



Development Sites and Infrastructure Supplementary Planning Guidance Local Development Plan 2

Please note: This is a draft working document being made available for information only at Deposit Stage. Further amendments will be made to complete this document prior to adoption of the Local Development Plan

January 2020

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Introduction

This working document provides an indication of the level of information that will be presented in the form of Supplementary Planning Guidance to support the Local Development Plan once adopted.

At this stage in time it is in draft form and certain information has not yet been added to the sites. Additional supporting information will continue to be added over the period of Plan production and Examination.

Biodiversity- General Statement for all Development Sites:

Pembrokeshire provides habitats for numerous protected species and habitats and large areas of the county are designated for their nature conservation value. Development in almost every part of Pembrokeshire has the potential to affect the wellbeing of protected species and habitats and careful consideration must therefore be paid to possible nature conservation issues before a planning application is submitted. All development sites will need to be submitted with a Preliminary Ecological appraisal, this must detail the habitats and species on the site along with recommendations for their protection. Ecological survey work may need to be undertaken at a particular time of year or under certain conditions, therefore early consideration of ecology and biodiversity will assist in informing the design of any proposal. Where ecological connectivity features such as hedgerows and woodland edge are present on site, these must be retained and sufficiently protected in order to maintain their functionality within the landscape. Careful consideration of any lighting will also be required and light spill minimised to reduce any potential disturbance on commuting and foraging nocturnal wildlife. Biodiversity enhancement measures will also be expected to be included within any ecological report submitted in support of an application on a development site.

The above requirements ensure compliance with the Environment (Wales) Act 2016, where Section 6 requires public authorities to seek to maintain and enhancement biodiversity. A list of species and habitats of principle importance in Wales is published under Section 7. Furthermore, the Conservation of Habitats and Species Regulations 2017 requires local authorities to take account of the presence of European Protected Species at development sites under Section 9. Section 6.4 of Planning Policy Wales (edition 10) provides further guidance on how biodiversity and ecological networks can be delivered through planning.

Housing Allocations

Site Allocation Name / Ref	Site Size	Allocation Type	Total Units	Phasing Tranche
Former Library Dew Street, Haverfordwest HSG/040/LDP2/1	1.36 ha	Housing	41 (10% Affordable) 37 market homes, 4 affordable homes	2023-2027
<p>Site Description</p> <p>This 1.36 hectare brownfield site is located centrally in Haverfordwest. Current uses include a Community Learning Centre and a car park and former uses include a library (disused building still extant in 2019) and swimming pool (demolished).</p>				
<p>Key Site Issues & Constraints</p> <ul style="list-style-type: none"> • PCC highways supports the proposal but will require mitigation, possibly to include improvement to the junction of the site access road with Dew Street. Although not on the Trunk Road network, the Trunk Road Authority will require an assessment of the impact of the proposal on Merlins Bridge roundabout. • The SFCA identifies this site as being in the yellow category for flood risk. There is a culvert running beneath part of the site. • The site is owned by Pembrokeshire County Council. However, owners of several adjacent properties have access rights onto the site via rear-of-curtilage gates. • The site has a history of previous use and is unlikely to retain significant environmental interest, although there are nearby mature trees of local importance. • This site has some current uses, which are supplied with infrastructure. There is an 11kV sub-station within the site. Re-development of the site will provide an opportunity for services to be upgraded where required, which could include installation of broadband connectivity, sewerage, water supplies, power supplies and arrangements for Sustainable Drainage Systems (SuDS). Please see the Infrastructure Plan, which summarises Specific Consultation Body responses. • The site is not located in a Welsh Language sensitive area. • The site is within the Haverfordwest Conservation Area and is close to the Grade I listed St. Mary's Church. As such, a high quality design will be required, of a nature that fits in with the historical context of surrounding land and its proximity to the commercial core of the town. • No contamination / remediation issues have been identified. 				

Key infrastructure and Policy Requirements (including broad costs where known):

Access – highway improvements may be needed.
 Education – number of children school places not known at present.
 Affordable Housing – 10% in line with policy GN 14.
 Open Space – hectares / unit / type of unit not known at present.
 Utilities – see Infrastructure Plan.

Key Supporting Information Requirements:

A detailed site / area-specific master plan is desirable.
 A Flood Consequence Assessment may be needed.
 A SuDS scheme is needed.
 A Transport Statement is needed to address local access / egress issues, access rights and potential impacts on the Merlins Bridge roundabout.
 An Ecological Assessment may be needed.
 Impacts on surrounding historic environment should be assessed.
 All Haverfordwest sites are constrained in terms of primary school capacity.
 There are water supply pressure issues in the Haven Road area of Haverfordwest.
 There are isolated hydraulic overload incidents on the sewerage network in Haverfordwest. Waste Water in Haverfordwest is processed at the Merlins Bridge Waste Water Treatment Works, which has limited capacity.

Site Allocation Name / Ref	Site Size	Allocation Type	Total Units	Phasing Tranche
Slade Lane South, Haverfordwest HSG/040/00274	17.12 ha	Housing	514 (25% affordable) 386 market homes, 128 affordable homes	2023-2027 2028-2033

Site Description

This 17.12 hectare greenfield site is located adjacent to / north of Thomas Parry Way in Haverfordwest. It is on the northern edge of the town, but in spite of this has good proximity to the services and facilities available in the town centre. The site already has the benefit of planning permission and vehicular access into the site is available. This is a major urban extension site.

Key Site Issues & Constraints

- Highway access is already available from the St. David’s Road roundabout and from Thomas Parry Way.
- There is a stream valley running through the site, whose integrity as a watercourse and as an ecological corridor should be retained as an element

of the development site. This stream ultimately discharges into the Western Cleddau river, which is protected for its nature conservation importance.

- The site is privately owned.
- There will potentially be offsite impacts on a Natura 2000 site (the Western Cleddau River corridor). Screening for a project-level HRA may be required at application stage. These will be taken into consideration in developing detailed proposals for construction of the new housing.
- As well as the vegetation in the stream valley, the trees and hedgerows within the site should be retained wherever possible. These act as ecological corridors to and from adjacent countryside and river corridors.
- This is a greenfield site, so all services will have to be installed in conjunction with development. These will include broadband connection, sewerage, water supplies, power supplies, estate roads and a Sustainable Drainage System. Please see the Infrastructure Plan, which summarises Specific Consultation Body responses.
- The site is not located in a Welsh Language sensitive area.
- This is a large edge-of-town site and an archaeological assessment will be needed.
- There are unlikely to be any significant contamination issues within the site boundary.
- No contamination / remediation issues have been identified.

Key infrastructure and Policy Requirements (including broad costs where known) For example:

Access – the key access routes into the site from the St. David’s Road roundabout and Thomas Parry Way are already in place. However, the internal site network will need to be constructed.

Education – a new primary school will be required in conjunction with this development, which will be delivered when a trigger point of dwellings is reached. There will also be implications in relation to secondary school places.

Affordable Housing – 25% in line with policy GN 14.

Open Space – hectares / unit / type of unit not known at present.

Utilities – see Infrastructure Plan.

Key Supporting Information Requirements. For example:

A detailed site / area-specific master plan was prepared several years ago.

Various planning applications have been determined since then.

A Flood Consequence Assessment will be required.

The integrity of the stream corridor should be maintained and hedgerows and trees should be retained wherever possible. These features should form the basis for reinforcing environmental enhancements including preservation and strengthening of ecological corridors.

As the main site access points have already been created, there is no requirement for a Transport Statement to be prepared. Many elements of the internal road network have also been agreed through submission of planning applications.

Ecological Assessments have been undertaken in conjunction with submission of planning applications.

All Haverfordwest sites are constrained in terms of primary school capacity. There are water supply pressure issues in the Haven Road area of Haverfordwest. There are isolated hydraulic overload incidents on the sewerage network in Haverfordwest. Waste Water in Haverfordwest is processed at the Merlins Bridge Waste Water Treatment Works, which has limited capacity.

Site Allocation Name / Ref	Site Size	Allocation Type	Total Units	Phasing Tranche
Slade Lane North, Haverfordwest HSG/040/00273	2.53 ha	Housing	76 (25% affordable) 57 market homes, 19 affordable homes	2018-2022
<p>Site Description</p> <p>This 2.53 hectare greenfield site is located on the northern side of Haverfordwest, adjacent to areas of existing development at St. Martin's Park, Redhill Park and Cashfields Way. Part of the site already has the benefit of planning consent.</p>				
<p>Key Site Issues & Constraints</p> <ul style="list-style-type: none"> • Access into the site will be from Slade Lane, in accordance with plans previously approved. A Transport Statement was prepared in conjunction with the 2015 planning application. • There are no flood risk issues of significance on this site. • The site is in a single ownership. • The site adjoins existing development to the south and east. The current use is agricultural. Any retained ecological interest is likely to relate to vegetation on the site boundaries. Tree and Ecology surveys were prepared in conjunction with the 2015 planning application. • This is a greenfield site, so all services will have to be installed in conjunction with development. These will include broadband connection, sewerage, water supplies, power supplies, estate roads and a Sustainable Drainage System. Please see the Infrastructure Plan, which summarises Specific Consultation Body responses. • The site is not located in a Welsh Language sensitive area. • No contamination / remediation issues have been identified. 				
<p>Key infrastructure and Policy Requirements (including broad costs where known) For example:</p> <p>Access – the highway access details at this site have already been agreed in conjunction with the submission of earlier planning applications.</p> <p>Education – this part of Haverfordwest will, in due course, benefit from the construction of a new primary school, which will be required once a trigger point is</p>				

reached in developing the nearby Slade Lane South site. There will also be secondary school pupil implications once the site is built out.
 Affordable Housing – 25% in line with policy GN 24.
 Open Space – hectares / unit / type of unit not known at present.
 Utilities – see Infrastructure Plan.

Key Supporting Information Requirements. For example:

Part of the site already benefits from planning permission. Access will be from Slade Lane.
 There are no flood risk issues of significance at this site.
 Trees and hedgebanks on the site boundaries should be retained wherever it is feasible to do so.
 Ecology and Tree Surveys were prepared in conjunction with submission of recent planning applications.
 All Haverfordwest sites are constrained in terms of primary school capacity.
 There are water supply pressure issues in the Haven Road area of Haverfordwest.
 There are isolated hydraulic overload incidents on the sewerage network in Haverfordwest. Waste Water in Haverfordwest is processed at the Merlins Bridge Waste Water Treatment Works, which has limited capacity.

Site Allocation Name / Ref	Site Size	Allocation Type	Total Units	Phasing Tranche
Mount Airey School, Haverfordwest HSG/040/LDP2/2	0.60 ha	Housing	21 (100% affordable) 21 affordable homes No self-build	2023-2027
<p>Site Description</p> <p>This 0.60 hectare brownfield site is on elevated ground on the southern edge of Haverfordwest, overlooking the Merlins Brook stream valley and Freeman’s Way. The site currently forms part of the Waldo Williams family of primary schools, but these are due to re-locate within the town in the near future, releasing this site for re-use.</p>				
<p>Key Site Issues & Constraints</p> <ul style="list-style-type: none"> • Access to the site is available for Augustine Way, but this is constrained and is a restriction on the housing re-development potential. The Local Highway Authority has indicated that a housing development of the scale suggested is nonetheless feasible. • This hilltop site is unlikely to be affected by flooding. • The site is owned by Pembrokeshire County Council. • There is unlikely to be any significant retained environmental interest within this brownfield site. 				

