Plan Period. This is detailed within the individual site proformas. An explanatory justification has been provided for each site assessment within individual site proforma's, set-out in Appendix A which has formed the basis of development trajectories for each land-use type proposed within the Plan Period.

1.4.7 The Final Study Report has been structured as follows:

### Section 1: Introduction

An introductory section setting-out the purpose of the study in relation to the preparation of the LDP, its status, scope and the proposed study structure.

### Section 2: Policy Context

A brief outline of the legislative and policy context to the study with reference to Welsh Government guidance and regulation, as well as the local planning framework provided by Pembrokeshire County Council, other local strategies and plans and their 'fit' within the LDP process.

### Section 3: Infrastructure Provision

A brief explanatory note setting-out the definition of infrastructure services referred to within this study and listing the key infrastructure types the subject of further detailed assessment and the relevant delivery bodies.

### Section 4: Site Assessments

An outline is provided on the approach undertaken as part of the study's evidence gathering and on the site assessment process.

### Section 5: Site Deliverability

A summary of the study findings is provided highlighting the potential site constraints of all allocated and proposed development sites and their overall impact on site deliverability, as detailed within individual site proformas.

### Section 6: Site Constraints

A brief commentary is provided on the nature of the constraints identified through the earlier site assessment work and to highlight some of the key issues affecting delivery within the Plan Period.

### Section 7: Development Trajectories

A series of development trajectories are presented showing the anticipated delivery timescales for all land-use proposals within the Plan, split between key urban settlements and the rural area of the County's Plan Area.

### Section 8: Educational Provision

An introduction is provided of the Council's Schools Improvement Programme and how the delivery of this will align itself with the development trajectories of proposed housing allocations by school catchment area.

### Section 9: Funding Opportunities

An overview is provided on the range of potential funding streams available to meet the infrastructure costs associated with site delivery.

### Section 10: Conclusions

Conclusions are drawn on the main findings of the study, highlighting key issues that need to be considered during the implementation of the LDP.

## 2 POLICY CONTEXT

2.1 The focus of this study is on site deliverability set within the framework provided by national and local policy guidance. The LDP therefore has a fundamental role in addressing the provision of infrastructure and the phasing of development, both through the Plan's strategy, policy provisions and land-use allocations.

2.2 Preparation of the LDP must pay due regard to national planning guidance and policy prepared by the Welsh Government, as well as that at a regional and local level. The policy framework for this study is provided by the following plans and strategies:

### National Policy Context

#### **People, Places, Futures – The Wales Spatial Plan (2008 Update)**

2.3 A framework for the future spatial development of Wales is provided through the Wales Spatial Plan. Pembrokeshire has been identified as 'The Haven.' The vision of 'The Haven' is to:

*'A network of strong communities supported by a robust, sustainable, diverse high value-adding economy underpinned by the Area's unique environment, maritime access and internationally important energy and tourism opportunities'*

The key strategic priorities for achieving this vision include:

- *Overcoming the Area's peripherality by improving strategic transport links and economic infrastructure including improved telecommunication links, and maximising the potential of the Area's maritime assets and proximity to Ireland*
- *Developing the Area's three strategic hubs. Critical to this is the renewal of town centres, development of complementary settlement roles within and between hubs, strengthening community, economic and social outreach and spreading benefit and growth to the wider hinterlands and smaller rural communities*
- *Sustaining and strengthening communities by taking focused action to address both rural and urban deprivation and economic inactivity and to ensure housing provision appropriate to all*

2.4 Although the Wales Spatial Plan does not provide a detailed framework for the physical and economic infrastructure development in Pembrokeshire, it does nonetheless provide a number of clear aims and themes for the area that support such development.

2.5 This includes a key theme of 'Promoting a Sustainable Economy' in which,

*"A range of good quality affordable sites and premises needs to be available to promote the development of small and medium size businesses, with the appropriate infrastructure, particularly communications and information technology".*

2.6 The plan also highlights the importance of facilitating sustainable development by effective forward planning and upfront investment in strategic infrastructure. This includes:

*"Ensuring that investments in the Area's sewerage network are sufficient to overcome current inadequacies and are aligned to development proposals."*

## Planning Policy Wales Edition 4 (2011)

- 2.7 National policy recognises that an adequate and effective infrastructure is *'crucial for the economic, social and environmental sustainability of all parts of Wales. It underpins economic competitiveness and opportunities for households and business to achieve more socially and environmentally desirable ways of living and working. At the same time, infrastructure which is poorly designed or badly located can exacerbate problems rather than solving them.*
- 2.8 The infrastructure aims of the Welsh Assembly Government are:
- *To protect and improve water resources through increased efficiency and demand management of water, particularly in those areas where additional water resources may not be available;*
  - *To ensure that appropriate sewerage facilities are provided to convey, treat and dispose of waste water in accordance with appropriate legislation and suitability principles;*
  - *To facilitate the development of an advanced broadband telecommunications infrastructure throughout Wales;*
  - *To promote an integrated approach to provision and renewal of environmental and telecommunications infrastructure; and*
  - *To ensure that environmental and telecommunications infrastructure is provided in such a way as to enable sustainable development objectives to be met, avoiding adverse impacts.*
- 2.9 Planning Policy Wales states that, *'the planning system has an important part to play in ensuring that the infrastructure on which communities and businesses depend is adequate to accommodate proposed development as to minimise risk to human health and the environment and prevent pollution a source'.*
- 2.10 National policy goes on to say that, *'the capacity of existing infrastructure and the need for additional facilities, should be taken into account in the preparation of development plans and the consideration of planning application.'*

## Local Development Plan Wales 2005

- 2.11 Paragraph 1.1 sets-out the guiding principle for LDPs to *"act as an effective tool for the delivery of sustainable development,"* and to, *"integrate land use planning decisions with the programmes and activities of others, such as infrastructure service providers."*
- 2.12 Paragraph 4.3 states that, *"An authority's policies and proposals should be founded on a thorough understanding of the area's needs, opportunities and constraints. This requires authorities to prepare, maintain or have access to an up-to-date information base on sufficient aspects of the economic, environmental and social characteristics of their area to enable the preparation of a 'sound' development plan."*
- 2.13 Guidance places particular emphasis on whether the LDP is 'sound.' Guidance provides a number of soundness tests, which fall into three categories: Procedural, Consistency, and Coherence and Effectiveness. Of particular interest, the test of *'Coherence and Effectiveness'* seeks to ascertain whether, *'the strategy, policies and allocations are realistic and appropriate having considered the relevant alternatives and are founded on a robust and credible evidence base.'*
- 2.14 Examination of the Plan will in due course assess the soundness of the Plan and therefore the significance of site deliverability within the context of the tests of soundness for the LDP will form an important consideration for the Inspector.

### Local Development Plan Manual June 2006

- 2.15 The Manual makes clear that the focus on delivery has important implications for the content of plans and the way they are produced. *“Delivery should not be an afterthought but needs to be considered throughout the LDP production process.”* Indeed the Manual states clearly that information of particular relevance to be considered as part of the evidence base for LDPs include the *“capacity of physical and social infrastructure.”*

### West Wales and the Valleys Convergence Programme 2007 – 2013

- 2.16 Pembrokeshire forms part of the West Wales and the Valleys area, which is eligible for funding through the support of the European Regional Development Fund (ERDF) and European Social Fund (ESF). This is augmented by the Convergence Operational Programme which sets out the Welsh Government’s strategy and priorities for the economic, social and environmental regeneration of West Wales and the Valleys over the period 2007 – 2013 which seeks to:
- *Build the knowledge based economy;*
  - *Strengthen the economy through stimulating enterprise and business development;*
  - *Equip the region with the physical infrastructure necessary for the development of a modern competitive economy and to stimulate agglomeration effects;*
  - *Promote sustainable business growth and new business opportunities in relation to environmental challenges and opportunities; and*
  - *Provide integrated regeneration solutions necessary to support the development of vibrant local economies.*

#### Local Policy Context

### Community Plan for Pembrokeshire (2010 – 2025)

- 2.17 The Community Plan for Pembrokeshire was prepared by the Community Planning and Leadership Partnership on behalf of the Pembrokeshire Local Service Board. The Plan identifies a number of key themes and objectives that are specific to the County:
- *Well-Being*
  - *Environment*
  - *Economy*
  - *Community*
  - *Housing*
  - *Learning*
  - *Access*
  - *Safety*
- 2.18 The Plan acknowledges the importance of partnership working to delivering its vision and in addressing the themes and objectives within the Plan, including the key areas of improving town centres, supporting the development of vibrant and sustainable communities and increasing the supply of appropriate housing. The links between the Plan and other planning documents, including the LDP are acknowledged, which are important in helping to deliver its aims and objectives.

**Pembrokeshire Advance – Sir Benfro Ymlaen: Rural Development Plan 2007 - 2013**

2.19

The strategy sets-out how the Rural Development Plan for Wales will be implemented in Pembrokeshire. The Local Development Strategy establishes a number of aims, strategic objectives and strategic priorities:

<b>Aim</b>	<b>Strategic Objective</b>	<b>Strategic Priorities</b>
<b>A1 – Develop Pembrokeshire’s Economy based on Local Need</b>	<b>O1 – Provide the necessary physical infrastructure to help businesses succeed</b>	<p><b>P1 – Develop allocated employment land to provide business premises</b></p> <p><b>P2 – Improve the quality of existing industrial sites and premises</b></p> <p><b>P3 – Develop strategically important communication infrastructure, including roads, ICT, rail, air and seaports</b></p> <p><b>P4 – Provide targeted business support to businesses with potential for growth</b></p>
<b>A2 – Develop Vibrant Communities</b>	<b>O9 Develop sustainable service provision in rural areas</b>	<b>P28 – Develop electronic delivery or services to rural areas</b>
<b>A3 – Promoting a Clean, Healthy and Valued Environment</b>	<b>O13 – Develop Pembrokeshire’s Environmental Infrastructure</b>	<b>P38 – Provide adequate water, sewerage and drainage</b>

## 3 INFRASTRUCTURE PROVISION

- 3.1 Unlike other areas of the plan preparation process in which the evidence base requirement is set-out in guidance, there is no such provision for undertaking the assessment of infrastructure in support of site delivery. In the absence of such guidance, it has been necessary to rely on our own knowledge and expertise within this field, working closely with the LPA in defining an evidence base appropriate to the requirements of the study and that is reflective of local circumstances.
- 3.2 From the review work undertaken it is evident that the key to this is in ensuring that the infrastructure needed is fully captured and that the range of providers responsible for funding and delivering the infrastructure are identified. To take account of this the study has focused on those ‘fundamental’ infrastructure types that are required to be provided up-front to support a site’s development.
- 3.3 This is an important distinction as other types of infrastructure such as hospitals, GPs and dentists, libraries, community and leisure facilities, playing fields, outdoor sports, open spaces, parks, allotments and playgrounds are not seen as critical in bringing forward the site’s development, though they may be required to support or mitigate the impact of new development. Equally, in most cases these have a more strategic role to play in serving the wider community’s needs.
- 3.4 Although not strictly falling within the category of infrastructure provision, information on land ownership and other legal issues have been identified as a key consideration, based on a wider view of potential constraints that may fundamentally affect site deliverability.
- 3.5 A further exception to the list of infrastructure service provision is that of land contamination, which has been identified by the Council as a particular issue and a potential constraint to site development on a total of 6 Deposit Site allocations and 2 Alternative Sites Proposed as Focussed Changes. For this reason land contamination has been considered as part of the site assessment process.
- 3.6 Other related constraints such as ground conditions and hazardous risks have not been identified by the Council as potential constraints to site development at this stage of the planning process and have therefore not been considered further within the context of this study.
- 3.7 The exception to this is educational provision, which has been identified by Pembrokeshire County Council as an area for further investigation, based on the range of educational based projects set-out in the Council’s ‘21st Century Schools Programme,’ that are proposed to be implemented between 2012 and 2023. Whilst this does not form part of the main site assessment process as potential constraints to site delivery, the need to identify the infrastructure requirements in supporting the delivery of the schools programme within the context of the housing development trajectories is being undertaken as a supplementary part of this study. The aim is to highlight any disparities between these two areas and to inform potential future funding opportunities, particularly through Section 106 Agreements and the Community Infrastructure Levy, to facilitate delivery of the Schools Programme.
- 3.8 Based on the original list of infrastructure constraints identified within the Pembrokeshire County Council’s SPG on Development Sites, these have been expanded upon in line with the requirements of this study, following discussion and agreement with the Council. **Table 3-1** below sets-out each infrastructure assessed, the lead agency involved, the key issues to be addressed.



**Table 3-1 Infrastructure Service Provision**

Infrastructure Type	Key Issues	Delivery / Responsible Body	Tasks
Waste Water Treatment Works (WWTW)	The capacity of the local WWTW to accommodate new development	Dwr Cymru/Welsh Water	Baseline review and site assessment work undertaken on each site
Sewerage/Water Supply	Constraints associated with the local sewerage system and water supply	Dwr Cymru/Welsh Water	Baseline review and site assessment work undertaken on each site
Surface Water (Flooding)	Flood risk issues associated with fluvial/tidal flooding and the potential effects on water quality from existing water courses on site	Environment Agency	Baseline review and site assessment work undertaken on each site
Access	Access constraints either to serve or provided within development sites	Pembrokeshire County Council/ Trunk Roads Agency	Baseline review and site assessment work undertaken on each site
Contaminated land	An understanding of geological, hydrogeological and hydrological issues affecting individual sites	Pembrokeshire County Council	Baseline review and site assessment work undertaken on 8 contaminated sites
Utilities	A range of utility services including gas, electricity and telecoms provision	Wales & West Utilities/Western Power Distribution/British Telecom (Openreach)	Gas supply to be assessed for strategic employment sites only. Assessment of Electricity and utilities provision undertaken at a County and settlement level.
Educational Provision	Identification of infrastructure provision and assessment of potential constraints to deliver the Council's Schools Delivery Programme	Pembrokeshire County Council	From information received on school catchment areas, projections of housing growth against the proposed schools programme undertaken.
Land Ownership	Land ownership and legal issues affecting the delivery of sites	Various public and private interests	Questionnaires sent to all known site owners and agents

3.9 Excluded from the scope of this commission is site valuation as a determinant of the viability of the development of particular sites and hence their potential delivery. Equally, the current 'down-turn' in the property market is acknowledged at the time of this study, which may impact upon the deliverability of sites for development at the present time. However, it is considered that this represents a 'short-term' position and does not reflect the longer term view of the LDP plan period up to 2021.

# 4 SITE ASSESSMENTS

## 4.1 Evidence Gathering

- 4.1 The individual site assessments have been based on the availability of data and information at the time of the Study Report through the various statutory undertakers and technical advisors as highlighted in **Table 3-1**. This has been important in ensuring that a sound and inclusive approach has been taken in assessing the broad level of infrastructure requirements, the identified constraints and to reach informed decisions on the likelihood of allocated and proposed sites being delivered within the Plan Period and at what stage.
- 4.2 Meetings have been held with statutory bodies including Dwr Cymru/Welsh Water, the Environment Agency, Pembrokeshire County Council's Planning, Highways and Education Departments as well as the Trunk Roads Agency to collect background information about each of the sites. This has yielded a wealth of useful information to inform an understanding of the infrastructure requirements for each site as the basis for further analysis on their deliverability within the Plan Period.
- 4.3 In addition, the advice and guidance provided by other key players in the process such as the Council's Economic and Estates Departments as well as the Common Land Officer, European Funding Manager and Inward Investment Officer has been an invaluable source of information on the Council's programmes and activities.
- 4.4 Deliverability within the context of this study refers to their being a reasonable prospect that the proposed development site will be delivered on the site during the Plan Period, informed by the evidence base available and the assessment work undertaken. However, it takes no account of the time taken for developers to build-out schemes, particularly in the case of housing developments, which comprise the main development sites within the Plan.
- 4.5 The nature of each constraint on a site is necessarily different. As such the combination of any constraints affecting the provision of infrastructure services are considered individually in a consistent manner in order to arrive at an informed view on the likelihood of the site coming forward for development and on the length of time it will take.
- 4.6 Clearly, for a study of this nature in informing the work of the LDP, the assessment process is based largely on a desk based review of the available information sufficient to provide a robust evidence base on which to make local judgements, based on typical experiences of similar schemes and on the issues to be addressed. For this reason, the main focus of the study has been on adopting a consistent and comparative approach when assessing how long and at what cost known constraints are likely to be resolved and on when a given site is likely to come forward for development.
- 4.7 The assessment of infrastructure needs and the nature and impact of any identified site constraints is therefore founded on a benchmarking approach in the assessment process when considered against adopted standards and guidelines. This has enabled a consistent approach to be taken in assessing the relative importance of the identified constraints and the measures taken for these to be adequately addressed to enable site delivery. Conclusions can then be reached on whether these issues are likely to be resolved and the sites delivered within the Plan Period (and at which stage) based on the best information available.
- 4.8 However, key to this is for the site assessment work to be based on a credible and robust evidence base in order that the more qualitative based judgements on the likelihood of sites coming forward for development within the Plan Period can be made, based on the experience and knowledge provided by the technical experts in the field.

- 4.9 Whilst in theory all allocated and proposed sites within the LDP are suitable for development and are capable of being delivered at some point for all bar the most complex or constrained sites, the issue at stake is which sites are subject to more significant infrastructure constraints that will restrict them from coming forward during the Plan Period. This is not to say that the constraints cannot be overcome to prevent the site come forward for development, rather that the potential of that happening compared to other proposed development sites is more limited and therefore presents a risk of not contributing to meeting the Plan's identified needs for the Plan Period.

## 4.2 Assessment Process

- 4.2.1 The basic premise is that the range of infrastructure necessary to bring sites forward for development represents a 'constraint' to development to a lesser or greater extent in terms of cost and/or time. In most cases these represent the normal development costs and/or time delays associated with bringing sites forward for development, with an acceptance by site promoters and landowners that these are to be built-in to the overall site development costs.
- 4.2.2 For the purposes of this study such development sites are not seen as impacting on site delivery within the Plan Period and are not considered therefore to raise an issue for the LDP in terms of their deliverability. Where no identified impediments to site delivery are identified, development of the site can proceed at an early stage following the Plan's Adoption, unless the landowners/developers intentions are stated otherwise.
- 4.2.3 The focus therefore of the site assessment process (and of this study) is on those sites which are identified as having 'abnormal' costs and/or significant time delays associated with infrastructure provision, such that this may impact on site deliverability within the Plan Period and which will be the subject of further scrutiny and investigation. This will seek to determine, based on the process adopted whether any given sites are likely to fall within or outside the LDP Plan Period. In the case of the former, further scrutiny will determine at what stage during the Plan Period the delivery of the site can be expected.

## 5 SITE DELIVERABILITY

5.1 A summary of the study findings are presented in a matrix format in **Table 5-2** below. This presents an overview of the individual site assessments, provided within the site proformas appended to this Report.

5.2 The site assessments are based on a straightforward approach of assessing the impact on site delivery for each identified constraint, using a ‘traffic-light’ system, as shown below. The ‘deliverability indicators’ highlight the relative significance of the constraints associated with the provision of infrastructure and in addressing land ownership/legal issues, which collectively will determine the level of impact to the site’s delivery.

	No infrastructure constraints/land ownership issues identified to preclude delivery within the Plan Period
	LOW - ‘Negligible’ site constraints/land ownership issues that will not preclude delivery within the Plan Period
	MEDIUM - ‘Moderate’ site constraints/land ownership issues that may delay delivery within the Plan Period
	HIGH - ‘Severe’ site constraints/land ownership issues that are likely to impact on delivery within the Plan Period
	Information not available

5.3 This provides a high level view of the site assessment process to illustrate the nature and extent of the various site constraints and their likely impact on site delivery, within the Plan Period. The matrix also permits comparisons to be made between development sites and the level of infrastructure constraints to be addressed.

5.4 Excluded from the Summary Table is information relating to utilities provision, which, in the case of Western Power Distribution and BT (Openreach) has been made available on a County or area wide basis, rather than at a site specific level and for Wales and West Utilities, which has focussed on 4 Strategic Employment Sites only, in view of the advantages to their development through the availability of gas provision.

5.5 The Council is proposing to delete some allocations as Focussed Changes following new information or changes in circumstances since the preparation of the Deposit Plan. Where this is the case it is highlighted in **Table 5-2** by a footnote. It will be for the Inspector to decide whether to accept the Council’s proposed Focussed Changes, therefore all original Deposit Plan allocations are listed here for information.

Table 5-2 Site Deliverability: Summary Table

Site Name	Allocation Reference	WWTW	Sewerage	Water Supply	Surface Water (Flooding)	Access	Contaminated Land	Land Ownership	Level of Impact
<b>HOUSING</b>									
Haverfordwest – Hermitage Farm	HSG/040/00269								
Haverfordwest Slade Lane North	HSG/040/00273								
Haverfordwest – Slade Lane South	HSG/040/00274								
Haverfordwest – between Shoals Hook Lane and bypass	HSG/040/00275								
Haverfordwest – Scarrowscant / Glenover	HSG/040/00106								
Milford Haven – Steynton Thornton Road**	HSG/086/00223								
Milford Haven –Beaconing Field (formerly Greenmeadow)	HSG/086/00129								*
Milford Haven – Steynton Myrtle Hill	HSG/086/00226								*
Milford Haven – Hubberston West of Silverstream	HSG/086/00095								
Milford Haven – South West of the Meads	HSG/086/00222								
Milford Haven – Castle Pill	HSG/086/00318								
Milford Haven – Hubberston adjacent to Kings Function Centre, Dale Road	HSG/086/00117 HSG/086/00225								*
Neyland – East of Poppy Drive	HSG/093/00066								
Pembroke Dock – North of Pembroke Road	HSG/096/00238								
Pembroke Dock – North of Imble Lane	HSG/096/00231								
Pembroke Dock – East of Hill Farm, Imble Lane	HSG/096/00233								
Pembroke – North & West of Railway Tunnel	HSG/095/00154								*

Site Name	Allocation Reference	WWTW	Sewerage	Water Supply	Surface Water (Flooding)	Access	Contaminated Land	Land Ownership	Level of Impact
Pembroke – adjacent to Monkton Swifts	HSG/095/00153	Yellow	Orange	Yellow	Yellow	Orange	Yellow	Green	Orange
Pembroke – adjacent to Long Mains & Monkton Priory	HSG/095/00147	Yellow	Orange	Yellow	Yellow	Orange	Yellow	White	Orange
Pembroke – North of Gibbas Way	HSG/095/00144	Yellow	Orange	Yellow	Green	Green	Yellow	Yellow	Green
Pembroke – South of Gibbas Way	HSG/095/00144	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	White	Green
Fishguard – Maesgwynne Farm	HSG/034/00215	Orange	Orange	Orange	Green	Orange	Yellow	Yellow	*
Fishguard – East of Maesgwynne	HSG/034/00165	Yellow	Yellow	Orange	Green	Orange	Yellow	Yellow	Orange
Fishguard – Old Infants School	HSG/034/LDP/01	Green	Yellow	Yellow	Yellow	Green	Yellow	Yellow	Green
Narberth – West of Bloomfield Gardens	HSG/088//00078	Green	Orange	Yellow	Green	Green	Yellow	Yellow	Green
Narberth – West of Rushacre	HSG/088/00077	Yellow	Yellow	Yellow	Green	Green	Yellow	Green	Green
Johnston – adjacent to Milford Road	HSG/048/00038	Orange	Orange	Yellow	Yellow	Green	Yellow	Yellow	Orange
Letterston – Court Meadow	HSG/053/00009	Orange	Orange	Yellow	Yellow	Green	Yellow	Yellow	Orange
Crymych – between the School & Station Road	HSG/030/00043	Orange	Yellow	Orange	Yellow	Orange	Yellow	Green	Orange
Crymych – East of Waunaeron	HSG/030/LDP/01	Orange	Yellow	Orange	Yellow	Green	Yellow	White	Orange
Kilgetty – Extension to James Park & Cotswold Gardens	HSG/050/00042	Orange	Orange	Yellow	Yellow	Green	Yellow	White	Orange
Kilgetty – Land to the Rear of Newton Hall	HSG/050/00043	Orange	Orange	Yellow	Yellow	Orange	Yellow	White	Orange
Kilgetty – Land West of Stepside School	HSG/050/00041	Orange	Yellow	Yellow	Green	Green	Yellow	White	*
Kilgetty – Land to the South of Kilvelgy Park	HSG/050/00044	Orange	Orange	Yellow	Yellow	Green	Yellow	White	Orange
Abercych – adjacent to Waterloo Cottage **	HSG/001/LDP/01	Orange	Orange	Yellow	Yellow	Green	Yellow	Yellow	Orange
Begelly – North of New Road	HSG/003/00024	Orange	Orange	Yellow	Yellow	Green	Yellow	Yellow	Orange

Site Name	Allocation Reference	WWTW	Sewerage	Water Supply	Surface Water (Flooding)	Access	Contaminated Land	Land Ownership	Level of Impact
Blaenffos – adjacent to Hafod	HSG/006/00003								
Boncath – North of Cilfan y Coed	HSG/007/LDP/01								
Broadmoor – Northwest of Lyndhurst Avenue	HSG/008/LDP/01								
Cilgerran – adjacent to Holly Lodge	HSG/020/00062								
Clarboston Road – West of Ash Grove	HSG/022/00012								
Clunderwen – Depot Site	HSG/152/LDP/01								
Cosheston – South of Tinkers Fold	HSG/025/00028								
Croesgoch – OS 7445, North of the Forge	HSG/028/00012								
Croesgoch – East of the Forge	HSG/028/00013								
Crundale – Opposite Woodholm Close	HSG/029/00014								
Crundale – Land at Cardigan Slade	HSG/029/00017								
Eglwysrwrw – South West of the School	HSG/033/00035								
Haycastle Cross – Land Opposite Barrowgate	HSG/041/LDP/01								
Hook – Rear of Pill Road	HSG/044/00050								
Houghton – Nursery	HSG/045/00008								
Hundleton – East of Bentlass Road	HSG/046/00015								*
Jeffreyston – Rear of Beggars Roost & Sunny Side	HSG/047/LDP/01								
Lamphey – South of Cleggars Park	HSG/052/00011								
Llandissilio – Pwll Quarry Cross	HSG/060/LDP/01								

Site Name	Allocation Reference	WWTW	Sewerage	Water Supply	Surface Water (Flooding)	Access	Contaminated Land	Land Ownership	Level of Impact
Llanddewi Velfrey – North of Village Hall	HSG/057/LDP/01	Orange	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Orange
Llangwm – Opposite The Kilns	HSG/063/00024	Orange	Orange	Yellow	Green	Green	Yellow	White	Orange
Maenclochog – North West of the Globe Inn	HSG/081/LDP/01	Orange	Yellow	Yellow	Yellow	Yellow	Yellow	Green	Orange
Martletwy – West of Post Office Farm	HSG/083/LDP/01	Yellow	Yellow	Yellow	Green	Green	Yellow	Yellow	Green
Mathry – South of the Woodturner's	HSG/085/LDP/01	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	White	Green
Milton – West of Milton Meadows **	HSG/087/LDP/01	Yellow	Yellow	Yellow	Yellow	Orange	Yellow	Yellow	Green
Penally – North of The Paddock	HSG/097/LDP/01	Yellow	Orange	Orange	Yellow	Green	Yellow	Yellow	Orange
Penally – Penally Heights	HSG/097/LDP/02	Yellow	Orange	Orange	Yellow	Yellow	Yellow	White	Orange
Pentlepoir – Land adjacent to Coppins Lodge	HSG/099/LDP/01	Yellow	Yellow	Yellow	Yellow	Green	Yellow	Yellow	Green
Pont yr Hafod – Land Opposite School **	HSG/103/LDP/01	Orange	Yellow	Yellow	Yellow	Green	Yellow	White	Orange
Puncheston – Opposite Bro Dewi	HSG/108/LDP/01	Orange	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Orange
Puncheston – West of Awelfa	HSG/108/LDP/02	Orange	Yellow	Yellow	Yellow	Yellow	Yellow	White	Orange
Robeston Wathen – South of Robeston Court	HSG/113/LDP/01	Yellow	Yellow	Yellow	Yellow	Green	Yellow	White	Green
Roch – East of Pilgrim's Way	HSG/114/LDP/01	Yellow	Yellow	Yellow	Yellow	Orange	Yellow	Green	Green
Rosemarket – Opposite The Glades	HSG/116/LDP/01	Yellow	Yellow	Yellow	Green	Green	Yellow	Green	Green
Sageston – South of the Plough Inn	HSG/015/00022	Yellow	Orange	Yellow	Yellow	Green	Yellow	White	Orange
Simpson Cross – East of Hill Lane	HSG/119/LDP/01	Orange	Orange	Yellow	Yellow	Green	Yellow	White	Orange
Spittal – North West of Wesley Way	HSG/120/00018	Orange	Yellow	Yellow	Yellow	Green	Yellow	White	*
St Dogmaels – Awel y Mor Extension	HSG/122/00035	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	White	Green



Site Name	Allocation Reference	WWTW	Sewerage	Water Supply	Surface Water (Flooding)	Access	Contaminated Land	Land Ownership	Level of Impact
St Florence – North of Parsons Green	HSG/123/LDP/01								
Templeton – South of the B4315	HSG/132/00030								
Templeton – South of the Boars Head Junction	HSG/132/LDP/01								
Tiers Cross – North of Bulford Road	HSG/135/0004								
Wolfscastle - opposite Haul y Fryn	HSG/149/LDP/01								
<b>STRATEGIC EMPLOYMENT ALLOCATIONS</b>									
Blackbridge, Milford Haven	S/EMP/086/LDP/01								
Bridge Innovation Centre, Pembroke Dock	S/EMP/096/00001								
Withybush Business Park, Haverfordwest	S/EMP/040/0001, 040/00006, 040/00008 & 040/00010								
Former RNAD Site, Trecwn	S/EMP/136/00001								
<b>EMPLOYMENT</b>									
Merlins Bridge Creamery Extension	EMP/040/00003								
Withybush North of Business Park	EMP/040/00005								*
Withybush East of the Business Park	EMP/040/00004 & 040/00009								
Haven Head Business Park Northern Extension Milford Haven	EMP/086/00001								
Dale Road, Hubberston **	EMP/086/00002								
Adjacent to Marble Hall Road, Milford Haven	EMP/086/LDP/01								
North of Honeyborough Industrial Estate	EMP/093/00001								
Goodwick - Former Dewhirst Factory	EMP/034/LDP/01								

Site Name	Allocation Reference	WWTW	Sewerage	Water Supply	Surface Water (Flooding)	Access	Contaminated Land	Land Ownership	Level of Impact
Goodwick – Parrog	EMP/034/LDP/02								
Goodwick – adjacent to Riverlea / opposite Llygad-yr-Haul	EMP/030/00001								*
Celtic Link Business Park, near Scleddau	EMP/034/00006								*
A4115, Templeton	EMP/132/00001								
Old Station Yard, Letterston	EMP/053/00001								*
<b>RETAIL</b>									
Fred Rees Site, Haverfordwest	RT/040/01								
St Govan's Centre, Pembroke Dock	RT/096/01								
The Old Primary School Site, Fishguard	RT/034/01								
The Old Primary School Site, Narberth	RT/088/01								
Kingsmoor Foodstore Allocation, Kilgetty	RT/050/01								
<b>MIXED USE</b>									
Haverfordwest – Old Hakin Road	MXU/040/01								
Narberth – Plain Dealings Farm**	MXU/088/01								
Johnston – Arnold's Yard	MXU/048/01								
<b>WASTE MANAGEMENT FACILITIES ALLOCATIONS</b>									
Adjoining the Milford Haven (Murco) Refinery	WST/LDP/086/01								
Land at Kingsmoor Common, Kilgetty**	WST/LDP/050/01								
Winsel Near Merlins Bridge	WST/LDP/040/01								

Site Name	Allocation Reference	WWTW	Sewerage	Water Supply	Surface Water (Flooding)	Access	Contaminated Land	Land Ownership	Level of Impact
<b>GYPSY TRAVELLER SITES</b>									
Withybush Extension	GT/040/001								
Kingsmoor Extension	GT/050/001								
Castle Quarry	GT/095/001								
<b>COMMUNITY FACILITIES</b>									
Freystrop Cemetery Extension, Freystrop	CF/035/01								
Slade Lane School, Haverfordwest	CF/040/01								
Withybush Hospital Extension, Haverfordwest	CF/040/02								
St Marks VA Site Extension, Haverfordwest	CF/040/03								
Replacement Primary School, Haverfordwest**	CF/040/04								
Popehill Cemetery Extension, Johnston	CF/048/01								
Monkton Cemetery Extension, Pembroke	CF/095/01								
Pennar CP Site Extension and New Access, Pembroke Dock	CF/096/01								
<b>EXTRA CARE FACILITY</b>									
Park House Court – New Hedges	SSA/089/01								
<b>MARINAS</b>									
Fishguard Harbour	MAR/034/LDP/01								
Martello Quays Pembroke Dock	MAR/096/LDP/01								

Site Name	Allocation Reference	WWTW	Sewerage	Water Supply	Surface Water (Flooding)	Access	Contaminated Land	Land Ownership	Level of Impact
<b>ALTERNATIVE SITES PROPOSED AS FOCUSED CHANGES</b>									
Milford Haven - Former Gas Holder Site	EMP/086/LDP/02								
Milford Haven – Dale Road Hubberston	MXU/086/01								
Carew Airfield	EMP/000/01								

\* Level of impact determined by virtue of extant planning consent at the time of the study

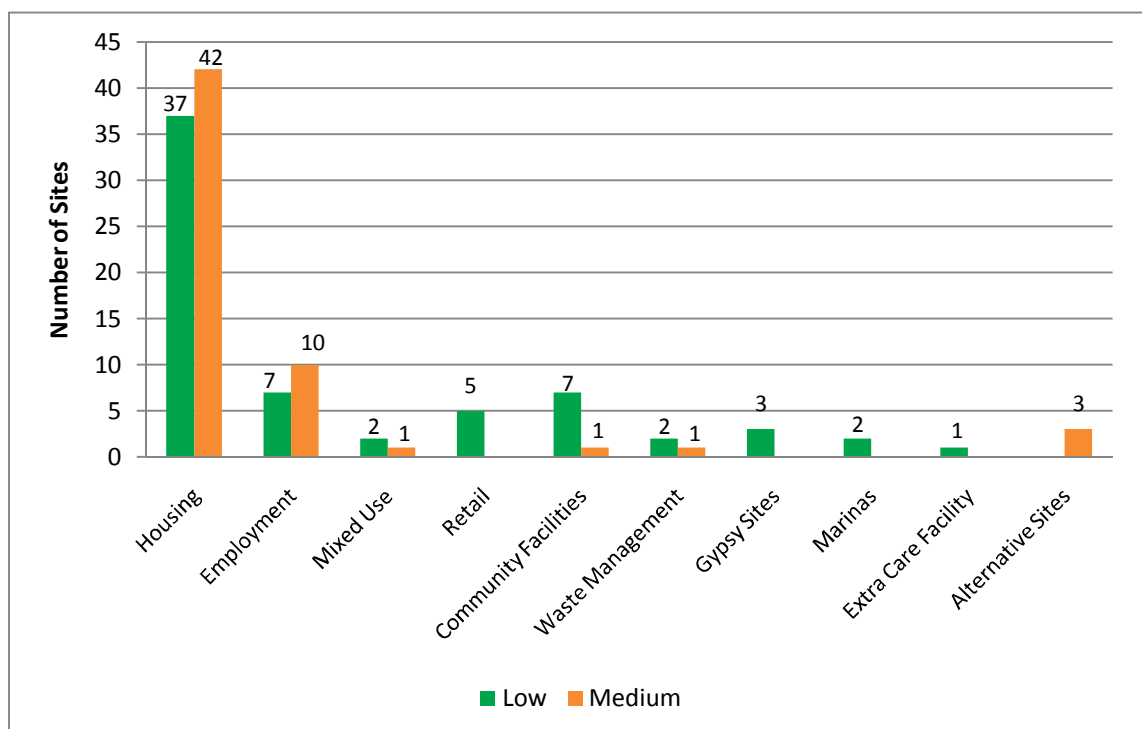
\*\* Site allocations proposed as Focused Change deletions

5.6 The findings presented in **Table 5-2** above show that there are no absolute constraints in terms of infrastructure provision or the resolution of landownership issues to site delivery within the Plan Period. However, it is evident that there is a degree of constraint affecting the development of allocated and proposed sites, varying between ‘negligible’ and ‘moderate’ in degree, that will impact upon site delivery to a lesser or greater extent.

