



Pembrokeshire County Council

Local Development Plan 2

2017-2033

Candidate Sites' Register

Local Development Plan 2 – Candidate Sites’ Register

Background

Pembrokeshire County Council issued a call for Candidate Sites between 22nd March and the 14th August 2018 and between 17th December 2018 and the 4th February 2019. Candidate Sites are sites suggested by the public for inclusion in the LDP. 512 Candidate Sites were received by the Authority for consideration. All sites are published as maps within this document (the Candidate Sites’ Register).

Initial assessment

All Candidate Sites have been subjected to an initial compatibility test to identify sites that are compliant with the draft [Preferred Strategy](#). A colour coding system has been created which indicates the extent to which a site proposed is considered to comply with the Preferred Strategy:

Red Category = residential sites that are not considered compatible with the Preferred Strategy. These are proposals for sites in locations which are not considered suitable for residential development. These sites are unlikely to be included in the Deposit Plan.

Amber Category = residential sites which to some extent comply with the strategy. These may be in locations where only very low levels of growth are sought (and therefore potentially only a part of a site might be considered), or may be in locations not immediately adjoining a settlement boundary. These sites could be included in part in the Deposit Plan, but it is less likely that they will be included than Green sites.

Green Category = residential sites that are compatible with the Preferred Strategy. These sites are in locations where residential development will be sought to support the LDP Strategy. Sites in these locations could be included in the Deposit Plan, but there is no guarantee that this will happen. This will depend on the number of houses required and further more detailed assessments.

Grey Category = Initially all non-residential sites have been placed into a category (coloured grey), as these submissions will require detailed assessment, specific to the evidence relating to the use identified, which will take place in 2019.

Grey category with coloured hatching = Mixed use sites with a residential element. The hatching indicates the residential use categorisation (see Red, Amber and Green above).

Yellow category = sites where a number of conflicting uses have been proposed. The corresponding table (see individual Candidate Site number) will show the category for each submission (e.g. red, amber, green or grey).

The current LDP 1 Settlement boundaries have been included on the maps for information only. Red boundaries indicate Service Villages, Service Centres and Towns. Blue boundaries indicate Local Villages. These boundaries will be reviewed as part of the development of the LDP Deposit Plan.

Note:The categories above only indicate how sites proposed for residential use or with an element of residential use perform against the Preferred Strategy and initial constraints (flood risk and nature designations). **They in no way guarantee that a site will be included in the LDP Deposit Plan.** Further assessments will be required prior to the Deposit stage in relation to other constraints including Highways, ecology, landscape and deliverability. These constraints will be assessed in the manner set out in the [Candidate Site methodology](#). A critical issue will also be the overall level of housing required in a location and whether or not there are already sites with planning permission in that area that could help to meet that need. Consultation feedback on the Preferred Strategy may also impact on whether or not a Candidate Site is ultimately included in the Deposit Plan.

Details of the various reasons sites have been categorised into the different colour codes and the numbers in each category are set out below.

Criteria colour and number	Criteria Summary	Detailed Description
Grey	Proposal is for a non-residential use	Further evidence-base work assessment required to assess this sites.
Grey with coloured hatching	Proposal is for mixed use including residential use.	Further evidence base work is required to assess the non-residential element. The residential element has been coded in the hatching (green, amber or red).
Yellow	Multiple candidate sites have been proposed on the same site	More than one candidate site has been proposed on the same area of the map. Please refer to the table associated for the categories assigned to each submission.
Green 1	Residential proposal adjacent to a Service Village, Service Centre, Rural or Main Town Boundary	Proposal is adjacent to a Service Village, Service Centre, Rural or Main Town boundary and could contribute to meeting housing need, dependent on further detailed assessments.
Green 2	Residential use proposed within an existing settlement boundary	Proposal is within an existing settlement boundary for a Local Village, Cluster Local Village, Service Village, Service Centre, Rural or Main Town and could contribute to meeting housing need, dependent on further detailed assessments.
Amber 1	Residential but below 0.15 ha	Proposal is for a residential use below 0.15ha (too small for an allocation). Later assessment will consider potential for infill/inclusion within the boundary.
Amber 2	Residential adjacent to a Cluster Local Village Boundary	Proposal is adjacent to a Cluster Local Village boundary. Some limited development opportunities could be identified here, dependent on further detailed assessments.
Amber 3	Residential within 250m of a Service Village, Service Centre, Rural or Main Town	Proposal is within 250m of a Service Village, Service Centre, Rural or Main Town but does not adjoin the current settlement boundary. It could contribute to meeting housing need, but dependent on further detailed assessments

Criteria colour and number	Criteria Summary	Detailed Description
Red 1	Residential proposal 80% within C2 Flood Zone or 80% within the 200metre SSSI/SAC buffer	Proposal is for residential use where the site area is 80% within C2 floodzone or 80% within a 200 metre buffer of a SSSI/SAC area – this is not an acceptable location for this use
Red 2	Residential adjacent to a Local Village Boundary	Proposal is adjacent to a Local Village boundary. Significant development is not being sought in settlements in this position in the Settlement Hierarchy.
Red 3	Any Residential proposal not within 250m of a Service Village, Service Centre, Rural Town or Main Town or adjacent to a Cluster Local Village	This is not within 250m of a Service Village, Service Centre, Rural Town or Main Town or adjacent to a Cluster Local Village and hence proposals for larger residential development are not supported by the Preferred Strategy in this location

Candidate Site Register Key

Preferred Strategy Compatibility Category

- Grey
- Green
- Amber
- Red
- Grey with either Green, Amber or Red hatching
- Multiple options

LDP2 Settlement Hierarchy

- Main Town
- Rural Town
- Service Centre
- Service Village
- Cluster Local Village
- Local Village

LDP1 Settlement Boundaries

- Main Town
- Rural Town
- Service Centre
- Service Village
- Local Village
- Pembrokeshire Coast National Park