- There are existing utilities on the site, including broadband, sewerage, water supplies and power supplies. Some elements may require upgrading in conjunction with site re-development. Consideration can also be given at this time to installation of a Sustainable Drainage Scheme. Please see the Infrastructure Plan, which summarises Specific Consultation Body responses.
- The site is not located in a Welsh Language sensitive area.
- No contamination / remediation issues have been identified.

Key infrastructure and Policy Requirements (including broad costs where known) For example:

Access – there are currently two highway and pedestrian access points into this site. It is likely that the current main school access will in the future become the primary vehicular and pedestrian access route into this site.

Education – re-development of this site will have a small impact on primary and secondary school place requirements.

Affordable Housing - 100% in line with policy GN 14.

Open Space – hectares / unit / type of unit not known at present.

Utilities – see Infrastructure Plan.

Key Supporting Information Requirements. For example:

It is not anticipated that a detailed masterplan will be drawn up for the re-development of this small site.

An Access Statement should be prepared, explaining how pedestrian and vehicular access / egress will be achieved.

An ecological survey will be required, as there are likely to be bats in the existing school buildings.

All Haverfordwest sites are constrained in terms of primary school capacity.

There are water supply pressure issues in the Haven Road area of Haverfordwest.

There are isolated hydraulic overload incidents on the sewerage network in Haverfordwest. Waste Water in Haverfordwest is processed at the Merlins Bridge Waste Water Treatment Works, which has limited capacity.

Site Allocation Name / Ref	Site Size	Allocation Type	Total Units	Phasing Tranche
Scarrowscant, Haverfordwest HSG/040/00106	4.74 ha	Housing	142 (20% affordable) 114 market homes, 28 affordable homes	2018-2022 2023-2027
Site Description				

This 4.74 hectare greenfield site is located on the western side of Haverfordwest. It represents an extension to the Glenover Fields housing site, which has been developed gradually over a number of years. The site overlooks the Merlins Brook stream valley.

Key Site Issues & Constraints

- There are several different access options at this site, including an extension of the current estate roads from Glenover Fields and / or from Scarrowscant Lane. A Transport Statement is likely to be required, looking at capacity in the local highway network and potential impacts on the Trunk Road roundabout at Merlins Bridge.
- The site is located well above the floodplain of Merlins Brook, so is unlikely to be subject to significant flooding. However, care should be taken in relation to surface water disposal, as this will have impacts on Merlins Brook. Merlins Brook is a main river and feeds into the Western Cleddau River, which is protected by nature conservation designations.
- The site is in private ownership.
- Trees and hedgerows within the site and on its boundaries should be protected wherever possible.
- All services will require extension onto this greenfield site. This will include broadband, sewerage, water supplies and power supplies. Provision should be made for sustainable drainage systems (SuDS). Please see the Infrastructure Plan, which summarises Specific Consultation Body responses.
- The site is not located in a Welsh Language sensitive area.
- No contamination / remediation issues have been identified.

Key infrastructure and Policy Requirements (including broad costs where known) For example:

Access – this can be achieved via the existing Glenover Fields estate roads and / or from Scarrowscant Lane.

Education – development of this site will have impacts on primary and secondary school place requirements.

Affordable Housing - 20% in line with policy GN 14.

Open Space – hectares / unit / type of unit not known at present.

Utilities – see Infrastructure Plan.

Key Supporting Information Requirements. For example:

It is not anticipated that a detailed masterplan will be drawn up for the development of the latest phase of this urban extension site.

An Access Statement will be needed, setting out how impacts on the local highway network will be mitigated. A Transport Statement may also be required to examine potential impacts on the A.4076 trunk road roundabout at Merlins Bridge.

An Ecological Assessment may be required, focusing on possible impacts on trees and hedgerows within the site and on the site boundaries.

All Haverfordwest sites are constrained in terms of primary school capacity.

There are water supply pressure issues in the Haven Road area of Haverfordwest. There are isolated hydraulic overload incidents on the sewerage network in Haverfordwest. Waste Water in Haverfordwest is processed at the Merlins Bridge Waste Water Treatment Works, which has limited capacity.

Site Allocation Name / Ref	Site Size	Allocation Type	Total Units	Phasing Tranche
Rear of 76 Pembroke Rd, Merlins Bridge, Haverfordwest HSG/040/LDP2/3	1.71 ha	Housing	51 (20% affordable) 41 market homes, 10 affordable homes	2018-2022 2023-2027

Site Description

This 1.71 hectare greenfield site is located on the southern edge of Merlins Bridge. There is existing housing development to the north and east and agricultural land and a sports field to the south. There is a significant woodland belt along Haylett Lane, which lies immediately west of the site.

Key Site Issues & Constraints

- Access to the site will be achieved by demolishing a bungalow on Burton Road. An access statement will be required to explain what provisions are made for access / egress and for the internal highway network. A Transport Statement will be required, to examine potential impacts on the A.4076 (T) Merlins Bridge roundabout.
- The site is not in a flood risk area.
- The site is in private ownership.
- There is an important tree belt along Haylett Lane, immediately west of the site. Efforts should be made to ensure that development of this site does not adversely affect this. The woodland belt forms a dark corridor whose integrity should be preserved. There are Tree Preservation Orders in place to the north and west of this site. Hedgerows and trees on the site boundary should be protected wherever possible.
- All services will require extension onto this greenfield site. This will include broadband, sewerage, water supplies and power supplies. Provision should be made for sustainable drainage systems (SuDS). There is an 11kV pole within the site, which may require relocation. Please see the Infrastructure Plan, which summarises Specific Consultation Body responses.
- Part of this site is Grade 3a Agricultural Land, with the remainder being classified as either Urban or Non-Agricultural. This is the only site that is allocated exclusively for housing development at Merlins Bridge and as such, the modest loss of higher quality agricultural land is considered to be justified. In reaching this conclusion, consideration has been given to the

urban nature of land to the north and east and the presence of sports pitches one field away to the south.

- The site is not located in a Welsh Language sensitive area.
- No contamination / remediation issues have been identified.

Key infrastructure and Policy Requirements (including broad costs where known) For example:

Access – from the Burton Road. Demolition of a property on that road will be required to create this.

Education – development of this site will have impacts on primary and secondary school place requirements.

Affordable Housing - 20% in line with policy GN 14.

Open Space – hectares / unit / type of unit not known at present.

Utilities – see Infrastructure Plan.

Key Supporting Information Requirements. For example:

It is not anticipated that a detailed masterplan will be drawn up for the development of the latest phase of this urban extension site.

An Access Statement will be needed, setting out how impacts on the local highway network will be mitigated. A Transport Statement will also be required to examine potential impacts on the A.4076 trunk road roundabout at Merlins Bridge.

An Ecological Assessment may be required, focusing on possible impacts on trees and hedgerows within the site and on the site boundaries.

All Haverfordwest / Merlins Bridge sites are constrained in terms of primary school capacity.

There are no water supply issues at Merlins Bridge. There are isolated hydraulic overload capacity issues on the sewerage network in Haverfordwest and Merlins Bridge. Waste Water in Haverfordwest and Merlins Bridge is processed at the Merlins Bridge Waste Water Treatment Works, which has limited capacity.

Site Allocation Name / Ref	Site Size	Allocation Type	Total Units	Phasing Tranche
Land at Myrtle Meadows, Milford Haven HSG/086/LDP2/1	3.08 ha	Housing	92 (Private & Affordable) P & A units	2023-2027 2028-2033
Site Description				
This 3.08 hectare greenfield site is located at the eastern edge of Milford Haven and adjacent to existing development to the north and west, with wooded valley to the south and east.				
Key Site Issues & Constraints				

- This site will require a supporting Transport Assessment / Transport Statement to address potential impacts at Steynton Cross (Trunk Road Agency).
- This site is not within a flood zone, however there is a small risk of surface water flooding and sustainable disposal of surface water as part of a SUDS approach is required.
- This site is within private ownership.
- Buffers will be required to separate development from woodland to the south and east, and from the river corridor, which feeds into the Pembrokeshire marine Special Area of Conservation. Dark corridors are to be retained for the benefit of protected species. Trees and hedges at the boundaries and within the site should be retained.
- Is the site appropriately served by utilities (i.e. broadband, sewerage, water including SUDs)? See Infrastructure Plan summarising specific consultation body's responses.
- The site is not located within a Welsh language sensitive area.
- There is archaeological potential at this site, and a pre-determination evaluation will be required and should be supplied to help inform planning application decision making.
- There are no known contamination issues.

Key infrastructure and Policy Requirements (including broad costs where known) For example:

Access – Highway improvements
 Education – No of children school places
 Affordable Housing – 15% in line with policy GN.14
 Open Space – Hectares / unit/type of unit
 Utilities – Link to Infrastructure Plan

Key Supporting Information Requirements. For example:

Detailed Site/Area Specific Master plan
 Flood Consequence Assessment
 Environmental enhancements / nature based solutions (sought by the LPA) in response to the evidence base
 Transport Statement
 Ecological Assessment
 Archaeological Evaluation
 Heritage
 Energy Assessment

Site Allocation Name / Ref	Site Size	Allocation Type	Total Units	Phasing Tranche
East of Castle Pill Road, Milford Haven HSG/086/LDP2/2	0.78 ha	Housing	23 (Private & Affordable) P & A units	2018-2022
Site Description				

This 0.78 hectare greenfield site is located to the east of Milford Haven on a greenfield site with residential development to the west, north and part of the eastern edge.

Key Site Issues & Constraints

- This site will require a supporting Transport Assessment / Transport Statement to address potential impacts at Steynton Cross (Trunk Road Agency). Access via Castle Pill Road may be acceptable.
- This site is not within a flood zone, however there is a small risk of surface water flooding and sustainable disposal of surface water as part of a SUDS approach is required.
- The site is in private ownership.
- Boundary trees and hedges are to be retained to ensure both ecology and landscape are protected. Minimal loss will be permitted to achieve safe access into the site.
- Is the site appropriately served by utilities (i.e. broadband, sewerage, water including SUDs)? See Infrastructure Plan summarising specific consultation body’s responses.
- The site is not located within a Welsh language sensitive area.
- There are no known potential archaeological issues.
- There are no known contamination issues.

Key infrastructure and Policy Requirements (including broad costs where known) For example:

Access – Highway improvements
 Education – No of children school places
 Affordable Housing - % in line with policy y
 Open Space – Hectares / unit/type of unit
 Utilities – Link to Infrastructure Plan

Key Supporting Information Requirements. For example:

Detailed Site/Area Specific Master plan
 Environmental enhancements / nature based solutions (sought by the LPA) in response to the evidence base
 Transport Statement
 Ecological Assessment
 Energy Assessment

Site Allocation Name / Ref	Site Size	Allocation Type	Total Units	Phasing Tranche
South of Conway Drive, Milford Haven HSG/086/LDP2/3	9.32 ha	Housing	117 (Private & Affordable) P & A units	2018-2022 2023-2027 2028-2033
Site Description				

This 9.32 hectare greenfield site is located to the east of Milford Haven.

Key Site Issues & Constraints

- This site will require a supporting Transport Assessment / Transport Statement to address potential impacts at Steynton Cross (Trunk Road Agency). All vehicular access for this site must be onto Neyland Road.
- This site is not within a flood zone, however there is a small risk of surface water flooding and sustainable disposal of surface water as part of a SUDS approach is required.
- The site is in private ownership.
- Ponds to the south of this site are likely to feed into the Pembrokeshire Marine Special Area of Conservation towards the Haven and a separation buffer from development is required. Boundary trees and hedgerows must be retained.
- Is the site appropriately served by utilities (i.e. broadband, sewerage, water including SUDs)? See Infrastructure Plan summarising specific consultation body’s responses.
- The site is not located within a Welsh language sensitive area.
- There is archaeological potential at this site, and a pre-determination evaluation will be required and should be supplied to help inform planning application decision making.
- There are no known contamination issues.