5.7 It is apparent that a number of the residential sites shown in the matrix above currently benefit from having a planning permission in place. With no land ownership constraints identified, there are no over-riding constraints to site delivery and with no restrictions in place on these sites coming forward for development, for the consented number of dwellings during the Plan Period.

5.8 A comparison on the level of impact on the deliverability of these site is illustrated in **Figure 5.1** below:

**Figure 5.1 – Deliverability Constraints Comparison**



5.9 **Figure 5.1** shows that for housing and employment site allocations, a greater number of sites are identified as having 'medium' constraints to site delivery. The extent to which this will involve a delay in the delivery of certain sites is presented in **Sections 6 and 7** below. The constraints identified for each site are detailed in the site proformas at **Appendix A**.

## 6 SITE CONSTRAINTS

- 6.1 In the main, the nature of constraints identified as a restraint to development within the Plan Period relate primarily to the capacity of the existing sewerage system, in particular Welsh Water/Dwr Cymru's Waste Water Treatment Works, along with the resolution of sewerage/water supply constraints. To a lesser extent the provision of site access or the upgrading of the local/strategic highway network affects the delivery of a few, primarily housing sites. Information on land owner intentions has shown there to be no over-riding legal or land ownership restrictions to site delivery, although is considered to act as a constraint and hence a delay to deliverability in the case of a few development sites.
- 6.2 The detailed site information gathered from each of the service providers, the advice of the technical advisors and the questionnaire responses received from landowners and agents is provided within the site proformas listed in **Table 5.2. (Appendix A)**. The section below provides a brief overview of the issues raised as part of the assessment process, the key considerations and draws some initial conclusions on the outcome of the process.

### WWTW/Sewerage/Water Supply

- 6.3 Welsh Water/Dwr Cymru is the statutory sewerage and water undertaker covering Pembrokeshire. It is recognised that within certain areas of the County's Plan Area insufficient capacity exists to accommodate future growth without improvements to the local Waste Water Treatment Works, sewerage system or water supply provision. The current AMP5 Programme (2010-2015) is making significant investment in improvements to the wastewater treatment facilities in order to meet stricter environmental quality standards and in facilitating development within these areas.
- 6.4 For many of the Plan Area's communities however, improvements to overcome problems such as WWTW capacity, lack of public sewers, issues regarding surcharging or where limited water supply capacity exists are programmed to be undertaken through the AMP6 Programme (2016-2021), although this has yet to be determined. Assuming that funding for these works is secured, development as a consequence within many of the affected communities will be phased to start after 2016. For those major infrastructure works such as improvements to WWTWs or to sections of the public sewerage system, even allowing for an immediate start post 2016, a 2 year lead in-time will need to be allowed for from commencement through to completion and therefore any development sites affected by such improvement schemes are not expected to be delivered until 2018 at the earliest.
- 6.5 The opportunity does exist for developers to make financial contributions towards any necessary improvements in advance of any planned Regulatory investment by Welsh Water/Dwr Cymru (via Section 106 Agreements) in order to bring development sites forward. However, for the purposes of this study, the intentions of individual developers cannot be determined at this stage and therefore it is assumed that, with the exception of a proposed site allocation at Slade Lane, Haverfordwest where such agreements are in place, all development will proceed in line with the planned improvement programme of Welsh/Water Dwr Cymru.

### Surface Water (Flooding)

- 6.6 The information provided on potential surface water issues affecting allocated sites and proposed Alternative Sites proposed as Focussed Changes within the Council's SPG on Development Sites, along with more detailed site specific information on flooding and ecological issues has formed the basis of the assessment within this study. This has not highlighted any significant issues that will affect site delivery within the Plan Period.

## Access

- 6.7 The assessment of access and highway constraints to site delivery has followed discussions held between Hyder's Transport Consultant, Pembrokeshire Council's Highways Department and the South West Wales Trunk Road Agency (SWTRA). The assessment process has identified likely infrastructure improvements required to address various constraints that exist to bring sites forward for development. Foremost amongst these are the concerns of SWTRA regarding the impact on trunk roads of traffic generated from development sites. Whilst traffic generation from an individual site may fall below the threshold of what may be considered significant and requiring works to be undertaken, these sites may adversely affect existing traffic problems, whilst the impact of a number of separate sites may become significant when considered in aggregate.
- 6.8 As individual sites are taken forward for development SWTRA is likely to be consulted with respect to transport issues on most planning applications. Detailed Transport Assessments should be extended to include trunk roads where appropriate, and SWTRA may object to applications where the impact is considered detrimental. Each site will need to be considered individually on its merit, based on the forecast impacts of each development. Whilst the items listed within the site proformas are essential for delivery of the sites, the wider sustainable transport and infrastructure aspects will need to be considered at the planning application stage.

## Contaminated Land

- 6.9 For the purposes of this commission, 8 commercial and business sites were identified to establish the nature and extent of contamination constraints. Given the more strategic perspective of this study in informing the work of the LDP, the assessment undertaken was based on a desk based analysis of available information and data. This has nonetheless provided a sufficient understanding of the nature of the contamination issues and the requirements for land remediation in each case. Through this exercise, it has been possible to provide an approximate 'order of cost' in line with the rating system used in the site proformas.

## Utilities

- 6.10 Discussions have taken place with utility providers regarding the provision of Gas, Electricity and Broadband within the Plan Area. With the exception of Wales & West Utilities, information has been made available from Western Power Distribution and BT (Broadband) at a County or area level sufficient to determine the availability and any impacts to development on an individual site basis. A summary of the findings is provided below:

### *Wales & West Utilities (Gas)*

- 6.11 As part of this study commission, the analysis of gas infrastructure has focussed on the four proposed Strategic Employment Sites within the Plan. Three of the sites (Blackbridge, Bridge Innovation Centre and Withybush Business Park) are located within close proximity of either a low or medium pressure gas main and therefore connections to these sites is considered to be unconstrained. Much however will depend on the nature of the actual end users and their requirements which are unknown at this stage. It is worth noting however that discussions with Wales & West Utilities have revealed a history of low pressure in Haverfordwest which may, as a result restrict certain end users.
- 6.12 Whilst there would be costs associated with these connections, the proximity of the gas main means that such costs would be 'low' and therefore the provision of gas supply is not considered to represent a significant constraint to the development or delivery of these sites.

6.13 An assessment of gas supply to the fourth site (RNAD Trecwn) has revealed that there is no supply within the immediate surroundings of the site, the nearest gas main being approximately 4km away. Although a connection to the site is possible this is considered to be costly and whilst it does not, by itself represent a constraint to the site's development, it may well limit the type of end user requiring a supply of gas for their operations.

#### *Western Power Distribution (Electricity)*

6.14 Western Power Distribution (WPD) has advised that where new connections are required it is obliged to make these available for the end user. For new connections within the main settlement areas of the County's Plan Area connections can be provided and therefore do not constitute a constraint to site development in terms of costs or time. Within the more rural areas achieving a connection could be more difficult and although such connections are achievable, they may represent a higher than normal cost.

6.15 In assessing electricity connection therefore it is considered, that in the majority of cases a connection will be possible without incurring any 'abnormal' costs to the developer. The actual cost for bringing more remoter sites forward will be dependent on the actual site location and the load requirements of the development.

#### *BT (Broadband)*

6.16 BT Openreach is the regulated telecommunications network provider within Pembrokeshire. The BT Openreach network comprises a series of telephone exchanges, with a downstream network of fibre and copper optic cables providing services to residential and commercial properties.

6.17 Discussions with BT have revealed that where new connections to a site are required, these do not normally incur a connection cost, provided the infrastructure exists in which to connect into.

6.18 In order to assess broadband coverage within the vicinity of the proposed development sites within the LDP, data was drawn from [www.broadband-notspot.org.uk](http://www.broadband-notspot.org.uk). This defines areas as comprising either 'slow spots' or 'not spots' which are defined as follows:

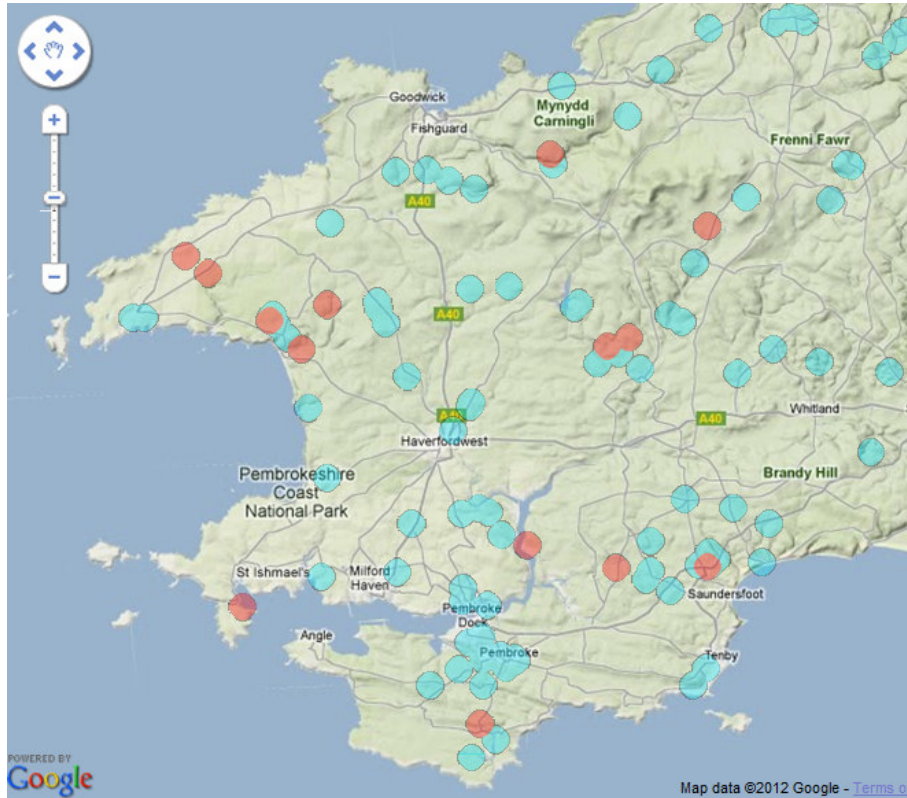
*Slow Spot (Blue) – an area in which a broadband service is limited to a speed below 2 Mbps (downstream).*

*Not Spot (Red) – an area in which broadband services is not available (at all, or at a reasonable cost).*

6.19 Coverage at a settlement level throughout Pembrokeshire is shown in **Figure 6.1** below, (though noting that the Plan Area only forms part of this area). The Figure highlights areas of 'low' and 'not' spot. Translating the impact of this to individual sites is set-out in the individual site proforma's, although this has not highlighted any major constraints to site delivery within the Plan Period.



Figure 6.1 – Broadband Coverage



Source: [www.broadband-notspot.org.uk](http://www.broadband-notspot.org.uk)

### Land Ownership

- 6.20 In addition to the pressures on the delivery of physical infrastructure identified earlier, landownership and legal issues are equally important in determining the future timing of site deliverability. Information on landowner interests was made available by Pembrokeshire CC's Planning Department from a variety of sources including Joint Housing Land Availability Studies (JHLAS), LDP Candidate Site Submissions, planning applications, the Council's own Estates Department and as a last resort, the Land Registry which all helped to provide a comprehensive data-base of site owners and their agents. Of the 125 allocated/proposed sites within the LDP, contact details were made available on exactly 100 land owners/agents and site promoters, some of whom represent more than one site.
- 6.21 This information was used to contact individual site owners, developers and site agents, requesting their assistance in completing and returning questionnaire forms by the prescribed dates. A copy of the questionnaire is included as **Appendix B**. This sought to establish the number of land owners with an interest in proposed development sites, their intentions and to identify any potential constraints to development.
- 6.22 Questionnaires were sent out on the 17<sup>th</sup> October 2011 with a request that the completed questionnaires be returned by the 27<sup>th</sup> October. Given the relatively poor response rate, reminders were sent-out on the 18<sup>th</sup> October and the 3<sup>rd</sup> November, extending the period for responding until the 9<sup>th</sup> November. Again, with a number of questionnaire responses still not returned a further round of questionnaires were sent-out on the 10<sup>th</sup> November with a deadline of the 21<sup>st</sup> November. Reminders were sent for responding by the 25<sup>th</sup> and the 29<sup>th</sup> November. Following further land ownership details provided by Pembrokeshire CC a final round of questionnaires was sent-out on the 10<sup>th</sup> January 2012 with a return date of 24<sup>th</sup> January. At the

end of this exercise, of the 100 questionnaires issued, details on a total of 79 sites were returned.

- 6.23 The information received has enabled conclusions to be drawn in relation to the deliverability of individual sites as follows:
- Single Owner – No constraint as clear intent to develop / sell.
  - Multiple owners / all with intent to develop – No constraint
  - Multiple owners / some intent others unknown – Moderate constraint
  - Multiple owners / some owners unknown – Moderate constraint
- 6.24 Given that not all questionnaires were responded to (in addition to a number of sites whose owners remain unknown) it has not been possible to provide a complete picture of all land owner intentions during the Plan Period. The extent to which these unknown interests represent a constraint to development is difficult to establish, though clearly this factor could, on an individual site basis provide a significant constraint to development, though this cannot be proven either way. In the circumstances therefore, it has been considered reasonable, that in the absence of information on possible land ownership constraints, that when aligned to other potential site constraints, this could place an enhanced risk to site delivery and thus delay deliverability within the Plan Period.
- 6.25 In addition to the above land ownership issues, the following sites are located on areas of common land, which are subject to their own constraints, to be addressed prior to development taking place:
- Kingsmoor Foodstore (Proposed Retail Site) – 2.29 acres.
  - Kingsmoor Extension (Proposed Gypsy Traveller Site) – 1.89 acres.
  - Land at Kingsmoor Common, Kilgetty (Civic Amenity Site and Waste Transfer Station Site) – 7.9 acres.
- 6.26 Generally, development on areas of common land is subject to various legal procedures that must be followed in order to permit development on the land. Legally such development normally requires the consent of the Welsh Ministers, (under section 194 of the Law of Property Act 1925). However, under section 194 (3) of the Act this section ceases to apply to any land over which rights of common are extinguished under any statutory provision.
- 6.27 In the instance, this applies to areas of common land in Pembrokeshire (as with other areas of the former Dyfed County) under section 65 of the Dyfed Act 1987, in which the Council has powers to extinguish the common rights over common land. As the common is subject to rights of common, it is necessary to separate the extinguishment of rights of common under section 65(2) and the enclosure of land under section 65 of the 1987 Act. Under Section 65(2) of the Act, the Welsh Ministers' confirmation of a Council's resolution is needed to extinguish rights of common over any part of the common.
- 6.28 Under section 65 (4) of the 1987 Act the Council may make a resolution to enclose land for its appropriation and use totalling no more than 15 acres over which the rights have been extinguished without Welsh Ministers confirmation. From information made available through the Council's Common land officer, some 8.51 acres have been enclosed for purposes other than open air recreation. This leaves some 6.49 acres that may be enclosed for purposes other than open air recreation, which falls within the 15 acres that the resolutions will not require confirmation by the Welsh Ministers.

- 6.29 Procedurally, the timetable for both the extinguishment of rights of common and the enclosure of the proposed site could normally be expected to take any-thing from between 12 and 18 months.
- 6.30 However, for two of the proposed site allocations, Pembrokeshire County Council has formally resolved at a Cabinet Meeting on 9th January 2012 to give notice of the Council's intention to pass a Resolution to extinguish common rights over those parts of Kingsmoor Common, Kilgetty to enable development of the foodstore allocation and Gypsy Site extension on the Common. The formal notice was published on the 8th April 2012 and a period of consultation is in place until 9th May 2012.
- 6.31 The Common Land, whilst a constraint is not therefore considered to be likely to delay either the proposed Gypsy Site Extension or the Foodstore allocation beyond the first cohort of the Plan Period.
- 6.32 In the case of the proposed Waste Management Facility at Kingsmoor Common, the Council has proposed a Focussed Change to delete this allocation. An alternative site option is being pursued in the National Park.

# 7 DEVELOPMENT TRAJECTORIES

## 7.1 Plan Period Cohorts

7.1 This section of the report presents an analysis of site delivery during the Plan Period for each land use type allocated/proposed within the Plan, divided between urban and rural areas. This draws upon the earlier findings of the study, on which informed decisions can be made on the likely delivery periods, based on the evidence presented on the identified constraints affecting individual sites. This has enabled site deliverability to be split into three, 2 yearly cohorts covering the Plan Period from its Adoption in 2013 until the end of the Plan Period in 2021:

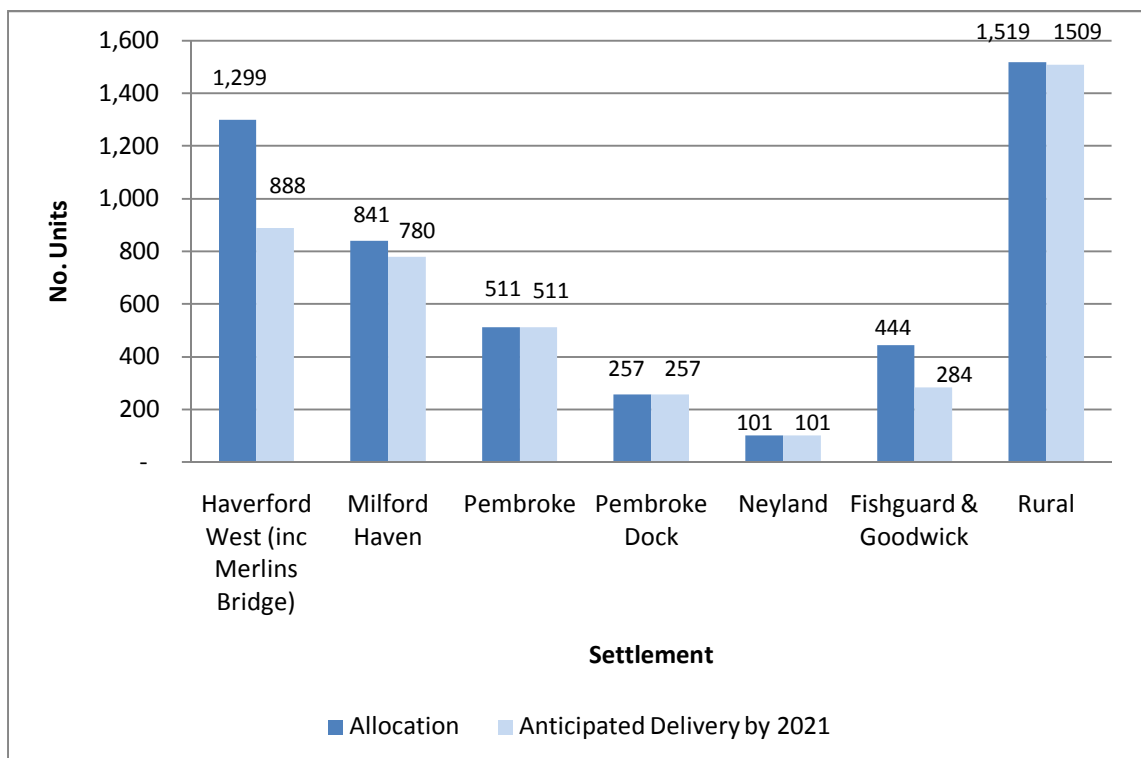
- 2013-2015
- 2016-2018
- 2019-2021

The identification of sites within particular 2 year cohorts represents the anticipated start dates on-site and makes no reference to potential build-out periods. The exception to this is where land owner intentions have indicated that a phased approach to site delivery is envisaged which may extend over more than one Plan Period cohort.

### Housing

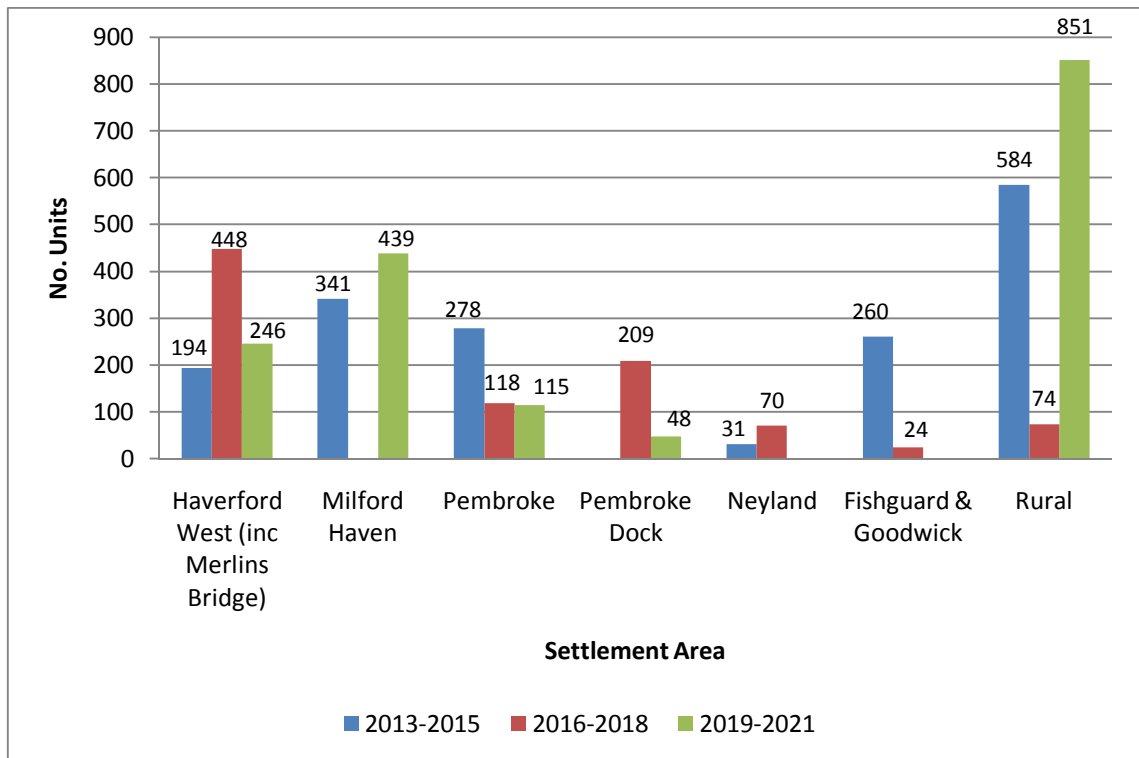
7.2 **Figure 7.1** below shows the overall planned housing development for the identified urban settlements and rural areas within the Plan Area of the County. Of the total allocation of **4,972** housing units, **4,330** units (**87%**) are anticipated to be delivered within the Plan Period. A combination of developer aspirations and a number of currently consented schemes will result in a fewer number of housing units coming forward during the Plan Period.

**Figure 7.1 – Housing Projections by Settlement**



7.3 **Figure 7.2** below shows site delivery within the Plan Period, split by 2 yearly cohorts. The data shown is based on the delivery of some 4,330 units, with some 2,821 (65.2%) dwellings identified as being delivered in the main urban settlements and 1,509 (34.8%) dwellings in the remaining rural communities over the Plan Period.

**Figure 7.2 – Delivery during Plan Period**



7.4 **Table 7.1** below explores further the proportion of dwellings expected to be delivered within each Plan Period cohort.

**Table 7.1 – Anticipated Delivery Timescales**

	2013-2015	2016-2018	2019-2021
<b>No. Dwellings</b>	1,688	943	1,699
<b>Proportion</b>	39%	21.8%	39.2%

7.5 The above figures clearly show a concentration of site delivery within the first and last cohorts of the Plan Period with 39% and 39.2% respectively of the total housing requirement coming forward for development during these stages of the Plan Period.

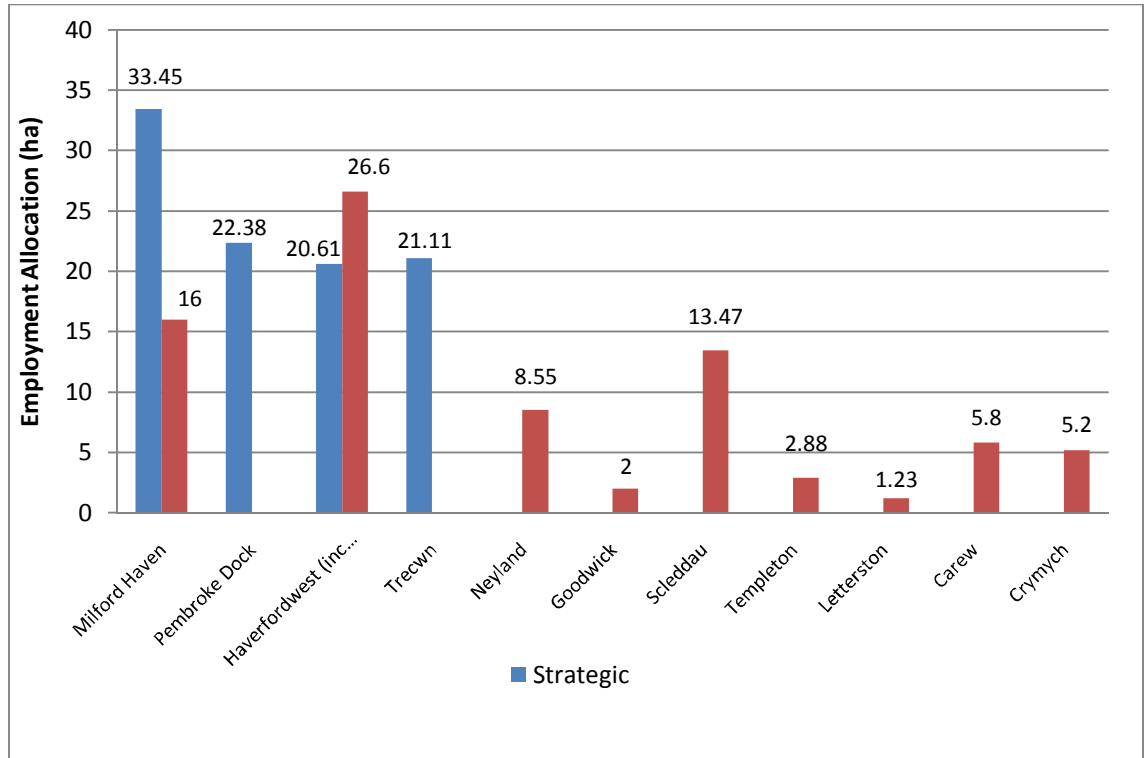
7.6 Following responses received to the consultations undertaken to the Deposit Plan, Alternative Sites and Further Alternative Sites proposals, the Council has resolved to publish Focussed Changes to the LDP which are currently being consulted upon. This includes a number of site specific changes/deletions to proposed site allocations within the Plan. In order to provide the Planning Inspector with as full a picture as possible of the likely impact of the proposed Focussed Changes on site deliverability within the Plan Period, a comparison is provided within the Tables presented in **Appendix C**.

## Employment

7.7

**Figure 7.3** below shows the overall planned strategic and local employment allocations for the main urban settlements and rural areas of the Plan Area. This includes all settlements for which employment land allocations have been made within the LDP. Of the total allocation of **179.3 ha** over the Plan Period, **49.69 ha (27.7%)** are located within the rural area of the Plan Area and the remaining **129.59 ha (72.3%)** within the identified urban settlements.

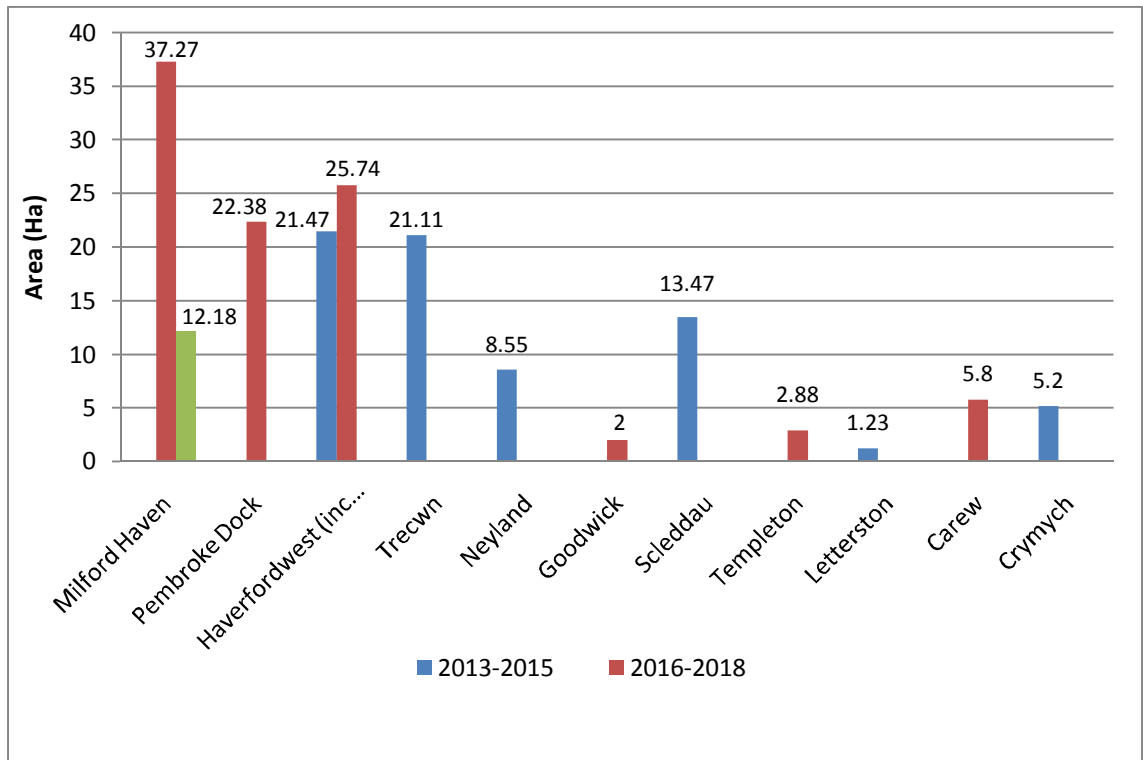
**Figure 7.3 – Employment Allocations by Settlement**



7.8

**Figure 7.4** below shows employment site delivery within the Plan Period, split by cohort. This reveals that site allocations, representing **71.03 ha (39.6%)** have no identifiable constraints to restrict development coming forward following the Adoption of the Plan in 2013. For the remaining sites, a total of **96.07 ha (53.6%)** are identified as falling within the 2<sup>nd</sup> cohort of the Plan Period, which have a range of 'medium' level constraints, with the remaining **12.18 ha (6.8%)** falling within the 3<sup>rd</sup> cohort of the Plan Period.

Figure 7.4 - Delivery during Plan Period

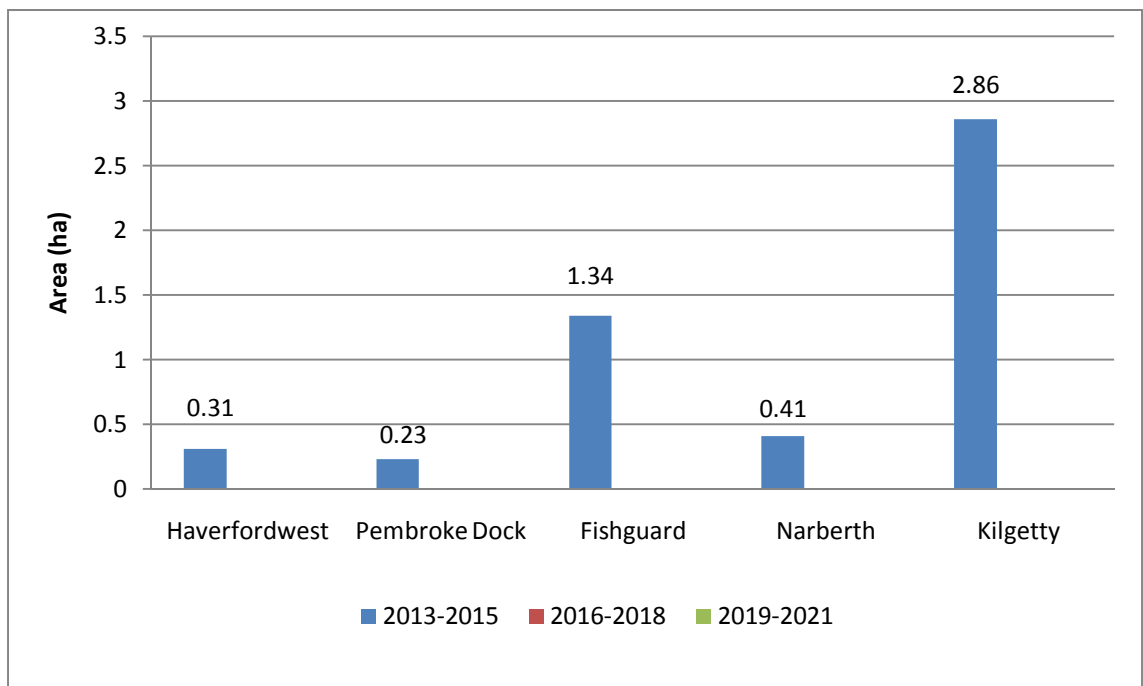


## Retail

7.9

Figure 7.5 below shows the delivery of retail allocations within the Plan Period, split by cohort. This reveals that all retail allocations have no identifiable constraints that would restrict them coming forward during the 1<sup>st</sup> cohort of the Plan Period.

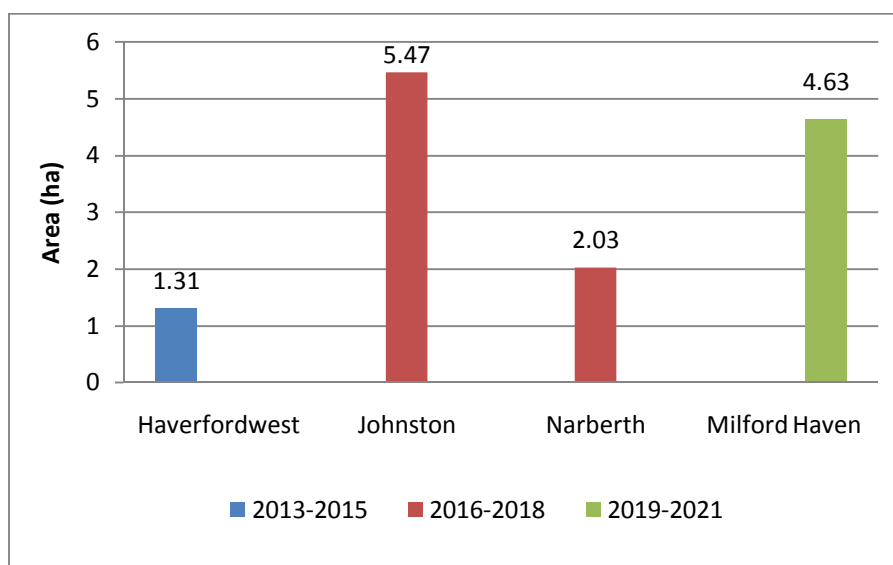
Figure 7.5 – Retail Allocations during Plan Period



## Mixed-Use

- 7.10 Of the allocated sites for mixed use development a site of **1.31 ha** at Old Hakin Road, is unconstrained and therefore can be expected to come forward for development within the 1<sup>st</sup> cohort of the Plan Period. Of the remaining sites, Johnston (**5.47 ha**) and Narberth (**2.03 ha**) are considered to have 'medium' level constraints that will allow the sites to come forward during the 2<sup>nd</sup> Plan cohort, though as noted in **Table 5-2** the Council has proposed to delete the site at Narberth as a Focussed Change.
- 7.11 The fourth Alternative Site at Milford Haven (**4.63 ha**) is more constrained that will defer its delivery until the 3<sup>rd</sup> cohort of the Plan Period.