Key infrastructure and Policy Requirements (including broad costs where known) For example:

Access – Highway improvements
 Education – No of children school places
 Affordable Housing - 15% in line with policy GN.14
 Open Space – Hectares / unit/type of unit
 Utilities – Link to Infrastructure Plan

Key Supporting Information Requirements. For example:

Detailed Site/Area Specific Master plan
 Welsh Language Assessment
 Flood Consequence Assessment
 Environmental enhancements / nature based solutions (sought by the LPA) in response to the evidence base
 Landscape Study
 Transport Statement
 Ecological Assessment
 Archaeological Evaluation
 Heritage
 Energy Assessment

Site Allocation Name / Ref	Site Size	Allocation Type	Total Units	Phasing Tranche
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Former Hakin Infants School, Milford Haven HSG/086/LDP2/4	0.49 ha	Housing	17 Affordable units	
<p>Site Description</p> <p>This 0.49 hectare brownfield site is located within the built area of Milford Haven and comprises a former school and playing fields.</p>				
<p>Key Site Issues & Constraints</p> <ul style="list-style-type: none"> • There are no highways issues associated with access into this site. • This site is not within any flood risk zone • The site is within public ownership • Bats are likely to be within buildings and surveys will be required prior to any demolition. Peripheral trees on the site must be retained. A new hedgerow is to be established on northern boundary and a verge width to the path (reflecting opposite side of lane) introduced. This site is within a Lighting Sensitive Area and light pollution is a key consideration. • Is the site appropriately served by utilities (i.e. broadband, sewerage, water including SUDs)? See Infrastructure Plan summarising specific consultation body's responses. • The site is not located within a Welsh language sensitive area. • There are no known archaeology issues at this site. • The site forms part of a site that has historically had a potentially contaminative use. Further investigation may be required to establish whether there is any risk to end users of this site. 				
<p>Key infrastructure and Policy Requirements (including broad costs where known) For example:</p> <p>Access – Highway improvements Education – No of children school places Affordable Housing - 100% in line with policy GN.14 Open Space – Hectares / unit/type of unit Utilities – Link to Infrastructure Plan</p>				
<p>Key Supporting Information Requirements. For example:</p> <p>Detailed Site/Area Specific Master plan Welsh Language Assessment Flood Consequence Assessment Environmental enhancements / nature based solutions (sought by the LPA) in response to the evidence base Landscape Study Transport Statement Ecological Assessment Archaeological Evaluation</p>				

Site Allocation Name / Ref	Site Size	Allocation Type	Total Units	Phasing Tranche
Former Hubberston VC School, Milford Haven HSG/086/LDP2/5	0.90 ha	Housing	32 Affordable housing units	
<p>Site Description</p> <p>This 0.9 hectare brownfield site is located within Milford Haven on a former school site and comprises former school buildings and play areas.</p>				
<p>Key Site Issues & Constraints</p> <ul style="list-style-type: none"> • There are no highways issues associated with access to this site. • This site is not within a flood zone, however there is a small risk of surface water flooding and sustainable disposal of surface water as part of a SUDS approach is required. • This site is within public ownership • Bats are likely to be within buildings and ecological surveys will be required prior to any demolition or development. Peripheral trees on the site must be retained. The site is identified as part of the network of B-lines within Pembrokeshire. • Is the site appropriately served by utilities (i.e. broadband, sewerage, water including SUDs)? See Infrastructure Plan summarising specific consultation body's responses. • The site is not located within a Welsh language sensitive area. • There are no known potential archaeological issues. • There are no known contamination issues. 				
<p>Key infrastructure and Policy Requirements (including broad costs where known) For example:</p> <p>Access – Highway improvements Education – No of children school places Affordable Housing - 100% in line with policy GN.14 Open Space – Hectares / unit/type of unit Utilities – Link to Infrastructure Plan</p>				
<p>Key Supporting Information Requirements. For example:</p> <p>Detailed Site/Area Specific Master plan Welsh Language Assessment Flood Consequence Assessment</p>				

Environmental enhancements / nature based solutions (sought by the LPA) in response to the evidence base
 Landscape Study
 Transport Statement
 Ecological Assessment
 Archaeological Evaluation
 Heritage
 Energy Assessment

Site Allocation Name / Ref	Site Size	Allocation Type	Total Units	Phasing Tranche
West of Green Close, Thornton Hall, Milford Haven HSG/086/00223	3.89 ha	Housing	117 (Private & Affordable) P & A units	

Site Description

This 3.89 hectare greenfield site is located at the north of Milford Haven on a former school sports ground and adjacent to Thornton Road.

Key Site Issues & Constraints

- This site will require a supporting Transport Assessment / Transport Statement to address potential impacts at Steynton Cross (Trunk Road Agency).
- This site is not within a flood risk area.
- This site is in public ownership.
- Tree and hedge boundaries are to be retained. Opportunities to enhance biodiversity at this site and connectivity to the wider landscape should be taken.
- Is the site appropriately served by utilities (i.e. broadband, sewerage, water including SUDs)? See Infrastructure Plan summarising specific consultation body's responses.
- The site is not located within a Welsh language sensitive area.
- There is archaeological potential at this site, and a pre-determination evaluation will be required and should be supplied to help inform planning application decision making.
- There are no known contamination issues at this site.

Key infrastructure and Policy Requirements (including broad costs where known) For example:

Access – Highway improvements
 Education – No of children school places
 Affordable Housing - 15% in line with policy GN.14
 Open Space – Hectares / unit/type of unit
 Utilities – Link to Infrastructure Plan

Key Supporting Information Requirements. For example:

Detailed Site/Area Specific Master plan
 Welsh Language Assessment
 Flood Consequence Assessment
 Environmental enhancements / nature based solutions (sought by the LPA) in response to the evidence base
 Landscape Study
 Transport Statement
 Ecological Assessment
 Archaeological Evaluation
 Heritage
 Energy Assessment

Site Allocation Name / Ref	Site Size	Allocation Type	Total Units	Phasing Tranche
Former Hakin Junior School, Milford Haven HSG/086/LDP2/6	1.46 ha	Housing	51 Affordable units	

Site Description

This 1.46 hectare brownfield site is located within Milford Haven on the site of a former school.

Key Site Issues & Constraints

- There are no highways issues associated with access to this site.
- This site is not within a flood zone, however there is a small risk of surface water flooding and sustainable disposal of surface water as part of a SUDS approach is required.
- This site is within public ownership.
- Bats are likely to be within buildings and ecological surveys will be required prior to any demolition or development. Peripheral trees on the site must be retained and where possible incorporated into open space. The site is identified as part of the network of B-lines within Pembrokeshire.
- Is the site appropriately served by utilities (i.e. broadband, sewerage, water including SUDs)? See Infrastructure Plan summarising specific consultation body's responses.
- The site is not located within a Welsh language sensitive area.
- There are no known potential archaeological issues.
There are no known contamination issues

Key infrastructure and Policy Requirements (including broad costs where known) For example:

Access – Highway improvements
 Education – No of children school places

Affordable Housing - 100% in line with policy y
 Open Space – Hectares / unit/type of unit
 Utilities – Link to Infrastructure Plan

Key Supporting Information Requirements. For example:

Detailed Site/Area Specific Master plan
 Welsh Language Assessment
 Flood Consequence Assessment
 Environmental enhancements / nature based solutions (sought by the LPA) in response to the evidence base
 Landscape Study
 Transport Statement
 Ecological Assessment
 Archaeological Evaluation
 Heritage
 Energy Assessment

Site Allocation Name / Ref	Site Size	Allocation Type	Total Units	Phasing Tranche
Steynton, Beacons Field, Milford Haven HSG/086/00129	4.39 ha	Housing	96 (Private & Affordable) P & A units	2023-2027

Site Description

This 4.39 hectare greenfield site is located to the east of Milford Haven.

Key Site Issues & Constraints

- This site will require a supporting Transport Assessment / Transport Statement to address potential impacts at Steynton Cross (Trunk Road Agency). All vehicular access for this site must be onto Neyland Road.
- This site is not within a flood risk area.
- The site is within private ownership.
- The railway boundary provides a bat flyway which is to be maintained and enhanced. The site is also part of a network of recognised B-line sites and this should be recognised in any development. Hedgerows are to be retained.
- Is the site appropriately served by utilities (i.e. broadband, sewerage, water including SUDs)? See Infrastructure Plan summarising specific consultation body's responses.
- The site is not located within a Welsh language sensitive area.
- There are no known archaeology issues at this site.
- There are no known contamination issues at this site.

Key infrastructure and Policy Requirements (including broad costs where known) For example:

Access – Highway improvements
 Education – No of children school places
 Affordable Housing - 15% in line with policy GN.14
 Open Space – Hectares / unit/type of unit
 Utilities – Link to Infrastructure Plan

Key Supporting Information Requirements. For example:

Detailed Site/Area Specific Master plan
 Welsh Language Assessment
 Flood Consequence Assessment
 Environmental enhancements / nature based solutions (sought by the LPA) in response to the evidence base
 Landscape Study
 Transport Statement
 Ecological Assessment
 Archaeological Evaluation
 Heritage
 Energy Assessment

Site Allocation Name / Ref	Site Size	Allocation Type	Total Units	Phasing Tranche
North of Pembroke Road, Pembroke Dock HSG/096/00238	0.52 ha	Housing	X (Private & Affordable) P & A units	2018-2022 2023-2027 2028-2033

Site Description

This 0.52 hectare greenfield site is located to the south east of Pembroke Dock along Pembroke Road.

Key Site Issues & Constraints

- A single access point onto the highway is likely to be appropriate for this site
- This site is not within a flood risk area.
- This site is in public ownership.
- A north–south green corridor is required through the west of this site to benefit protected species.
- Is the site appropriately served by utilities (i.e. broadband, sewerage, water including SUDs)? See Infrastructure Plan summarising specific consultation body’s responses.
- The site is not located within a Welsh language sensitive area.

- Are there archaeological issues? Does the site impact on heritage designations? Has Cadw highlighted any issues that will need to be addressed?
- Are there contamination/remediation issues?

Key infrastructure and Policy Requirements (including broad costs where known) For example:

Access – Highway improvements
 Education – No of children school places
 Affordable Housing - X% in line with policy y
 Open Space – Hectares / unit/type of unit
 Utilities – Link to Infrastructure Plan

Key Supporting Information Requirements. For example:

Detailed Site/Area Specific Master plan
 Welsh Language Assessment
 Flood Consequence Assessment
 Environmental enhancements / nature based solutions (sought by the LPA) in response to the evidence base
 Landscape Study
 Transport Statement
 Ecological Assessment
 Archaeological Evaluation
 Heritage
 Energy Assessment

Site Allocation Name / Ref	Site Size	Allocation Type	Total Units	Phasing Tranche
Imble Lane, Pembroke Dock HSG/096/00373	3.58 ha	Housing	100 Affordable units	2018-2022

Site Description

This 3.58 hectare greenfield site is located to the south east of Pembroke Dock town and to the south of Pembroke Road.

Key Site Issues & Constraints

- Access will be onto Pembroke Road
- There are no known flood risk issues at this site, and surface water will have been considered as part of the planning application process for this land.
- The site is owned by a RSL
- Ecology will be considered within the planning application process.
- Is the site appropriately served by utilities (i.e. broadband, sewerage, water including SUDs)? See Infrastructure Plan summarising specific consultation body's responses.