**Figure 7.6 – Mixed Use Allocations during Plan Period**

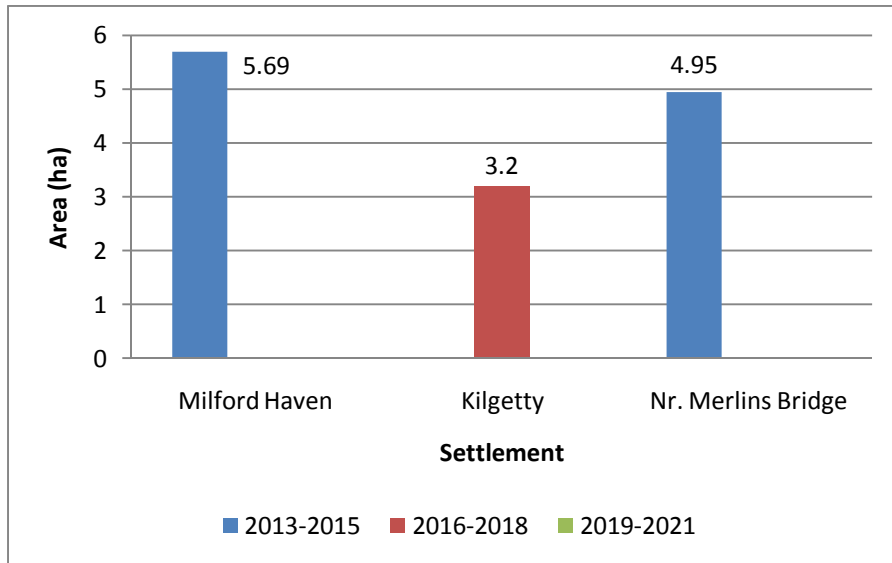


## Waste Management Sites

- 7.12 The development of the proposed Waste Management Facilities adjoining the Milford Haven Refinery and at Winsel near Merlins Bridge can be delivered within the 1<sup>st</sup> cohort of the Plan Period, though as noted in **Table 5-2**, the Council has proposed to delete the site on Land at Kingsmoor Common, Kilgetty as a Focussed Change.



**Figure 7.7 – Waste Management Allocations During Plan Period**



## 7.2 LDP Housing Supply

- 7.2.1 Whilst the proceeding analysis has focussed on the delivery of housing allocations within the LDP, split by Plan Period cohort, it is relevant to note that Pembrokeshire County Council’s housing land supply consists of a number of different sources, including existing planning permissions and windfall housing developed over the Plan Period.
- 7.2.2 The numbers of houses anticipated to be delivered from different sources and the associated timings are shown in the table below. These estimates have been provided by Pembrokeshire County Council.
- 7.2.3 It is relevant to note in relation to the delivery of sites on the ground that historic monitoring of planning permissions indicates that 20% are not built. Therefore Figure 7.7 below assumes delivery of 80% of planning permissions. As sites with full planning permission usually have to start construction within a 5 year period, the table assumes that all planning permissions at 10th March 2010 will be delivered by 2015. In terms of other sources of windfall housing development, the figures assume an even rate of delivery across the Plan Period once the LDP is adopted.

Figure 7.7 Housing Supply during Plan Period

Housing Supply	Total	Total allowing for 20% non delivery of planning permissions	2013-2015 likely delivery	2016-2018 likely delivery	2019-2021 likely delivery
Existing Full and Reserved Matters permissions @10th March 2010	2539	2031	1625 <sup>1</sup> (80%)	406 (20%)	-
Windfall gaining planning permission during the plan period	412	330	110 (33.3%)	110 (33.3%)	110 (33.3%)
Local Village units	200	160	53 (33.3%)	53(33.3%)	54(33.3%)
New countryside units plus rural conversions	400	321	107(33.3%)	107(33.3%)	107(33.3%)
LDP Allocations (including existing Outline permissions)	4131	3305	939 (28.4%)	859 (26%)	1507 (45.6%)
<b>Totals</b>	<b>7682</b>	<b>6147</b>	<b>2834 (46.1%)</b>	<b>1535 (24.9%)</b>	<b>1778 (28.9%)</b>

<sup>1</sup> Would mean a completions rate from planning permissions of an average of 325 per year from 2010 – 2015 – this is 80% of the 2031 total.

## 8 EDUCATIONAL PROVISION

### 8.1 Schools Programme

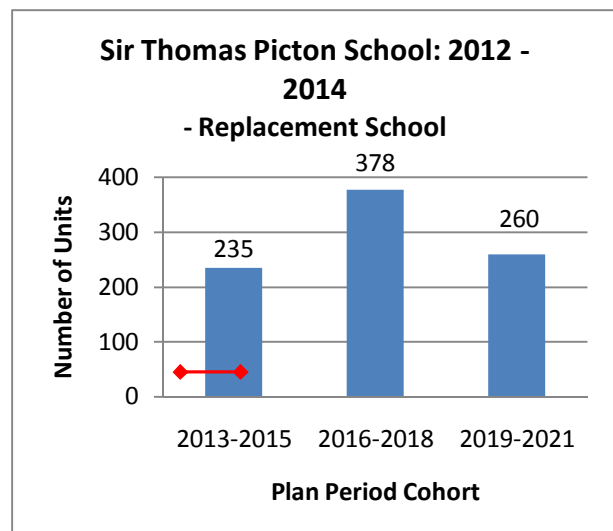
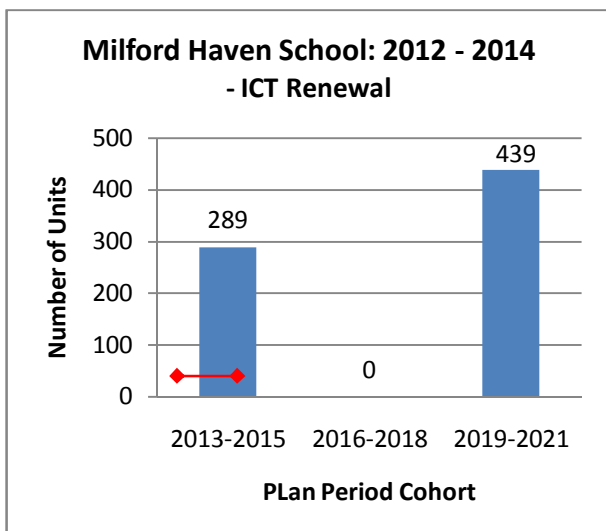
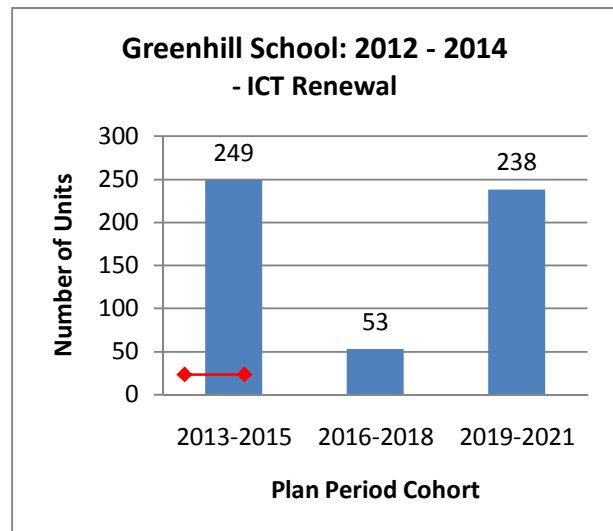
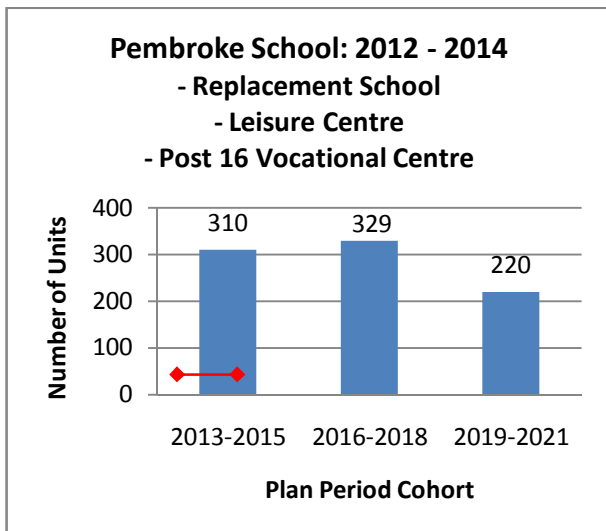
- 8.1.1 Pembrokeshire County Council's programme for the development and improvement of its schools and education service is based on the strategy set-out in the Council's *'Strategic Outline Programme 21<sup>st</sup> Century Schools'* (2012-2023), published in October 2010. The document's purpose is to facilitate the Council's strategic and collaborative planning and forms the basis for future investment in its capital schools programme, including that from the Welsh Government.
- 8.1.2 The key underpinning assumption of the strategy is that the Welsh Government will fund 70% of the total estimated cost of the approved schools programme of some £277m with an annual Council contribution of some £9.3m. In addition, the Council anticipate generating capital receipts from the replacement/reorganisation of school buildings as well as through prudential borrowing to facilitate additional capital financing.
- 8.1.3 However, more recently it has been announced that the non Welsh Government contributions are required to be increased by 50% which, as a consequence has placed increasing pressure on securing supplementary sources of funding to support the programme.
- 8.1.4 The 10 year period of the schools programme has been banded into 4 groups of projects, based upon an assessment of educational needs and impacts, as follows:
- Band A: 2012 - 2014
  - Band B: 2015 - 2017
  - Band C: 2018 - 2020
  - Band D: 2021 – 2023
- 8.1.5 For the purposes of this study, which is concerned with the delivery of land-use allocations within the timeframe of the LDP up to 2021 Band D projects have therefore been discounted from the assessment process as falling outside the Plan Period.
- 8.1.6 Based on the analysis of site deliverability undertaken in the preceding section, it is possible to view this within the context of the delivery of housing site allocations, on an individual school catchment area basis. The figures below show the relationship between the implementation of capital projects within the schools programme and the delivery of housing sites and to highlight any disparities between the two.
- 8.1.7 The anticipated delivery of housing allocations in the various school catchment areas is presented below and shown by a projected timeline (◆—◆). Its purpose is to illustrate the 'fit' between the various projects within the Council's planned schools improvement programme and the delivery of housing site allocations. This also recognises the contribution that can be expected to be made from windfall housing development during the Plan Period.
- 8.1.8 The housing site profromas in Appendix A have recorded the findings of this assessment. This has identified those sites where capacity issues may arise as a consequence of projected housing growth and conclusions reached in relation to the potential to secure Section 106 / CIL contributions towards individual schools projects and the impact this may have of the projected delivery of housing sites.

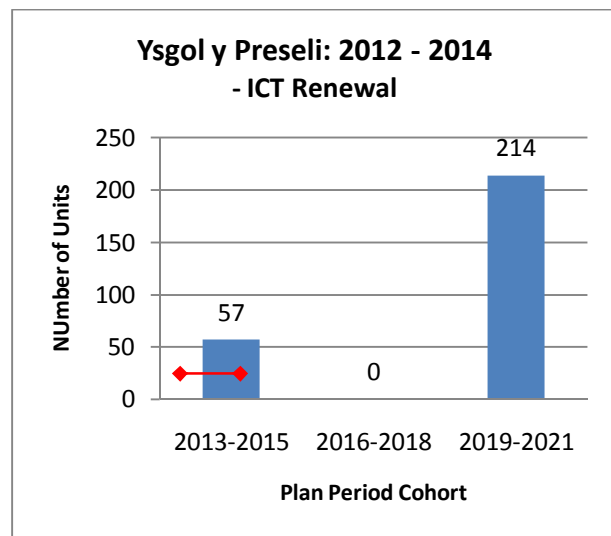
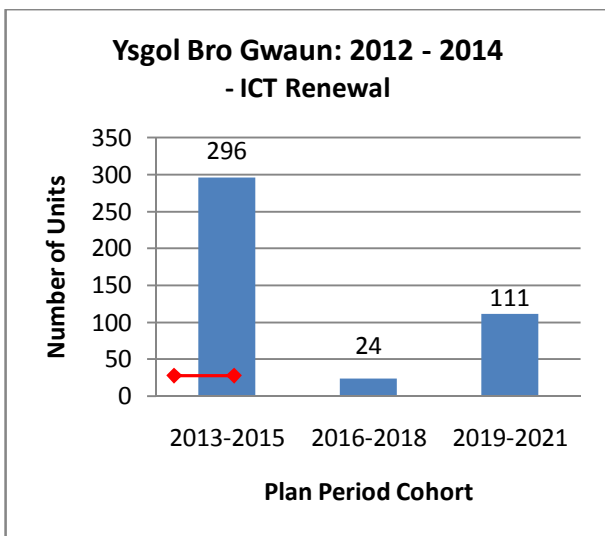
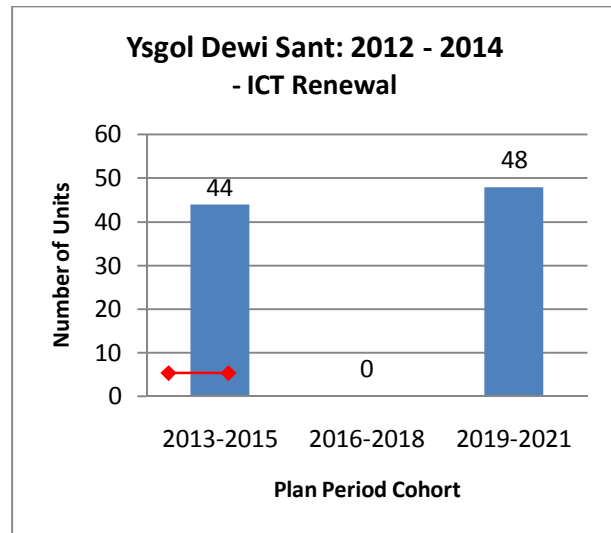
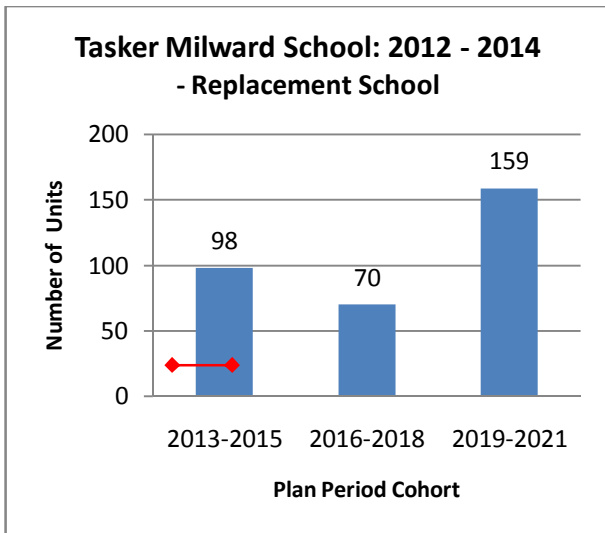
## 8.2 Secondary Education

8.2.1 The following sections present a graphical representation of the relationship between the anticipated delivery of housing allocations within the LDP and the programmed implementation of the schools improvement programme for the various school catchment areas across the County's Plan Area.

### Band A Projects 2012 – 2014

8.2.2 This section presents deliverability charts for secondary school projects identified in Band A of the Council's 21st Century Schools Programme.

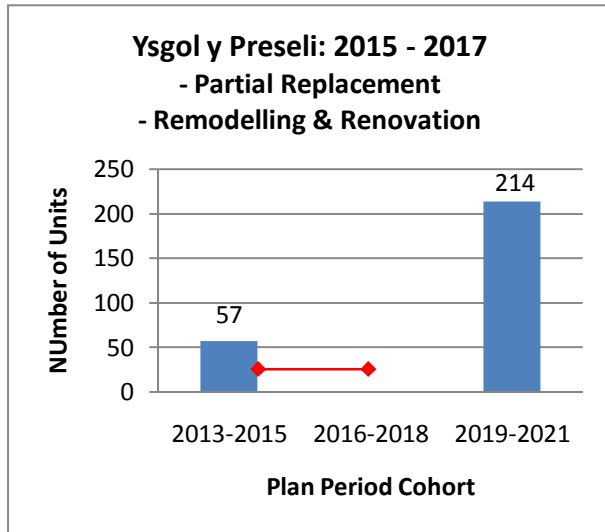




8.2.3 The projects identified above can be broadly split into Information and Communication Technologies (ICT) Renewal projects and School Building (replacement school) projects. It is considered that the ICT Renewal projects are ineligible for funding through developer contributions and therefore the relationship between this and projected site delivery is of no consequence.

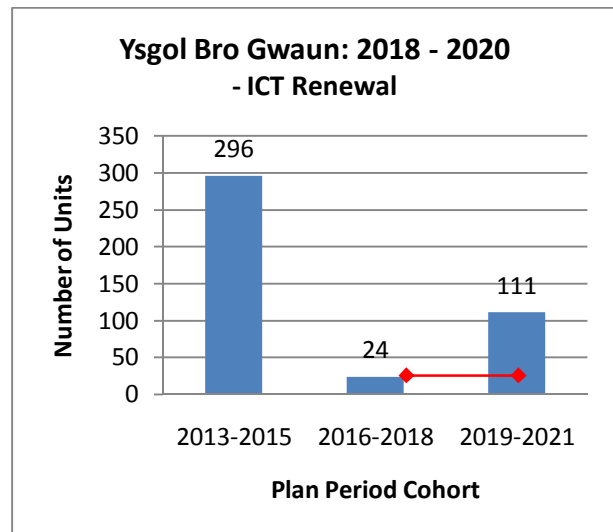
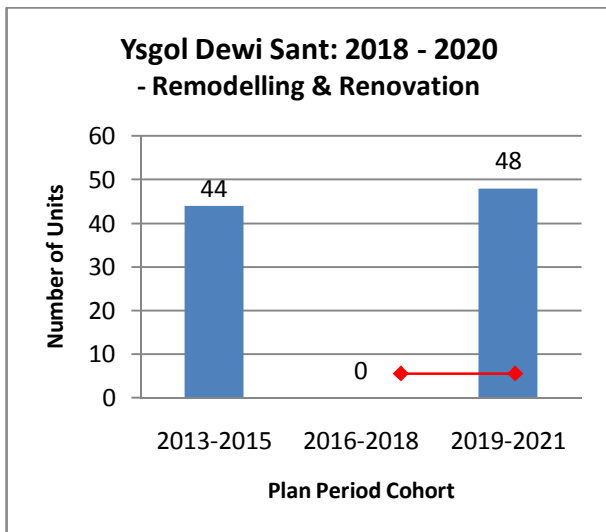
8.2.4 However, it is considered that developer contributions may assist in the delivery of the school renewal projects. Whilst it is anticipated that some housing development will come forward during the 1st cohort of the Plan Period it is unclear whether this level of development will secure the necessary funding contributions to support the Schools Programme. Although the identified programme will ensure that school provision is in place prior to the majority of housing allocations coming forward the question of funding remains key to its delivery.

## Band B Projects 2015 – 2017



- 8.2.5 The above project within Band B of the Schools Programme shows a relatively small amount of housing development coming forward prior to the proposed works. The level of eligible developer contributions is at this stage unclear and therefore funding for this project will need to be established. The planned schools programme does mean that improvement works will be completed prior to anticipated housing growth and demand.

## Band C Projects 2018 – 2020



- 8.2.6 The two projects identified in Band C are remodelling / renovation projects. The graphs clearly show a certain amount of development is anticipated prior to the programme of works, with just under half planned development in the Ysgol Dewi Sant catchment and the majority of development in the Ysgol Bro Gwaun catchment anticipated prior to the school programme works.

## 8.3 Primary Education

8.3.1 The following sections show graphically the relationship between the anticipated delivery of housing development and the planned primary school programme in the various school catchment areas. It should be noted that not all projects contained in the 21st Century Schools Programme are included below, as the following projects / schools have no LDP housing allocations within their catchment areas:

### Band A 2012-2014

- Fenton CP School – New Primary School / Road Works & Demolition
- Fenton CP School – Replacement Special School 3-11
- Broad Haven CP School – Improvement to Primary School

### Band B 2015-2017

- St Teilo's RC School – Extension, Remodelling & Renovation
- St Marks VA – Improvements to Primary School

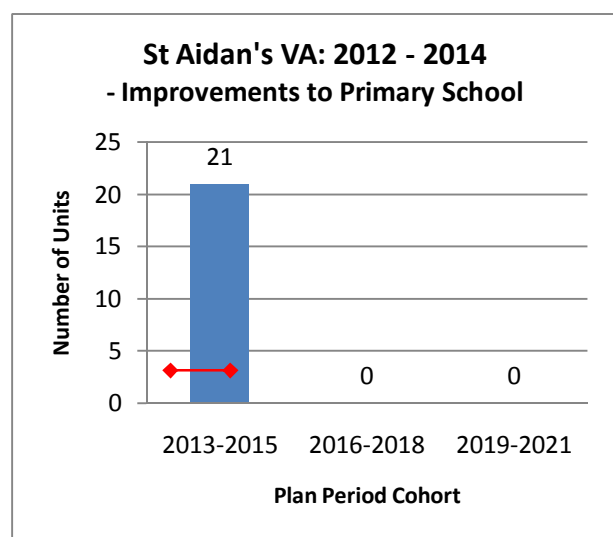
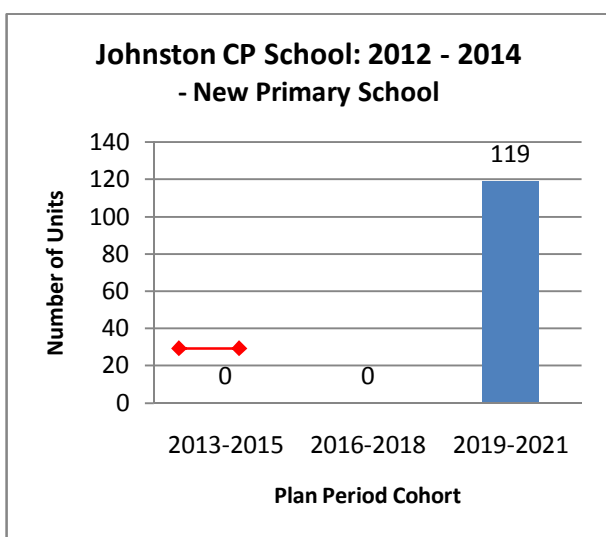
### Band C 2018-2020

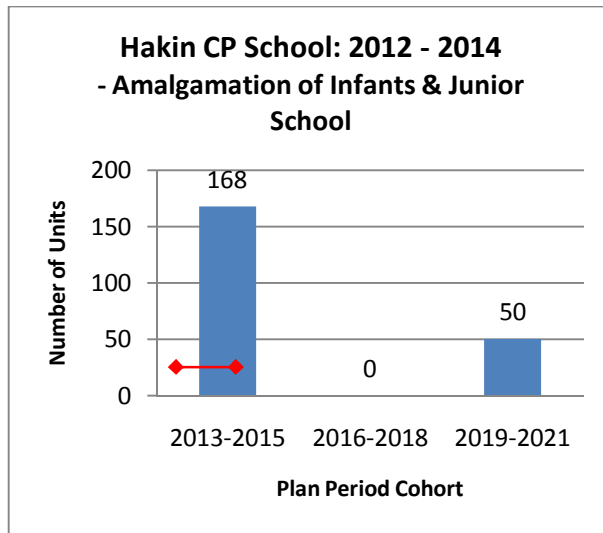
- Goodwick CP School – New Primary School
- Ysgol Clydau – Renovation, Remodelling and Extension
- Solva CP - Renovation, Remodelling and Extension

8.3.2 Due to the absence of any housing allocations within their respective school catchment areas it is assumed that these school projects will be delivered in the absence of developer contributions.

8.3.3 The remainder of this section considers the relationship between school catchment areas, proposed housing allocations and the projects identified in the Council's Schools Programme.

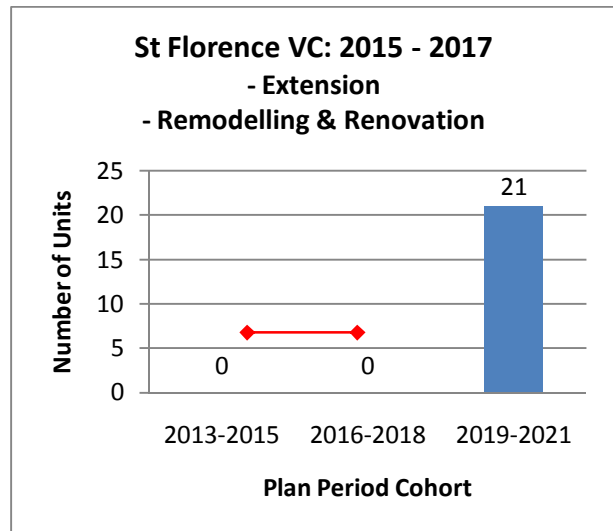
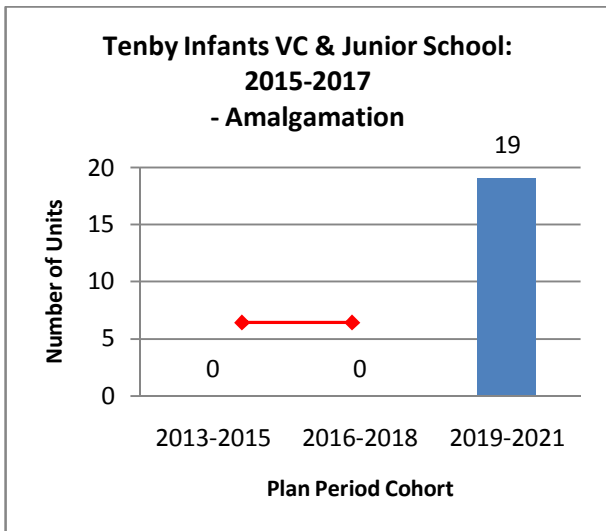
### Band A Projects 2012-2014



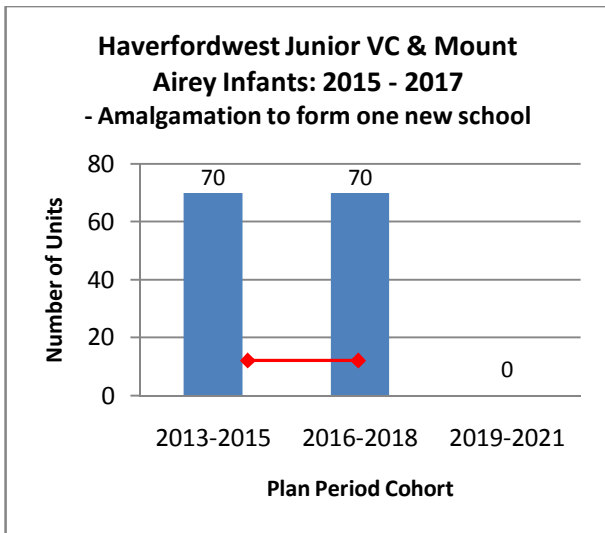


8.3.4 The above graphs show, that with the exception of Johnston CP School the works proposed are programmed to be implemented in line with the majority of anticipated housing developments in their catchment areas. In the case of Johnston CP School the graph shows works are planned well in advanced of anticipated housing development. While this will ensure the school provision prior to projected housing growth, the funding of this project may be undertaken in the absence of direct developer contributions.

### Band B Projects 2015-2017

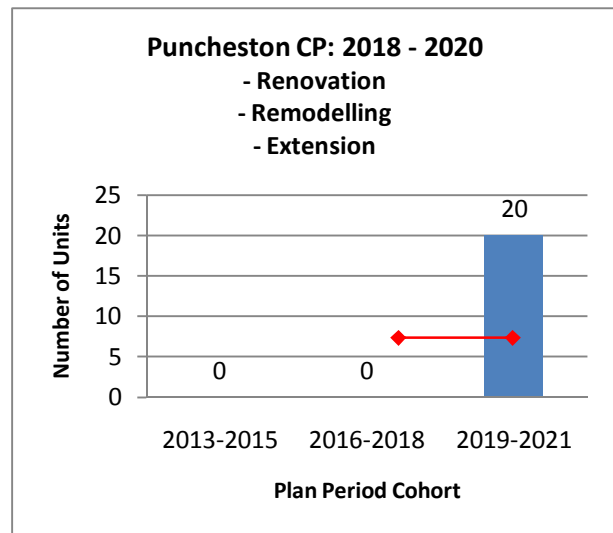
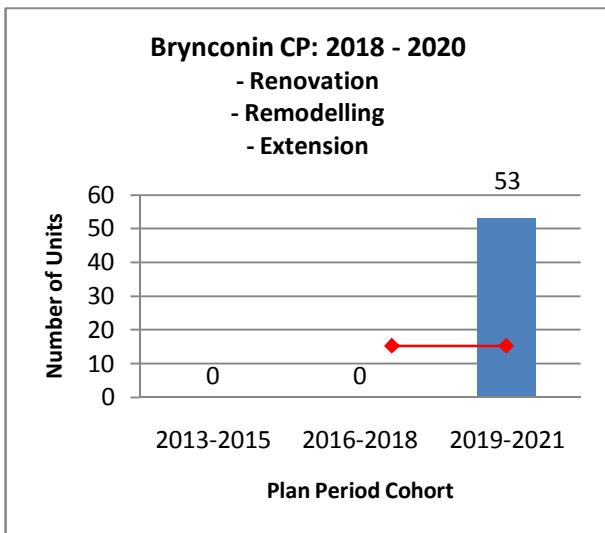


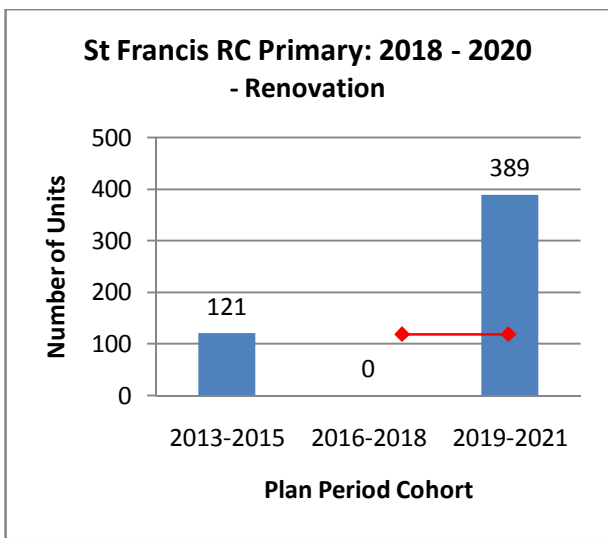
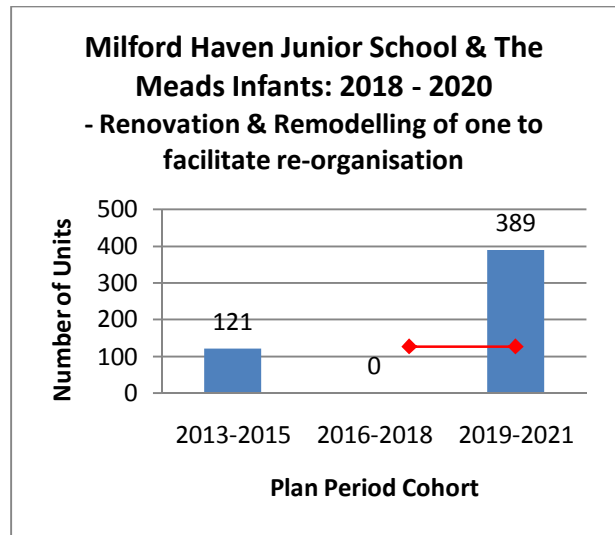
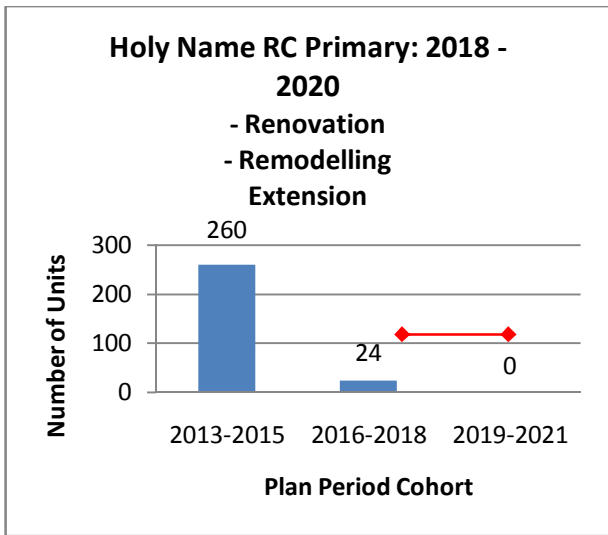




8.3.5 The above graphs show that the Haverfordwest Junior School project is generally in line with anticipated housing growth while projects in Tenby and St Florence are in advance of anticipated site delivery. As with Johnston CP School, while this will ensure the school projects are delivered prior to projected housing growth, the funding of this project may be undertaken in the absence of direct developer contributions.

### Band C Projects 2018 – 2020





8.3.6 The projects identified in Band C of the Schools Programme are considered to be generally in line with or following the anticipated residential development within the school catchment areas.

## 9 FUNDING OPPORTUNITIES

- 9.1 The infrastructure associated with and required to support site delivery, alongside other underlying investment, may have access to various funding streams. However, there are a number of political and economic uncertainties and changes in place at the present time which means there is also considerable uncertainty on the precise nature of resources available and the mechanisms by which they will be channelled.
- 9.2 This study has focussed on the key physical infrastructure improvements required to bring sites forward for development. As previously referred to, it is expected that individual developers would normally fund any works associated with planned site development costs or to mitigate the direct impacts of development eg cycling provision etc. However, for those 'abnormal' site development costs of the sort identified through this study which involve higher than expected infrastructure costs, the scope exists to consider a range of funding sources that might be available that sit outside the approved or proposed funding programmes of the various public bodies and statutory undertakers.
- 9.3 For those funding opportunities, the following public sector and private funding contributions may be considered:
- Developer Contributions*
- 9.4 To be secured via options such as the Community Infrastructure Levy, s106 Agreements/ planning obligations.
- 9.5 The Planning Act 2008 has introduced the Community Infrastructure Levy in England and Wales, its purpose being to fund the infrastructure required to implement development plan proposals. The introduction of CIL is discretionary, for local planning authorities to decide whether, or not, to introduce. Authorities that wish to charge a levy need to develop and adopt a CIL charging schedule.
- 9.6 The levy will therefore be an important tool in helping to pay for the infrastructure required to support new development. Importantly however, the levy cannot be used to remedy pre-existing deficiencies unless the new development makes the deficiency more severe. The Regulations make clear that CIL is not to be used for general local authority expenditure (or to meet existing deficiencies), but is intended primarily to provide for new or improved infrastructure to meet projected growth set-out in development plans.
- 9.7 Authorities can decide on what infrastructure to spend the Levy on, though the rates to be charged must be based on evidence of the infrastructure needed. The charging authority can identify indicative infrastructure projects and the gap in the funding of these projects to calculate the aggregate funding gap the levy is intended to address.
- 9.8 Despite the introduction of the CIL in Wales and its potential for supporting large infrastructure projects in particular, planning obligations will still have a role to play in terms of site specific infrastructure that mitigates the specific impacts of a development.
- 9.9 Planning obligations (or section 106 agreements) can therefore still legitimately be used for site specific mitigation measures, though the regulations have introduced a number of reforms to scale back the use of planning obligations. Firstly, all planning obligations for development capable of being charged the levy must meet the three statutory tests:
1. necessary to make the development acceptable in planning terms;
  2. directly related to the development; and
  3. fairly and reasonably related in scale and kind to the development.