- This site is not located within a Welsh language sensitive area.
- Archaeological and/or contamination issues will be considered as part of any planning and development process of the site.
-

Key infrastructure and Policy Requirements (including broad costs where known) For example:

Access – Highway improvements
 Education – No of children school places
 Affordable Housing - 100% in line with policy GN.14
 Open Space – Hectares / unit/type of unit
 Utilities – Link to Infrastructure Plan

Key Supporting Information Requirements. For example:

Detailed Site/Area Specific Master plan
 Welsh Language Assessment
 Flood Consequence Assessment
 Environmental enhancements / nature based solutions (sought by the LPA) in response to the evidence base
 Landscape Study
 Transport Statement
 Ecological Assessment
 Archaeological Evaluation
 Heritage
 Energy Assessment

Site Allocation Name / Ref	Site Size	Allocation Type	Total Units	Phasing Tranche
Land at Hampshire Drive, Pembroke Dock HSG/096/LDP2/1	1.12 ha	Housing	34 Private and Affordable Units (Private & Affordable) P & A units	2023-2027
Site Description				
This 1.12 hectare greenfield site is located within the urban area of Pembroke Dock and to the west of Waterloo Road.				
Key Site Issues & Constraints				
<ul style="list-style-type: none"> • Highways access will be onto existing estate roads. • This site is not within a flood zone, however there is a small risk of surface water flooding and sustainable disposal of surface water as part of a SUDS approach is required. • The site is in private ownership 				

- Are there protected environmental/ecological species/designations on, or within a specified vicinity of the site which require redress? Have the specific consultation bodies made any comments regarding issues that need to be addressed? HRA findings?
- Is the site appropriately served by utilities (i.e. broadband, sewerage, water including SUDs)? See Infrastructure Plan summarising specific consultation body's responses.
- This site is not located within a Welsh language sensitive area.
- There are no known archaeology issues at this site.
- There are no known contamination issues at this site.

Key infrastructure and Policy Requirements (including broad costs where known) For example:

Access – Highway improvements
 Education – No of children school places
 Affordable Housing 10 to 15% in line with policy GN.14
 Open Space – Hectares / unit/type of unit
 Utilities – Link to Infrastructure Plan

Key Supporting Information Requirements. For example:

Detailed Site/Area Specific Master plan
 Welsh Language Assessment
 Flood Consequence Assessment
 Environmental enhancements / nature based solutions (sought by the LPA) in response to the evidence base
 Landscape Study
 Transport Statement
 Ecological Assessment
 Archaeological Evaluation
 Heritage
 Energy Assessment

Site Allocation Name / Ref	Site Size	Allocation Type	Total Units	Phasing Tranche
West of Stranraer Road, Pembroke Dock HSG/096/LDP2/2	1.99 ha	Housing	60 (Private & Affordable) P & A units	2023-2027
Site Description				
This 1.99 hectare greenfield site is located at the western edge of Pembroke Dock and fronts onto Military Road.				

Key Site Issues & Constraints

- Highways access is required onto Stranraer Road
- This site is not within a flood zone, however there is a small risk of surface water flooding and sustainable disposal of surface water as part of a SUDS approach is required.
- The site is within private ownership
- Ecological and landscape requirements for this site are to establish an acceptable hedge along the southern boundary. The site forms part of a wider bee-line area. The design and layout of the site should relate well to the adjacent open space and should not back onto it. New walkways and verges will be important. This site sits on a wider Regionally Important Geological Site (RIGS).
- Is the site appropriately served by utilities (i.e. broadband, sewerage, water including SUDs)? See Infrastructure Plan summarising specific consultation body’s responses.
- The site is not located within a Welsh language sensitive area.
- There are no known archaeology issues at this site.
- The site is on or forms part of a site that has historically had a potentially contaminative use. Further Investigations may be required depending on end use to establish risk posed to end users.

Key infrastructure and Policy Requirements (including broad costs where known) For example:

Access – Highway improvements
 Education – No of children school places
 Affordable Housing – 10% to 15% in line with policy GN.14
 Open Space – Hectares / unit/type of unit
 Utilities – Link to Infrastructure Plan

Key Supporting Information Requirements. For example:

Detailed Site/Area Specific Master plan
 Welsh Language Assessment
 Flood Consequence Assessment
 Environmental enhancements / nature based solutions (sought by the LPA) in response to the evidence base
 Landscape Study
 Transport Statement
 Ecological Assessment
 Archaeological Evaluation
 Heritage
 Energy Assessment

Site Allocation Name / Ref	Site Size	Allocation Type	Total Units	Phasing Tranche
	2.86 ha	Housing	46	

North of Gibbas Way, Pembroke HSG/095/00144			(Private & Affordable) P & A units	2018-2022 2023-2027
<p>Site Description</p> <p>This 2.86 hectare greenfield site is located to the north east of Pembroke.</p>				
<p>Key Site Issues & Constraints</p> <ul style="list-style-type: none"> • Highways access will be onto Gibbas Way • This site is not within a flood zone, however there is a small risk of surface water flooding and sustainable disposal of surface water as part of a SUDS approach is required. • Are there land ownership constraints? • Development should prevent light spill to north and will be required to retain hedgerows. A Habitats Regulations Assessment (HRA) is required due to the proximity of designated areas and potential for protected species. • Is the site appropriately served by utilities (i.e. broadband, sewerage, water including SUDs)? See Infrastructure Plan summarising specific consultation body's responses. • The site is not located within a Welsh language sensitive area. • There is archaeological potential at this site, and a pre-determination evaluation will be required and should be supplied to help inform planning application decision making. • There are no known contamination issues. 				
<p>Key infrastructure and Policy Requirements (including broad costs where known) For example:</p> <p>Access – Highway improvements Education – No of children school places Affordable Housing – 10% to 15% in line with policy GN.14 Open Space – Hectares / unit/type of unit Utilities – Link to Infrastructure Plan</p>				
<p>Key Supporting Information Requirements. For example:</p> <p>Detailed Site/Area Specific Master plan Welsh Language Assessment Flood Consequence Assessment Environmental enhancements / nature based solutions (sought by the LPA) in response to the evidence base Landscape Study Transport Statement Ecological Assessment Archaeological Evaluation Heritage Energy Assessment</p>				

Site Allocation Name / Ref	Site Size	Allocation Type	Total Units	Phasing Tranche
Adjacent to Long Mains & Monkton Priory, Pembroke HSG/095/00147	5.26 ha	Housing	158 (Private & Affordable) P & A units	2018-2022 2023-2027
<p>Site Description</p> <p>This 5.26 hectare greenfield site is located to the north of Pembroke Dock at Monkton, close to Pembroke Castle and the Pembroke River.</p>				
<p>Key Site Issues & Constraints</p> <ul style="list-style-type: none"> • Highway access will be required to be to the existing highway network. • This site is not within a flood zone, however there is a small risk of surface water flooding and sustainable disposal of surface water as part of a SUDS approach is required. • The site is in private ownership. • This site is close to the Pembrokeshire Marine SAC, and is a HRA is likely to be required. • Is the site appropriately served by utilities (i.e. broadband, sewerage, water including SUDs)? See Infrastructure Plan summarising specific consultation body's responses. • The site is not located within a Welsh language sensitive area. • This site is located in the vicinity / setting of cluster of Listed Buildings 1 Grade I, 1 Grade II* and two Grade II, themselves forming the remains of a Former Priory. Also the site is considered to be within the setting of Pembroke Castle Scheduled Monument. The potential impact on these key heritage designations will be an important consideration in the design and layout of any proposals and their acceptability. An archaeological evaluation / investigation will be required prior to the issue of any planning consent. • The site is adjacent to a green wedge and partially within a Conservation Area • The site is on or forms part of a site that has historically had a potentially contaminative use. Investigations may be required depending on end use to establish risk posed to end users. 				
<p>Key infrastructure and Policy Requirements (including broad costs where known) For example:</p> <p>Access – Highway improvements Education – No of children school places Affordable Housing – 10% to 15% in line with policy GN.14 Open Space – Hectares / unit/type of unit Utilities – Link to Infrastructure Plan</p>				
<p>Key Supporting Information Requirements. For example:</p>				

Detailed Site/Area Specific Master plan
 Welsh Language Assessment
 Flood Consequence Assessment
 Environmental enhancements / nature based solutions (sought by the LPA) in response to the evidence base
 Landscape Study
 Transport Statement
 Ecological Assessment
 Archaeological Evaluation
 Heritage
 Energy Assessment

Site Allocation Name / Ref	Site Size	Allocation Type	Total Units	Phasing Tranche
Between St Daniels Hill & Norgans Hill, Pembroke HSG/095/LDP2/1	3.07 ha	Housing	92 (Private & Affordable) P & A units	2028-2033
Site Description				
This 3.07 hectare greenfield site is located to the south of Pembroke.				
Key Site Issues & Constraints				
<ul style="list-style-type: none"> • A single access would be required onto St Daniels Hill • This site is not within a flood zone, however there is a small risk of surface water flooding and sustainable disposal of surface water as part of a SUDS approach is required. • The site is within private ownership • All ecological features, including hedgerows and trees are to be retained. • Is the site appropriately served by utilities (i.e. broadband, sewerage, water including SUDs)? See Infrastructure Plan summarising specific consultation body's responses. • This site is not located within a Welsh language sensitive area. • There is archaeological potential at this site, and a pre-determination evaluation will be required and should be supplied to help inform planning application decision making. Care must also be taken to ensure that not unacceptable impact occurs on the historic assets of Pembroke, including the castle. A historic environment appraisal may be required. • There are no known contamination issues at the site. 				

Key infrastructure and Policy Requirements (including broad costs where known) For example:

Access – Highway improvements
 Education – No of children school places
 Affordable Housing – 10% to 15% in line with policy GN.14
 Open Space – Hectares / unit/type of unit
 Utilities – Link to Infrastructure Plan

Key Supporting Information Requirements. For example:

Detailed Site/Area Specific Master plan
 Welsh Language Assessment
 Flood Consequence Assessment
 Environmental enhancements / nature based solutions (sought by the LPA) in response to the evidence base
 Landscape Study
 Transport Statement
 Ecological Assessment
 Archaeological Evaluation
 Heritage
 Energy Assessment

Site Allocation Name / Ref	Site Size	Allocation Type	Total Units	Phasing Tranche
South East of Southlands, St Daniel's Hill, Pembroke HSG/095/LDP2/2	0.64 ha	Housing	19 (Private & Affordable) P & A units	2023-2027
<p>Site Description</p> <p>This 0.64 hectare greenfield site is located to the south Pembroke alongside St Daniels Hill and adjacent to allocation HSG/095/LDP2/5.</p>				
<p>Key Site Issues & Constraints</p> <ul style="list-style-type: none"> • Access to be via the existing highway network. • This site is not within a flood zone, however there is a small risk of surface water flooding and sustainable disposal of surface water as part of a SUDS approach is required. • The site is within public ownership • Hedgerows and boundary trees are to be retained, a buffer is required at the southern end of the site to protect ecology. 				