- 9.10 Since April 2010 it has been unlawful for a planning obligation to be taken into account when determining a planning application for development capable of being charged the levy if the obligation does not meet all of these tests.
- 9.11 Secondly, authorities cannot double charge developers for the same item of infrastructure through the levy and planning obligations. The authority should set out what items it intends to fund through the levy on its website otherwise it will not be able to fund any infrastructure through s106 once the levy is adopted.
- 9.12 Thirdly, on the local adoption of the levy or the 6 April 2014 (whichever is the sooner), contributions obtained through planning obligations can only be pooled from up to 5 development projects, or types of contributions (e.g. education) since April 2010, for infrastructure capable of being funded through the levy. For items that are not capable of being funded by the levy, there are no restrictions on the number of obligations that may be pooled.
- 9.13 In order to provide a clear policy framework for developer contributions in the future, the Council is proposing, as a Focussed Change an amended policy setting-out those areas in which additional contributions will be sought.

*ERDF: West Wales and the Valleys Convergence Programme 2007-2013.*

- 9.14 The ERDF Convergence Programme for West Wales and the Valleys includes the County of Pembrokeshire. Its primary purpose is to promote a close alignment between EU and national policies for jobs and growth, which have led to an Operational Programme which will:
- Build on the knowledge based economy;
  - Strengthen the economy through stimulating enterprise and business development;
  - Equip the region with the physical infrastructure necessary for the development of a modern competitive economy;
  - Promote sustainable business growth and new business opportunities in relation to environmental challenges and opportunities; and
  - Provide integrated regeneration solutions necessary to support the development of vibrant local economies
- 9.15 West Wales and the Valleys qualifies for the highest levels of support under the Structural Funds programme as the region's average GDP per head is below the 75% of the European GDP average – the qualification limit. The programme recognises that whilst the region's economy has improved in recent years through measures introduced under the Objective 1 Programme, there is much to be done in reducing the economic disparities between West Wales and the Valleys and the rest of Wales and the UK. The Structural Funds Programme therefore has a stronger focus on delivering for growth, jobs and sustainable development to be implemented through 5 Priority measures.
- 9.16 However, most of the funding secured under the Convergence Programme has already been committed in support of projects across the County. A number of approved projects relate to physical infrastructure works, focussed on highway improvements, including:
- A40 upgrade Slebech to Penblewin, completed.
  - Bulford Road Improvements between Tiers Cross and Johnston, which is intended to improve access to industrial sites on the north of the Haven waterway.

- 9.17 The Programme has also made available, through the 'Property Development Fund' support to the private sector to apply for funding, in bringing forward strategic employment sites for development. This has been made available for the following identified sites, although no applications have been received to-date:
- Withybush Business Park
  - Milford Haven Waterway
- 9.18 However, at the present time, negotiations are currently underway with the Welsh European Funding Office (WEFO) and Welsh Government which may see additional funds being released, although it is possible that a number of schemes have been submitted from elsewhere across the region, ready to take up resources.
- 9.19 Notwithstanding the above, the Convergence ERDF programme cannot be regarded as a potential source of funding for physical infrastructure projects in support of the LDP as these can a long time to get approved and all must be completed by mid 2015. Of much more interest will be the new Structural Fund programme anticipated to run from 1 January 2014. However, a draft of this programme will not be available until late 2012.

#### *Enterprise Zones*

- 9.20 The Haven Waterway in Pembrokeshire has been identified as a preferred location for an Enterprise Zone in Wales. Should this progress the zone will become one of several designated areas where specific incentives are offered to attract new businesses and industry to the area.
- 9.21 In addition to offering an easier planning regime, exceptions on business rates and a certain level of capital tax relief to the identified investment area are likely to be available. Alongside these incentives, the possibility of potential investment to upgrade transport and communications infrastructure within or around the Enterprise Zone has been discussed.

#### *Welsh Government Sector Funding*

- 9.22 The Welsh Government has identified a number of key sectors in which they will focus industry-led investment. These sections include:
- Creative Industries
  - Information, Communication and Technology (ICT)
  - Energy and Environment
  - Advanced Materials and Manufacturing
  - Life Sciences
  - Financial and Professional Services
  - Food and Farming
  - Construction
  - Tourism

9.23 The aim of this funding initiative is to support Welsh businesses, large and small in each sector and to grow and create the jobs needed for the future development of the economy. Where businesses in Pembrokeshire are seeking to grow within one of these identified sectors, funding support will be available from Welsh Government.

*Pembrokeshire County Council - Local Investment Fund*

9.24 Pembrokeshire County Council currently operates a Local Investment Fund which provides a grant of up to £35,000 for projects for businesses seeking to create 15 or more jobs. However the grant available is limited in what it can fund, although it provides a grant rate of 40% with the remaining 60% having to be made up by the business / investor.

# 10 CONCLUSIONS

- 10.1 The key challenge of this study has been to put in place a defensible and sound framework for assessing the deliverability of development sites to meet the County's needs up to 2021, based on a schedule of infrastructure requirements and land ownership and control issues, that will stand up to scrutiny and examination, as a key evidence base for the LDP.
- 10.2 Following consultations with the statutory undertakers and the reviews and individual site assessments undertaken, it has been possible to determine the nature of the infrastructure constraints and site ownership issues affecting each of the allocated and proposed sites and to provide an indication of the impacts on site delivery. Whilst the process undertaken has shown there to be no absolute constraints to site delivery within the Plan Period, a number of site constraints have been identified, which will involve the provision or resolution of infrastructure requirements, resulting in delays to a lesser or greater extent in bringing the sites forward for development.
- 10.3 Ultimately, it is clear that infrastructure pressures and needs will have a significant bearing on the timely delivery of site allocations within the Plan. Foremost amongst these are the current capacity issues of Welsh Waters/Dwr Cymru's sewerage infrastructure and the required investment to improve/upgrade this in order to support the anticipated growth scenarios within the Plan and thereby avoid delays to the delivery of housing sites in particular, within certain areas of the Plan Area.
- 10.4 The study has provided an estimate of an overarching scale of costs to meet the infrastructure requirements on specific sites which will fall on a range of sources (not just the public purse). These should be regarded as a starting point on the implications for deliverability during the lifetime of the Plan as there are a number of uncertainties which could affect the exact cost of providing infrastructure and the level of required investment in each case. This applies particularly for educational provision and its delivery through the Schools Programme. The timing of individual projects and the assumptions around developer contributions needs closer examination, particularly in the event of the Council adopting the Community Infrastructure Levy and the particular funding requirements that will arise as a result.
- 10.5 Nonetheless, the assessment process has provided a sufficiently sound and comprehensive evidence base at a policy level on which to make informed decisions on the delivery of land use allocations within the Deposit Plan. The information provided will also be of assistance to the local authority and other key players in making decisions in supporting the deliverability of site allocations within the Plan Area during the Plan Period. The methodology adopted is also sufficiently robust and flexible to allow updating in the future as the Plan evolves and through the Council's ongoing monitoring processes.





Appendix A



Site Proformas



## Site Proformas: Explanatory Note

The Site Proformas within this Appendix set-out the relevant details and the assessment process undertaken for each proposed site allocation (and 3 Alternative Sites Proposed as Focussed Changes) within the Deposit LDP.

The individual site templates have been used to provide a comprehensive record of information received from the various technical disciplines and to show clearly how this has been refined to produce a site delivery timetable. The proformas have been set-out as follows:

Constraints: A list of site constraints, including land ownership and education provision.

Site Issues: A brief commentary is provided on the nature and extent of any identified issues affecting individual sites. Where no issues are present these are clearly shown.

Mechanisms to Address: Where site issues are identified, details are provided on the measures necessary to resolve the issues.

Costs to Overcome: A broad range of costings is provided to give an indication on the likely order of costs to resolve the identified site constraints. These have been split into the following cost parameters:

LOW: < £100k

MEDIUM: £100k - £500k

HIGH: > £500k

The extent to which the costs to overcome the impacts to site delivery will depend on a number of factors. For those sites that are identified as having a LOW cost, the costs to overcome the particular site issue are not considered to represent a constraint to development. For those sites where the costs are shown as either MEDIUM or HIGH, much will depend on the circumstances in each case and may not necessarily lead to an equivalent impact to the site's deliverability.

Level of Impact: From the analysis of costings provided, the level of impact to site delivery is defined as follows:

LOW: 'Negligible' site constraints

MEDIUM: 'Moderate' site constraints

HIGH: 'Severe' site constraints

For those sites that are shown as having a LOW impact, site delivery can be expected to commence immediately following the Plan's Adoption. Where a MEDIUM impact is identified, delays can be expected to site delivery which will defer site delivery to subsequent stages of the Plan Period. For any HIGH impacts, delivery is considered to fall outside the Plan Period.

Conclusion: Taking into account all the outputs arising from the site assessment process across each of the identified constraints, an informed view can be reached on the cumulative effect of all the known constraints to site delivery.

Delivery Timetable. As a final output of the site assessment process, a timetable is provided on when site delivery can be expected, based on 2 yearly cohorts commencing from the anticipated adoption date in 2013, as follows:

- 2013 – 2015
- 2016 - 2018
- 2019 – 2021

Where the timetable for delivery extends over more than one plan cohort, this reflects the aspirations of individual land owners to phase the development.



# Housing



# Housing

Site Name: Hermitage Farm  
 Location: Haverfordwest  
 Reference: HSG/040/00269  
 No. of Units: 38

Constraints	Site Issues	Mechanisms to Address	Costs to Overcome <i>High, Medium, Low</i>	Level of Impact <i>High, Medium, Low</i>	Conclusion	Delivery Timetable
WWTW	Nil	n/a	n/a	n/a	No identifiable infrastructure constraints to site delivery. Potential ransom strips for access may delay delivery	2016 - 2018
Sewerage	Nil	n/a	n/a			
Water Supply	Nil	n/a	n/a			
Surface Water (Flooding)	-	-	-			
Access	Possible ransom strip at end of Hermitage Grove	n/a	Medium	Medium		
Contaminated Land	-	-	-	-		
Utilities	Broadband: none Electricity: no connection constraints subject to site feasibility.	Electricity: WPD to undertake load assessment once residential mix known.	Low	Low		
Land Ownership	None – Site in single ownership	n/a	n/a	n/a		
Educational Provision	May contribute to school capacity issues (Primary & Secondary)	Potential S106 / CIL Contributions	To be determined	Unknown		

Site Name: Slade Lane North  
 Location: Haverfordwest  
 Reference: HSG/040/00273  
 No. of Units: 280

Constraints	Site Issues	Mechanisms to Address	Costs to Overcome <i>High, Medium, Low</i>	Level of Impact <i>High, Medium, Low</i>	Conclusion	Delivery Timetable
WWTW	Limited capacity at works		High	Medium	Potentially major constraint of inadequate WWTW capacity offset by scale of development.  Programmed improvements to sewerage infrastructure under AMP 6 (post 2016) indicates that site delivery is deferred until 3 <sup>rd</sup> cohort of Plan Period. However developer contributions expected to bring forward site delivery in a phased programme through each cohort of the Plan Period.  No other identifiable constraints to delay site delivery	2013-2021
Sewerage	Nil	n/a	n/a			
Water Supply	Nil	n/a	n/a			
Surface Water (Flooding)	Nil	n/a	n/a			
Access	Access through Slade Lane South	n/a	High	Medium		
Contaminated Land	-	-	-	-		
Utilities	Broadband: none Electricity: no connection constraints subject to site feasibility.	Electricity: WPD to undertake load assessment once residential mix known.	Low	Low		
Land Ownership	None – Site in single ownership	n/a	n/a	n/a		
Educational Provision	May contribute to school capacity issues (Primary & Secondary)	Potential S106 / CIL Contributions	To be determined	Unknown		

Site Name: Slade Lane South  
 Location: Haverfordwest  
 Reference: HSG/040/00274  
 No. of Units: 280

Constraints	Site Issues	Mechanisms to Address	Costs to Overcome <i>High, Medium, Low</i>	Level of Impact <i>High, Medium, Low</i>	Conclusion	Delivery Timetable
WWTW	Limited capacity at works		High	Medium	Potentially major constraint of inadequate WWTW capacity offset by scale of development.  Programmed improvements to sewerage infrastructure under AMP 6 (post 2016) indicates that site delivery is deferred until 3 <sup>rd</sup> cohort of Plan Period. However, developer contributions expected to bring forward site delivery in a phased programme through each cohort of the Plan Period.  No other identifiable constraints to delay site delivery	2013-2021
Sewerage	Nil	n/a	n/a			
Water Supply	Nil	n/a	n/a			
Surface Water (Flooding)	Moderate ecological status under the Water Framework Directive.  Ordinary watercourse edge of the site, a buffer strip is required.	Must ensure no deterioration in ecological status therefore all pollution prevention measures must be in place. Also required for minor aquifer on-site. SuDS should be utilised for surface water drainage	Low	Low		
Access	Access from St David's Road Roundabout	Junction improvements, footway/cycle links, trunk road assessment and public transport contributions already agreed.	High	Medium		
Contaminated Land	-	-	-	-		
Utilities	Broadband: none. Electricity: no connection constraints subject to site feasibility.	Electricity: WPD to undertake load assessment once residential mix known.	Low	Low		
Land Ownership	None – Site in single ownership	n/a	n/a	n/a		
Educational Provision	May contribute to school capacity issues (Primary & Secondary)	Potential S106 / CIL Contributions	To be determined	Unknown		



Site Name: Shoals Hook Lane and Bypass  
 Location: Haverfordwest  
 Reference: HSG/040/00275  
 No. of Units: 150

Constraints	Site Issues	Mechanisms to Address	Costs to Overcome <i>High, Medium, Low</i>	Level of Impact <i>High, Medium, Low</i>	Conclusion	Delivery Timetable
WWTW	Nil		n/a	n/a	Site allocation limited to 150 dwellings during Plan Period. Agreement of land owners may delay immediate start onsite to 2 <sup>nd</sup> cohort of Plan Period	2016-2018
Sewerage	Hydraulic Modelling Required		Medium	Medium		
Water Supply	Nil		n/a	n/a		
Surface Water (Flooding)	A buffer area of 7 metres is required from the watercourse that runs on the edge of the site Moderate ecological status under the Water Framework Directive. Ordinary watercourse edge of the site, a buffer strip is required.	Avoid developing within buffer zone Must ensure no deterioration in ecological status therefore all pollution prevention measures must be in place. Also required for minor aquifer on-site. SuDS should be utilised for surface water drainage	Low	Low		
Access	Access from Cardigan Road limits development to 150 units. Access from Withybush Hospital About would increase capacity to 277 units. Traffic will affect a Trunk Road.	Acquisition of 2 properties and extending access would release additional capacity. Should be viewed as phased delivery from 150 to 277 units when access extended. The SWTRA should be consulted prior to the submission of an application.	High	Medium		
Contaminated Land	-	-	-	-		

Constraints	Site Issues	Mechanisms to Address	Costs to Overcome <i>High, Medium, Low</i>	Level of Impact <i>High, Medium, Low</i>	Conclusion	Delivery Timetable
Utilities	Broadband: Slow Spot Electricity: no connection constraints subject to site feasibility.	Electricity: WPD to undertake load assessment once residential mix known.	Low	Low		
Land Ownership	Small area owned by PCC. Access controlled by several owners.	Gain agreement of all owners to develop / allow easement to access PCC site.	Low	Medium		
Educational Provision	May contribute to school capacity issues (Primary & Secondary)	Potential S106 / CIL Contributions	To be determined	Unknown		

Site Name: Scarrowscant / Glenover  
 Location: Haverfordwest  
 Reference: HSG/040/00106  
 No. of Units: 140

Constraints	Site Issues	Mechanisms to Address	Costs to Overcome <i>High, Medium, Low</i>	Level of Impact <i>High, Medium, Low</i>	Conclusion	Delivery Timetable
WWTW	Nil	n/a	n/a	n/a	No major constraints identified to prevent development coming forward with 1 <sup>st</sup> cohort of Plan Period	2013-2018
Sewerage	Hydraulic Modelling required		Medium	Medium		
Water Supply	Nil	n/a	n/a	n/a		
Surface Water (Flooding)	There is active discharge on the site, which lies above a major aquifer		Low	Low		
Access	Traffic will affect a Trunk Road (Merlin's Road roundabout). Split access required to Glenfields Road to the north and Caradog's Road to the south.	The SWTRA should be consulted prior to the submission of an application.	Low	Low		
Contaminated Land	-	-	-	-		
Utilities	Broadband: none Electricity: no connection constraints subject to site feasibility.	Electricity: WPD to undertake load assessment once residential mix known.	Low	Low		
Land Ownership	None – Site in single ownership	n/a	n/a	n/a		
Educational Provision	May contribute to school capacity issues (Primary)	Potential S106 / CIL Contributions	To be determined	Unknown		

Site Name: Steynton Thornton Road  
 Location: Milford Haven  
 Reference: HSG/086/00223  
 No. of Units: 224

Constraints	Site Issues	Mechanisms to Address	Costs to Overcome <i>High, Medium, Low</i>	Level of Impact <i>High, Medium, Low</i>	Conclusion	Delivery Timetable
WW/TW	Programmed improvements to sewerage infrastructure under AMP 6 (post 2016) will defer site delivery until 3 <sup>rd</sup> cohort of Plan Period		High	Medium	Programmed improvements to sewerage infrastructure under AMP 6 aligned to scale of development defers site delivery until 3 <sup>rd</sup> cohort of Plan Period	2019-2021
Sewerage	Hydraulic modelling required		Medium	Medium		
Water Supply	Nil	n/a	n/a	n/a		
Surface Water (Flooding)	Nil	n/a	n/a	n/a		
Access	Traffic will affect a Trunk Road Road access via adjacent Thornton Road.	Possible amendments to Thornton Rd/A4076 (T) crossroads, recently signalised. The SWTRA should be consulted prior to the submission of an application.	Low	Low		
Contaminated Land	-	-	-	-		
Utilities	Broadband: Adjacent to Slow Spot Electricity: no connection constraints subject to site feasibility.	Electricity: WPD to undertake load assessment once residential mix known.	Low	Low		
Land Ownership	None – Site in single ownership	n/a	n/a	n/a		
Educational Provision	May contribute to school capacity issues (Primary)	Potential S106 / CIL Contributions	To be determined	Unknown		

Site Name: Beaconing Field (formerly Greenmeadow)

Location: Milford Haven

Reference: HSG/086/00129

No. of Units: 98

Constraints	Site Issues	Mechanisms to Address	Costs to Overcome <i>High, Medium, Low</i>	Level of Impact <i>High, Medium, Low</i>	Conclusion	Delivery Timetable
WWTW	Limited Capacity at works		High	Medium	Site has the benefit of planning permission in full for 98 dwellings granted 27/7/05. (Application Reference – 04/1527/PA). Consent extended by virtue of planning permission granted 17/10/08. (Application Reference: 07/1592/PA).  No impediment to site delivery for consented number of dwellings during Plan Period.	2013-2015
Sewerage	Hydraulic Modelling required		Medium			
Water Supply	Nil	n/a	n/a			
Surface Water (Flooding)	Nil	n/a	n/a			
Access	Traffic will affect a Trunk Road Road access via adjacent Neyland Road. No access via Castle Pill Road as not controlled by signals.	Possible amendments to Neyland Rd/A4076(T) crossroads, recently signalised. The SWTRA should be consulted prior to the submission of an application.	n/a	Low		
Contaminated Land	-	-	-	-		
Utilities	Broadband: Adjacent to Slow Spot Electricity: no connection constraints subject to site feasibility.	Electricity: WPD to undertake load assessment once residential mix known.	Low	Low		
Land Ownership	None – Site in single ownership	n/a	n/a	n/a		
Educational Provision	May contribute to school capacity issues (Primary)	Potential S106 / CIL Contributions	To be determined	Unknown		

Site Name: Steynton Myrtle Hill  
 Location: Milford Haven  
 Reference: HSG/086/00226  
 No. of Units: 75

Constraints	Site Issues	Mechanisms to Address	Costs to Overcome <i>High, Medium, Low</i>	Level of Impact <i>High, Medium, Low</i>	Conclusion	Delivery Timetable
WWTW	Limited Capacity at works		High	Medium	Site has the benefit of planning permission in full for 75 dwellings granted 30/4/10. (Application Reference – 08/0062/PA). Development commenced on-site. No impediment to site delivery for consented number of dwellings.	2013-2015
Sewerage	Nil	n/a	n/a			
Water Supply	Nil	n/a	n/a			
Surface Water (Flooding)	Nil	n/a	n/a			
Access	Traffic will affect a Trunk Road Access via Mariners way already constructed	The SWTRA should be consulted prior to the submission of an application.	Low	Low		
Contaminated Land	-	-	-	-		
Utilities	Broadband: Adjacent to Slow Spot Electricity: no connection constraints subject to site feasibility.	Electricity: WPD to undertake load assessment once residential mix known.	Low	Low		
Land Ownership	None – site in single ownership	n/a	n/a	n/a		
Educational Provision	Educational Provision	May contribute to school capacity issues (Primary)	Potential S106 / CIL Contributions	To be determined		

Site Name: Hubberston, West of Silverstream  
 Location: Milford Haven  
 Reference: HSG/086/00095  
 No. of Units: 50

Constraints	Site Issues	Mechanisms to Address	Costs to Overcome <i>High, Medium, Low</i>	Level of Impact <i>High, Medium, Low</i>	Conclusion	Delivery Timetable
WWTW	Limited Capacity at works		High	Medium	Programmed improvements to sewerage infrastructure under AMP 6 aligned to scale of development defers site delivery until 3rd cohort of Plan Period. Land ownership agreements to be secured.	2019-2021
Sewerage	Nil	n/a	n/a			
Water Supply	Nil	n/a	n/a			
Surface Water (Flooding)	Moderate ecological status under the Water Framework Directive.  Ordinary watercourse edge of the site, a buffer strip is required.	Must ensure no deterioration in ecological status therefore all pollution prevention measures must be in place. Also required for minor aquifer on-site. SuDS should be utilised for surface water drainage	Low	Low		
Access	Traffic will affect a Trunk Road (concern expressed re Victoria Bridge Roundabout, although impact wouldn't trigger TA requirement) Site on a steep gradient	The SWTRA should be consulted prior to the submission of an application.	Medium	Low		
Contaminated Land	-	-	-	-		
Utilities	Broadband: none Electricity: no connection constraints subject to site feasibility.	Electricity: WPD to undertake load assessment once residential mix known.	Low	Low		
Land Ownership	Multiple ownership (4) with 2 prepared to develop and 2 intentions unknown	Land owner negotiation	n/a	Medium		
Educational Provision	May contribute to school capacity issues (Primary)	Potential S106 / CIL Contributions	To be determined	Unknown		

Site Name: South West of The Meads

Location: Milford Haven

Reference: HSG/086/00222

No. of Units: 93

Constraints	Site Issues	Mechanisms to Address	Costs to Overcome <i>High, Medium, Low</i>	Level of Impact <i>High, Medium, Low</i>	Conclusion	Delivery Timetable
WWTW	Limited Capacity at works		High	Medium	Programmed improvements to sewerage infrastructure under AMP 6 aligned to scale of development will defer site delivery until 3 <sup>rd</sup> cohort of Plan Period. Site delivery also affected by resolution of site contamination issues and land owner agreements.	2019-2021
Sewerage	Hydraulic modelling required		Medium	Medium		
Water Supply	Nil	n/a	n/a	n/a		
Surface Water (Flooding)	Nil	n/a	n/a	n/a		
Access	Access via realigned access through Meads Sports Centre Traffic will affect a Trunk Road (Concern regarding Marble Hall crossroads). Concern regarding footway links to town.	The SWTRA should be consulted prior to the submission of an application. Review of footway links required.	Medium	Low		
Contaminated Land	Potential Contaminative Sources on/adj to site at Milford Haven gasworks, Dyfed Cleaning Services, 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	High	Medium		
Utilities	Broadband: none Electricity: no connection constraints subject to site feasibility.	Electricity: WPD to undertake load assessment once residential mix known.	Low	Low		
Land Ownership	Multiple ownership with small area owned by PCC.	Gain all land owner agreement on development / sale.	n/a	Medium		
Educational Provision	May contribute to school capacity issues (Primary)	Potential S106 / CIL Contributions	To be determined	Unknown		



Site Name: Castle Pill  
 Location: Milford Haven  
 Reference: HSG/086/00318  
 No. of Units: 72

Constraints	Site Issues	Mechanisms to Address	Costs to Overcome <i>High, Medium, Low</i>	Level of Impact <i>High, Medium, Low</i>	Conclusion	Delivery Timetable
WWTW	Limited Capacity at works		High	Medium	Programmed improvements to sewerage infrastructure under AMP 6 aligned to scale of development will defer site delivery until 3 <sup>rd</sup> Plan cohort.  Site delivery also affected by resolution of site contamination issues.	2019-2021
Sewerage	Nil	n/a	n/a			
Water Supply	Nil	n/a	n/a			
Surface Water (Flooding)	Parts of the site within Zone C2 of the Development Advice Maps & flood zones 2 & 3 of EA maps  Moderate ecological status under the Water Framework Directive. Edge of SSSI and SAC	Flood Consequences Assessment required.  Must ensure no deterioration to ecological status therefore all pollution prevention measures must be in place. Also required for minor aquifer within site  SuDS is required for surface water disposal.	Low			
Access	Traffic will affect a 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.	Medium	Medium		
Contaminated Land	Potential Contaminative Sources on/adjacent to site at	Any planning consent will require characterising the site, a	High	Medium		

Constraints	Site Issues	Mechanisms to Address	Costs to Overcome <i>High, Medium, Low</i>	Level of Impact <i>High, Medium, Low</i>	Conclusion	Delivery Timetable
	Wards Yard Scrap yard, Railway line runs through the southern area, oil refinery - Petroplus Extension site (30m east), military site - Former RNAD site (30m east)	conceptual site model, intrusive ground investigation, DQRA, remedial options appraisal and remediation strategy				
Utilities	Broadband: none Electricity: no connection constraints subject to site feasibility.	Electricity: WPD to undertake load assessment once residential mix known.	Low	Low		
Land Ownership	-	-	-	-		
Educational Provision	May contribute to school capacity issues (Primary)	Potential S106 / CIL Contributions	To be determined	Unknown		

Site Name: Hubberston Adj to Kings Function Centre, Dale Road  
 Location: Milford Haven  
 Reference: HSG/086/00117 HSG/086/00225  
 No. of Units: 168

Constraints	Site Issues	Mechanisms to Address	Costs to Overcome <i>High, Medium, Low</i>	Level of Impact <i>High, Medium, Low</i>	Conclusion	Delivery Timetable
WWTW	Limited Capacity at works		High	Medium	Site has the benefit of planning permission in full for 168 dwellings granted 26/11/09. (Application Reference – 08/0587/PA).  No impediment to site delivery for consented number of dwellings during Plan Period.	2013-2015
Sewerage	Nil	n/a	n/a			
Water Supply	Nil	n/a	n/a			
Surface Water (Flooding)	Moderate ecological status under the Water Framework Directive. Edge of SSSI and SAC	Must ensure no deterioration to ecological status therefore all pollution prevention measures must be in place. Also required for minor aquifer within site  SuDS is required for surface water disposal.	Low	Low		
Access	Traffic will affect a Trunk Road (Marble Hall Cross Roads). Access via Dale Road.	The SWTRA should be consulted prior to the submission of an application.	Low	Low		
Contaminated Land	-	-	-	-		
Utilities	Broadband: none Electricity: no connection constraints subject to site feasibility.	Electricity: WPD to undertake load assessment once residential mix known.	Low	Low		

Constraints	Site Issues	Mechanisms to Address	Costs to Overcome <i>High, Medium, Low</i>	Level of Impact <i>High, Medium, Low</i>	Conclusion	Delivery Timetable
Land Ownership	None – Site in single ownership	n/a	n/a	n/a		
Educational Provision	May contribute to school capacity issues (Primary)	Potential S106 / CIL Contributions	To be determined	Unknown		

Site Name: Poppy Drive

Location: Neyland

Reference: HSG/093/00066

No. of Units: 101

Constraints	Site Issues	Mechanisms to Address	Costs to Overcome <i>High, Medium, Low</i>	Level of Impact <i>High, Medium, Low</i>	Conclusion	Delivery Timetable
WWTW	Nil	n/a	n/a	n/a	No identifiable constraints to site delivery following Plan Adoption.	2013-2018
Sewerage	Hydraulic Modelling required		Medium	Medium		
Water Supply	Nil	n/a	n/a	n/a		
Surface Water (Flooding)	Nil	n/a	n/a	n/a		
Access	Road access via Poppy Drive. Density restricted to 30/ha subject to highway capacity Improve footway links	Footway link to athletic club to south.	Low	Medium		
Contaminated Land	-	-	-	-		
Utilities	Broadband: Adjacent to Slow Spot Electricity: no connection constraints subject to site feasibility.	Electricity: WPD to undertake load assessment once residential mix known.	Low	Low		
Land Ownership	None – Multiple ownership but all have intention to develop.	n/a	n/a	n/a		
Educational Provision	May contribute to school capacity issues (Primary & Secondary)	Potential S106 / CIL Contributions	To be determined	Unknown		

Site Name: North of Pembroke Road

Location: Pembroke Dock

Reference: HSG/096/00238

No. of Units: 98

Constraints	Site Issues	Mechanisms to Address	Costs to Overcome <i>High, Medium, Low</i>	Level of Impact <i>High, Medium, Low</i>	Conclusion	Delivery Timetable
WWTW	Nil	n/a	n/a	n/a	Constraints associated with resolution of sewerage infrastructure and access issues, may defer site delivery until 2 <sup>nd</sup> cohort of Plan Period.	2016-2021
Sewerage	Hydraulic Modelling required		Medium	Medium		
Water Supply	Nil	n/a	n/a	n/a		
Surface Water (Flooding)	Nil	n/a	n/a	n/a		
Access	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	High (possible shared contribution with other sites)	Medium		
Contaminated Land	-	-	-	-		
Utilities	Broadband: Slow Spot Electricity: no connection constraints subject to site feasibility.	Electricity: WPD to undertake load assessment once residential mix known.	Low	Low		
Land Ownership	None – site in Single ownership	n/a	n/a	n/a		
Educational Provision	May contribute to school capacity issues (Primary)	Potential S106 / CIL Contributions	To be determined	Unknown		

Site Name: North of Imble Lane  
 Location: Pembroke Dock  
 Reference: HSG/096/00231  
 No. of Units: 96

Constraints	Site Issues	Mechanisms to Address	Costs to Overcome <i>High, Medium, Low</i>	Level of Impact <i>High, Medium, Low</i>	Conclusion	Delivery Timetable
WWTW	Nil	n/a	n/a	n/a	Constraints associated with resolution of sewerage infrastructure and access issues, may defer site delivery until 2 <sup>nd</sup> cohort of Plan Period.	2016-2018
Sewerage	Hydraulic Modelling required		Medium	Medium		
Water Supply	Nil	n/a	n/a	n/a		
Surface Water (Flooding)	Nil	n/a	n/a	n/a		
Access	Traffic will affect a Trunk Road (Waterloo Roundabout/Ferry Lane). Impact on Bush Hill/Buttermilk Lane Junction Imble Lane narrow to access points	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	High (possible shared contribution with other sites)	Medium		
Contaminated Land	-	-	-	-		
Utilities	Broadband: Slow Spot Electricity: no connection constraints subject to site feasibility.	Electricity: WPD to undertake load assessment once residential mix known.	Low	Low		
Land Ownership	None – Site in single ownership	n/a	n/a	n/a		
Educational Provision	May contribute to school capacity issues (Primary)	Potential S106 / CIL Contributions	To be determined	Unknown		

Site Name: East of Hill Farm, Imble Lane  
 Location: Pembroke Dock  
 Reference: HSG/096/00233  
 No. of Units: 63

Constraints	Site Issues	Mechanisms to Address	Costs to Overcome <i>High, Medium, Low</i>	Level of Impact <i>High, Medium, Low</i>	Conclusion	Delivery Timetable
WWTW	Nil	n/a	n/a	n/a	Constraints associated with resolution of sewerage infrastructure and access issues, may defer site delivery until 2 <sup>nd</sup> cohort of Plan Period.	2016-2018
Sewerage	Hydraulic Modelling required		Medium	Medium		
Water Supply	Nil	n/a	n/a	n/a		
Surface Water (Flooding)	Nil	n/a	n/a	n/a		
Access	Traffic will affect a Trunk Road (Waterloo Roundabout/Ferry Lane). Impact on Bush Hill/Buttermilk Lane Junction Imble Lane narrow to access points	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 access points.	High (possible shared contribution with other sites)	Medium		
Contaminated Land	-	-	-	-		
Utilities	Broadband: Adjacent to Slow Spot Electricity: no connection constraints subject to site feasibility.	Electricity: WPD to undertake load assessment once residential mix known.	Low	Low		
Land Ownership	-	-	-	-		
Educational Provision	May contribute to school capacity issues (Primary)	Potential S106 / CIL Contributions	To be determined	Unknown		



Site Name: North and West of Railway Tunnel

Location: Pembroke

Reference: HSG/095/00154

No. of Units: 150

Constraints	Site Issues	Mechanisms to Address	Costs to Overcome <i>High, Medium, Low</i>	Level of Impact <i>High, Medium, Low</i>	Conclusion	Delivery Timetable
WWTW	Nil	n/a	n/a	n/a	Site has the benefit of planning permission in outline for residential development granted 22/3/11. (Application Reference – 09/0934/PA).  No impediment to site delivery during Plan Period.	2013-2015
Sewerage	Nil	n/a	n/a			
Water Supply	Nil	n/a	n/a			
Surface Water (Flooding)	Nil	n/a	n/a			
Access	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	High (possible shared contribution with other sites)	Medium		
Contaminated Land	-	-	-	-		
Utilities	Broadband: none Electricity: no connection constraints subject to site feasibility.	Electricity: WPD to undertake load assessment once residential mix known.	Low	Low		
Land Ownership	-	-	-	-		
Educational Provision	May contribute to school capacity issues (Primary)	Potential S106 / CIL Contributions	To be determined	Unknown		

Site Name: Adj to Monkton Swifts

Location: Pembroke

Reference: HSG/095/00153

No. of Units: 118

Constraints	Site Issues	Mechanisms to Address	Costs to Overcome <i>High, Medium, Low</i>	Level of Impact <i>High, Medium, Low</i>	Conclusion	Delivery Timetable
WWTW	Nil	n/a	n/a	n/a	Resolution of access and sewerage infrastructure constraints likely to defer delivery until 2 <sup>nd</sup> Plan cohort.	2016-2018
Sewerage	Hydraulic modelling required		Medium	Medium		
Water Supply	Nil	n/a	n/a	n/a		
Surface Water (Flooding)	Nil	n/a	n/a	n/a		
Access	'The Old Conduit' and its junction not suitable for access. Poor access via Norgans Hill/South Road Junction	Contributions to Bridgend Terrace Bypass. Improvements to South Road/Norgans Lane Junction	Medium/High	Medium – possible reduction in house numbers.		
Contaminated Land	-	-	-	-		
Utilities	Broadband: Adjacent to Slow Spot Electricity: no connection constraints subject to site feasibility.	Electricity: WPD to undertake load assessment once residential mix known.	Low	Low		
Land Ownership	None – Multiple ownership but all have intention to develop.	n/a	n/a	n/a		
Educational Provision	May contribute to school capacity issues (Primary)	Potential S106 / CIL Contributions	To be determined	Unknown		