- Is the site appropriately served by utilities (i.e. broadband, sewerage, water including SUDs)? See Infrastructure Plan summarising specific consultation body's responses.
- The site is not located within a Welsh language sensitive area.
- An archaeological evaluation / investigation will be required prior to the issue of any planning consent.
- There are no known contamination issues at this site

Key infrastructure and Policy Requirements (including broad costs where known) For example:

Access – Highway improvements
 Education – No of children school places
 Affordable Housing - X% in line with policy y
 Open Space – Hectares / unit/type of unit
 Utilities – Link to Infrastructure Plan

Key Supporting Information Requirements. For example:

Detailed Site/Area Specific Master plan
 Welsh Language Assessment
 Flood Consequence Assessment
 Environmental enhancements / nature based solutions (sought by the LPA) in response to the evidence base
 Landscape Study
 Transport Statement
 Ecological Assessment
 Archaeological Evaluation
 Heritage
 Energy Assessment

Site Allocation Name / Ref	Site Size	Allocation Type	Total Units	Phasing Tranche
East of the Glen, Lower Lamphey Rd Pembroke HSG/095/LDP2/3	0.76 ha	Housing	23 (Private & Affordable) P & A units	2018-2022 2023-2027 2028-2033

Site Description

This x.x hectare brownfield/greenfield site is located to the east of y village/town on a former sports ground adjacent to river z.

Key Site Issues & Constraints

- Are there access and highway improvements? Highways comments?
- Is the site subject to flood risk issues? Has the statutory body (NRW) responded highlighting issues that will need to be addressed? Is a FCA or other mitigation measures required?

- Are there land ownership constraints?
- Are there protected environmental/ecological species/designations on, or within a specified vicinity of the site which require redress? Have the specific consultation bodies made any comments regarding issues that need to be addressed? HRA findings?
- Is the site appropriately served by utilities (i.e. broadband, sewerage, water including SUDs)? See Infrastructure Plan summarising specific consultation body's responses.
- The site is not located within a Welsh language sensitive area.
- Are there archaeological issues? Does the site impact on heritage designations? Has Cadw highlighted any issues that will need to be addressed?
- Are there contamination/remediation issues?

Key infrastructure and Policy Requirements (including broad costs where known) For example:

Access – Highway improvements
 Education – No of children school places
 Affordable Housing - % in line with policy y
 Open Space – Hectares / unit/type of unit
 Utilities – Link to Infrastructure Plan

Key Supporting Information Requirements. For example:

Detailed Site/Area Specific Master plan
 Welsh Language Assessment
 Flood Consequence Assessment
 Environmental enhancements / nature based solutions (sought by the LPA) in response to the evidence base
 Landscape Study
 Transport Statement
 Ecological Assessment
 Archaeological Evaluation
 Heritage
 Energy Assessment

Site Allocation Name / Ref	Site Size	Allocation Type	Total Units	Phasing Tranche
Between Golden Brake & Buttermilk Lane, Pembroke HSG/095/LDP2/4	1.68 ha	Housing	50 (Private & Affordable) P & A units	2018-2022 2023-2027 2028-2033

Site Description

This x.x hectare brownfield/greenfield site is located to the east of y village/town on a former sports ground adjacent to river z.

Key Site Issues & Constraints

- Are there access and highway improvements? Highways comments?
- Is the site subject to flood risk issues? Has the statutory body (NRW) responded highlighting issues that will need to be addressed? Is a FCA or other mitigation measures required?
- Are there land ownership constraints?
- Are there protected environmental/ecological species/designations on, or within a specified vicinity of the site which require redress? Have the specific consultation bodies made any comments regarding issues that need to be addressed? HRA findings?
- Is the site appropriately served by utilities (i.e. broadband, sewerage, water including SUDs)? See Infrastructure Plan summarising specific consultation body's responses.
- The site is not located within a Welsh language sensitive area.
- Are there archaeological issues? Does the site impact on heritage designations? Has Cadw highlighted any issues that will need to be addressed?
- Are there contamination/remediation issues?

Key infrastructure and Policy Requirements (including broad costs where known) For example:

Access – Highway improvements
 Education – No of children school places
 Affordable Housing - X% in line with policy y
 Open Space – Hectares / unit/type of unit
 Utilities – Link to Infrastructure Plan

Key Supporting Information Requirements. For example:

Detailed Site/Area Specific Master plan
 Welsh Language Assessment
 Flood Consequence Assessment
 Environmental enhancements / nature based solutions (sought by the LPA) in response to the evidence base
 Landscape Study
 Transport Statement
 Ecological Assessment
 Archaeological Evaluation
 Heritage
 Energy Assessment

Site Allocation Name / Ref	Site Size	Allocation Type	Total Units	Phasing Tranche
South West of Southlands, St	0.88 ha	Housing	26 (Private & Affordable)	2018-2022 2023-2027

Daniel's Hill, Pembroke HSG/095/LDP2/5			P & A units	2028-2033
Site Description				
This 0.88 hectare greenfield site is located to the south of Pembroke and is adjacent to allocation HSG/095/LDP/2/5.				
Key Site Issues & Constraints				
<ul style="list-style-type: none"> • Access to be via the existing highway network at Southlands. • This site is not within a flood zone, however there is a small risk of surface water flooding and sustainable disposal of surface water as part of a SUDS approach is required. • The site is within private ownership. • Hedgerows and boundary trees are to be retained, a buffer is required at the southern end of the site to protect ecology. • Is the site appropriately served by utilities (i.e. broadband, sewerage, water including SUDs)? See Infrastructure Plan summarising specific consultation body's responses. • The site is not located within a Welsh language sensitive area. • An archaeological condition will be applied to any planning consent and mitigation and investigation may be required. • There are no known contamination issues at this site. 				
Key infrastructure and Policy Requirements (including broad costs where known) For example:				
<p>Access – Highway improvements Education – No of children school places Affordable Housing - 10% to 15% in line with policy GN.14 Open Space – Hectares / unit/type of unit Utilities – Link to Infrastructure Plan</p>				
Key Supporting Information Requirements. For example:				
<p>Detailed Site/Area Specific Master plan Welsh Language Assessment Flood Consequence Assessment Environmental enhancements / nature based solutions (sought by the LPA) in response to the evidence base Landscape Study Transport Statement Ecological Assessment Archaeological Evaluation Heritage Energy Assessment</p>				

Site Allocation Name / Ref	Site Size	Allocation Type	Total Units	Phasing Tranche
Old Infants' School, Fishguard HSG/034/LDP/01	0.70 ha	Housing	18 (10% affordable) 17 market homes, 1 affordable home	2018-2022
<p>Site Description</p> <p>This 0.70 hectare brownfield site is centrally located within Fishguard. It was previously the site of an Infants' School and the associated playing field, both of which have been disused for some time.</p>				
<p>Key Site Issues & Constraints</p> <ul style="list-style-type: none"> • Access to the site will be from Brodog Lane. There is potential for re-use of the site to affect vehicle movements on the nearby Trunk Road network. Hence, the SWTRA should be consulted and a Transport Statement may be required. • The site is not liable to flooding. • Ateb Group is bringing forward the re-use of this site. • Ecological survey work was undertaken in conjunction with a recent planning application to re-develop the site for 18 dwellings. This did not find any evidence of bats within the disused school buildings, but some were identified passing through the site. It was also established that badgers use the site, but the location of the sett (possibly outside the site) was not confirmed. Provision for bats and birds in the new scheme is desirable. • There are utility connections on the site, but some may require upgrading in conjunction with re-development. This will include broadband, sewerage, water supplies and power supplies. Provision should be made for sustainable drainage systems (SuDS). Please see the Infrastructure Plan, which summarises Specific Consultation Body responses. • Hedgebanks and trees on the site boundaries should be retained wherever possible. • The site is located in a Welsh Language sensitive area. Phased release of the allocation may be required, together with bilingual signage and if necessary other mitigation measures. • There are thought to be contamination issues within the site. These were investigated in conjunction with submission of a recent planning application. Any contamination found will be required to be remediated in conjunction with site redevelopment. 				
<p>Key infrastructure and Policy Requirements (including broad costs where known) For example:</p> <p>Access – from Brodog Lane.</p>				

Education – development of this site will have impacts on primary and secondary school place requirements.

Affordable Housing - 10% in line with policy GN 14.

Open Space – hectares / unit / type of unit not known at present. A recent planning application sets aside the NE corner of the site for biodiversity and conservation.

Utilities – see Infrastructure Plan.

Key Supporting Information Requirements. For example:

It is not anticipated that a detailed masterplan will be drawn up for the re-development of this former school site and its grounds.

This site is in a Welsh language sensitive area and hence a Welsh Language Assessment will be required.

The site is not in a flood risk area.

Ecological Assessments were carried out in conjunction with a recent planning application (see above).

A Transport Statement may be required, to assess the potential impacts on the nearby trunk road network.

There are no water supply issues in Fishguard. There are isolated hydraulic overload incidents on the sewerage network in Fishguard. There are no capacity issues at the Fishguard Waste Water Treatment Works.

Site Allocation Name / Ref	Site Size	Allocation Type	Total Units	Phasing Tranche
West of Parc Loktudi, Fishguard HSG/034F/LDP2/1	1.47 ha	Housing	44 (10% affordable) 40 market homes, 4 affordable homes	2023-2027

Site Description

This 1.47 hectare greenfield site is located on the western edge of Fishguard and proposes an extension to the existing estate at Parc Loktudi.

Key Site Issues & Constraints

- Access to this site will be from the Parc Loktudi estate road. A Transport Assessment will be required, to address potential impacts on the A.40 trunk road. Active travel links should also be investigated.
- The site is in an elevated position on the western edge of Fishguard and it is not in a flood risk area.
- The site is in private ownership.
- Hedgerows surrounding the site should be retained wherever possible.

- All services will require extension onto this greenfield site. This will include broadband, sewerage, water supplies and power supplies. Provision should be made for sustainable drainage systems (SuDS). There is an 11kV pole within the site, which may require relocation. Please see the Infrastructure Plan, which summarises Specific Consultation Body responses.
- The site is located in a Welsh Language sensitive area. Phased release of the allocation may be required, together with bilingual signage and if necessary other mitigation measures.
- The farm complex at Maesgwynne lies adjacent to this site. This group of buildings is Grade II listed. Mitigation is required to minimise the impact of site development on this group of buildings.
- There may be contamination issues at this site and a risk assessment will therefore be required.
- Part of the site is Agricultural Land Classification Grade 3A, the allocation reflecting the comparative lack of suitable alternatives in this settlement.

Key infrastructure and Policy Requirements (including broad costs where known) For example:

Access – prepare a Transport Assessment and consider active travel links.
 Education – development of this site will have impacts on primary and secondary school place requirements.
 Affordable Housing - 10% in line with policy GN 14.
 Open Space – hectares / unit / type of unit not known at present.
 Utilities – see Infrastructure Plan.

Key Supporting Information Requirements. For example:

It is not anticipated that a detailed masterplan will be drawn up for the development of this site.
 This site is in a Welsh language sensitive area and hence a Welsh Language Assessment will be required.
 The site is not in a flood risk area.
 A Transport Assessment will be required, addressing potential impacts on the trunk road network and active travel links.
 A risk assessment to assess possible contamination will be needed.
 There are no water supply issues in Fishguard. There are isolated hydraulic overload incidents on the sewerage network in Fishguard. There are no capacity issues at the Fishguard Waste Water Treatment Works.

Site Allocation Name / Ref	Site Size	Allocation Type	Total Units	Phasing Tranche
West of Clos-Y-Bigney, Fishguard HSG/034F/LDP2/2	1.88 ha	Housing	56 (10% affordable) 51 market homes, 5	2023-2027

			affordable homes Clarify self-build	
Site Description				
<p>This 1.88 hectare greenfield site is located on the western edge of Fishguard and proposes additional housing development adjacent to Clos-y-Bigney and with highway access from Maesgwyn Road.</p>				
Key Site Issues & Constraints				
<ul style="list-style-type: none"> • Access to this site will be from Maesgwyn Road. A Transport Assessment will be required, to address potential impacts on the A.40 trunk road. Active travel links should also be investigated. • The site is in an elevated position on the western edge of Fishguard and it is not in a flood risk area. • The site is in private ownership. • Hedgerows surrounding the site should be retained wherever possible. • All services will require extension onto this greenfield site. This will include broadband, sewerage, water supplies and power supplies. Provision should be made for sustainable drainage systems (SuDS). There is an 11kV pole within the site, which may require relocation. Please see the Infrastructure Plan, which summarises Specific Consultation Body responses. • The site is located in a Welsh Language sensitive area. Phased release of the allocation may be required, together with bilingual signage and if necessary other mitigation measures. • The farm complex at Maesgwynne lies adjacent to this site. This group of buildings is Grade II listed. Mitigation is required to minimise the impact of site development on this group of buildings. • There may be contamination issues at this site and a risk assessment will therefore be required. • Part of the site is Agricultural Land Classification Grade 3A, the allocation reflecting the comparative lack of suitable alternatives in this settlement. 				
Key infrastructure and Policy Requirements (including broad costs where known) For example:				
<p>Access – prepare a Transport Assessment and consider active travel links. Education – development of this site will have impacts on primary and secondary school place requirements. Affordable Housing - 10% in line with policy GN 14. Open Space – hectares / unit / type of unit not known at present. Utilities – see Infrastructure Plan.</p>				
Key Supporting Information Requirements. For example:				

It is not anticipated that a detailed masterplan will be drawn up for the development of this site.

This site is in a Welsh language sensitive area and hence a Welsh Language Assessment will be required.

The site is not in a flood risk area.

A Transport Assessment will be required, addressing potential impacts on the trunk road network and active travel links.

There are no water supply issues in Fishguard. There are isolated hydraulic overload incidents on the sewerage network in Fishguard. There are no capacity issues at the Fishguard Waste Water Treatment Works.

Site Allocation Name / Ref	Site Size	Allocation Type	Total Units	Phasing Tranche
East of Poppy Drive, Neyland HSG/093/0066	3.39 ha	Housing	102 (Private & Affordable) P & A units	2018-2022 2023-2027 2028-2033
<p>Site Description</p> <p>This x.x hectare brownfield/greenfield site is located to the east of y village/town on a former sports ground adjacent to river z.</p>				
<p>Key Site Issues & Constraints</p> <ul style="list-style-type: none"> • Are there access and highway improvements? Highways comments? • Is the site subject to flood risk issues? Has the statutory body (NRW) responded highlighting issues that will need to be addressed? Is a FCA or other mitigation measures required? • Are there land ownership constraints? • Are there protected environmental/ecological species/designations on, or within a specified vicinity of the site which require redress? Have the specific consultation bodies made any comments regarding issues that need to be addressed? HRA findings? • Is the site appropriately served by utilities (i.e. broadband, sewerage, water including SUDs)? See Infrastructure Plan summarising specific consultation body's responses. • The site is not located within a Welsh language sensitive area. • Are there archaeological issues? Does the site impact on heritage designations? Has Cadw highlighted any issues that will need to be addressed? • Are there contamination/remediation issues? 				
<p>Key infrastructure and Policy Requirements (including broad costs where known) For example:</p> <p>Access – Highway improvements Education – No of children school places</p>				

Affordable Housing - X% in line with policy y
 Open Space – Hectares / unit/type of unit
 Utilities – Link to Infrastructure Plan

Key Supporting Information Requirements. For example:

Detailed Site/Area Specific Master plan
 Welsh Language Assessment
 Flood Consequence Assessment
 Environmental enhancements / nature based solutions (sought by the LPA) in response to the evidence base
 Landscape Study
 Transport Statement
 Ecological Assessment
 Archaeological Evaluation
 Heritage
 Energy Assessment

Site Allocation Name / Ref	Site Size	Allocation Type	Total Units	Phasing Tranche
North of Villa Calabria, Goodwick HSG/034G/LDP2/2	0.11 ha	Housing	5 (10% affordable) 5 market homes, off-site contribution required towards affordable homes Potential for self-build	2023-2027

Site Description

This 0.11 hectare greenfield site provides a small rounding-off opportunity at Harbour Village, Goodwick.

Key Site Issues & Constraints

- Access to this site will be from the access track from the lane to Penrhiw.
- The site is not in a flood risk area.
- The site is privately owned.
- This site provides a minor rounding off opportunity. There are not thought to be any major ecological constraints on the site. Hedgerows on the site boundary should be retained wherever possible.
- All services will require extension onto this greenfield site. This will include broadband, sewerage, water supplies and power supplies. Provision should be made for sustainable drainage systems (SuDS). There is an

11kV pole within the site, which may require relocation. Please see the Infrastructure Plan, which summarises Specific Consultation Body responses.

- The site is located in a Welsh Language sensitive area. Phased release of the allocation may be required, together with bilingual signage and if necessary other mitigation measures.

Key infrastructure and Policy Requirements (including broad costs where known) For example:

Access – the access track may require upgrading in conjunction with site development.

Education – the impacts of site development on primary and secondary school place requirements will be minor.

Affordable Housing - 10% in line with policy GN 14.

Open Space – hectares / unit / type of unit not known at present.

Utilities – see Infrastructure Plan.

Key Supporting Information Requirements. For example:

It is not anticipated that a detailed masterplan will be drawn up for the development of this small housing allocation site.

This site is in a Welsh language sensitive area and hence a Welsh Language Assessment will be required.

The site is not in a flood risk area.

A Transport Assessment will not be needed.

There are no water supply issues in Goodwick. There are isolated hydraulic overload incidents on the sewerage network in Goodwick. Waste water is pumped to the Fishguard Waste Water Treatment Works, which has no capacity issues.

Site Allocation Name / Ref	Site Size	Allocation Type	Total Units	Phasing Tranche
Land at Goodwick Industrial Estate, Main Street, Goodwick HSG/034G/LDP2/1	1.01 ha	Housing	23 (10% affordable) 21 market homes, 2 affordable homes	2018-2022
Site Description				
This 1.01 hectare brownfield site is located in the centre of Goodwick and represents part of the former Dewhirst Factory site. Planning permission for 23 dwellings was approved in 2014.				
Key Site Issues & Constraints				

- Access will be from Main Street, Goodwick.
- The site is in the amber flood risk category, as set out in the Strategic Flood Consequences Assessment prepared to inform review of the LDP. The site already benefits from a housing planning permission, which has taken into consideration surface water drainage issues.
- The site is privately owned.
- This site was previously developed and there is little retained environmental interest within its boundaries.
- There are utility connections on the site, but some may require upgrading in conjunction with re-development. This will include broadband, sewerage, water supplies and power supplies. Provision should be made for sustainable drainage systems (SuDS). Please see the Infrastructure Plan, which summarises Specific Consultation Body responses.
- The site is located in a Welsh Language sensitive area. Phased release of the allocation may be required, together with bilingual signage and if necessary other mitigation measures.
- Most of the site lies adjacent to the Goodwick Conservation Area (a small part is within the Conservation Area boundary). Hence, future development should be of a good design standard that fits in with the local built heritage.
- The former uses of the site have left a legacy of contamination. The housing planning permission for the site addresses this issue by condition.

Key infrastructure and Policy Requirements (including broad costs where known) For example:

Access – from Main Street, Goodwick.

Education – development of this site will have impacts on primary and secondary school place requirements.

Affordable Housing - 10% in line with policy GN 14.

Open Space – hectares / unit / type of unit not known at present.

Utilities – see Infrastructure Plan.

Key Supporting Information Requirements. For example:

It is not anticipated that a detailed masterplan will be drawn up for the development of this site.

This site is in a Welsh language sensitive area and hence a Welsh Language Assessment will be required.

The site is in an amber flood risk area, as defined by the SFCA. Appropriate mitigation will be required.

A Transport Assessment will not be needed.

A risk assessment to assess possible contamination will be needed.

The site design should reflect the proximity of the Goodwick Conservation Area (and the inclusion of a small part of the site within the Conservation Area).

There are no water supply issues in Goodwick. There are isolated hydraulic overload incidents on the sewerage network in Goodwick. Waste water is pumped to the Fishguard Waste Water Treatment Works, which has no capacity issues.

Site Allocation Name / Ref		Site Size	Allocation Type	Total Units	Phasing Tranche
North of Highfield Parc & Parc Roberts, Narberth HSG/088/00078		4.72 ha	Housing	143 (Private & Affordable) P & A units	2018-2022 2023-2027 2028-2033
	Site Description				
	This x.x hectare brownfield/greenfield site is located to the east of y village/town on a former sports ground adjacent to river z.				
	Key Site Issues & Constraints				
	<ul style="list-style-type: none"> • Are there access and highway improvements? Highways comments? • Is the site subject to flood risk issues? Has the statutory body (NRW) responded highlighting issues that will need to be addressed? Is a FCA or other mitigation measures required? • Are there land ownership constraints? • Are there protected environmental/ecological species/designations on, or within a specified vicinity of the site which require redress? Have the specific consultation bodies made any comments regarding issues that need to be addressed? HRA findings? • Is the site appropriately served by utilities (i.e. broadband, sewerage, water including SUDs)? See Infrastructure Plan summarising specific consultation body's responses. • Is the site located in a Welsh Language sensitive area? Are mitigation measures necessary? • Are there archaeological issues? Does the site impact on heritage designations? Has Cadw highlighted any issues that will need to be addressed? • Are there contamination/remediation issues? 				
	Key infrastructure and Policy Requirements (including broad costs where known) For example:				
	<p>Access – Highway improvements Education – No of children school places Affordable Housing - X% in line with policy y Open Space – Hectares / unit/type of unit Utilities – Link to Infrastructure Plan</p>				
	Key Supporting Information Requirements. For example:				
	Detailed Site/Area Specific Master plan				

	Welsh Language Assessment Flood Consequence Assessment Environmental enhancements / nature based solutions (sought by the LPA) in response to the evidence base Landscape Study Transport Statement Ecological Assessment Archaeological Evaluation Heritage Energy Assessment
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Site Allocation Name / Ref	Site Size	Allocation Type	Total Units	Phasing Tranche
West of Rushacre, Narberth HSG/088/00077	2.35 ha	Housing	55 (Private & Affordable) P & A units	2018-2022 2023-2027 2028-2033

Site Description

This x.x hectare brownfield/greenfield site is located to the east of y village/town on a former sports ground adjacent to river z.

Key Site Issues & Constraints

- Are there access and highway improvements? Highways comments?
- Is the site subject to flood risk issues? Has the statutory body (NRW) responded highlighting issues that will need to be addressed? Is a FCA or other mitigation measures required?
- Are there land ownership constraints?
- Are there protected environmental/ecological species/designations on, or within a specified vicinity of the site which require redress? Have the specific consultation bodies made any comments regarding issues that need to be addressed? HRA findings?
- Is the site appropriately served by utilities (i.e. broadband, sewerage, water including SUDs)? See Infrastructure Plan summarising specific consultation body's responses.
- Is the site located in a Welsh Language sensitive area? Are mitigation measures necessary?
- Are there archaeological issues? Does the site impact on heritage designations? Has Cadw highlighted any issues that will need to be addressed?
- Are there contamination/remediation issues?