Site Name: Adj to Long Mains & Monkton Swifts

Location: Pembroke

Reference: HSG/095/00147

No. of Units: 115

Constraints	Site Issues	Mechanisms to Address	Costs to Overcome <i>High, Medium, Low</i>	Level of Impact <i>High, Medium, Low</i>	Conclusion	Delivery Timetable
WWTW	Nil	n/a	n/a	n/a	Site delivery affected by construction of Bridgend Terrace Bypass to be implemented within Plan Period.	2019-2021
Sewerage	Hydraulic modelling required		Medium	Medium		
Water Supply	Nil	n/a	n/a	n/a		
Surface Water (Flooding)	Nil	n/a	n/a	n/a		
Access	Limit numbers or construct Bridgend Terrace Bypass before bringing forward	Construction of Bridgend Terrace Bypass	High	Medium		
Contaminated Land	-	-	-	-		
Utilities	Broadband: Slow Spot Electricity: no connection constraints subject to site feasibility.	Electricity: WPD to undertake load assessment once residential mix known.	Low	Low		
Land Ownership	-	-	-	-		
Educational Provision	May contribute to school capacity issues (Primary)	Potential S106 / CIL Contributions	To be determined	Unknown		

Site Name: North of Gibbas Way  
 Location: Pembroke  
 Reference: HSG/086/00144  
 No. of Units: 70

Constraints	Site Issues	Mechanisms to Address	Costs to Overcome <i>High, Medium, Low</i>	Level of Impact <i>High, Medium, Low</i>	Conclusion	Delivery Timetable
WWTW	Nil	n/a	n/a	n/a	No identifiable constraints to site delivery within first cohort of Plan Period.	2013-2015
Sewerage	Hydraulic Modelling required		Medium	Medium		
Water Supply	Nil	n/a	n/a	n/a		
Surface Water (Flooding)	More than 10% of the site area is considered at 'intermediate' susceptibility to surface water flooding Good ecological status under the Water Framework Directive	Must ensure no deterioration in ecological status, therefore all pollution prevention measures must be in place. Also as a small part of the site is a major aquifer SuDS should be utilised for surface water drainage	Low	Low		
Access	None	n/a	Low	Low		
Contaminated Land	-	-	-	-		
Utilities	Broadband: Adjacent to Slow Spot Electricity: no connection constraints subject to site feasibility.	Electricity: WPD to undertake load assessment once residential mix known.	Low	Low		
Land Ownership	None – Site in single ownership	n/a	n/a	n/a		
Educational Provision	May contribute to school capacity issues (Primary)	Potential S106 Contributions	To be determined	Unknown		

Site Name: South of Gibbas Way

Location: Pembroke

Reference: HSG/095/00144

No. of Units: 58

Constraints	Site Issues	Mechanisms to Address	Costs to Overcome <i>High, Medium, Low</i>	Level of Impact <i>High, Medium, Low</i>	Conclusion	Delivery Timetable
WWTW	Nil	n/a	n/a	n/a	No identifiable constraints to site delivery within first cohort of Plan Period.	2013-2015
Sewerage	Nil	n/a	n/a	n/a		
Water Supply	Nil	n/a	n/a	n/a		
Surface Water (Flooding)	Nil	n/a	n/a	n/a		
Access	n/a	n/a	n/a	n/a		
Contaminated Land	-	-	-	-		
Utilities	Broadband: Adjacent to Slow Spot Electricity: no connection constraints subject to site feasibility.	Electricity: WPD to undertake load assessment once residential mix known.	Low	Low		
Land Ownership	-	-	-	-		
Educational Provision	May contribute to school capacity issues (Primary)	Potential S106 Contributions	To be determined	Unknown		

Site Name: Maesgwynne Farm  
 Location: Fishguard  
 Reference: HSG/034/00215  
 No. of Units: 239

Constraints	Site Issues	Mechanisms to Address	Costs to Overcome <i>High, Medium, Low</i>	Level of Impact <i>High, Medium, Low</i>	Conclusion	Delivery Timetable
WWTW	Limited capacity at works		High	Medium	Site has the benefit of planning permission for 239 dwellings granted 18/6/09 (Application Reference – 07/1250/PA).  No impediment to site delivery for consented number of dwellings	2013-2015
Sewerage	Hydraulic modelling required		High	Medium		
Water Supply	Limited water supply		High	Medium		
Surface Water (Flooding)	A buffer area of 7 metres is required from the watercourse and springs on the edge of the site  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  SuDS is required for surface water disposal.	Low	Low		
Access	Joint access to the trunk road must be coordinated with other development proposed for the area; 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.  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.	Medium/High	Medium		
Contaminated Land	-	-	-	-		

Constraints	Site Issues	Mechanisms to Address	Costs to Overcome <i>High, Medium, Low</i>	Level of Impact <i>High, Medium, Low</i>	Conclusion	Delivery Timetable
Utilities	Broadband: none Electricity: no connection constraints subject to site feasibility.	Electricity: WPD to undertake load assessment once residential mix known.	Low	Low		
Land Ownership	None – Site in single ownership	n/a	n/a	n/a		
Educational Provision	May contribute to school capacity issues (Primary)	Potential S106 / CIL Contributions	To be determined	Unknown		

Site Name: East of Maesgwynne

Location: Fishguard

Reference: HSG/034/00165

No. of Units: 24

Constraints	Site Issues	Mechanisms to Address	Costs to Overcome <i>High, Medium, Low</i>	Level of Impact <i>High, Medium, Low</i>	Conclusion	Delivery Timetable
WWTW	Nil	n/a	n/a	n/a	A number of site constraints to resolve associated with sewerage and infrastructure and access issues suggest site delivery deferred until 2 <sup>nd</sup> cohort of Plan Period.	2016-2018
Sewerage	Nil	n/a	n/a			
Water Supply	Limited water supply capacity		High	Medium		
Surface Water (Flooding)	A buffer area of 7 metres is required from the watercourse and springs on the edge of the site  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. SuDS is required for surface water disposal	Low	Low		
Access	Joint access to the trunk road must be coordinated with other development proposed for the area; 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. 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.	Medium/High	Medium		
Contaminated Land	-	-	-	-		
Utilities	Broadband: none Electricity: no connection constraints subject to site feasibility.	Electricity: WPD to undertake load assessment once residential mix known.	Low	Low		
Land Ownership	None – Site in single ownership	n/a	n/a	n/a		
Educational Provision	May contribute to school capacity issues (Primary)	Potential S106 / CIL Contributions	To be determined	Unknown		



Site Name: Old Infants School  
 Location: Fishguard  
 Reference: HSG/034/LDP/01  
 No. of Units: 21

Constraints	Site Issues	Mechanisms to Address	Costs to Overcome <i>High, Medium, Low</i>	Level of Impact <i>High, Medium, Low</i>	Conclusion	Delivery Timetable
WWTW	Limited capacity at works	Existing brownfield site connected to sewerage system	Low	Low	No identifiable constraints to site delivery within first cohort of Plan Period.	2013-2015
Sewerage	Nil	n/a	n/a			
Water Supply	Nil	n/a	n/a			
Surface Water (Flooding)	Nil	n/a	n/a			
Access	Impact on adjoining streets Victoria Avenue junction Traffic will affect a Trunk Road Private road to north. Previous access to SE.	Possible Traffic Management Measures Review, but little scope for improvement The SWTRA should be consulted prior to the submission of an application.	Low	Low		
Contaminated Land	-	-	-	-		
Utilities	Broadband: none Electricity: no connection constraints subject to site feasibility.	Electricity: WPD to undertake load assessment once residential mix known.	Low	Low		
Land Ownership	None – Site in single ownership	n/a	n/a	n/a		
Educational Provision	May contribute to school capacity issues (Primary)	Potential S106 / CIL Contributions	To be determined	Unknown		

Site Name: West of Bloomfield Gardens  
 Location: Narberth  
 Reference: HSG/088/00078  
 No. of Units: 89

Constraints	Site Issues	Mechanisms to Address	Costs to Overcome <i>High, Medium, Low</i>	Level of Impact <i>High, Medium, Low</i>	Conclusion	Delivery Timetable
WWTW	Limited capacity at works – Works to be carried out in AMP5		High	Low	Primary constraint relates to upgrade to local WWTW. Programmed to be undertaken in AMP 5 (2010-2015).  No other identifiable constraints to delivery following Plan Adoption	2013-2015
Sewerage	Hydraulic Modelling required		Medium	Medium		
Water Supply	Nil	n/a	n/a	n/a		
Surface Water (Flooding)	A buffer area of 7 metres is required from the watercourse that runs on the edge of the site  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.  SuDS should be utilised for surface water drainage.	Low	Low		
Access	Traffic will affect a Trunk Road (Redstone Cross on A40). Split access to Bloomfield Gardens and Adams Drive (>60%), but with no vehicular link through site.	The SWTRA should be consulted prior to the submission of an application.  Review impact on Redstone Cross.	Low	Low		
Contaminated Land	-	-	-	-		
Utilities	Broadband: none	Electricity: WPD to	Low	Low		

Constraints	Site Issues	Mechanisms to Address	Costs to Overcome <i>High, Medium, Low</i>	Level of Impact <i>High, Medium, Low</i>	Conclusion	Delivery Timetable
	Electricity: no connection constraints subject to site feasibility.	undertake load assessment once residential mix known.				
Land Ownership	None – Site in single ownership	n/a	n/a	n/a		
Educational Provision	May contribute to school capacity issues (Primary)	Potential S106 / CIL Contributions	To be determined	Unknown		

Site Name: West of Rushacre  
 Location: Narberth  
 Reference: HSG/088/00077  
 No. of Units: 58

Constraints	Site Issues	Mechanisms to Address	Costs to Overcome <i>High, Medium, Low</i>	Level of Impact <i>High, Medium, Low</i>	Conclusion	Delivery Timetable
WWTW	Nil	n/a	n/a	n/a	No identifiable constraints to site delivery following Plan Adoption Site is consented	2013-2015
Sewerage	Nil	n/a	n/a			
Water Supply	Nil	n/a	n/a			
Surface Water (Flooding)	A buffer area of 7 metres is required from the watercourse that runs on the edge of the site 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. SuDS should be utilised for surface water drainage.	Low	Low		
Access	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. Review impact on Redstone Cross.	Medium	Low		
Contaminated Land	-	-	-	-		
Utilities	Broadband: none Electricity: no connection constraints subject to site feasibility.	Electricity: WPD to undertake load assessment once residential mix known.	Low	Low		
Land Ownership	Owners all intent to	n/a	n/a	n/a		

Constraints	Site Issues	Mechanisms to Address	Costs to Overcome <i>High, Medium, Low</i>	Level of Impact <i>High, Medium, Low</i>	Conclusion	Delivery Timetable
	develop or sell for development.					
Educational Provision	May contribute to school capacity issues (Primary)	Potential S106 / CIL Contributions	To be determined	Unknown		

Site Name: Adj to Milford Road  
 Location: Johnston  
 Reference: HSG/048/00038  
 No. of Units: 119

Constraints	Site Issues	Mechanisms to Address	Costs to Overcome <i>High, Medium, Low</i>	Level of Impact <i>High, Medium, Low</i>	Conclusion	Delivery Timetable
WWTW	Limited capacity at works		High	Medium	Programmed improvements to sewerage infrastructure under AMP 6 aligned to scale of development will defer site delivery until 3 <sup>rd</sup> cohort of Plan Period.	2019-2021
Sewerage	Hydraulic modelling required		Medium	Medium		
Water Supply	Nil	n/a	n/a	n/a		
Surface Water (Flooding)	Nil	n/a	n/a	n/a		
Access	Access to be onto A477 Improve pedestrian /cycle links to north. Visibility issues to junction. Traffic will affect a Trunk Road (A477)	Provision of a footway link and crossing refuse on trunk road to access village and bus services Possible speed reduction and Traffic Management Measures The SWTRA should be consulted prior to the submission of an application.	Low	Low		
Contaminated Land	-	-	-	-		
Utilities	Broadband: Adjacent to Slow Spot. Electricity: no connection constraints subject to site feasibility.	Electricity: WPD to undertake load assessment once residential mix known.	Low	Low		
Land Ownership	None – Site in single ownership	n/a	n/a	n/a		

Constraints	Site Issues	Mechanisms to Address	Costs to Overcome <i>High, Medium, Low</i>	Level of Impact <i>High, Medium, Low</i>	Conclusion	Delivery Timetable
Educational Provision	May contribute to school capacity issues (Primary)	Potential S106 / CIL Contributions	To be determined	Unknown		

Site Name: Court Meadow  
 Location: Letterston  
 Reference: HSG/053/00009  
 No. of Units: 91

Constraints	Site Issues	Mechanisms to Address	Costs to Overcome <i>High, Medium, Low</i>	Level of Impact <i>High, Medium, Low</i>	Conclusion	Delivery Timetable
WWTW	Limited capacity at works		High	Medium	Programmed improvements to sewerage infrastructure under AMP 6 aligned to scale of development will defer site delivery until 3 <sup>rd</sup> cohort of Plan Period.	2019-2021
Sewerage	Hydraulic modelling required		High	Medium		
Water Supply	Nil	n/a	n/a	n/a		
Surface Water (Flooding)	Nil	n/a	n/a	n/a		
Access	Traffic will affect a Trunk Road (A40 Letterston) Footway links, public transport	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 contribution	Medium	Low		
Contaminated Land	-	-	-	-		
Utilities	Broadband: none Electricity: no connection constraints subject to site feasibility.	Electricity: WPD to undertake load assessment once residential mix known.	Low	Low		
Land Ownership	None – Site in single ownership	n/a	n/a	n/a		
Educational Provision	May contribute to school capacity issues (Primary)	Potential S106 / CIL Contributions	To be determined	Unknown		



Site Name: Between School and Station road  
 Location: Crymych  
 Reference: HSG/030/00043  
 No. of Units: 60

Constraints	Site Issues	Mechanisms to Address	Costs to Overcome <i>High, Medium, Low</i>	Level of Impact <i>High, Medium, Low</i>	Conclusion	Delivery Timetable
WWTW	Limited capacity at works		High	Medium	Programmed improvements to sewerage infrastructure under AMP 6 aligned to scale of development will defer site delivery until 3 <sup>rd</sup> cohort of Plan Period.	2019-2021
Sewerage	Nil	n/a	n/a			
Water Supply	Limited water supply capacity		High	Medium		
Surface Water (Flooding)	Nil	n/a	n/a	n/a		
Access	No suitable access identified – only over third party land. Possible access for limited development from Station Road to north narrow	Negotiate suitable access.	High	Medium		
Contaminated Land	-	-	-	-		
Utilities	Broadband: none Electricity: no connection constraints subject to site feasibility.	Electricity: WPD to undertake load assessment once residential mix known.	Low	Low		
Land Ownership	Multiple ownership but owners of south field intend to sell.	Negotiate with owners to create developable parcel in single ownership.	Low	Low		
Educational Provision	May contribute to school capacity issues (Primary & Secondary)	Potential S106 / CIL Contributions	To be determined	Unknown		

Site Name: East of Waunaeron  
 Location: Crymych  
 Reference: HSG/030/LDP/01  
 No. of Units: 35

Constraints	Site Issues	Mechanisms to Address	Costs to Overcome <i>High, Medium, Low</i>	Level of Impact <i>High, Medium, Low</i>	Conclusion	Delivery Timetable
WWTW	Limited capacity at works		High	Medium	Programmed improvements to sewerage infrastructure under AMP 6 will defer site delivery until 3 <sup>rd</sup> cohort of Plan Period.	2019-2021
Sewerage	Nil	n/a	n/a	n/a		
Water Supply	Limited water supply capacity		High	Medium		
Surface Water (Flooding)	Nil	n/a	n/a	n/a		
Access	None	n/a	Low	Low		
Contaminated Land	-	-	-	-		
Utilities	Broadband: none Electricity: no connection constraints subject to site feasibility.	Electricity: WPD to undertake load assessment once residential mix known.	Low	Low		
Land Ownership	-	-	-	-		
Educational Provision	May contribute to school capacity issues (Primary & Secondary)	Potential S106 / CIL Contributions	To be determined	Unknown		

Site Name: Extension to James Park and Cotswold Gardens

Location: Kilgetty

Reference: HSG/050/00042

No. of Units: 75

Constraints	Site Issues	Mechanisms to Address	Costs to Overcome <i>High, Medium, Low</i>	Level of Impact <i>High, Medium, Low</i>	Conclusion	Delivery Timetable
WWTW	Limited capacity at works		High	Medium	Programmed improvements to sewerage infrastructure under AMP 6 aligned to scale of development will defer site delivery until 3 <sup>rd</sup> cohort of Plan Period.	2019-2021
Sewerage	Hydraulic Modelling required		Medium	Medium		
Water Supply	Nil	n/a	n/a	n/a		
Surface Water (Flooding)	Nil	n/a	n/a	n/a		
Access	Improve footway links Traffic will affect a Trunk Road (A477 Kilgetty About and Stepside Junctions)	Link through park to the east The SWTRA should be consulted prior to the submission of an application	Low	Low		
Contaminated Land	-	-	-	-		
Utilities	Broadband: Slow Spot / Not Spot Electricity: no connection constraints subject to site feasibility.	Electricity: WPD to undertake load assessment once residential mix known.	Low	Low		
Land Ownership	-	-	-	-		
Educational Provision	May contribute to school capacity issues (Primary)	Potential S106 / CIL Contributions	To be determined	Unknown		

Site Name: Land to the rear of Newton Hall  
 Location: Kilgetty  
 Reference: HSG/050/00043  
 No. of Units: 26

Constraints	Site Issues	Mechanisms to Address	Costs to Overcome <i>High, Medium, Low</i>	Level of Impact <i>High, Medium, Low</i>	Conclusion	Delivery Timetable
WWTW	Limited capacity at works		High	Medium	Programmed improvements to sewerage infrastructure under AMP 6 aligned to scale of development will defer site delivery until 3 <sup>rd</sup> cohort of Plan Period.	2019-2021
Sewerage	Hydraulic Modelling required		Medium	Medium		
Water Supply	Nil	n/a	n/a	n/a		
Surface Water (Flooding)	Nil	n/a	n/a	n/a		
Access	Station Rd narrow with no footways. Rail bridge may restrict visibility from Station Road Traffic will affect a Trunk Road (A477 Kilgetty About and Stepaside Junctions)	Some footway could be constructed. No. of units limited due to access restriction. Assess visibility The SWTRA should be consulted prior to the submission of an application	Low	Medium		
Contaminated Land	-	-	-	-		
Utilities	Broadband: Not Spot Electricity: no connection constraints subject to site feasibility.	Electricity: WPD to undertake load assessment once residential mix known.	Low	Low		
Land Ownership	-	-	-	-		
Educational Provision	May contribute to school capacity issues (Primary)	Potential S106 / CIL Contributions	To be determined	Unknown		

Site Name: Land to west of Stepside school  
 Location: Kilgetty  
 Reference: HSG/050/00041  
 No. of Units: 19

Constraints	Site Issues	Mechanisms to Address	Costs to Overcome <i>High, Medium, Low</i>	Level of Impact <i>High, Medium, Low</i>	Conclusion	Delivery Timetable
WWTW	Limited capacity at works		High	Medium	Site has the benefit of planning permission in outline for residential development granted 25/1/11. (Planning Application Reference: 09/0582/PA)  No impediment to site delivery during Plan Period	2013-2015
Sewerage	Nil	n/a	n/a			
Water Supply	Nil	n/a	n/a			
Surface Water (Flooding)	A buffer area of 7 metres is required from the watercourse that runs on the edge of the site  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. Also for minor aquifer within site.  SuDS should be utilised for surface water drainage.	Low	Low		
Access	Traffic will affect a Trunk Road (A477 Kilgetty About and Stepside Junctions)	The SWTRA should be consulted prior to the submission of an application	Low	Low		
Contaminated Land	-	-	-	-		
Utilities	Broadband: Slow Spot / Not Spot  Electricity: no connection constraints subject to site	Electricity: WPD to undertake load assessment once residential mix known.	Low	Low		

Constraints	Site Issues	Mechanisms to Address	Costs to Overcome <i>High, Medium, Low</i>	Level of Impact <i>High, Medium, Low</i>	Conclusion	Delivery Timetable
	feasibility.					
Land Ownership	-	-	-	-		
Educational Provision	May contribute to school capacity issues (Primary)	Potential S106 / CIL Contributions	To be determined	Unknown		

Site Name: Land to the South of Kivelgy Park

Location: Kilgetty

Reference: HSG/050/00044

No. of Units: 20

Constraints	Site Issues	Mechanisms to Address	Costs to Overcome <i>High, Medium, Low</i>	Level of Impact <i>High, Medium, Low</i>	Conclusion	Delivery Timetable
WWTW	Limited capacity at works		High	Medium	Programmed improvements to sewerage infrastructure under AMP 6 aligned to scale of development will defer site delivery until 3 <sup>rd</sup> cohort of Plan Period Period.	2019-2021
Sewerage	Hydraulic Modelling required		Medium	Medium		
Water Supply	Nil	n/a	n/a	n/a		
Surface Water (Flooding)	Nil	n/a	n/a	n/a		
Access	Traffic will affect a Trunk Road (A477 Kilgetty About and Stepside Junctions)	The SWTRA should be consulted prior to the submission of an application	Low	Low		
Contaminated Land	-	-	-	-		
Utilities	Broadband: Slow Spot Electricity: no connection constraints subject to site feasibility.	Electricity: WPD to undertake load assessment once residential mix known.	Low	Low		
Land Ownership	-	-	-	-		
Educational Provision	May contribute to school capacity issues (Primary)	Potential S106 / CIL Contributions	To be determined	Unknown		

Site Name: Adj to Waterloo Cottage

Location: Abercych

Reference: HSG/001/LDP/01

No. of Units: 8

Constraints	Site Issues	Mechanisms to Address	Costs to Overcome <i>High, Medium, Low</i>	Level of Impact <i>High, Medium, Low</i>	Conclusion	Delivery Timetable
WWTW	Limited capacity at works		High	Medium	Programmed improvements to sewerage infrastructure under AMP 6 post 2016. Scale of development could enable site delivery within 2 <sup>nd</sup> cohort of Plan Period.	2016-2018
Sewerage	Hydraulic modelling required		Medium	Medium		
Water Supply	Nil		n/a	n/a		
Surface Water (Flooding)	Nil	n/a	n/a	n/a		
Access	Access restricted by gradient and capacity of road.	n/a	Low	Low		
Contaminated Land	-	-	-	-		
Utilities	Broadband: Slow Spot Electricity: no connection constraints subject to site feasibility.	Electricity: WPD to undertake load assessment once residential mix known.	Low	Low		
Land Ownership	None – Site in single ownership	n/a	n/a	n/a		
Educational Provision	May contribute to school capacity issues (Secondary)	Potential S106 / CIL Contributions	To be determined	Unknown		



Site Name: North of New Road

Location: Begelly

Reference: HSG/003/00024

No. of Units: 65

Constraints	Site Issues	Mechanisms to Address	Costs to Overcome <i>High, Medium, Low</i>	Level of Impact <i>High, Medium, Low</i>	Conclusion	Delivery Timetable
WWTW	Limited capacity at works		High	Medium	Programmed improvements to sewerage infrastructure under AMP 6 (post 2016) aligned to scale of development will defer site delivery until 3 <sup>rd</sup> cohort of Plan Period.	2019-2021
Sewerage	Hydraulic Modelling Required		Medium	Medium		
Water Supply	Nil	n/a	n/a	n/a		
Surface Water (Flooding)	Nil	n/a	n/a	n/a		
Access	Up to 6 units accessing Parsonage Lane. Traffic will affect a Trunk Road (A477 Kligetty About and Stepside Junctions)	Possible improvements to bridleway to SW. The SWTRA should be consulted prior to the submission of an application	Low	Low		
Contaminated Land	-	-	-	-		
Utilities	Broadband: Slow Spot Electricity: no connection constraints subject to site feasibility.	Electricity: WPD to undertake load assessment once residential mix known.	Low	Low		
Land Ownership	None – Site in single ownership	n/a	n/a	n/a		
Educational Provision	May contribute to school capacity issues (Primary)	Potential S106 / CIL Contributions	To be determined	Unknown		

Site Name: Adj to Hafod  
 Location: Blaenffos  
 Reference: HSG/006/00003  
 No. of Units: 16

Constraints	Site Issues	Mechanisms to Address	Costs to Overcome <i>High, Medium, Low</i>	Level of Impact <i>High, Medium, Low</i>	Conclusion	Delivery Timetable
WWTW	Nil	n/a	n/a	n/a	No identifiable constraints to site delivery following Adoption of Plan.	2013-2015
Sewerage	Nil	n/a	n/a	n/a		
Water Supply	Nil	n/a	n/a	n/a		
Surface Water (Flooding)	Nil	n/a	n/a	n/a		
Access	None	n/a	n/a	n/a		
Contaminated Land	-	-	-	-		
Utilities	Broadband: none Electricity: no connection constraints subject to site feasibility.	Electricity: WPD to undertake load assessment once residential mix known.	Low	Low		
Land Ownership	-	-	-	-		
Educational Provision	May contribute to school capacity issues (Primary & Secondary)	Potential S106 Contributions	To be determined	Unknown		

Site Name: North of Cilfan y Coed  
 Location: Boncath  
 Reference: HSG/007/LDP/01  
 No. of Units: 10

Constraints	Site Issues	Mechanisms to Address	Costs to Overcome <i>High, Medium, Low</i>	Level of Impact <i>High, Medium, Low</i>	Conclusion	Delivery Timetable
WWTW	Nil		n/a	n/a	No identifiable constraints to site delivery following Adoption of Plan.	2013-2015
Sewerage	Nil		n/a	n/a		
Water Supply	Nil		n/a	n/a		
Surface Water (Flooding)	Nil	n/a	n/a	n/a		
Access	Frontage only development No footways	n/a	Low	Low		
Contaminated Land	-	-	-	-		
Utilities	Broadband: none Electricity: no connection constraints subject to site feasibility.	Electricity: WPD to undertake load assessment once residential mix known.	Low	Low		
Land Ownership	None – Site in single ownership	n/a	n/a	n/a		
Educational Provision	May contribute to school capacity issues (Primary & Secondary)	Potential S106 Contributions	To be determined	Unknown		

Site Name: Northwest of Lyndhurst Avenue

Location: Broadmoor

Reference: HSG/008/LDP/01

No. of Units: 12

Constraints	Site Issues	Mechanisms to Address	Costs to Overcome <i>High, Medium, Low</i>	Level of Impact <i>High, Medium, Low</i>	Conclusion	Delivery Timetable
WWTW	Nil	n/a	n/a	n/a	Programmed improvements to sewerage infrastructure under AMP 6 (post 2016) will defer site delivery until 3 <sup>rd</sup> cohort of Plan Period.	2019-2021
Sewerage	Hydraulic modelling required		Medium	Medium		
Water Supply	Nil		n/a	n/a		
Surface Water (Flooding)	Nil	n/a	n/a	n/a		
Access	Possible forward visibility issue over third party land for EB traffic if vehicles stopped to turn into development Traffic will affect a Trunk Road (A477 Kilgetty About and Stepside Junctions)	The SWTRA should be consulted prior to the submission of an application	Low	Low		
Contaminated Land	-	-	-	-		
Utilities	Broadband: none Electricity: no connection constraints subject to site feasibility.	Electricity: WPD to undertake load assessment once residential mix known.	Low	Low		
Land Ownership	-	-	-	-		
Educational Provision	May contribute to school capacity issues (Primary)	Potential S106 / CIL Contributions	To be determined	Unknown		

Site Name: Adj to Holly Lodge  
 Location: Ciltgerran  
 Reference: HSG/020/00062  
 No. of Units: 24

Constraints	Site Issues	Mechanisms to Address	Costs to Overcome <i>High, Medium, Low</i>	Level of Impact <i>High, Medium, Low</i>	Conclusion	Delivery Timetable
WWTW	Limited capacity at works		High	Medium	Programmed improvements to sewerage infrastructure under AMP 6 (post 2016) will defer site delivery until 3 <sup>rd</sup> cohort of Plan Period.	2019-2021
Sewerage	Nil	n/a	n/a	n/a		
Water Supply	Nil	n/a	n/a	n/a		
Surface Water (Flooding)	Nil	n/a	n/a	n/a		
Access	None	n/a	n/a	n/a		
Contaminated Land	-	-	-	-		
Utilities	Broadband: Slow Spot Electricity: no connection constraints subject to site feasibility.	Electricity: WPD to undertake load assessment once residential mix known.	Low	Low		
Land Ownership	-	-	-	-		
Educational Provision	May contribute to school capacity issues (Secondary)	Potential S106 / CIL Contributions	To be determined	Unknown		

Site Name: West of Ash Grove  
 Location: Clarbeston Road  
 Reference: HSG/022/00012  
 No. of Units: 21

Constraints	Site Issues	Mechanisms to Address	Costs to Overcome <i>High, Medium, Low</i>	Level of Impact <i>High, Medium, Low</i>	Conclusion	Delivery Timetable
WWTW	Nil	n/a	n/a	n/a	No identifiable constraints to site delivery following Plan Adoption.	2013-2015
Sewerage	Nil	n/a	n/a	n/a		
Water Supply	Nil	n/a	n/a	n/a		
Surface Water (Flooding)	Nil	n/a	n/a	n/a		
Access	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. Lack of footway	Footway required	Low	Low		
Contaminated Land	-	-	-	-		
Utilities	Broadband: none Electricity: no connection constraints subject to site feasibility.	Electricity: WPD to undertake load assessment once residential mix known.	Low	Low		
Land Ownership	None – 2 owners both with intention to develop or sell.	n/a	n/a	n/a		
Educational Provision	May contribute to school capacity issues (Secondary)	Potential S106 Contributions	To be determined	Unknown		

Site Name: Depot Site

Location: Clunderwen

Reference: HSG/152/LDP/01

No. of Units: 28

Constraints	Site Issues	Mechanisms to Address	Costs to Overcome <i>High, Medium, Low</i>	Level of Impact <i>High, Medium, Low</i>	Conclusion	Delivery Timetable
WWTW	Limited Capacity at works		Medium	Medium	Programmed improvements to sewerage infrastructure under AMP 6 (post 2016) will defer site delivery until 3 <sup>rd</sup> cohort of Plan Period.	2019-2021
Sewerage	Hydraulic modelling required		Medium	Medium		
Water Supply	Nil	n/a	n/a	n/a		
Surface Water (Flooding)	Nil	n/a	n/a	n/a		
Access	No access from Gower Lane	n/a	Low	Low		
Contaminated Land	-	-	-	-		
Utilities	Broadband: none Electricity: no connection constraints subject to site feasibility.	Electricity: WPD to undertake load assessment once residential mix known.	Low	Low		
Land Ownership	None – Site in single ownership	n/a	n/a	n/a		
Educational Provision	May contribute to school capacity issues (Primary & Secondary)	Potential S106 / CIL Contributions	To be determined	Unknown		

Site Name: South of Tinkers Fold

Location: Coshaston

Reference: HSG/025/00028

No. of Units: 6

Constraints	Site Issues	Mechanisms to Address	Costs to Overcome <i>High, Medium, Low</i>	Level of Impact <i>High, Medium, Low</i>	Conclusion	Delivery Timetable
WWTW	Nil	n/a	n/a	n/a	No identifiable constraints to site delivery following Plan Adoption.	2013-2021
Sewerage	Nil	n/a	n/a	n/a		
Water Supply	Nil	n/a	n/a	n/a		
Surface Water (Flooding)	A buffer area of 7 metres is required from the watercourse that runs on the edge of the site  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. Also for minor aquifer within site  SuDS should be utilised for surface water drainage	Low	Low		
Access	Frontage plots only	n/a	n/a	n/a		
Contaminated Land	-	-	-	-		
Utilities	Broadband: none Electricity: no connection constraints subject to site feasibility.	Electricity: WPD to undertake load assessment once residential mix known.	Low	Low		



Constraints	Site Issues	Mechanisms to Address	Costs to Overcome <i>High, Medium, Low</i>	Level of Impact <i>High, Medium, Low</i>	Conclusion	Delivery Timetable
Land Ownership	None – Multiple owners but all agreed to develop or sell.	n/a	n/a	n/a		
Educational Provision	May contribute to school capacity issues (Primary)	Potential S106 Contributions	To be determined	Unknown		

Site Name: North of the Forge  
 Location: Croesgoch  
 Reference: HSG/028/00012  
 No. of Units: 20

Constraints	Site Issues	Mechanisms to Address	Costs to Overcome <i>High, Medium, Low</i>	Level of Impact <i>High, Medium, Low</i>	Conclusion	Delivery Timetable
WWTW	Limited capacity at works		High	Medium	Programmed improvements to sewerage infrastructure under AMP 6 (post 2016) will defer site delivery until 3 <sup>rd</sup> cohort of Plan Period.	2019-2021
Sewerage	Nil	n/a	n/a			
Water Supply	Nil	n/a	n/a			
Surface Water (Flooding)	A buffer area of 7 metres is required from the watercourse that runs on the edge of the site  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  SuDS should be utilised for surface water drainage.	Low	Low		
Access	None	n/a	n/a	n/a		
Contaminated Land	-	-	-	-		
Utilities	Broadband: none Electricity: no connection constraints subject to site feasibility.	Electricity: WPD to undertake load assessment once residential mix known.	Low	Low		
Land Ownership	None – Site in single ownership	n/a	n/a	n/a		
Educational Provision	No issues identified	n/a	n/a	n/a		

Site Name: East of the Forge  
 Location: Croesgoch  
 Reference: HSG/028/00013  
 No. of Units: 22

Constraints	Site Issues	Mechanisms to Address	Costs to Overcome <i>High, Medium, Low</i>	Level of Impact <i>High, Medium, Low</i>	Conclusion	Delivery Timetable
WWTW	Limited capacity at works		High	Medium	Programmed improvements to sewerage infrastructure under AMP 6 (post 2016) will defer site delivery until 3 <sup>rd</sup> cohort of Plan Period.	2019-2021
Sewerage	Nil	n/a	n/a	n/a		
Water Supply	Nil	n/a	n/a	n/a		
Surface Water (Flooding)	Nil	n/a	n/a	n/a		
Access	Access possible either through HSG/028/00012 or south east of the garage adjacent to the site.	n/a	n/a	n/a		
Contaminated Land	-	-	-	-		
Utilities	Broadband: none Electricity: no connection constraints subject to site feasibility.	Electricity: WPD to undertake load assessment once residential mix known.	Low	Low		
Land Ownership	None – Site in single ownership	n/a	n/a	n/a		
Educational Provision	No issues identified	n/a	n/a	n/a		

Site Name: Opposite Woodholm Close  
 Location: Crundale  
 Reference: HSG/029/00014  
 No. of Units: 13

Constraints	Site Issues	Mechanisms to Address	Costs to Overcome <i>High, Medium, Low</i>	Level of Impact <i>High, Medium, Low</i>	Conclusion	Delivery Timetable
WWTW	Nil	n/a	n/a	n/a	No identifiable constraints to site delivery following Plan Adoption.	2013-2015
Sewerage	Nil	n/a	n/a	n/a		
Water Supply	Nil	n/a	n/a	n/a		
Surface Water (Flooding)	Moderate ecological status under the Water Framework Directive.  Ordinary watercourse edge of the site, a buffer strip is required.	Must ensure no deterioration in the ecological status, therefore all pollution prevention measures must be in place. Also for the minor aquifer under the site.  SuDS should be utilised for surface water drainage.	Low	Low		
Access	Road access will be from the village road (leading to Clarbeston Road)	n/a	n/a	n/a		
Contaminated Land	-	-	-	-		
Utilities	Broadband: Adjacent to Slow Spot. Electricity: no connection constraints subject to site feasibility.	Electricity: WPD to undertake load assessment once residential mix known.	Low	Low		