Key infrastructure and Policy Requirements (including broad costs where known) For example:

Access – Highway improvements
 Education – No of children school places

Affordable Housing - X% in line with policy y
 Open Space – Hectares / unit/type of unit
 Utilities – Link to Infrastructure Plan

Key Supporting Information Requirements. For example:

Detailed Site/Area Specific Master plan
 Welsh Language Assessment
 Flood Consequence Assessment
 Environmental enhancements / nature based solutions (sought by the LPA) in response to the evidence base
 Landscape Study
 Transport Statement
 Ecological Assessment
 Archaeological Evaluation
 Heritage
 Energy Assessment

Site Allocation Name / Ref	Site Size	Allocation Type	Total Units	Phasing Tranche
Land at Tan Ffynnon Fields, Cilgerran HSG/020/LDP2/1	3.95 ha	Housing	50 (Private & Affordable) P & A units	2018-2022 2023-2027 2028-2033

Site Description

This x.x hectare brownfield/greenfield site is located to the east of y village/town on a former sports ground adjacent to river z.

Key Site Issues & Constraints

- Are there access and highway improvements? Highways comments?
- Is the site subject to flood risk issues? Has the statutory body (NRW) responded highlighting issues that will need to be addressed? Is a FCA or other mitigation measures required?
- Are there land ownership constraints?
- Are there protected environmental/ecological species/designations on, or within a specified vicinity of the site which require redress? Have the specific consultation bodies made any comments regarding issues that need to be addressed? HRA findings?
- Is the site appropriately served by utilities (i.e. broadband, sewerage, water including SUDs)? See Infrastructure Plan summarising specific consultation body's responses.
- Is the site located in a Welsh Language sensitive area? Are mitigation measures necessary?
- Are there archaeological issues? Does the site impact on heritage designations? Has Cadw highlighted any issues that will need to be addressed?

- Are there contamination/remediation issues?

Key infrastructure and Policy Requirements (including broad costs where known) For example:

Access – Highway improvements
 Education – No of children school places
 Affordable Housing - X% in line with policy y
 Open Space – Hectares / unit/type of unit
 Utilities – Link to Infrastructure Plan

Key Supporting Information Requirements. For example:

Detailed Site/Area Specific Master plan
 Welsh Language Assessment
 Flood Consequence Assessment
 Environmental enhancements / nature based solutions (sought by the LPA) in response to the evidence base
 Landscape Study
 Transport Statement
 Ecological Assessment
 Archaeological Evaluation
 Heritage
 Energy Assessment

East of Waunaeron, Crymych HSG/030/LDP/01	1.23 ha	Housing	25 (Private & Affordable) P & A units	Phasing Tranche 2018-2022 2023-2027 2028-2033
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Site Description

This is a greenfield site located in the southern part of the village, adjacent to Waunaeron. The site is fairly flat and bounded by existing development to the north-west, the County road to Hermon to the north-east and by open agricultural land to the south-west and south-east. Nearby residential developments are of a mix of semi-detached and detached dwellings of a fairly low density. The narrow field immediately south-west of the allocation adjoins the Afon Gafel and is mostly within the C2 flood zone.

Key Site Issues & Constraints

- Are there access and highway improvements? Highways comments?
- Is the site subject to flood risk issues? Has the statutory body (NRW) responded highlighting issues that will need to be addressed? Is a FCA or other mitigation measures required?
- Are there land ownership constraints?

- Are there protected environmental/ecological species/designations on, or within a specified vicinity of the site which require redress? Have the specific consultation bodies made any comments regarding issues that need to be addressed? HRA findings?
- Is the site appropriately served by utilities (i.e. broadband, sewerage, water including SUDs)? See Infrastructure Plan summarising specific consultation body's responses.
- Is the site located in a Welsh Language sensitive area? Are mitigation measures necessary?
- Are there archaeological issues? Does the site impact on heritage designations? Has Cadw highlighted any issues that will need to be addressed?
- Are there contamination/remediation issues?

Key infrastructure and Policy Requirements (including broad costs where known) For example:

Access – Highway improvements
 Education – No of children school places
 Affordable Housing - % in line with policy y
 Open Space – Hectares / unit/type of unit
 Utilities – Link to Infrastructure Plan

Key Supporting Information Requirements. For example:

Detailed Site/Area Specific Master plan
 Welsh Language Assessment
 Flood Consequence Assessment
 Environmental enhancements / nature based solutions (sought by the LPA) in response to the evidence base
 Landscape Study
 Transport Statement
 Ecological Assessment
 Archaeological Evaluation
 Heritage
 Energy Assessment

Site Allocation Name / Ref	Site Size	Allocation Type	Total Units	Phasing Tranche
Between the School & Station Rd, Crymych HSG/030/00043	2.07 ha	Housing	60 (Private & Affordable) P & A units	2018-2022 2023-2027 2028-2033

Site Description

This is a greenfield site located east of the A478 road. The site slopes down from south to north and is bounded on its western and northern sides by existing

development, by school grounds to the south and by open agricultural land to the east. Existing development in this part of the village takes a variety of forms, but with older terraced properties dominating to the west. A major site constraint relates to highway access, with a solution yet to be agreed. Existing vehicular access opportunities are constrained by both width and junction visibility. There will also be a requirement to cross third-party land.

Key Site Issues & Constraints

- Are there access and highway improvements? Highways comments?
- Is the site subject to flood risk issues? Has the statutory body (NRW) responded highlighting issues that will need to be addressed? Is a FCA or other mitigation measures required?
- Are there land ownership constraints?
- Are there protected environmental/ecological species/designations on, or within a specified vicinity of the site which require redress? Have the specific consultation bodies made any comments regarding issues that need to be addressed? HRA findings?
- Is the site appropriately served by utilities (i.e. broadband, sewerage, water including SUDs)? See Infrastructure Plan summarising specific consultation body's responses.
- Is the site located in a Welsh Language sensitive area? Are mitigation measures necessary?
- Are there archaeological issues? Does the site impact on heritage designations? Has Cadw highlighted any issues that will need to be addressed?
- Are there contamination/remediation issues?

Key infrastructure and Policy Requirements (including broad costs where known) For example:

Access – Highway improvements
 Education – No of children school places
 Affordable Housing - X% in line with policy y
 Open Space – Hectares / unit/type of unit
 Utilities – Link to Infrastructure Plan

Key Supporting Information Requirements. For example:

Detailed Site/Area Specific Master plan
 Welsh Language Assessment
 Flood Consequence Assessment
 Environmental enhancements / nature based solutions (sought by the LPA) in response to the evidence base
 Landscape Study
 Transport Statement
 Ecological Assessment
 Archaeological Evaluation
 Heritage

Energy Assessment

Site Allocation Name / Ref	Site Size	Allocation Type	Total Units	Phasing Tranche
North of Hayston View, Johnston HSG/048/00038	4.2 ha	Housing	50 (5% affordable) 48 market homes, 2 affordable homes	2023-2027 2028-2033
<p>Site Description</p> <p>This 4.2 hectare greenfield site is located to the southern side of Johnston village. The western site boundary is the A.4076 trunk road, to the south is recent development, to the north is some slightly older development and to the east is the Church Road and adjacent tree belts. Access to the site will be through the new development site north of the A.477.</p>				
<p>Key Site Issues & Constraints</p> <ul style="list-style-type: none"> • Access to the site will be through the Hayston View development site, which lies immediately north of the A.477. Access to the site directly from the A.4076 trunk road is not favoured. However, because there will be an indirect impact on the trunk road network arising from development of this site, a Transport Assessment may be needed. • The site is not in a flood risk area. • The site is privately owned. • Hedgerows and trees on and close to the site boundary should be retained. Tree Preservation Orders protect some of the trees on the southern boundary. • Part of the site is required for open space provision and this will help to provide a buffer between the development and the existing tree lines. • There is a significant badger presence within the site, which is associated with a sett, which is either within the site boundary or close to it. Hence, appropriate mitigation measures will be required. • The site is of possible archaeological interest and hence a Historic Environment Appraisal and appropriate mitigation will be needed. • All services will require extension onto this greenfield site. This will include broadband, sewerage, water supplies and power supplies. Provision should be made for sustainable drainage systems (SuDS). There is an 11kV sub-station within the site, which may require relocation. Please see the Infrastructure Plan, which summarises Specific Consultation Body responses. • Most of the site is Agricultural Land Classification Grade 2, the allocation reflecting the comparative lack of suitable alternatives in this settlement. 				
<p>Key infrastructure and Policy Requirements (including broad costs where known) For example:</p>				

Access – from the A.477 and thence Hayston View.
 Education – development of this site will have impacts on primary and secondary school place requirements.
 Affordable Housing – 5% in line with policy GN 14.
 Open Space – hectares / unit / type of unit not known at present.
 Utilities – see Infrastructure Plan.

Key Supporting Information Requirements. For example:

It is not anticipated that a detailed masterplan will be drawn up for the development of this site.
 This site is not in a Welsh language sensitive area and hence a Welsh Language Assessment is not needed.
 The site is not within a flood risk area.
 A Transport Assessment may be required, in particular to assess potential impacts on the trunk road network.
 Hedgerows and trees within the site, on the site boundary or in close proximity to the site should be retained and protected.
 Badger are known to use this site and there may be a sett within or close to the site. These should be protected and appropriate mitigation will be required.
 There may be archaeological interest within the site and hence a Historic Environment Appraisal will be needed.
 Johnston village does not have water supply issues. There are isolated hydraulic overload incidents on the sewerage network. There are no Waste Water Treatment Works capacity issues, all flows being pumped to Hook, the WWTW at which was upgraded under an AMP 6 scheme.

Site Allocation Name / Ref	Site Size	Allocation Type	Total Units	Phasing Tranche
South of Kilvelgy Park, Kilgetty HSG/050/00044	0.83 ha	Housing	17 (Private & Affordable) P & A units	2018-2022 2023-2027 2028-2033
Site Description				
This x.x hectare brownfield/greenfield site is located to the east of y village/town on a former sports ground adjacent to river z.				
Key Site Issues & Constraints				
<ul style="list-style-type: none"> • Are there access and highway improvements? Highways comments? • Is the site subject to flood risk issues? Has the statutory body (NRW) responded highlighting issues that will need to be addressed? Is a FCA or other mitigation measures required? • Are there land ownership constraints? 				

- Are there protected environmental/ecological species/designations on, or within a specified vicinity of the site which require redress? Have the specific consultation bodies made any comments regarding issues that need to be addressed? HRA findings?
- Is the site appropriately served by utilities (i.e. broadband, sewerage, water including SUDs)? See Infrastructure Plan summarising specific consultation body's responses.
- Is the site located in a Welsh Language sensitive area? Are mitigation measures necessary?
- Are there archaeological issues? Does the site impact on heritage designations? Has Cadw highlighted any issues that will need to be addressed?
- Are there contamination/remediation issues?

Key infrastructure and Policy Requirements (including broad costs where known) For example:

Access – Highway improvements
 Education – No of children school places
 Affordable Housing - X% in line with policy y
 Open Space – Hectares / unit/type of unit
 Utilities – Link to Infrastructure Plan

Key Supporting Information Requirements. For example:

Detailed Site/Area Specific Master plan
 Welsh Language Assessment
 Flood Consequence Assessment
 Environmental enhancements / nature based solutions (sought by the LPA) in response to the evidence base
 Landscape Study
 Transport Statement
 Ecological Assessment
 Archaeological Evaluation
 Heritage
 Energy Assessment

Site Allocation Name / Ref	Site Size	Allocation Type	Total Units	Phasing Tranche
Adjacent to Lamphey School, Lamphey HSG/052/LDP2/1	2.96 ha	Housing	28 (Private & Affordable) P & A units	2018-2022 2023-2027 2028-2033

Site Description

This x.x hectare brownfield/greenfield site is located to the east of y village/town on a former sports ground adjacent to river z.