Constraints	Site Issues	Mechanisms to Address	Costs to Overcome <i>High, Medium, Low</i>	Level of Impact <i>High, Medium, Low</i>	Conclusion	Delivery Timetable
Land Ownership	-	-	-	-		
Educational Provision	May contribute to school capacity issues (Primary & Secondary)	Potential S106 Contributions	To be determined	Unknown		

Site Name: Land at Cardigan Slade  
 Location: Crundale  
 Reference: HSG/029/00017  
 No. of Units: 55

Constraints	Site Issues	Mechanisms to Address	Costs to Overcome <i>High, Medium, Low</i>	Level of Impact <i>High, Medium, Low</i>	Conclusion	Delivery Timetable
WWTW	Nil	n/a	n/a	n/a	No identifiable constraints to site delivery following Plan Adoption. Site is consented	2013-2015
Sewerage	Nil	n/a	n/a			
Water Supply	Nil	n/a	n/a			
Surface Water (Flooding)	There is a well on site and an ordinary watercourse on the edge of site, which will require a buffer area of 7 metres  Moderate ecological status under the Water Framework Directive.  Ordinary watercourse edge of the site, a buffer strip is required.	Avoid development encroaching within these areas  Must ensure no deterioration in the ecological status, therefore all pollution prevention measures must be in place. Also for the minor aquifer under the site.  SuDS should be utilised for surface water drainage	Low	Low		
Access	Improve footway/cycleway links.  Traffic will affect a Trunk Road (Cardigan Road Roundabout)	Shared path to the south will require 3 <sup>rd</sup> party land  The SWTRA should be consulted prior to the submission of an application	Medium	Low		
Contaminated Land	-	-	-	-		
Utilities	Broadband: none Electricity: no connection constraints subject to site	Electricity: WPD to undertake load assessment once	Low	Low		

Constraints	Site Issues	Mechanisms to Address	Costs to Overcome <i>High, Medium, Low</i>	Level of Impact <i>High, Medium, Low</i>	Conclusion	Delivery Timetable
	feasibility.	residential mix known.				
Land Ownership	-	-	-	-		
Educational Provision	May contribute to school capacity issues (Primary & Secondary)	Potential S106 / CIL Contributions	To be determined	Unknown		

Site Name: South West of the School  
 Location: Eglwysrwrw  
 Reference: HSG/033/00035  
 No. of Units: 15

Constraints	Site Issues	Mechanisms to Address	Costs to Overcome <i>High, Medium, Low</i>	Level of Impact <i>High, Medium, Low</i>	Conclusion	Delivery Timetable
WWTW	Nil	n/a	n/a	n/a	Water supply upgrade not seen as a constraint to development following Plan Adoption	2013-2015
Sewerage	Nil	n/a	n/a	n/a		
Water Supply	Water supply may need upgrading		Medium	Medium		
Surface Water (Flooding)	Nil	n/a	n/a	n/a		
Access	None	n/a	n/a	n/a		
Contaminated Land	-	-	-	-		
Utilities	Broadband: none Electricity: no connection constraints subject to site feasibility.	Electricity: WPD to undertake load assessment once residential mix known.	Low	Low		
Land Ownership	None – Site in single ownership	n/a	n/a	n/a		
Educational Provision	May contribute to school capacity issues (Secondary)	Potential S106 Contributions	To be determined	Unknown		



Site Name: Land opposite Barrowgate

Location: Hayscastle Cross

Reference: HSG/041/LDP/01

No. of Units: 6

Constraints	Site Issues	Mechanisms to Address	Costs to Overcome <i>High, Medium, Low</i>	Level of Impact <i>High, Medium, Low</i>	Conclusion	Delivery Timetable
WWTW	Limited capacity at works		High	Medium	Programmed improvements to sewerage infrastructure under AMP 6 (post 2016) will defer site delivery until 3 <sup>rd</sup> cohort of Plan Period.	2019-2021
Sewerage	Nil	n/a	n/a	n/a		
Water Supply	Nil	n/a	n/a	n/a		
Surface Water (Flooding)	Nil	n/a	n/a	n/a		
Access	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.	n/a	Low	Low		
Contaminated Land	-	-	-	-		
Utilities	Broadband: Slow Spot Electricity: no connection constraints subject to site feasibility.	Electricity: WPD to undertake load assessment once residential mix known.	Low	Low		
Land Ownership	-	-	-	-		
Educational Provision	No issues identified	n/a	n/a	n/a		

Site Name: Rear of Pill Road  
 Location: Hook  
 Reference: HSG/044/00050  
 No. of Units: 15

Constraints	Site Issues	Mechanisms to Address	Costs to Overcome <i>High, Medium, Low</i>	Level of Impact <i>High, Medium, Low</i>	Conclusion	Delivery Timetable
WWTW	Works overloaded		High	Medium	Programmed improvements to sewerage infrastructure under AMP 6 (post 2016) will defer site delivery until 3 <sup>rd</sup> cohort of Plan Period.	2019-2021
Sewerage	Nil	n/a	n/a			
Water Supply	Nil	n/a	n/a			
Surface Water (Flooding)	Nil	n/a	n/a			
Access	Road access will be from Leven Close Traffic will affect a Trunk Road (Merlins Bridge Roundabout)	The SWTRA should be consulted prior to the submission of an application.	Low	Low		
Contaminated Land	-	-	-	-		
Utilities	Broadband: Slow Spot Electricity: no connection constraints subject to site feasibility.	Electricity: WPD to undertake load assessment once residential mix known.	Low	Low		
Land Ownership	None – Site in Single Ownership	n/a	n/a	n/a		
Educational Provision	May contribute to school capacity issues (Primary)	Potential S106 / CIL Contributions	To be determined	Unknown		

Site Name: Nursery

Location: Houghton

Reference: HSG/045/00008

No. of Units: 15  
(Housing Sites)

Constraints	Site Issues	Mechanisms to Address	Costs to Overcome <i>High, Medium, Low</i>	Level of Impact <i>High, Medium, Low</i>	Conclusion	Delivery Timetable
WWTW	Nil	n/a	n/a	n/a	No identifiable constraints to site delivery following Plan Adoption. Site is consented.	2013-2015
Sewerage	Nil	n/a	n/a	n/a		
Water Supply	Nil	n/a	n/a	n/a		
Surface Water (Flooding)	Nil	n/a	n/a	n/a		
Access	Traffic will affect a Trunk Road (Merlins Bridge Roundabout)	The SWTRA should be consulted prior to the submission of an application.	Low	Low		
Contaminated Land	-	-	-	-		
Utilities	Broadband: none Electricity: no connection constraints subject to site feasibility.	Electricity: WPD to undertake load assessment once residential mix known.	Low	Low		
Land Ownership	-	-	-	-		
Educational Provision	May contribute to school capacity issues (Primary)	Potential S106 Contributions	To be determined	Unknown		

Site Name: East of Bentliss Road  
 Location: Hundleton  
 Reference: HSG/046/00015  
 No. of Units: 30  
 (Housing Sites)

Constraints	Site Issues	Mechanisms to Address	Costs to Overcome <i>High, Medium, Low</i>	Level of Impact <i>High, Medium, Low</i>	Conclusion	Delivery Timetable
WWTW	Limited capacity at works		High	Medium	Site has the benefit of planning permission in outline for 30 dwellings granted 11/5/09. (Application Reference – 09/0062/PA). No impediment to site delivery for consented number of dwellings	2013-2015
Sewerage	Nil	n/a	n/a			
Water Supply	Limited water supply capacity	n/a	High	Medium		
Surface Water (Flooding)	A buffer area of 7 metres is required from the watercourse that runs on the edge of the site 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. Also required for minor aquifer under the site SuDS should be utilised for surface water drainage.	Low	Low		
Access	No footway on B4320	Footway link required	Low	Low		
Contaminated Land	-	-	-	-		
Utilities	Broadband: none Electricity: no connection constraints subject to site feasibility.	Electricity: WPD to undertake load assessment once residential mix known.	Low	Low		

Constraints	Site Issues	Mechanisms to Address	Costs to Overcome <i>High, Medium, Low</i>	Level of Impact <i>High, Medium, Low</i>	Conclusion	Delivery Timetable
Land Ownership	None – Site in single Ownership	n/a	n/a	n/a		
Educational Provision	No issues identified	n/a	n/a	n/a		

Site Name: Rear of Beggars Roost & Sunny Side

Location: Jeffreyston

Reference: HSG/047/LDP/01

No. of Units: 14

Constraints	Site Issues	Mechanisms to Address	Costs to Overcome <i>High, Medium, Low</i>	Level of Impact <i>High, Medium, Low</i>	Conclusion	Delivery Timetable
WW/TW	No public sewers	Small private treatment works will need to be provided	Low	Low	No identifiable constraints to delivery following Plan Adoption	2013-2015
Sewerage	No public sewers	Small private treatment works will need to be provided	Low	Low		
Water Supply	Nil	n/a	n/a	n/a		
Surface Water (Flooding)	Nil	n/a	n/a	n/a		
Access	Traffic will affect a Trunk Road (A477 (T) Broadmoor Traffic Lights)	The SWTRA should be consulted prior to the submission of an application.	Low	Low		
Contaminated Land	-	-	-	-		
Utilities	Broadband: Slow Spot Electricity: no connection constraints subject to site feasibility.	Electricity: WPD to undertake load assessment once residential mix known.	Low	Low		
Land Ownership	None – Site in single ownership	n/a	n/a	n/a		
Educational Provision	No issues identified	n/a	n/a	n/a		

Site Name: South of Cleggers Park

Location: Lamphey

Reference: HSG/052/00011

No. of Units: 55

Constraints	Site Issues	Mechanisms to Address	Costs to Overcome <i>High, Medium, Low</i>	Level of Impact <i>High, Medium, Low</i>	Conclusion	Delivery Timetable
WWTW	No capacity at works		High	Medium	Programmed improvements to sewerage infrastructure under AMP 6 (post 2016) will defer site delivery until 3 <sup>rd</sup> cohort of Plan Period.	2019-2021
Sewerage	Nil	n/a	n/a			
Water Supply	Nil	n/a	n/a			
Surface Water (Flooding)	More than 10% of the site area is at 'intermediate' susceptibility to surface water flooding  Moderate ecological status under the Water Framework Directive	Must ensure no deterioration to ecological status, therefore all pollution prevention measures must be in place. Also required for minor aquifer under the site  SuDS should be utilised for surface water drainage	Low	Low		
Access	Allocated at low density (25dph) due to low density of surrounding area, and the need to preserve access to adjacent site.	n/a	n/a	n/a		
Contaminated Land	-	-	-	-		
Utilities	Broadband: none Electricity: no connection constraints subject to site feasibility.	Electricity: WPD to undertake load assessment once residential mix known.	Low	Low		

Constraints	Site Issues	Mechanisms to Address	Costs to Overcome <i>High, Medium, Low</i>	Level of Impact <i>High, Medium, Low</i>	Conclusion	Delivery Timetable
Land Ownership	None – Multiple owners but all with intent to develop.	n/a	n/a	n/a		
Educational Provision	No issues identified	n/a	n/a	n/a		



Site Name: Pwll Quarry Cross  
 Location: Llandissilio  
 Reference: HSG/060/LDP/01  
 No. of Units: 25

Constraints	Site Issues	Mechanisms to Address	Costs to Overcome <i>High, Medium, Low</i>	Level of Impact <i>High, Medium, Low</i>	Conclusion	Delivery Timetable
WWTW	Nil	n/a	n/a	n/a	Programmed improvements to sewerage infrastructure under AMP 6 (post 2016) will defer site delivery until 3 <sup>rd</sup> cohort of Plan Period.	2019-2021
Sewerage	Hydraulic Modelling required		Medium	Medium		
Water Supply	Nil	n/a	n/a	n/a		
Surface Water (Flooding)	A buffer area of 7 metres is required from the watercourse that runs on the edge of the site 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 SuDS should be utilised for surface water drainage e.	Low	Low		
Access	No footway on adjacent side road. Poor visibility at junction	Rebuild final 60m to improve junction angle and include footway	Medium	Low		
Contaminated Land	-	-	-	-		
Utilities	Broadband: none Electricity: no connection constraints subject to site feasibility.	Electricity: WPD to undertake load assessment once residential mix known.	Low	Low		

Constraints	Site Issues	Mechanisms to Address	Costs to Overcome <i>High, Medium, Low</i>	Level of Impact <i>High, Medium, Low</i>	Conclusion	Delivery Timetable
Land Ownership	None – Site in single ownership	n/a	n/a	n/a		
Educational Provision	May contribute to school capacity issues (Primary & Secondary)	Potential S106 / CIL Contributions	To be determined	Unknown		

Site Name: North of Village Hall  
 Location: Llanddewi Velfrey  
 Reference: HSG/057/LDP/01  
 No. of Units: 12

Constraints	Site Issues	Mechanisms to Address	Costs to Overcome <i>High, Medium, Low</i>	Level of Impact <i>High, Medium, Low</i>	Conclusion	Delivery Timetable
WWTW	Limited capacity at works		High	Medium	Programmed improvements to sewerage infrastructure under AMP 6 (post 2016) will defer site delivery until 3 <sup>rd</sup> cohort of Plan Period.	2019-2021
Sewerage	Nil	n/a	n/a	n/a		
Water Supply	Nil	n/a	n/a	n/a		
Surface Water (Flooding)	Nil	n/a	n/a	n/a		
Access	None	n/a	n/a	n/a		
Contaminated Land	-	-	-	-		
Utilities	Broadband: none Electricity: no connection constraints subject to site feasibility.	Electricity: WPD to undertake load assessment once residential mix known.	Low	Low		
Land Ownership	None – Site in single ownership	n/a	n/a	n/a		
Educational Provision	May contribute to school capacity issues (Primary & Secondary)	Potential S106 / CIL Contributions	To be determined	Unknown		

Site Name: Opp The Kilns  
 Location: Llangwm  
 Reference: HSG/063/00024  
 No. of Units: 25

Constraints	Site Issues	Mechanisms to Address	Costs to Overcome <i>High, Medium, Low</i>	Level of Impact <i>High, Medium, Low</i>	Conclusion	Delivery Timetable
WWTW	Limited capacity at works		High	Medium	Programmed improvements to sewerage infrastructure under AMP 6 (post 2016) will defer site delivery until 3 <sup>rd</sup> cohort of Plan Period.	2019-2021
Sewerage	Hydraulic Modelling required		Medium	Medium		
Water Supply	Nil	n/a	n/a	n/a		
Surface Water (Flooding)	Minor aquifer beneath Llangwm village Moderate ecological status under the Water Framework Directive	Must ensure no deterioration to ecological status therefore all pollution prevention measures must be in place. Also required for minor aquifer under the site	Low	Low		
Access	Shared access with new school Traffic will affect a Trunk Road (Merlins Bridge Roundabout)	SuDS should be utilised for surface water drainage. Improve junction/access at The Kilns/Deerland Road, widen Deerland Road to north The SWTRA should be consulted prior to the submission of an application.	Medium	Low		
Contaminated Land	-	-	-	-		
Utilities	Broadband: Slow Spot Electricity: no	Electricity: WPD to undertake load assessment once	Low	Low		

Constraints	Site Issues	Mechanisms to Address	Costs to Overcome <i>High, Medium, Low</i>	Level of Impact <i>High, Medium, Low</i>	Conclusion	Delivery Timetable
	connection constraints subject to site feasibility.	residential mix known.				
Land Ownership	-	-	-	-		
Educational Provision	May contribute to school capacity issues (Primary)	Potential S106 / CIL Contributions	To be determined	Unknown		

Site Name: North West of the Globe Inn

Location: Maenclochog

Reference: HSG/081/LDP/01

No. of Units: 30

Constraints	Site Issues	Mechanisms to Address	Costs to Overcome <i>High, Medium, Low</i>	Level of Impact <i>High, Medium, Low</i>	Conclusion	Delivery Timetable
WWTW	Limited capacity at works		High	Medium	Programmed improvements to sewerage infrastructure under AMP 6 (post 2016) will defer site delivery until 3 <sup>rd</sup> cohort of Plan Period.	2019-2021
Sewerage	Nil	n/a	n/a	n/a		
Water Supply	Nil	n/a	n/a	n/a		
Surface Water (Flooding)	Nil	n/a	n/a	n/a		
Access	Multiple points of access	n/a	n/a	n/a		
Contaminated Land	-	-	-	-		
Utilities	Broadband: none Electricity: no connection constraints subject to site feasibility.	Electricity: WPD to undertake load assessment once residential mix known.	Low	Low		
Land Ownership	None – Multiple owners but with intent to develop.	n/a	n/a	n/a		
Educational Provision	May contribute to school capacity issues (Secondary)	Potential S106 / CIL Contributions	To be determined	Unknown		

Site Name: West of Post Office Farm

Location: Martletwy

Reference: HSG/083/LDP/01

No. of Units: 6

Constraints	Site Issues	Mechanisms to Address	Costs to Overcome <i>High, Medium, Low</i>	Level of Impact <i>High, Medium, Low</i>	Conclusion	Delivery Timetable
WWTW	No public sewers		n/a	n/a	No identifiable constraints to site delivery following Plan Adoption	2013-2015
Sewerage	No public sewers		n/a	n/a		
Water Supply	Nil		n/a	n/a		
Surface Water (Flooding)	A buffer area of 7 metres is required from the watercourse that runs on the edge of the site  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.  Also required for minor aquifer under the site. SuDS should be utilised for surface water drainage.	Low	Low		
Access	Narrow road	Some widening needed	Low	Low		
Contaminated Land	-	-	-	-		
Utilities	Broadband: none  Electricity: no connection constraints subject to site feasibility.	Electricity: WPD to undertake load assessment once residential mix known.	Low	Low		
Land Ownership	None – Site in single ownership	n/a	n/a	n/a		
Educational Provision	No issues identified	n/a	n/a	n/a		

Site Name: South of the Woodturner's

Location: Mathry

Reference: HSG/085/LDP/01

No. of Units: 6

Constraints	Site Issues	Mechanisms to Address	Costs to Overcome <i>High, Medium, Low</i>	Level of Impact <i>High, Medium, Low</i>	Conclusion	Delivery Timetable
WWTW	Nil	n/a	n/a	n/a	No identifiable constraints to site delivery following Plan Adoption	2013-2015
Sewerage	Nil	n/a	n/a	n/a		
Water Supply	Nil	n/a	n/a	n/a		
Surface Water (Flooding)	Nil	n/a	n/a	n/a		
Access	None	Access to the north east	n/a	n/a		
Contaminated Land	-	-	-	-		
Utilities	Broadband: none Electricity: no connection constraints subject to site feasibility.	Electricity: WPD to undertake load assessment once residential mix known.	Low	Low		
Land Ownership	-	-	-	-		
Educational Provision	May contribute to school capacity issues (Primary)	Potential S106 Contributions	To be determined	Unknown		



Site Name: West of Milton Meadows  
 Location: Milton  
 Reference: HSG/087/LDP/01  
 No. of Units: 15

Constraints	Site Issues	Mechanisms to Address	Costs to Overcome <i>High, Medium, Low</i>	Level of Impact <i>High, Medium, Low</i>	Conclusion	Delivery Timetable
WWTW	Nil	n/a	n/a	n/a	No identifiable constraints to site delivery following Plan Adoption.	2013-2018
Sewerage	Nil	n/a	n/a	n/a		
Water Supply	Nil	n/a	n/a	n/a		
Surface Water (Flooding)	Nil	n/a	n/a	n/a		
Access	Allocated at 20dph due to surrounding low density and constraints due to the highway network. No frontage development past access into development. Footway required along frontage.	Road widening and footpath required.	Medium	Medium		
Contaminated Land	-	-	-	-		
Utilities	Broadband: none Electricity: no connection constraints subject to site feasibility.	Electricity: WPD to undertake load assessment once residential mix known.	Low	Low		
Land Ownership	None – Site in single ownership	n/a	n/a	n/a		
Educational Provision	May contribute to school capacity issues (Primary)	Potential S106 Contributions	To be determined	Unknown		

Site Name: North of the Paddock

Location: Penally

Reference: HSG/097/LDP/01

No. of Units: 8

Constraints	Site Issues	Mechanisms to Address	Costs to Overcome <i>High, Medium, Low</i>	Level of Impact <i>High, Medium, Low</i>	Conclusion	Delivery Timetable
WWTW	Nil	n/a	n/a	n/a	Programmed improvements to sewerage infrastructure under AMP 6 (post 2016) will defer site delivery until 3 <sup>rd</sup> cohort of Plan Period.	2019-2021
Sewerage	Hydraulic modelling required		High	Medium		
Water Supply	Limited water supply capacity		High	Medium		
Surface Water (Flooding)	Nil	n/a	n/a	n/a		
Access	Via private estate road	May need upgrading	Low	Low		
Contaminated Land	-	-	-	-		
Utilities	Broadband: Adjacent to Slow Spot. Electricity: no connection constraints subject to site feasibility.	Electricity: WPD to undertake load assessment once residential mix known.	Low	Low		
Land Ownership	None – Site in single ownership	n/a	n/a	n/a		
Educational Provision	May contribute to school capacity issues (Primary)	Potential S106 / CIL Contributions	To be determined	Unknown		

Site Name: Penally Heights  
 Location: Penally  
 Reference: HSG/097/LDP/02  
 No. of Units: 11

Constraints	Site Issues	Mechanisms to Address	Costs to Overcome <i>High, Medium, Low</i>	Level of Impact <i>High, Medium, Low</i>	Conclusion	Delivery Timetable
WWTW	Nil	n/a	n/a	n/a	Programmed improvements to sewerage infrastructure under AMP 6 (post 2016) will defer site delivery until 3 <sup>rd</sup> cohort of Plan Period.	2019-2021
Sewerage	Hydraulic modelling required		High	Medium		
Water Supply	Limited water supply capacity		High	Medium		
Surface Water (Flooding)	Nil	n/a	n/a	n/a		
Access	None	n/a	n/a	n/a		
Contaminated Land	-	-	-	-		
Utilities	Broadband: Slow Spot Electricity: no connection constraints subject to site feasibility.	Electricity: WPD to undertake load assessment once residential mix known.	Low	Low		
Land Ownership	-	-	-	-		
Educational Provision	May contribute to school capacity issues (Primary)	Potential S106 / CIL Contributions	To be determined	Unknown		

Site Name: Land adj to Coppins Lodge

Location: Pentlepoir

Reference: HSG/099/LDP/01

No. of Units: 33

Constraints	Site Issues	Mechanisms to Address	Costs to Overcome <i>High, Medium, Low</i>	Level of Impact <i>High, Medium, Low</i>	Conclusion	Delivery Timetable
WWTW	Nil	n/a	n/a	n/a	No identifiable constraints to site delivery following Plan Adoption.	2013-2015
Sewerage	Nil	n/a	n/a	n/a		
Water Supply	Nil	n/a	n/a	n/a		
Surface Water (Flooding)	Nil	n/a	n/a	n/a		
Access	The estate road to the site will need to be redesigned. Traffic will affect a Trunk Road (Kilgetty Roundabout)	The SWTRA should be consulted prior to the submission of an application.	Low	Low		
Contaminated Land	-	-	-	-		
Utilities	Broadband: none Electricity: no connection constraints subject to site feasibility.	Electricity: WPD to undertake load assessment once residential mix known.	Low	Low		
Land Ownership	None – Site in single ownership	n/a	n/a	n/a		
Educational Provision	May contribute to school capacity issues (Primary)	Potential S106 Contributions	To be determined	Unknown		

Site Name: Land opp the School  
 Location: Pont yr Hafod  
 Reference: HSG/103/LDP/01  
 No. of Units: 10

Constraints	Site Issues	Mechanisms to Address	Costs to Overcome <i>High, Medium, Low</i>	Level of Impact <i>High, Medium, Low</i>	Conclusion	Delivery Timetable
WWTW	Limited capacity at the works		High	Medium	Programmed improvements to sewerage infrastructure under AMP 6 (post 2016) will defer site delivery until 3 <sup>rd</sup> cohort of Plan Period.	2019-2021
Sewerage	Nil	n/a	n/a			
Water Supply	Nil	n/a	n/a			
Surface Water (Flooding)	Nil	n/a	n/a			
Access	The site must only have a single estate road access and 30mph zone will need to be introduced for whole hamlet. Not suitable for frontage development.	Improve pedestrian facilities to school	Low	Low		
Contaminated Land	-	-	-	-		
Utilities	Broadband: none Electricity: no connection constraints subject to site feasibility.	Electricity: WPD to undertake load assessment once residential mix known.	Low	Low		
Land Ownership	-	-	-	-		
Educational Provision	No issues identified	n/a	n/a	n/a		

Site Name: Opp Bro Dewi  
 Location: Puncheston  
 Reference: HSG/108/LDP/01  
 No. of Units: 8

Constraints	Site Issues	Mechanisms to Address	Costs to Overcome <i>High, Medium, Low</i>	Level of Impact <i>High, Medium, Low</i>	Conclusion	Delivery Timetable
WWTW	Limited capacity at the works		High	Medium	Programmed improvements to sewerage infrastructure under AMP 6 (post 2016) will defer site delivery until 3 <sup>rd</sup> cohort of Plan Period.	2019-2021
Sewerage	Nil	n/a	n/a	n/a		
Water Supply	Nil	n/a	n/a	n/a		
Surface Water (Flooding)	Nil	n/a	n/a	n/a		
Access	None	n/a	n/a	n/a		
Contaminated Land	-	-	-	-		
Utilities	Broadband: none Electricity: no connection constraints subject to site feasibility.	Electricity: WPD to undertake load assessment once residential mix known.	Low	Low		
Land Ownership	None – Site in single ownership	n/a	n/a	n/a		
Educational Provision	May contribute to school capacity issues (Primary)	Potential S106 / CIL Contributions	To be determined	Unknown		

Site Name: West of Awelfa  
 Location: Puncteston  
 Reference: HSG/108/LDP/02  
 No. of Units: 12

Constraints	Site Issues	Mechanisms to Address	Costs to Overcome <i>High, Medium, Low</i>	Level of Impact <i>High, Medium, Low</i>	Conclusion	Delivery Timetable
WWTW	Limited capacity at the works		High	Medium	Programmed improvements to sewerage infrastructure under AMP 6 (post 2016) will defer site delivery until 3 <sup>rd</sup> cohort of Plan Period.	2019-2021
Sewerage	Nil	n/a	n/a	n/a		
Water Supply	Nil	n/a	n/a	n/a		
Surface Water (Flooding)	Nil	n/a	n/a	n/a		
Access	None	n/a	n/a	n/a		
Contaminated Land	-	-	-	-		
Utilities	Broadband: none Electricity: no connection constraints subject to site feasibility.	Electricity: WPD to undertake load assessment once residential mix known.	Low	Low		
Land Ownership	-	-	-	-		
Educational Provision	May contribute to school capacity issues (Primary)	Potential S106 / CIL Contributions	To be determined	Unknown		

Site Name: South of Robeston Court

Location: Robeston Wathen

Reference: HSG/113/LDP/01

No. of Units: 12

Constraints	Site Issues	Mechanisms to Address	Costs to Overcome <i>High, Medium, Low</i>	Level of Impact <i>High, Medium, Low</i>	Conclusion	Delivery Timetable
WWTW	No public sewers	n/a	n/a	n/a	No identifiable constraints to site delivery following Plan Adoption	2013-2015
Sewerage	No public sewers	n/a	n/a	n/a		
Water Supply	Nil	n/a	n/a	n/a		
Surface Water (Flooding)	Nil	n/a	n/a	n/a		
Access	Can progress now main road detrunked. Impact on new roundabout may require assessment.	n/a	Low	Low		
Contaminated Land	-	-	-	-		
Utilities	Broadband: none Electricity: no connection constraints subject to site feasibility.	Electricity: WPD to undertake load assessment once residential mix known.	Low	Low		
Land Ownership	-	-	-	-		
Educational Provision	May contribute to school capacity issues (Primary)	Potential S106 Contributions	To be determined	Unknown		



Site Name: East of Pilgrims Way

Location: Roch

Reference: HSG/114/LDP/01

No. of Units: 44

Constraints	Site Issues	Mechanisms to Address	Costs to Overcome <i>High, Medium, Low</i>	Level of Impact <i>High, Medium, Low</i>	Conclusion	Delivery Timetable
WWTW	Nil	n/a	n/a	n/a	New access points required to serve the development, though not seen as a major constraint to site delivery following Plan Adoption.	2013-2015
Sewerage	Nil	n/a	n/a			
Water Supply	Nil	n/a	n/a			
Surface Water (Flooding)	Nil	n/a	n/a			
Access	Sharp bend with no footway at A487/Pilgrim's Way. Separate accesses required at Pilgrim's Way and Maes Ffynnon	Footway solution required at this location. Parking solution for council houses would facilitate access	Medium	Medium		
Contaminated Land	-	-	-	-		
Utilities	Broadband: none Electricity: no connection constraints subject to site feasibility.	Electricity: WPD to undertake load assessment once residential mix known.	Low	Low		
Land Ownership	None – Multiple owners but all with intent to develop.	n/a	n/a	n/a		
Educational Provision	No issues identified	n/a	n/a	n/a		

Site Name: Opp The Glades  
 Location: Rosemarket  
 Reference: HSG/16/LDP/01  
 No. of Units: 13

Constraints	Site Issues	Mechanisms to Address	Costs to Overcome <i>High, Medium, Low</i>	Level of Impact <i>High, Medium, Low</i>	Conclusion	Delivery Timetable
WWTW	Nil	n/a	n/a	n/a	No identifiable constraints to site delivery following Plan Adoption.	2013-2015
Sewerage	Nil	n/a	n/a	n/a		
Water Supply	Nil	n/a	n/a	n/a		
Surface Water (Flooding)	The site is adjacent to a pond and an ordinary watercourse, which will require a buffer area of 7 metres  Moderate ecological status under the Water Framework Directive	Avoid development encroaching within this area. Must ensure no deterioration to ecological interests, therefore all pollution prevention measures must be in place.  SuDS should be utilised for surface water drainage.	Low	Low		
Access	Access to be in SE corner, avoiding the T junction with The Glades.	n/a	Low	Low		
Contaminated Land	-	-	-	-		
Utilities	Broadband: none Electricity: no connection constraints subject to site feasibility.	Electricity: WPD to undertake load assessment once residential mix known.	Low	Low		
Land Ownership	None – Multiple owners both with intent to develop.	n/a	n/a	n/a		

Constraints	Site Issues	Mechanisms to Address	Costs to Overcome <i>High, Medium, Low</i>	Level of Impact <i>High, Medium, Low</i>	Conclusion	Delivery Timetable
Educational Provision	May contribute to school capacity issues (Primary)	Potential S106 Contributions	To be determined	Unknown		

Site Name: South of Plough Inn

Location: Sageston

Reference: HSG/015/00022

No. of Units: 31

Constraints	Site Issues	Mechanisms to Address	Costs to Overcome <i>High, Medium, Low</i>	Level of Impact <i>High, Medium, Low</i>	Conclusion	Delivery Timetable
WWTW	Nil	n/a	n/a	n/a	Constraints identified in relation to sewerage infrastructure and site drainage likely to defer site delivery until 2 <sup>nd</sup> cohort of Plan Period.	2016-2018
Sewerage	Hydraulic modelling required		Medium	Medium		
Water Supply	Nil	n/a	n/a	n/a		
Surface Water (Flooding)	-	-	-	-		
Access	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.	Low	Low		
Contaminated Land	-	-	-	-		
Utilities	Broadband: none Electricity: no connection constraints subject to site feasibility.	Electricity: WPD to undertake load assessment once residential mix known.	Low	Low		
Land Ownership	-	-	-	-		
Educational Provision	May contribute to school capacity issues (Primary)	Potential S106 / CIL Contributions	To be determined	Unknown		

Site Name: East of Hill Lane  
 Location: Simpsons Cross  
 Reference: HSG/19/LDP/01  
 No. of Units: 14

Constraints	Site Issues	Mechanisms to Address	Costs to Overcome <i>High, Medium, Low</i>	Level of Impact <i>High, Medium, Low</i>	Conclusion	Delivery Timetable
WWTW	No capacity at works		High	Medium	Programmed improvements to sewerage infrastructure under AMP 6 (post 2016) will defer site delivery until 3 <sup>rd</sup> cohort of Plan Period.  Potential site access constraints to resolve.	2019-2021
Sewerage	Hydraulic modelling required		High	Medium		
Water Supply	Nil		n/a	n/a		
Surface Water (Flooding)	Nil	n/a	n/a	n/a		
Access	Access via Hill Lane, not A487. Allocated at 20dph due to constraints on Hill Lane	Improvements on Hill Lane include selective widening, footway provision, and creation of visibility splays. May involve the acquisition of third party land.	Low	Low		
Contaminated Land	-	-	-	-		
Utilities	Broadband: none Electricity: no connection constraints subject to site feasibility.	Electricity: WPD to undertake load assessment once residential mix known.	Low	Low		
Land Ownership	-	-	-	-		
Educational Provision	May contribute to school capacity issues (Secondary)	Potential S106 / CIL Contributions	To be determined	Unknown		

Site Name: North West of Wesley Way

Location: Spittal

Reference: HSG/120/00018

No. of Units: 22

Constraints	Site Issues	Mechanisms to Address	Costs to Overcome <i>High, Medium, Low</i>	Level of Impact <i>High, Medium, Low</i>	Conclusion	Delivery Timetable
WWTW	Limited capacity at works		High	Medium	Site has the benefit of planning permission for residential development in outline granted 28/9/2009 (Planning Application Reference 07/0402/PA)  No impediment to site delivery during Plan Period	2013-2015
Sewerage	Nil	n/a	n/a			
Water Supply	Nil	n/a	n/a			
Surface Water (Flooding)	Nil	n/a	n/a			
Access	Traffic will affect a Trunk Road (Withybush Roundabout). Share access with school	The SWTRA should be consulted prior to the submission of an application.	Low	Low		
Contaminated Land	-	-	-	-		
Utilities	Broadband: none Electricity: no connection constraints subject to site feasibility.	Electricity: WPD to undertake load assessment once residential mix known.	Low	Low		
Land Ownership	-	-	-	-		
Educational Provision	May contribute to school capacity issues (Secondary)	Potential S106 / CIL Contributions	To be determined	Unknown		

Site Name: Awel y Mor Extension

Location: St Dogmaels

Reference: HSG/122/00035

No. of Units: 16

Constraints	Site Issues	Mechanisms to Address	Costs to Overcome <i>High, Medium, Low</i>	Level of Impact <i>High, Medium, Low</i>	Conclusion	Delivery Timetable
WWTW	Nil	n/a	n/a	n/a	No identifiable constraints to site delivery following Plan Adoption.	2013-2015
Sewerage	Nil	n/a	n/a	n/a		
Water Supply	Nil	n/a	n/a	n/a		
Surface Water (Flooding)	Nil	n/a	n/a	n/a		
Access	None	n/a	n/a	n/a		
Contaminated Land	-	-	-	-		
Utilities	Broadband: none Electricity: no connection constraints subject to site feasibility.	Electricity: WPD to undertake load assessment once residential mix known.	Low	Low		
Land Ownership	-	-	-	-		
Educational Provision	May contribute to school capacity issues (Secondary)	Potential S106 Contributions	To be determined	Unknown		

Site Name: North of Parsons Green

Location: St Florence

Reference: HSG/123/LDP/01

No. of Units: 21

Constraints	Site Issues	Mechanisms to Address	Costs to Overcome <i>High, Medium, Low</i>	Level of Impact <i>High, Medium, Low</i>	Conclusion	Delivery Timetable
WWTW	Limited capacity at works		High	Medium	Programmed improvements to sewerage infrastructure under AMP 6 (post 2016) will defer site delivery until 3 <sup>rd</sup> cohort of Plan Period.	2019-2021
Sewerage	Nil	-	n/a	n/a		
Water Supply	Nil	-	n/a	n/a		
Surface Water (Flooding)	Nil	n/a	n/a	n/a		
Access	None	n/a	n/a	n/a		
Contaminated Land	-	-	-	-		
Utilities	Broadband: none Electricity: no connection constraints subject to site feasibility.	Electricity: WPD to undertake load assessment once residential mix known.	Low	Low		
Land Ownership	None – Multiple land owners with intent to develop.	n/a	n/a	n/a		
Educational Provision	May contribute to school capacity issues (Primary)	Potential S106 / CIL Contributions	To be determined	Unknown		



Site Name: South of the B4315  
 Location: Templeton  
 Reference: HSG/132/00030  
 No. of Units: 18

Constraints	Site Issues	Mechanisms to Address	Costs to Overcome <i>High, Medium, Low</i>	Level of Impact <i>High, Medium, Low</i>	Conclusion	Delivery Timetable
WWTW	Nil	n/a	n/a	n/a	No identifiable constraints to site delivery following Plan Adoption	2013-2015
Sewerage	Nil	n/a	n/a	n/a		
Water Supply	Nil	n/a	n/a	n/a		
Surface Water (Flooding)	Nil	n/a	n/a	n/a		
Access	None	n/a	n/a	n/a		
Contaminated Land	-	-	-	-		
Utilities	Broadband: none Electricity: no connection constraints subject to site feasibility.	Electricity: WPD to undertake load assessment once residential mix known.	Low	Low		
Land Ownership	None – Site in single ownership	n/a	n/a	n/a		
Educational Provision	No issues identified	n/a	n/a	n/a		

Site Name: South of Boars Head Junction

Location: Templeton

Reference: HSG/132/LDP/01

No. of Units: 22

Constraints	Site Issues	Mechanisms to Address	Costs to Overcome <i>High, Medium, Low</i>	Level of Impact <i>High, Medium, Low</i>	Conclusion	Delivery Timetable
WWTW	Nil	n/a	n/a	n/a	Required highway improvements likely to defer site delivery until 2 <sup>nd</sup> cohort of Plan Period.	2016-2018
Sewerage	Nil	n/a	n/a	n/a		
Water Supply	Nil	n/a	n/a	n/a		
Surface Water (Flooding)	Nil	n/a	n/a	n/a		
Access	Pressure on nearby Boar's Head junction	Divert C road through site to A478	High	Medium		
Contaminated Land	-	-	-	-		
Utilities	Broadband: Slow Spot Electricity: no connection constraints subject to site feasibility.	Electricity: WPD to undertake load assessment once residential mix known.	Low	Low		
Land Ownership	None – Site in single ownership	n/a	n/a	n/a		
Educational Provision	No issues identified	n/a	n/a	n/a		

Site Name: North of Bulford Road

Location: Tiers Cross

Reference: HSG/135/00004

No. of Units: 23

Constraints	Site Issues	Mechanisms to Address	Costs to Overcome <i>High, Medium, Low</i>	Level of Impact <i>High, Medium, Low</i>	Conclusion	Delivery Timetable
WWTW	Nil	n/a	n/a	n/a	No identifiable constraints to site delivery following Plan Adoption.	2013-2015
Sewerage	Nil	n/a	n/a	n/a		
Water Supply	Nil	n/a	n/a	n/a		
Surface Water (Flooding)	Nil	n/a	n/a	n/a		
Access	Traffic will affect a Trunk Road. Access to be onto village road between Tudor Place and the Garage site. May be able to access onto old Bulford Road once bypass complete.	The SWTRA should be consulted prior to the submission of an application.	Low	Low		
Contaminated Land	-	-	-	-		
Utilities	Broadband: none Electricity: no connection constraints subject to site feasibility.	Electricity: WPD to undertake load assessment once residential mix known.	Low	Low		
Land Ownership	None – Site in single ownership	n/a	n/a	n/a		
Educational Provision	May contribute to school capacity issues (Primary)	Potential S106 Contributions	To be determined	Unknown		

Site Name: Opp Haul y Bryn  
 Location: Wolfscastle  
 Reference: HSG/149/LDP/01  
 No. of Units: 30

Constraints	Site Issues	Mechanisms to Address	Costs to Overcome <i>High, Medium, Low</i>	Level of Impact <i>High, Medium, Low</i>	Conclusion	Delivery Timetable
WWTW	Nil	n/a	n/a	n/a	Minor highway works are not considered a constraint to site delivery following Plan Adoption.	2013-2015
Sewerage	Nil	n/a	n/a	n/a		
Water Supply	Nil	n/a	n/a	n/a		
Surface Water (Flooding)	Nil	n/a	n/a	n/a		
Access	Traffic will affect a Trunk Road (A40) There are current highway constraints, but access can be achieved with traffic calming measures.	The SWTRA should be consulted prior to the submission of an application.	Low	Low		
Contaminated Land	-	-	-	-		
Utilities	Broadband: none Electricity: no connection constraints subject to site feasibility.	Electricity: WPD to undertake load assessment once residential mix known.	Low	Low		
Land Ownership	None – Site in single ownership	n/a	n/a	n/a		
Educational Provision	May contribute to school capacity issues (Primary)	Potential S106 / CIL Contributions	To be determined	Unknown		



# Strategic Employment Allocations





# Strategic Employment Allocations

Site Name: Blackbridge  
 Location: Milford Haven  
 Reference: S/EMP/086/LDP/01  
 Site Area: 33.45 Ha

Constraints	Site Issues	Mechanisms to Address	Costs to Overcome <i>High, Medium, Low</i>	Level of Impact <i>High, Medium, Low</i>	Conclusion	Delivery Timetable
WWTW	No works	n/a	n/a	n/a	<p>Highway Improvements required and unknown land owner intentions indicate site delivery deferred until 2<sup>nd</sup> cohort of Plan Period.</p> <p>The site falls within the identified Haven Waterway Enterprise Zone. This designation could bring a number of benefits for future investors, improving its appeal as a strategic employment location.</p>	2016-2018
Sewerage	No sewers	Small private treatment works will need to be provided	Low	Low		
Water Supply	Nil	n/a	n/a	n/a		
Surface Water (Flooding)	The site is adjacent to the Pembrokeshire Marine SAC and the Milford Haven Waterway SSSI Small part of site in Zone C2 of the Development Advice Maps & flood Zones 2 & 3 of EA maps Moderate ecological status under the Water Framework Directive	Flood Consequence Assessment will be required. Must ensure no deterioration in ecological status therefore all pollution prevention measures must be in place.	Low	Low		
Access	Large site with limited access. SWTRA concerns regarding queuing on the A4076(T). Impact on B4325 Coombs Road and its junction with A4076(T).	Proposed access road from east. Potential rail link from Milford Haven (note that this passes through HSG/086/00318). Assessment/improvement of link via Coombs Road and its junction with A4076(T)	High	Medium		
Contaminated Land	-	-	-	-		



Constraints	Site Issues	Mechanisms to Address	Costs to Overcome <i>High, Medium, Low</i>	Level of Impact <i>High, Medium, Low</i>	Conclusion	Delivery Timetable
Utilities	Broadband: none Electricity: no connection constraints subject to site feasibility.	Electricity: WPD to undertake load assessment once commercial mix known.	Low	Low		
Land Ownership	Part-owned by Pembrokehire CC	Intention to work with other land owners to bring site forward	Low	Low		
Educational Provision	n/a	n/a	n/a	n/a		

Site Name: Bridge Innovation Centre

Location: Pembroke Dock

Reference: S/EMP/096/00001

Site Area: 22.38 Ha

Constraints	Site Issues	Mechanisms to Address	Costs to Overcome <i>High, Medium, Low</i>	Level of Impact <i>High, Medium, Low</i>	Conclusion	Delivery Timetable
WWTW	Nil	n/a	n/a	n/a	Numerous site constraints relating to sewerage infrastructure, site contamination and land ownership suggest site delivery within 2 <sup>nd</sup> cohort of Plan Period.	2016-2018
Sewerage	Hydraulic modelling required		Medium	Medium		
Water Supply	Nil	n/a	n/a	n/a		
Surface Water (Flooding)	Nil	n/a	n/a	n/a		
Access	SWTRA concerns re queuing on A477(T), particularly Waterloo Roundabout and Ferry Lane Junction	Additional signal loops, signal adjustments. The SWTRA should be consulted prior to the submission of an application	Low	Low		
Contaminated Land	Potential Contaminative Sources on/adj to site at Llanion Hill 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 on-site logs)	As part of any planning consent, 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.	High	Medium		

Constraints	Site Issues	Mechanisms to Address	Costs to Overcome <i>High, Medium, Low</i>	Level of Impact <i>High, Medium, Low</i>	Conclusion	Delivery Timetable
Utilities	Broadband: none Electricity: no connection constraints subject to site feasibility.	Electricity: WPD to undertake load assessment once commercial mix known.	Low	Low		
Land Ownership	Site in multiple ownership. No legal issues affecting PCC owned land.	Gain agreement from all owners for development / sale.	Low	Low		
Educational Provision	n/a	n/a	n/a	n/a		

Site Name: Withybush Business Park  
 Location: Haverfordwest  
 Reference: S/EMP/040/00001, 040/00006, 040/00008 & 040/00010  
 Site Area: 20.61

Constraints	Site Issues	Mechanisms to Address	Costs to Overcome <i>High, Medium, Low</i>	Level of Impact <i>High, Medium, Low</i>	Conclusion	Delivery Timetable
WWTW	Limited Capacity		High	Medium	Improvements to sewerage infrastructure and resolution of land ownership issues, suggest site deliverability within 2 <sup>nd</sup> cohort of Plan Period.	2016-2018
Sewerage	Hydraulic modelling required		Medium	Medium		
Water Supply	Nil	n/a	n/a	n/a		
Surface Water (Flooding)	An ordinary watercourse runs through site (with active discharge) and there is a minor aquifer beneath the site  Moderate ecological status under the Water Framework Directive	Must ensure no deterioration in ecological status, therefore all pollution prevention measures must be in place. Also required for minor aquifer under the site	Low	Low		
Access	None	n/a	n/a	n/a		
Contaminated Land	-	-	-	-		
Utilities	Broadband: none Electricity: no connection constraints subject to site feasibility.	Electricity: WPD to undertake load assessment once commercial mix known.	Low	Low		
Land Ownership	Site in multiple ownership. No legal issues affecting PCC owned land.	Gain agreement from all owners for development / sale.	Low	Low		
Educational Provision	n/a	n/a	n/a	n/a		

Site Name: Former RNAD Site  
 Location: Trecwn, OSGR 197197,232585. PM10/11  
 Reference: S/EMP/136/00001  
 Site Area: 21.11 Ha

Constraints	Site Issues	Mechanisms to Address	Costs to Overcome <i>High, Medium, Low</i>	Level of Impact <i>High, Medium, Low</i>	Conclusion	Delivery Timetable
WWTW	No sewers	Small private treatment works will need to be provided	Low	Low	No identifiable issues to site delivery following Plan Adoption	2013-2015
Sewerage	No sewers	Small private treatment works will need to be provided	Low	Low		
Water Supply	Nil	n/a	n/a	n/a		
Surface Water (Flooding)	Parts of the site in Zone C2 of the Development Advice Maps & flood Zones 2 & 3 of EA maps	Flood Consequence Assessment will be required.	Low	Low		
Access	Condition of (private) access road from A40. Substandard junction with A40(T).	Major upgrade of access road required. Junction upgrade (eg right turn land) required. The SWTRA should be consulted prior to the submission of an application	Medium/High	Low		
Contaminated Land	-	-	-	-		
Utilities	Broadband: none Electricity: no connection constraints subject to site feasibility.	Electricity: WPD to undertake load assessment once commercial mix known.	Low	Low		
Land Ownership	-	-	-	-		
Educational Provision	n/a	n/a	n/a	n/a		



Employment



# Employment

Site Name: Merlins Bridge Creamery Extension  
 Location: Haverfordwest, OSGR. PM21, Inset 1  
 Reference: EMP/040/00003  
 Site Area: 5.13 Ha

Constraints	Site Issues	Mechanisms to Address	Costs to Overcome <i>High, Medium, Low</i>	Level of Impact <i>High, Medium, Low</i>	Conclusion	Delivery Timetable
WWTW	Nil	n/a	n/a	n/a	Site delivery affected by highway constraints identified at Merlins Bridge. Costs to resolve likely to be high though potential impacts may be mitigated as a result of detailed traffic assessments and if required, potential funding opportunities to support employment development at the site. The nature of the constraint however likely to defer development until 2 <sup>nd</sup> cohort of Plan Period,	2016-2018
Sewerage	Nil	n/a	n/a	n/a		
Water Supply	Nil	n/a	n/a	n/a		
Surface Water (Flooding)	Nil	n/a	n/a	n/a		
Access	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	High	Medium		
Contaminated Land	-	-	-	-		
Utilities	Broadband: none Electricity: no connection constraints subject to site feasibility.	Electricity: WPD to undertake load assessment once residential mix known.	Low	Low		
Land Ownership	None – Site in single ownership.	n/a	n/a	n/a		
Educational Provision	n/a	n/a	n/a	n/a		



Site Name: North of Business Park

Location: Withybush

Reference: EMP/040/00005

Site Area: 6.09 Ha

Constraints	Site Issues	Mechanisms to Address	Costs to Overcome <i>High, Medium, Low</i>	Level of Impact <i>High, Medium, Low</i>	Conclusion	Delivery Timetable
WWTW	Nil	n/a	n/a	n/a	The site has the benefit of planning permission in outline for a change of use to B1, B2 and B8 uses and estate roads, granted 12/10/10. (Application Reference – 05/0849/PA).	2013-2015
Sewerage	Nil	n/a	n/a			
Water Supply	Nil	n/a	n/a			
Surface Water (Flooding)	Moderate ecological status under the Water Framework Directive  Ordinary watercourse edge of the site, a buffer strip is required.	Must ensure no deterioration in ecological status, therefore all pollution prevention measures must be in place. Also required for aquifer under the site. SuDS should be utilised for surface water drainage	Low	Low		
Access	Minor	Minor amendments to Withybush Roundabout.  The SWTRA should be consulted prior to the submission of an application	Low	Low		
Contaminated Land	-	-	-	-		
Utilities	Broadband: none Electricity: no connection constraints subject to site feasibility.	Electricity: WPD to undertake load assessment once residential mix known.	Low	Low		

Constraints	Site Issues	Mechanisms to Address	Costs to Overcome <i>High, Medium, Low</i>	Level of Impact <i>High, Medium, Low</i>	Conclusion	Delivery Timetable
Land Ownership	None – Site in single ownership	n/a	n/a	n/a		
Educational Provision	n/a	n/a	n/a	n/a		

Site Name: East of Business Park

Location: Withybush

Reference: EMP/040/00009

Site Area: 15.38 Ha

Constraints	Site Issues	Mechanisms to Address	Costs to Overcome <i>High, Medium, Low</i>	Level of Impact <i>High, Medium, Low</i>	Conclusion	Delivery Timetable
WWTW	Nil	n/a	n/a	n/a	No identifiable constraints to site delivery following Plan Adoption.	2013-2015
Sewerage	Nil	n/a	n/a	n/a		
Water Supply	Nil	n/a	n/a	n/a		
Surface Water (Flooding)	Moderate ecological status under the Water Framework Directive	Must ensure no deterioration to ecological interests, therefore all pollution prevention measures must be in place. Also required for minor aquifer under the site	Low	Low		
Access	Minor	Minor amendments to Withybush Roundabout. The SWTRA should be consulted prior to the submission of an application	Low	Low		
Contaminated Land	-	-	-	-		
Utilities	Broadband: none Electricity: no connection constraints subject to site feasibility.	Electricity: WPD to undertake load assessment once residential mix known.	Low	Low		
Land Ownership	None – Site in single ownership	n/a	n/a	n/a		
Educational Provision	n/a	n/a	n/a	n/a		

Site Name: Haven Head Business Park Northern Extension

Location: Milford Haven

Reference: EMP/086/00001

Site Area: 3.82 Ha

Constraints	Site Issues	Mechanisms to Address	Costs to Overcome <i>High, Medium, Low</i>	Level of Impact <i>High, Medium, Low</i>	Conclusion	Delivery Timetable
WWTW	Limited Capacity		Medium	Low	Resolution of access issues with landowner likely to defer site delivery to 2 <sup>nd</sup> cohort of Plan Period. Sewerage infrastructure not seen as major constraint to development.	2016-2018
Sewerage	Nil	n/a	n/a			
Water Supply	Nil	n/a	n/a			
Surface Water (Flooding)	Nil	n/a	n/a			
Access	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	High	Medium		
Contaminated Land	-	-	-	-		
Utilities	Broadband: none Electricity: no connection constraints subject to site feasibility.	Electricity: WPD to undertake load assessment once residential mix known.	Low	Low		
Land Ownership	-	-	-	-		
Educational Provision	n/a	n/a	n/a	n/a		

Site Name: Dale Road, Hubberston  
 Location: Milford Haven  
 Reference: EMP/086/00002  
 Site Area: 4.64 Ha

Constraints	Site Issues	Mechanisms to Address	Costs to Overcome <i>High, Medium, Low</i>	Level of Impact <i>High, Medium, Low</i>	Conclusion	Delivery Timetable
WWTW	Limited Capacity		Medium	Medium	A combination of access and land contamination constraints likely to defer site delivery until 3 <sup>rd</sup> cohort of Plan Period. High cost of site remediation will need to be met by developer/grant funding bodies.	2019-2021
Sewerage	Nil	n/a	n/a			
Water Supply	Nil	n/a	n/a			
Surface Water (Flooding)	Moderate ecological status under the Water Framework Directive	Must ensure no deterioration to ecological interests, therefore all pollution prevention measures must be in place. Also required for minor aquifer under the site	Low	Low		
Access	Traffic will affect a Trunk Road (Victoria Bridge Roundabout). Ownership PCC/contractor	The SWTRA should be consulted prior to the submission of an application. Study on Roundabout required. Site needs to be accessed via existing stub	Low	Low		
Contaminated Land	Potential Contaminative Sources on/adj to site at Hubberston Service Station, Transport depot - Overmile Depot Offices, Overmile Yard Licensed Landfill, Overmile Depot and Wastenot Landfill	Any planning consent will require characterise the site, a conceptual site model, intrusive ground investigation. DQRA, remedial options appraisal and remediation strategy.	High	Medium		

Constraints	Site Issues	Mechanisms to Address	Costs to Overcome <i>High, Medium, Low</i>	Level of Impact <i>High, Medium, Low</i>	Conclusion	Delivery Timetable
Utilities	Broadband: none Electricity: no connection constraints subject to site feasibility.	Electricity: WPD to undertake load assessment once residential mix known.	Low	Low		
Land Ownership	-	-	-	-		
Educational Provision	n/a	n/a	n/a	n/a		

Site Name: Adjacent to Marble Hall Road

Location: Milford Haven

Reference: EMP/086/LDP/01

Site Area: 6.86 Ha

Constraints	Site Issues	Mechanisms to Address	Costs to Overcome <i>High, Medium, Low</i>	Level of Impact <i>High, Medium, Low</i>	Conclusion	Delivery Timetable
WWTW	Limited capacity		Medium	Low	A combination of site remediation works and unknown land owner/developer intentions is likely to defer site delivery until 3 <sup>rd</sup> cohort of Plan Period, High cost of site remediation will need to be met by developer/grant funding bodies.	2019-2021
Sewerage	Nil	n/a	n/a			
Water Supply	Nil	n/a	n/a			
Surface Water (Flooding)	Nil	n/a	n/a			
Access	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. Provide footway	Medium	Low		
Contaminated Land	Potential Contaminative Sources on/adj 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	High	Medium		
Utilities	Broadband: none Electricity: no connection constraints subject to site feasibility.	Electricity: WPD to undertake load assessment once residential mix known.	Low	Low		
Land Ownership	-	-	-	-		
Educational Provision	n/a	n/a	n/a	n/a		

Site Name: North of Honeyborough Industrial Estate

Location: Neyland

Reference: EMP/093/00001

Site Area: 8.55 Ha

Constraints	Site Issues	Mechanisms to Address	Costs to Overcome <i>High, Medium, Low</i>	Level of Impact <i>High, Medium, Low</i>	Conclusion	Delivery Timetable
WWTW	Nil	n/a	n/a	n/a	No identifiable constraints to site delivery following Plan Adoption.	2013-2015
Sewerage	Nil	n/a	n/a	n/a		
Water Supply	Nil	n/a	n/a	n/a		
Surface Water (Flooding)	Nil	n/a	n/a	n/a		
Access	County road through site currently single lane	Upgrade road and extend shared use paths	Medium	Low		
Contaminated Land	-	-	-	-		
Utilities	Broadband: Adjacent to Slow Spot. Electricity: no connection constraints subject to site feasibility.	Electricity: WPD to undertake load assessment once residential mix known.	Low	Low		
Land Ownership	-	-	-	-		
Educational Provision	n/a	n/a	n/a	n/a		



Site Name: Former Dewhirst Factory

Location: Goodwick

Reference: EMP/034/LDP/01

Site Area: 1.40 Ha

Constraints	Site Issues	Mechanisms to Address	Costs to Overcome <i>High, Medium, Low</i>	Level of Impact <i>High, Medium, Low</i>	Conclusion	Delivery Timetable
WWTW	Nil	n/a	n/a	n/a	Site delivery affected by required highway improvements.	2016-2018
Sewerage	Nil	n/a	n/a	n/a		
Water Supply	Nil	n/a	n/a	n/a		
Surface Water (Flooding)	Nil	n/a	n/a	n/a		
Access	Traffic will affect a Trunk Road (Goodwick Roundabout). Combined impact of development in Fishguard. Marina likely to trigger roundabout improvements	Major redesign of roundabout required  The SWTRA should be consulted prior to the submission of an application.	High	Medium		
Contaminated Land	-	-	-	-		
Utilities	Broadband: none Electricity: no connection constraints subject to site feasibility.	Electricity: WPD to undertake load assessment once residential mix known.	Low	Low		
Land Ownership	None – Site in single ownership	n/a	n/a	n/a		
Educational Provision	n/a	n/a	n/a	n/a		

Site Name: Parrog  
 Location: Goodwick  
 Reference: EMP/034/LDP/02  
 Site Area: 0.60 Ha

Constraints	Site Issues	Mechanisms to Address	Costs to Overcome <i>High, Medium, Low</i>	Level of Impact <i>High, Medium, Low</i>	Conclusion	Delivery Timetable
WWTW	Nil	n/a	n/a	n/a	Site delivery affected by required highway improvements.	2016-2018
Sewerage	Nil	n/a	n/a			
Water Supply	Nil	n/a	n/a			
Surface Water (Flooding)	The site is within Zone C2 of the Development Advice Maps, and flood Zones 2 & 3 of EA maps	Flood Consequences Assessment is required.	Low	Low		
Access	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 improvements	Major redesign of roundabout required  The SWTRA should be consulted prior to the submission of an application.	Low	Medium		
Contaminated Land	-	-	-	-		
Utilities	Broadband: none Electricity: no connection constraints subject to site feasibility.	Electricity: WPD to undertake load assessment once residential mix known.	Low	Low		

Constraints	Site Issues	Mechanisms to Address	Costs to Overcome <i>High, Medium, Low</i>	Level of Impact <i>High, Medium, Low</i>	Conclusion	Delivery Timetable
Land Ownership	None – Site in single ownership	n/a	n/a	n/a		
Educational Provision	n/a	n/a	n/a	n/a		

Site Name: Adjacent to Riverlea/opposite Llygad-yr-Haul

Location: Crymych

Reference: EMP/030/00001

Site Area: 5.2 Ha

Constraints	Site Issues	Mechanisms to Address	Costs to Overcome <i>High, Medium, Low</i>	Level of Impact <i>High, Medium, Low</i>	Conclusion	Delivery Timetable
WWTW	Nil	n/a	n/a	n/a	The site has the benefit of planning permission in full for a proposed new industrial estate for B1, B8 storage and distribution and haulage contractors depot granted 13/8/08. (Application Reference – 06/0886/PA).	2013-2015
Sewerage	Nil	n/a	n/a	n/a		
Water Supply	Offsite mains required		Medium	Medium		
Surface Water (Flooding)	Nil	n/a	n/a	n/a		
Access	None	n/a	n/a	n/a		
Contaminated Land	-	-	-	-		
Utilities	Broadband: none Electricity: no connection constraints subject to site feasibility.	Electricity: WPD to undertake load assessment once residential mix known.	Low	Low		
Land Ownership	-	-	-	-		
Educational Provision	n/a	n/a	n/a	n/a		

Site Name: Celtic Link Business Park

Location: near Sceddau

Reference: EMP/034/0006

Site Area: 13.47 Ha

Constraints	Site Issues	Mechanisms to Address	Costs to Overcome <i>High, Medium, Low</i>	Level of Impact <i>High, Medium, Low</i>	Conclusion	Delivery Timetable
WWTW	Nil	n/a	n/a	n/a	The site has the benefit of planning permission in outline for the proposed construction and operation of a truck stop and industrial unit, plus ancillary facilities, granted 16/3/11. (Application Reference – 10/0978/PA).	2013-2015
Sewerage	Nil	n/a	n/a			
Water Supply	Nil	n/a	n/a			
Surface Water (Flooding)	Nil	n/a	n/a			
Access	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	Low	Low		
Contaminated Land	-	-	-	-		
Utilities	Broadband: none Electricity: no connection constraints subject to site feasibility.	Electricity: WPD to undertake load assessment once residential mix known.	Low	Low		
Land Ownership	None – Site in single ownership	n/a	n/a	n/a		
Educational Provision	n/a	n/a	n/a	n/a		

Site Name: Adjacent to A4115  
 Location: Templeton  
 Reference: EMP/132/00001  
 Site Area: 2.88 Ha

Constraints	Site Issues	Mechanisms to Address	Costs to Overcome <i>High, Medium, Low</i>	Level of Impact <i>High, Medium, Low</i>	Conclusion	Delivery Timetable
WWTW	Nil	n/a	n/a	n/a	Site delivery likely to be impacted by highway constraints and unknown intentions of land owner/developer.	2016-2018
Sewerage	Nil	n/a	n/a	n/a		
Water Supply	Nil	n/a	n/a	n/a		
Surface Water (Flooding)	Nil	n/a	n/a	n/a		
Access	Pressure on nearby Boar's Head junction	Divert C road through site to A478	High	Medium		
Contaminated Land	-	-	-	-		
Utilities	Broadband: Slow Spot Electricity: no connection constraints subject to site feasibility.	Electricity: WPD to undertake load assessment once residential mix known.	Low	Low		
Land Ownership	-	-	-	-		
Educational Provision	n/a	n/a	n/a	n/a		

Site Name: Old Station Yard  
 Location: Letterston  
 Reference: EMP/053/00001  
 Site Area: 1.23 Ha

Constraints	Site Issues	Mechanisms to Address	Costs to Overcome <i>High, Medium, Low</i>	Level of Impact <i>High, Medium, Low</i>	Conclusion	Delivery Timetable
WWTW	No capacity at works	Imp scheme to be completed by April 2013	n/a	n/a	The site has the benefit of planning permission in outline for the proposed re-development of land for business use (B1 and B8 use classes) granted 28/07/11. (Application Reference – 11/1101/PA).	2013-2015
Sewerage	Nil	n/a	n/a			
Water Supply	Nil	n/a	n/a			
Surface Water (Flooding)	Good ecological status under the Water Framework Directive	Must ensure no deterioration to ecological status, therefore all pollution prevention measures must be in place	Low	Low		
Access	Traffic will affect a Trunk Road	Review junctions at Letterston and Harp Cross Roads. Possible traffic lights at Letterston. The SWTRA should be consulted prior to the submission of an application.	Medium	Medium		
Contaminated Land	-	-	-	-		
Utilities	Broadband: none Electricity: no connection constraints subject to site feasibility.	Electricity: WPD to undertake load assessment once residential mix known.	Low	Low		
Land Ownership	-	-	-	-		
Educational Provision	n/a	n/a	n/a	n/a		



Retail





# Retail Allocations

Site Name: Fred Rees Site  
 Location: Haverfordwest  
 Reference: RT/040/01  
 Site Area: 0.31 ha

Constraints	Site Issues	Mechanisms to Address	Costs to Overcome <i>High, Medium, Low</i>	Level of Impact <i>High, Medium, Low</i>	Conclusion	Delivery Timetable
WWTW	None	n/a	n/a	n/a	No identifiable constraints to site delivery following Plan Adoption.	2013-2015
Sewerage	None	n/a	n/a	n/a		
Water Supply	None	n/a	n/a	n/a		
Surface Water (Flooding)	The site is within Zone C2 of the Development Advice Maps, and flood Zones 2 & 3 of EA maps Minor Aquifer is under the site	Flood Consequences Assessment is required. SuDS should be utilised for surface water drainage.	Low	Low		
Access	Improvements to Churn Works Roundabout linked to wider development. Narrow footways and access. Link to Slade development	Footway and access works required. Improve links to Slade development	Medium	Medium		
Contaminated Land	-	-	-	-		
Utilities	Broadband: none Electricity: no connection constraints subject to site feasibility.	Electricity: WPD to undertake load assessment once commercial mix known.	Low	Low		
Land Ownership	-	-	-	-		
Educational Provision	n/a	n/a	n/a	n/a		

Site Name: St Govan's Centre  
 Location: Pembroke Dock  
 Reference: RT/096/01  
 Site Area: 0.23 ha

Constraints	Site Issues	Mechanisms to Address	Costs to Overcome <i>High, Medium, Low</i>	Level of Impact <i>High, Medium, Low</i>	Conclusion	Delivery Timetable
WWTW	None	n/a	n/a	n/a	No identifiable constraints to site delivery following Plan Adoption	2013-2015
Sewerage	None	n/a	n/a	n/a		
Water Supply	None	n/a	n/a	n/a		
Surface Water (Flooding)	The site is within Zone C2 of the Development Advice Maps, and flood Zones 2 & 3 of EA maps  Moderate ecological status under the Water Framework Directive.	Flood Consequences Assessment is required.  Must ensure no deterioration to ecological status, therefore all pollution prevention measures must be in place. Also required for major aquifer under the site  SuDS should be utilised for surface water drainage	Low	Low		
Access	None	n/a	n/a	n/a		
Contaminated Land	-	-	-	-		
Utilities	Broadband: none Electricity: no connection constraints subject to site feasibility.	Electricity: WPD to undertake load assessment once commercial mix known.	Low	Low		

Constraints	Site Issues	Mechanisms to Address	Costs to Overcome <i>High, Medium, Low</i>	Level of Impact <i>High, Medium, Low</i>	Conclusion	Delivery Timetable
Land Ownership	None – Site in single ownership	n/a	n/a	n/a		
Educational Provision	n/a	n/a	n/a	n/a		

Site Name: The Old Primary School Site  
 Location: Fishgaud  
 Reference: RT/034/01  
 Site Area: 1.34 ha

Constraints	Site Issues	Mechanisms to Address	Costs to Overcome <i>High, Medium, Low</i>	Level of Impact <i>High, Medium, Low</i>	Conclusion	Delivery Timetable
WWTW	Nil	n/a	n/a	n/a	No identifiable constraints to site delivery following Plan Adoption	2013-2015
Sewerage	Nil	n/a	n/a	n/a		
Water Supply	Nil	n/a	n/a	n/a		
Surface Water (Flooding)	Nil	n/a	n/a	n/a		
Access	Traffic will affect a Trunk Road (A40 (T)) Chimneys Link Road Proposed, trunk road to become one way.	The SWTRA should be consulted prior to the submission of an application. Provide access to rear of existing properties for deliveries.	Medium	Medium		
Contaminated Land	-	-	-	-		
Utilities	Broadband: none Electricity: no connection constraints subject to site feasibility.	Electricity: WPD to undertake load assessment once commercial mix known.	Low	Low		
Land Ownership	None – Site in single ownership.	n/a	n/a	n/a		
Educational Provision	n/a	n/a	n/a	n/a		

Site Name: The Old Primary School Site

Location: Narberth

Reference: RT/088/01

Site Area: 0.41 ha

Constraints	Site Issues	Mechanisms to Address	Costs to Overcome <i>High, Medium, Low</i>	Level of Impact <i>High, Medium, Low</i>	Conclusion	Delivery Timetable
WWTW	Nil	n/a	n/a	n/a	No identifiable constraints to site delivery following Plan Adoption	2013-2015
Sewerage	Nil	n/a	n/a	n/a		
Water Supply	Nil	n/a	n/a	n/a		
Surface Water (Flooding)	Nil	n/a	n/a	n/a		
Access	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.	Low	Low		
Contaminated Land	-	-	-	-		
Utilities	Broadband: none Electricity: no connection constraints subject to site feasibility.	Electricity: WPD to undertake load assessment once commercial mix known.	Low	Low		
Land Ownership	None – Site in single ownership.	n/a	n/a	n/a		
Educational Provision	n/a	n/a	n/a	n/a		

Site Name: Kingsmoor foodstore allocation  
 Location: Kilgetty  
 Reference: RT/050/01  
 Site Area: 2.86 ha

Constraints	Site Issues	Mechanisms to Address	Costs to Overcome <i>High, Medium, Low</i>	Level of Impact <i>High, Medium, Low</i>	Conclusion	Delivery Timetable
WWTW	Nil	n/a	n/a	n/a	Resolution of Common Land issues not considered to represent a constraint to development following Plan Adoption	2013-2015
Sewerage	Nil	n/a	n/a	n/a		
Water Supply	Nil	n/a	n/a	n/a		
Surface Water (Flooding)	Nil	n/a	n/a	n/a		
Access	Access already constructed. One way off roundabout only, footway improvements on Carmarthen Road already agreed.	n/a	Low	Low		
Contaminated Land	-	-	-	-		
Utilities	Broadband: none Electricity: no connection constraints subject to site feasibility.	Electricity: WPD to undertake load assessment once commercial mix known.	Low	Low		
Land Ownership	Site ownership details unknown, although location of site on Common Land	Due legal process to be followed prior to development proceeding	Low	Low		
Educational Provision	n/a	n/a	n/a	n/a		



Mixed Use





# Mixed Use Allocations

Site Name: Old Hakin Road  
 Location: Haverfordwest  
 Reference: MXLU/040/01  
 Site Area: 1.31 ha

Constraints	Site Issues	Mechanisms to Address	Costs to Overcome <i>High, Medium, Low</i>	Level of Impact <i>High, Medium, Low</i>	Conclusion	Delivery Timetable
WWTW	Nil	n/a	n/a	n/a	No identifiable constraints to site delivery following Plan Adoption	2013-2015
Sewerage	Nil	n/a	n/a	n/a		
Water Supply	Nil	n/a	n/a	n/a		
Surface Water (Flooding)	Good ecological status under the Water Framework Directive.	Must ensure no deterioration in ecological status, therefore all pollution prevention measures must be in place. Also required for minor aquifer under the site	Low	Low		
Access	Traffic will affect a Trunk Road (Old Hakin Rd junction with A4076(T) Lack of footway provision	SuDS should be utilised for surface water drainage.  The SWTRA should be consulted prior to the submission of an application. Provide footway	Medium	Medium		
Contaminated Land	-	-	-	-		
Utilities	Broadband: none Electricity: no	Electricity: WPD to undertake load assessment once	Low	Low		

Constraints	Site Issues	Mechanisms to Address	Costs to Overcome <i>High, Medium, Low</i>	Level of Impact <i>High, Medium, Low</i>	Conclusion	Delivery Timetable
	connection constraints subject to site feasibility.	residential mix known.				
Land Ownership	-	-	-	-		
Educational Provision	n/a	n/a	n/a	n/a		

Site Name: Plain Dealings Farm

Location: Narberth

Reference: MXLU/088/01

Site Area: 2.03ha

Constraints	Site Issues	Mechanisms to Address	Costs to Overcome <i>High, Medium, Low</i>	Level of Impact <i>High, Medium, Low</i>	Conclusion	Delivery Timetable
WWTW	Nil	n/a	n/a	n/a	Potential highway constraints are likely to defer site delivery until the 2 <sup>nd</sup> cohort of the Plan Period.	2016-2018
Sewerage	Nil	n/a	n/a			
Water Supply	Nil	n/a	n/a			
Surface Water (Flooding)	Nil	n/a	n/a			
Access	Traffic will affect a Trunk Road (A40 (T) Redstone Cross)	The SWTRA should be consulted prior to the submission of an application. Redstone Cross improvement-possible right turn lane.	Medium/High	Medium		
Contaminated Land	-	-	-	-		
Utilities	Broadband: none Electricity: no connection constraints subject to site feasibility.	Electricity: WPD to undertake load assessment once residential mix known.	Low	Low		
Land Ownership	-	-	-	-		
Educational Provision	n/a	n/a	n/a	n/a		

Site Name: Arnold's Yard  
 Location: Johnston  
 Reference: MXLU/048/01  
 Site Area: 5.47 ha

Constraints	Site Issues	Mechanisms to Address	Costs to Overcome <i>High, Medium, Low</i>	Level of Impact <i>High, Medium, Low</i>	Conclusion	Delivery Timetable
WWTW	Nil	n/a	n/a	n/a	Single constraint to site delivery identified as site remediation likely to defer until 2 <sup>nd</sup> cohort of Plan Period.	2016-2018
Sewerage	Nil	n/a	n/a			
Water Supply	Nil	n/a	n/a			
Surface Water (Flooding)	Good ecological status under the Water Framework Directive.	Must ensure no deterioration in ecological status, therefore all pollution prevention measures must be in place. Also required for minor aquifer under the site	Low	Low		
Access	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. Provision of pedestrian facility. Roundabout likely to be appropriate for site access.	Medium	Medium		
Contaminated Land	Potential Contaminative Sources on/adj to site at Scrapyard/Colliery Sidings, Brick Works, Railway lines, Quarry, PGS Fabrications - steel works	Any planning consent will require characterise of the site to formulate a conceptual site model, undertake intrusive ground investigation DQRA, remedial	High	Medium		

Constraints	Site Issues	Mechanisms to Address	Costs to Overcome <i>High, Medium, Low</i>	Level of Impact <i>High, Medium, Low</i>	Conclusion	Delivery Timetable
		options appraisal and remediation strategy..				
Utilities	Broadband: none Electricity: no connection constraints subject to site feasibility.	Electricity: WPD to undertake load assessment once residential mix known.	Low	Low		
Land Ownership	None – Site in single ownership	n/a	n/a	n/a		
Educational Provision	n/a	n/a	n/a	n/a		



# Waste Management Facilities

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# Waste Management Facilities Allocations

Site Name: Adjoining the Milford Haven (Murco) Refinery  
 Location: Milford Haven  
 Reference: WST/LDP/086/01  
 Site Area: 5.69 ha

Constraints	Site Issues	Mechanisms to Address	Costs to Overcome <i>High, Medium, Low</i>	Level of Impact <i>High, Medium, Low</i>	Conclusion	Delivery Timetable
WWTW	Nil	n/a	n/a	n/a	No identifiable constraints to site delivery following Plan Adoption	2013-2015
Sewerage	Nil	n/a	n/a	n/a		
Water Supply	Nil	n/a	n/a	n/a		
Surface Water (Flooding)	Nil	n/a	n/a	n/a		
Access	Development reliant on Bulford Road improvements and further improvements west of Tiers Cross	New road scheme	Medium	Low		
Contaminated Land	-	-	-	-		
Utilities	Electricity: no connection constraints subject to site feasibility.	Electricity: WPD to undertake load assessment once residential mix known.	Low	Low		
Land Ownership	-	-	-	-		
Educational Provision	n/a	n/a	n/a	n/a		

Site Name: Land at Kingsmoor Common

Location: Kilgetty

Reference: WST/LDP/050/01

Site Area: 3.20 ha

Constraints	Site Issues	Mechanisms to Address	Costs to Overcome <i>High, Medium, Low</i>	Level of Impact <i>High, Medium, Low</i>	Conclusion	Delivery Timetable
WWTW	Nil	n/a	n/a	n/a	Resolution of Common Land constraint required. Delay to site delivery until 2 <sup>nd</sup> cohort of Plan Period.	2016-2018
Sewerage	Nil	n/a	n/a			
Water Supply	Nil	n/a	n/a			
Surface Water (Flooding)	Nil	n/a	n/a			
Access	Access needs to be distant from the trunk road roundabout. Traffic will affect a Trunk Road.	Possible left in left out arrangement. The SWTRA should be consulted prior to the submission of an application.	Low	Low		
Contaminated Land	-	-	-	-		
Utilities	Electricity: no connection constraints subject to site feasibility.	Electricity: WPD to undertake load assessment once residential mix known.	Low	Low		
Land Ownership	Site ownership details unknown, although location of site on Common Land	Due legal process to be followed prior to development proceeding	Low	Medium		
Educational Provision	n/a	n/a	n/a	n/a		

Site Name: Winsel

Location: near Merlins Bridge

Reference: WST/LDP/040/01

Site Area: 4.95 ha

Constraints	Site Issues	Mechanisms to Address	Costs to Overcome <i>High, Medium, Low</i>	Level of Impact <i>High, Medium, Low</i>	Conclusion	Delivery Timetable
WWTW	Nil	n/a	n/a	n/a	No identifiable constraints to site delivery following Plan Adoption	2013-2015
Sewerage	Nil	n/a	n/a	n/a		
Water Supply	Nil	n/a	n/a	n/a		
Surface Water (Flooding)	Nil	n/a	n/a	n/a		
Access	Traffic will affect a Trunk Road (Old Hakin Rd junction with A4076(T) and Merlins Bridge Roundabout) Old Hakin Road Rail Bridge – accident issue with bridge strikes Development of larger scheme will require reconstruction of railway bridge	The SWTRA should be consulted prior to the submission of an application. Review accident risk. Possible upgrade to bridge	High	Medium		
Contaminated Land	-	-	-	-		
Utilities	Electricity: no connection constraints subject to site feasibility.	Electricity: WPD to undertake load assessment once residential mix known.	Low	Low		
Land Ownership	Council owned site	n/a	n/a	n/a		
Educational Provision	n/a	n/a	n/a	n/a		



# Gypsy Traveller Sites





# Gypsy Traveller Sites

Site Name: Withybush Extension  
 Location: Withybush  
 Reference: GT/040/001  
 Site Area: 0.66 ha

Constraints	Site Issues	Mechanisms to Address	Costs to Overcome <i>High, Medium, Low</i>	Level of Impact <i>High, Medium, Low</i>	Conclusion	Delivery Timetable
WWTW	Nil	n/a	n/a	n/a	No identifiable constraints to site delivery following Plan Adoption	2013-2015
Sewerage	Nil	n/a	n/a			
Water Supply	Nil	n/a	n/a			
Surface Water (Flooding)	SuDS are required as part of any development Moderate ecological status under the Water Framework Directive	Must ensure no deterioration in ecological status, therefore all pollution prevention measures must be in place. Also required for minor aquifer under the site SuDS should be utilised for surface water drainage.	Low	Low		
Access	Traffic will affect a Trunk Road (A40/Withybush Roundabout)	The SWTRA should be consulted prior to the submission of an application.	Low	Low		
Contaminated Land	-	-	-	-		
Utilities	Electricity: no connection constraints subject to site feasibility.	Electricity: WPD to undertake load assessment once residential mix known.	Low	Low		



Constraints	Site Issues	Mechanisms to Address	Costs to Overcome <i>High, Medium, Low</i>	Level of Impact <i>High, Medium, Low</i>	Conclusion	Delivery Timetable
Land Ownership	Site in Council ownership	n/a	n/a	n/a		
Educational Provision	n/a	n/a	n/a	n/a		

Site Name: Kingsmoor Extension

Location: Withybush

Reference: GT/050/001

Site Area: 0.78 ha

Constraints	Site Issues	Mechanisms to Address	Costs to Overcome <i>High, Medium, Low</i>	Level of Impact <i>High, Medium, Low</i>	Conclusion	Delivery Timetable
WWTW	Nil	n/a	n/a	n/a	Resolution of Common Land issues not considered a constraint to site delivery	2013-2015
Sewerage	Nil	n/a	n/a	n/a		
Water Supply	Nil	n/a	n/a	n/a		
Surface Water (Flooding)	SuDS are recommended as part of any development		Low	Low		
Access	Traffic will affect a Trunk Road (A477). The development should allow for the provision of a dedicated right turn lane which complies with DMRB and the requirements of a RSA.	The SWTRA should be consulted prior to the submission of an application.	Medium	Low		
Contaminated Land	-	-	-	-		
Utilities	Electricity: no connection constraints subject to site feasibility.	Electricity: WPD to undertake load assessment once residential mix known.	Low	Low		
Land Ownership	Site in Council ownership, although located on Common Land	Due legal process to be followed prior to development proceeding	Low	Low		
Educational Provision	n/a	n/a	n/a	n/a		

Site Name: Castle Quarry  
 Location: Monkton, Pembroke  
 Reference: GT/095/001  
 Site Area: 0.39 ha

Constraints	Site Issues	Mechanisms to Address	Costs to Overcome <i>High, Medium, Low</i>	Level of Impact <i>High, Medium, Low</i>	Conclusion	Delivery Timetable
WWTW	Nil	n/a	n/a	n/a	No identifiable constraints to site delivery following Plan Adoption	2013-2015
Sewerage	Nil	n/a	n/a	n/a		
Water Supply	Nil	n/a	n/a	n/a		
Surface Water (Flooding)	Moderate ecological status under the Water Framework Directive, must ensure no deterioration, therefore all pollution prevention measures must be in place.	Must ensure no deterioration to ecological status, therefore all pollution prevention measures must be in place. Also required for major aquifer under the site	Low	Low		
Access	Foul drainage problems, discharge issues.	SuDS are recommended as part of any development				
	n/a	n/a	n/a	n/a		
Contaminated Land	-	-	-	-		
Utilities	Electricity: no connection constraints subject to site feasibility.	Electricity: WPD to undertake load assessment once residential mix known.	Low	Low		
Land Ownership	Council owned site	n/a	n/a	n/a		
Educational Provision	n/a	n/a	n/a	n/a		

# Community Facilities





# Community Facilities

Site Name: Cemetery Extension  
 Location: Freystrop,  
 Reference: CF/035/01  
 Site Area: 0.21 ha

Constraints	Site Issues	Mechanisms to Address	Costs to Overcome <i>High, Medium, Low</i>	Level of Impact <i>High, Medium, Low</i>	Conclusion	Delivery Timetable
WWTW	Nil	n/a	n/a	n/a	No identifiable constraints to site delivery following Plan Adoption.	2013-2015
Sewerage	Nil	n/a	n/a	n/a		
Water Supply	Nil	n/a	n/a	n/a		
Surface Water (Flooding)	Nil	n/a	n/a	n/a		
Access	Maintain T shaped turning head off the Pembroke Road.	A replacement parking provision with turning head	Low	Low		
Contaminated Land	-	-	-	-		
Utilities	n/a	n/a	n/a	n/a		
Land Ownership	Council owned site	n/a	n/a	n/a		
Educational Provision	n/a	n/a	n/a	n/a		

Site Name: Slade Lane School

Location: Haverfordwest

Reference: CF/040/01

Site Area: 5.83 ha

Constraints	Site Issues	Mechanisms to Address	Costs to Overcome <i>High, Medium, Low</i>	Level of Impact <i>High, Medium, Low</i>	Conclusion	Delivery Timetable
WWTW	Nil	n/a	n/a	n/a	On the basis that there is no delay to the commencement of the housing site development there is no delay to site delivery	2013-2015
Sewerage	Nil	n/a	n/a			
Water Supply	Nil	n/a	n/a			
Surface Water (Flooding)	Nil	n/a	n/a			
Access	Access will be through the Slade Lane residential development (HSG/040/00274)	n/a	Low	Low		
Contaminated Land	-	-	-	-		
Utilities	Electricity: no connection constraints subject to site feasibility.	Electricity: WPD to undertake load assessment once residential mix known.	Low	Low		
Land Ownership	Anticipate commencing development in a phased programme following Plan Adoption	n/a	n/a	n/a		
Educational Provision	n/a	n/a	n/a	n/a		

Site Name: Withybush Hospital Extension

Location: Haverfordwest

Reference: CF/040/02

Site Area: 2.57 ha

Constraints	Site Issues	Mechanisms to Address	Costs to Overcome <i>High, Medium, Low</i>	Level of Impact <i>High, Medium, Low</i>	Conclusion	Delivery Timetable
WWTW	Nil	n/a	n/a	n/a	No identifiable constraints to site delivery following Plan Adoption	2013-2015
Sewerage	Nil	n/a	n/a	n/a		
Water Supply	Nil	n/a	n/a	n/a		
Surface Water (Flooding)	Nil	n/a	n/a	n/a		
Access	None	n/a	n/a	n/a		
Contaminated Land	-	-	-	-		
Utilities	Electricity: no connection constraints subject to site feasibility.	Electricity: WPD to undertake load assessment once residential mix known.	Low	Low		
Land Ownership	-	-	-	-		
Educational Provision	n/a	n/a	n/a	n/a		



Site Name: St Marks VA Site Extension  
 Location: Haverfordwest  
 Reference: CF/040/03  
 Site Area: 0.31 ha

Constraints	Site Issues	Mechanisms to Address	Costs to Overcome <i>High, Medium, Low</i>	Level of Impact <i>High, Medium, Low</i>	Conclusion	Delivery Timetable
WWTW	Nil	n/a	n/a	n/a	No identifiable constraints to site delivery following Plan Adoption.	2013-2015
Sewerage	Nil	n/a	n/a	n/a		
Water Supply	Nil	n/a	n/a	n/a		
Surface Water (Flooding)	Nil	n/a	n/a	n/a		
Access	None	n/a	n/a	n/a		
Contaminated Land	-	-	-	-		
Utilities	Electricity: no connection constraints subject to site feasibility.	Electricity: WPD to undertake load assessment once residential mix known.	Low	Low		
Land Ownership	-	-	-	-		
Educational Provision	n/a	n/a	n/a	n/a		

Site Name: Replacement Primary School  
 Location: Haverfordwest  
 Reference: CF/040/04  
 Site Area: 0.79 ha

Constraints	Site Issues	Mechanisms to Address	Costs to Overcome <i>High, Medium, Low</i>	Level of Impact <i>High, Medium, Low</i>	Conclusion	Delivery Timetable
WWTW	Nil	n/a	n/a	n/a	Access constraints likely to defer site delivery until 2 <sup>nd</sup> cohort of Plan Period	2016-2018
Sewerage	Nil	n/a	n/a	n/a		
Water Supply	Nil	n/a	n/a	n/a		
Surface Water (Flooding)	Nil	n/a	n/a	n/a		
Access	Likely to move sites and require access off Portfield	Will require demolition of a house for access	Medium	Medium		
Contaminated Land	-	-	-	-		
Utilities	Electricity: no connection constraints subject to site feasibility.	Electricity: WPD to undertake load assessment once residential mix known.	Low	Low		
Land Ownership	Council owned site	n/a	n/a	n/a		
Educational Provision	n/a	n/a	n/a	n/a		

Site Name: Popehill Cemetery Extension  
 Location: Haverfordwest  
 Reference: CF/048/01  
 Site Area: 0.77 ha

Constraints	Site Issues	Mechanisms to Address	Costs to Overcome <i>High, Medium, Low</i>	Level of Impact <i>High, Medium, Low</i>	Conclusion	Delivery Timetable
WWTW	Nil	n/a	n/a	n/a	No identifiable constraints to site delivery following Plan Adoption	2013-2015
Sewerage	Nil	n/a	n/a	n/a		
Water Supply	Nil	n/a	n/a	n/a		
Surface Water (Flooding)	Nil	n/a	n/a	n/a		
Access	Located on crest of hill. Traffic will affect a Trunk Road (A4076).	Improvements will be required  The SWTRA should be consulted prior to the submission of an application.	Low	Low		
Contaminated Land	-	-	-	-		
Utilities	n/a	n/a	n/a	n/a		
Land Ownership	Council owned site	n/a	n/a	n/a		
Educational Provision	n/a	n/a	n/a	n/a		

Site Name: Monkton Cemetery Extension  
 Location: Pembroke  
 Reference: CF/095/01  
 Site Area: 0.21 ha

Constraints	Site Issues	Mechanisms to Address	Costs to Overcome <i>High, Medium, Low</i>	Level of Impact <i>High, Medium, Low</i>	Conclusion	Delivery Timetable
WWTW	Nil	n/a	n/a	n/a	No identifiable constraints to site delivery following Plan Adoption	2013-2015
Sewerage	Nil	n/a	n/a	n/a		
Water Supply	Nil	n/a	n/a	n/a		
Surface Water (Flooding)	Nil	n/a	n/a	n/a		
Access	Existing access restricted	Add parking, passing place and improved turning head.	Low	Low		
Contaminated Land	-	-	-	-		
Utilities	n/a	n/a	n/a	n/a		
Land Ownership	Council owned site	n/a	n/a	n/a		
Educational Provision	n/a	n/a	n/a	n/a		

Site Name: Pennar CP School Site extension and new access  
 Location: Pembroke Dock  
 Reference: CF/096/01  
 Site Area: 1.40 ha

Constraints	Site Issues	Mechanisms to Address	Costs to Overcome <i>High, Medium, Low</i>	Level of Impact <i>High, Medium, Low</i>	Conclusion	Delivery Timetable
WWTW	Nil	n/a	n/a	n/a	No identifiable constraints to site delivery following Plan Adoption	2013-2015
Sewerage	Nil	n/a	n/a	n/a		
Water Supply	Nil	n/a	n/a	n/a		
Surface Water (Flooding)	Nil	n/a	n/a	n/a		
Access	None	n/a	n/a	n/a		
Contaminated Land	-	-	-	-		
Utilities	Electricity: no connection constraints subject to site feasibility.	Electricity: WPD to undertake load assessment once residential mix known.	Low	Low		
Land Ownership	-	-	-	-		
Educational Provision	n/a	n/a	n/a	n/a		



## Extra Care Facility



# Extra Care Facility

Site Name: Park House Court – Extend Specialist and Supported

Accommodation Allowance

Location: New Hedges.

Reference: SSA/089/01

Site Area: 5.33 ha

Constraints	Site Issues	Mechanisms to Address	Costs to Overcome <i>High, Medium, Low</i>	Level of Impact <i>High, Medium, Low</i>	Conclusion	Delivery Timetable
WWTW	Nil	n/a	n/a	n/a	No identifiable constraints to site delivery following Plan Adoption.	2013-2015
Sewerage	Nil	n/a	n/a	n/a		
Water Supply	Nil	n/a	n/a	n/a		
Surface Water (Flooding)	Nil	n/a	n/a	n/a		
Access	Additional impact on A477(T) at Kilgetty Roundabout. Sustainability issues relating to pedestrian and cycle access to Tenby and New Hedges	The SWTRA should be consulted prior to the submission of an application. Include Kilgetty Roundabout in scope of Transport Assessment Improved cycle and pedestrian facilities	Medium	Medium		
Contaminated Land	-	-	-	-		
Utilities	Broadband: none Electricity: no connection constraints subject to site feasibility.	Electricity: WPD to undertake load assessment once residential mix known.	Low	Low		
Land Ownership	-	-	-	-		
Educational Provision	n/a	n/a	n/a	n/a		







Marinas



# Marinas

Site Name: Fishguard Harbour  
 Location: Fishguard  
 Reference: MAR/034/LDP/01  
 Site Area: 12.96 ha

Constraints	Site Issues	Mechanisms to Address	Costs to Overcome <i>High, Medium, Low</i>	Level of Impact <i>High, Medium, Low</i>	Conclusion	Delivery Timetable
WWTW	Nil	n/a	n/a	n/a	No identifiable constraints to site delivery following Plan Adoption	2013-2015
Sewerage	Hydraulic modelling required		Medium	Medium		
Water Supply	Nil	n/a	n/a	n/a		
Surface Water (Flooding)	Nil	n/a	n/a	n/a		
Access	Traffic will affect a Trunk Road (Goodwick 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. Raise roundabout. Provide footway	Low	Low		
Contaminated Land	-	-	-	-		
Utilities	Electricity: no connection constraints subject to site feasibility.	Electricity: WPD to undertake load assessment once residential mix known.	Low	Low		
Land Ownership	-	-	-	-		
Educational Provision	n/a	n/a	n/a	n/a		

Site Name: Martello Quays  
 Location: Pembroke Dock  
 Reference: MAR/096/LDP/01  
 Site Area: 16.61 ha

Constraints	Site Issues	Mechanisms to Address	Costs to Overcome <i>High, Medium, Low</i>	Level of Impact <i>High, Medium, Low</i>	Conclusion	Delivery Timetable
WWTW	Nil	n/a	n/a	n/a	No identifiable constraints to site delivery following Plan Adoption	2013-2015
Sewerage	Hydraulic modelling required		Medium	Medium		
Water Supply	Nil	n/a	n/a	n/a		
Surface Water (Flooding)	Nil	n/a	n/a	n/a		
Access	Traffic will affect a Trunk Road (Waterloo Roundabout) 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	Medium	Low		
Contaminated Land	-	-	-	-		
Utilities	Electricity: no connection constraints subject to site feasibility.	Electricity: WPD to undertake load assessment once residential mix known.	Low	Low		
Land Ownership	-	-	-	-		
Educational Provision	n/a	n/a	n/a	n/a		

# Proposed Alternative Sites





## Proposed Alternative Sites

Site Name: Former Gas Holder Site  
 Location: Milford Haven  
 Reference: EMP/086/LDP/02  
 Site Area: 0.68 ha

Constraints	Site Issues	Mechanisms to Address	Costs to Overcome <i>High, Medium, Low</i>	Level of Impact <i>High, Medium, Low</i>	Conclusion	Delivery Timetable
WWTW	Limited capacity at works		High	Medium	Programmed improvements to sewerage infrastructure under AMP 6 (post 2016) will defer site delivery until 3 <sup>rd</sup> cohort of Plan Period.	2019-2021
Sewerage	Hydraulic modelling required		Medium	Medium		
Water Supply	Nil	n/a	n/a	n/a		
Surface Water (Flooding)	The site is adjacent to the Pembrokeshire Marine SAC and the Milford Haven Waterway SSSI Moderate ecological status under the Water Framework Directive	Must ensure no deterioration to ecological status, therefore all pollution prevention measures must be in place. Also required for minor aquifer under the site	Low	Low		
Access	Improvements required to St Peters Street	Improve footway along St Peters Street, improve junction from St Peters Road	Low	Low		
Contaminated Land	Potential Contaminative Sources on or adjacent to site: Milford Haven Gasworks, Milford Brewery, dry cleaners - Dyfed cleaning services, Railway line, Meads Municipal Landfill (within 10m north of the study site).	As part of any planning consent, 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,	High	Medium		



Constraints	Site Issues	Mechanisms to Address	Costs to Overcome <i>High, Medium, Low</i>	Level of Impact <i>High, Medium, Low</i>	Conclusion	Delivery Timetable
Utilities	Electricity: no connection constraints subject to site feasibility.	remedial options appraisal and remediation strategy  Electricity: WPD to undertake load assessment once residential mix known.	Low	Low		
Land Ownership	-	-	-	-		
Educational Provision	n/a	n/a	n/a	n/a		

Site Name: Dale Road

Location: Hubberston, Milford Haven

Reference: MXU/086/01

Site Area: 4.63 ha

Constraints	Site Issues	Mechanisms to Address	Costs to Overcome <i>High, Medium, Low</i>	Level of Impact <i>High, Medium, Low</i>	Conclusion	Delivery Timetable
WWTW	Limited capacity at works		High	Medium	Programmed improvements to sewerage infrastructure under AMP 6 (post 2016) will defer site delivery until 3 <sup>rd</sup> cohort of Plan Period.	2019-2021
Sewerage	Hydraulic modelling required		Medium	Medium		
Water Supply	Nil	n/a	n/a	n/a		
Surface Water (Flooding)	Nil	n/a	n/a	n/a		
Access	Traffic will affect a Trunk Road (Victoria Bridge Roundabout). Ownership PCC/contractor	The SWTRA should be consulted prior to the submission of an application. Study on Roundabout required. Site needs to be accessed via existing stub	Low	Low		
Contaminated Land	-	-	-	-		
Utilities	Electricity: no connection constraints subject to site feasibility.	Electricity: WPD to undertake load assessment once residential mix known.	Low	Low		
Land Ownership	-	-	-	-		
Educational Provision	n/a	n/a	n/a	n/a		

Site Name: Carew Airfield  
 Location: Sageston  
 Reference: EMP/000/01  
 Site Area: 5.80 ha

Constraints	Site Issues	Mechanisms to Address	Costs to Overcome <i>High, Medium, Low</i>	Level of Impact <i>High, Medium, Low</i>	Conclusion	Delivery Timetable
WWTW	Nil	n/a	n/a	n/a	Resolution of contamination issues likely to defer site delivery until 2 <sup>nd</sup> cohort of Plan Period	2016-2018
Sewerage	Hydraulic Modelling required		Medium	Medium		
Water Supply	Nil	n/a	n/a	n/a		
Surface Water (Flooding)	Nil	n/a	n/a	n/a		
Access	Possible Congestion at A477(T) Tenby Road Roundabout – TA required	The SWTRA should be consulted prior to the submission of an application. Study on Roundabout required	Low	Low		
Contaminated Land	Potential Contaminative Sources on/adjacent to site at Carew Airfield and Jones P & S Car Dismantlers.	Any planning consent will require characterise the site, a conceptual site model, intrusive ground investigation, DQRA, remedial options appraisal and remediation strategy	High	Medium		
Utilities	Electricity: no connection constraints subject to site feasibility.	Electricity: WPD to undertake load assessment once residential mix known.	Low	Low		
Land Ownership	None – Multiple owners both with intention to develop for employment.	n/a	n/a	n/a		
Educational Provision	n/a	n/a	n/a	n/a		



# Appendix B



## Questionnaire



## Pembrokeshire Local Development Plan: Site Availability

The following questionnaire is intended to establish developer intentions regarding the future development of the proposed site and to identify any legal / land ownership issues that may affect delivery of the site during the plan period, in the event of the site being allocated within the Adopted Plan.

1. Is it your intention to develop or to market the site for sale during the plan period (2011-2021)?

Yes	No

Please tick as appropriate

If the answer is YES to the above question please proceed to answer the following questions.

2. Please provide details of all land-owner interests affecting the site:

Name:
Name:
Name:
Name:

3. If the site is in multiple ownership please provide information regarding the owners' intention to develop land in their ownership during the plan period (2011-2021).

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4. Are there any legal constraints (ie; restrictive covenants, tenancies) affecting the development of the site?

Yes	No

Please tick as appropriate

If so, please provide details

--

5. Is access to the site controlled by a land ownership issue (ie. ransom strip)?

Yes	No

Please tick as appropriate

If yes, please provide details

--

6. Please indicate the likely timescale(s) for the site's development within the plan period.

The commencement of any development is assumed to be 2013-on following adoption of the plan.

	No. of dwellings
2013-2015	
2016-2018	
2019-2021	





# Appendix C

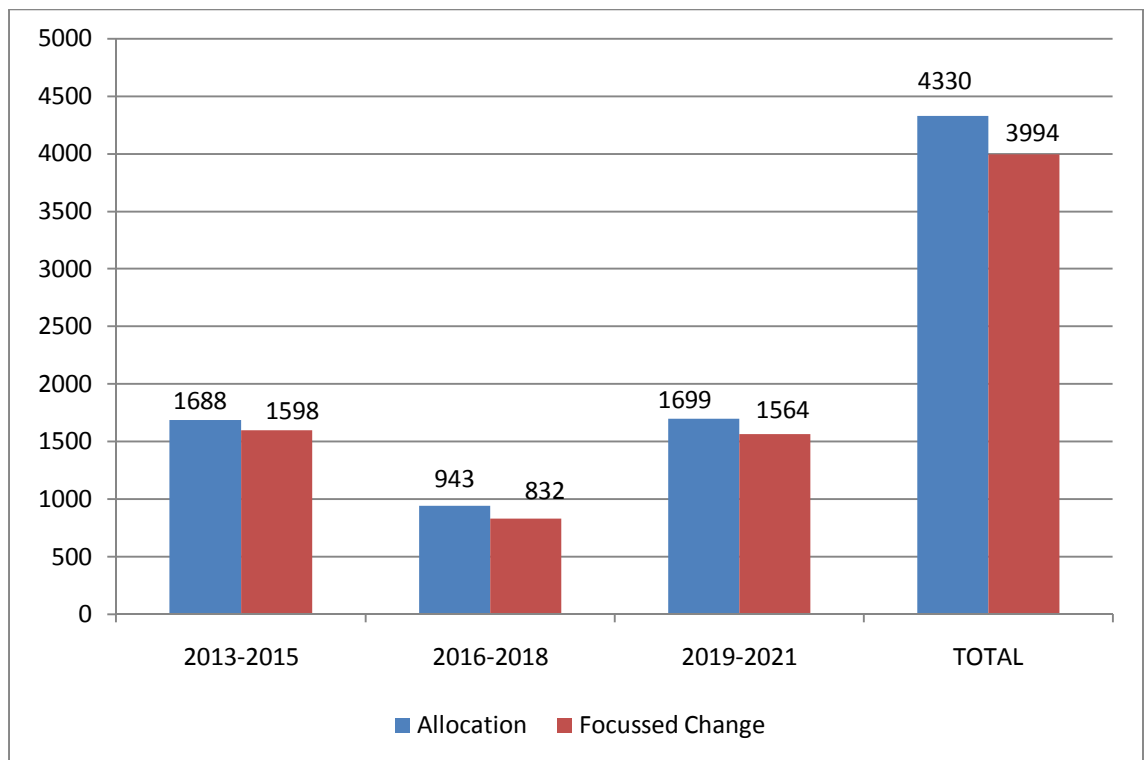


## Focussed Changes



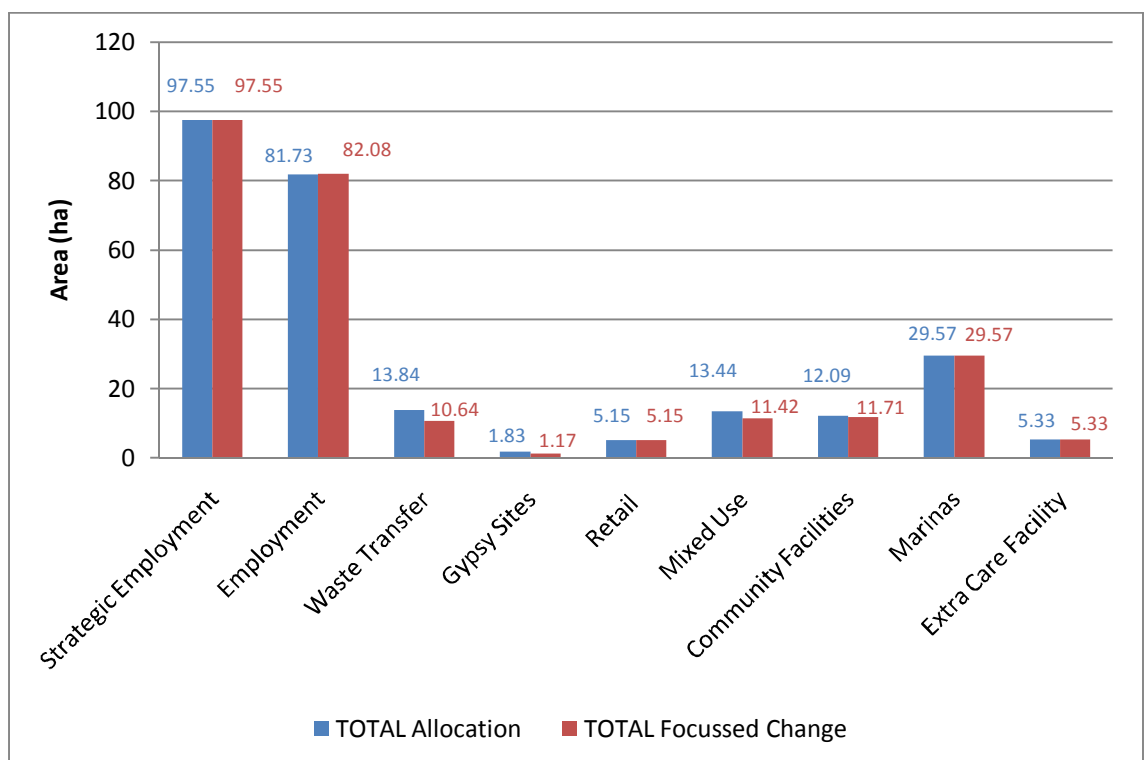
**Graph 1** below provides a comparison between the delivery of housing site allocations proposed within the Deposit LDP and housing allocations following the inclusion of Focused Changes within the Plan.

**Graph 1 – Housing**



**Graph 2** provides the same comparison for other land-use proposals, though these have not been split into Plan Period cohorts in view of the insignificant numbers involved.

**Graph 2 – Other Land-Uses**





# Appendix D



# References



## APPENDIX D - References

Pembrokeshire County Council Local Development Plan – Deposit Plan

Pembrokeshire County Council Local Development Plan – Further Alternative Sites Consultation

Pembrokeshire County Council – Joint Unitary Development Plan: Adopted 2006

Pembrokeshire County Council – Environmental information Report: Arnolds Yard, Johnston

Pembrokeshire County Council – Environmental information Report: Castle Pill, Milford Haven

Pembrokeshire County Council - Environmental information Report: Land adjacent Marble Hill Road, Milford Haven

Pembrokeshire County Council - Environmental information Report: Land SW of the Meads, Milford Haven

Pembrokeshire County Council - Environmental information Report: Pembrokeshire Science and Technology Park, Pembroke Dock

Pembrokeshire County Council - Environmental information Report: Carew Airfield

Pembrokeshire County Council - Environmental information Report: Dale Road, Hubberston

Pembrokeshire County Council - Environmental information Report: former Gasworks, Milford Haven

Pembrokeshire County Council – Strategic Outline 21<sup>st</sup> Century Schools (October 2010)

Pembrokeshire County Council Supplementary Planning Guidance: Development Sites

Pembrokeshire County Council Assessment of Surface Water Flooding (December 2010)

Pembrokeshire County Council – Background Paper for Local Development Plan: Site Assessment Report (October 2010)

Pembrokeshire County Council – Joint Housing Land Availability Study 2010

Pembrokeshire Advance – Sir Benfro Ymlaen: Rural Development Plan 2007 - 2013

Welsh Assembly Government: People, Places, Futures – The Wales Spatial Plan (2008 Update)

Welsh Assembly Government: Planning Policy Wales Edition 4 (2011)

Welsh Assembly Government: Local Development Plan Wales 2005

Welsh Assembly Government: Local Development Plan Manual June 2006

WEFO - West Wales and the Valleys Convergence Programme 2007 – 2013

Community Planning and Leadership Partnership - Community Plan for Pembrokeshire (2010 – 2025)

Welsh Water Dwr Cymru - Presentation to the Environment Overview and Scrutiny Committee (September 2011)

Pembrokeshire County Council – Alternative Sites and Further Alternative Sites Consultations