Key Site Issues & Constraints

- Are there access and highway improvements? Highways comments?
- Is the site subject to flood risk issues? Has the statutory body (NRW) responded highlighting issues that will need to be addressed? Is a FCA or other mitigation measures required?
- Are there land ownership constraints?
- Are there protected environmental/ecological species/designations on, or within a specified vicinity of the site which require redress? Have the specific consultation bodies made any comments regarding issues that need to be addressed? HRA findings?
- Is the site appropriately served by utilities (i.e. broadband, sewerage, water including SUDs)? See Infrastructure Plan summarising specific consultation body’s responses.
- The site is not located within a Welsh language sensitive area.
- Are there archaeological issues? Does the site impact on heritage designations? Has Cadw highlighted any issues that will need to be addressed?
- Are there contamination/remediation issues?

Key infrastructure and Policy Requirements (including broad costs where known) For example:

Access – Highway improvements
 Education – No of children school places
 Affordable Housing - X% in line with policy y
 Open Space – Hectares / unit/type of unit
 Utilities – Link to Infrastructure Plan

Key Supporting Information Requirements. For example:

Detailed Site/Area Specific Master plan
 Welsh Language Assessment
 Flood Consequence Assessment
 Environmental enhancements / nature based solutions (sought by the LPA) in response to the evidence base
 Landscape Study
 Transport Statement
 Ecological Assessment
 Archaeological Evaluation
 Heritage
 Energy Assessment

Site Allocation Name / Ref	Site Size	Allocation Type	Total Units	Phasing Tranche
Court Meadow, Letterston HSG/053/00009	2.33 ha	Housing	47 (10% affordable)	2023-2027

			43 market homes, 4 affordable homes	
Site Description				
<p>This 2.33 hectare greenfield site is located on the northern side of the village. There is existing development to the south and east. Access from the village road has already been constructed and currently serves the initial phase of a development that this allocation will add to.</p>				
Key Site Issues & Constraints				
<ul style="list-style-type: none"> • Access into the site from the village road has already been constructed. • The site is located in a Welsh Language sensitive area. Phased release of the allocation may be required, together with bilingual signage and if necessary other mitigation measures. • The site is not within a flood risk area. • The site is privately owned. • Hedgerows along the site boundary should be retained. • All services will require extension onto this greenfield site. This will include broadband, sewerage, water supplies and power supplies. Provision should be made for sustainable drainage systems (SuDS). There is an 11kV sub-station within the site, which may require relocation. Please see the Infrastructure Plan, which summarises Specific Consultation Body responses. • Most of the site is Agricultural Land Classification Grade 3a, the allocation reflecting the comparative lack of suitable alternatives in this settlement. 				
Key infrastructure and Policy Requirements (including broad costs where known) For example:				
<p>Access – highway access into the site from the village road is already in place. Education – development of this site will have impacts on primary and secondary school place requirements. Affordable Housing – 10% in line with policy GN 14. Open Space – hectares / unit / type of unit not known at present. Utilities – see Infrastructure Plan.</p>				
Key Supporting Information Requirements. For example:				
<p>It is not anticipated that a detailed masterplan will be drawn up for the development of this site. This site is in a Welsh language sensitive area and hence a Welsh Language Assessment will be required. This site is not in a Welsh language sensitive area and hence a Welsh Language Assessment is not needed. The site is not within a flood risk area. Hedgerows along the site boundary should be retained and protected.</p>				

There are no water supply issues in Letterston. There are no sewerage capacity issues in Letterston. Waste Water is pumped to the Letterston West Waste Water Treatment Works, which has no capacity issues.

Site Allocation Name / Ref	Site Size	Allocation Type	Total Units	Phasing Tranche
North of the Kilns, Llangwm HSG/063/LDP2/1	1.84 ha	Housing	37 (Private & Affordable) P & A units	2018-2022 2023-2027 2028-2033
<p>Site Description</p> <p>This x.x hectare brownfield/greenfield site is located to the east of y village/town on a former sports ground adjacent to river z.</p>				
<p>Key Site Issues & Constraints</p> <ul style="list-style-type: none"> • Are there access and highway improvements? Highways comments? • Is the site subject to flood risk issues? Has the statutory body (NRW) responded highlighting issues that will need to be addressed? Is a FCA or other mitigation measures required? • Are there land ownership constraints? • Are there protected environmental/ecological species/designations on, or within a specified vicinity of the site which require redress? Have the specific consultation bodies made any comments regarding issues that need to be addressed? HRA findings? • Is the site appropriately served by utilities (i.e. broadband, sewerage, water including SUDs)? See Infrastructure Plan summarising specific consultation body's responses. • The site is not located within a Welsh language sensitive area. • Are there archaeological issues? Does the site impact on heritage designations? Has Cadw highlighted any issues that will need to be addressed? • Are there contamination/remediation issues? 				
<p>Key infrastructure and Policy Requirements (including broad costs where known) For example:</p> <p>Access – Highway improvements Education – No of children school places Affordable Housing - X% in line with policy y Open Space – Hectares / unit/type of unit Utilities – Link to Infrastructure Plan</p>				
<p>Key Supporting Information Requirements. For example:</p> <p>Detailed Site/Area Specific Master plan</p>				

Welsh Language Assessment
 Flood Consequence Assessment
 Environmental enhancements / nature based solutions (sought by the LPA) in response to the evidence base
 Landscape Study
 Transport Statement
 Ecological Assessment
 Archaeological Evaluation
 Heritage
 Energy Assessment

Awel y Mor Extension, St Dogmaels HSG/122/00035	0.55 ha	Housing	33 units (Private & Affordable) P & A units	Phasing Tranche 2018-2022 2023-2027 2028-2033
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Site Description

This greenfield site on the eastern side of St. Dogmaels village lies east of the consented Awel-y-Mor housing site at St. Dogmaels and will form an extension to that site. Land to the north-west, west and west is either consented or already developed for housing purposes, with land to the south-east, east and south comprising open agricultural land. Nearby residential properties are mostly of a detached nature.

Key Site Issues & Constraints

- Are there access and highway improvements? Highways comments?
- Is the site subject to flood risk issues? Has the statutory body (NRW) responded highlighting issues that will need to be addressed? Is a FCA or other mitigation measures required?
- Are there land ownership constraints?
- Are there protected environmental/ecological species/designations on, or within a specified vicinity of the site which require redress? Have the specific consultation bodies made any comments regarding issues that need to be addressed? HRA findings?
- Is the site appropriately served by utilities (i.e. broadband, sewerage, water including SUDs)? See Infrastructure Plan summarising specific consultation body's responses.
- Is the site located in a Welsh Language sensitive area? Are mitigation measures necessary?
- Are there archaeological issues? Does the site impact on heritage designations? Has Cadw highlighted any issues that will need to be addressed?
- Are there contamination/remediation issues?

Key infrastructure and Policy Requirements (including broad costs where known) For example:

Access – Highway improvements
 Education – No of children school places
 Affordable Housing - X% in line with policy y
 Open Space – Hectares / unit/type of unit
 Utilities – Link to Infrastructure Plan

Key Supporting Information Requirements. For example:

Detailed Site/Area Specific Master plan
 Welsh Language Assessment
 Flood Consequence Assessment
 Environmental enhancements / nature based solutions (sought by the LPA) in response to the evidence base
 Landscape Study
 Transport Statement
 Ecological Assessment
 Archaeological Evaluation
 Heritage
 Energy Assessment

Site Allocation Name / Ref	Site Size	Allocation Type	Total Units	Phasing Tranche
North West of St. John's Church, Abercych HSG/001/LDP2/1	0.55 ha	Housing	11 (Private & Affordable) P & A units	2018-2022 2023-2027 2028-2033

Site Description

This 0.55 hectare greenfield site is located to the north east of Abercych on a field adjacent to river xxx.

Key Site Issues & Constraints

Visibility splay will be required - then hedge set back. Southern access preferred. Open space should be managed sensitively for pollinators. Hedge boundary should be re-established on the North East edge at boundary of allocation.

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- Is the site subject to flood risk issues? Has the statutory body (NRW) responded highlighting issues that will need to be addressed? Is a FCA or other mitigation measures required?
- Are there land ownership constraints?
- Are there protected environmental/ecological species/designations on, or within a specified vicinity of the site which require redress? Have the specific consultation bodies made any comments regarding issues that need to be addressed? HRA findings?

- Is the site appropriately served by utilities (i.e. broadband, sewerage, water including SUDs)? See Infrastructure Plan summarising specific consultation body's responses.
- Is the site located in a Welsh Language sensitive area? Are mitigation measures necessary?
- Are there archaeological issues? Does the site impact on heritage designations? Has Cadw highlighted any issues that will need to be addressed?
- Are there contamination/remediation issues?

Key infrastructure and Policy Requirements (including broad costs where known) For example:

Access – Highway improvements
 Education – No of children school places
 Affordable Housing - X% in line with policy y
 Open Space – Hectares / unit/type of unit
 Utilities – Link to Infrastructure Plan

Key Supporting Information Requirements. For example:

Detailed Site/Area Specific Master plan
 Welsh Language Assessment
 Flood Consequence Assessment
 Environmental enhancements / nature based solutions (sought by the LPA) in response to the evidence base
 Landscape Study
 Transport Statement
 Ecological Assessment
 Archaeological Evaluation
 Heritage
 Energy Assessment

Site Allocation Name / Ref	Site Size	Allocation Type	Total Units	Phasing Tranche
North of Begelly Farm, Begelly HSG/003/LDP2/1	2.58 ha	Housing	28 (Private & Affordable) P & A units	2018-2022 2023-2027 2028-2033

Site Description

This x.x hectare brownfield/greenfield site is located to the east of y village/town on a former sports ground adjacent to river z.

Key Site Issues & Constraints

- Are there access and highway improvements? Highways comments?

- Is the site subject to flood risk issues? Has the statutory body (NRW) responded highlighting issues that will need to be addressed? Is a FCA or other mitigation measures required?
- Are there land ownership constraints?
- Are there protected environmental/ecological species/designations on, or within a specified vicinity of the site which require redress? Have the specific consultation bodies made any comments regarding issues that need to be addressed? HRA findings?
- Is the site appropriately served by utilities (i.e. broadband, sewerage, water including SUDs)? See Infrastructure Plan summarising specific consultation body's responses.
- Is the site located in a Welsh Language sensitive area? Are mitigation measures necessary?
- Are there archaeological issues? Does the site impact on heritage designations? Has Cadw highlighted any issues that will need to be addressed?
- Are there contamination/remediation issues?

Key infrastructure and Policy Requirements (including broad costs where known) For example:

Access – Highway improvements
 Education – No of children school places
 Affordable Housing - X% in line with policy y
 Open Space – Hectares / unit/type of unit
 Utilities – Link to Infrastructure Plan

Key Supporting Information Requirements. For example:

Detailed Site/Area Specific Master plan
 Welsh Language Assessment
 Flood Consequence Assessment
 Environmental enhancements / nature based solutions (sought by the LPA) in response to the evidence base
 Landscape Study
 Transport Statement
 Ecological Assessment
 Archaeological Evaluation
 Heritage
 Energy Assessment

Site Allocation Name / Ref	Site Size	Allocation Type	Total Units	Phasing Tranche
North of New Road, Begelly HSG/003/00040	3.01 ha	Housing	70 (Private & Affordable) P & A units	2018-2022 2023-2027 2028-2033
Site Description				

This x.x hectare brownfield/greenfield site is located to the east of y village/town on a former sports ground adjacent to river z.

Key Site Issues & Constraints

- Are there access and highway improvements? Highways comments?
- Is the site subject to flood risk issues? Has the statutory body (NRW) responded highlighting issues that will need to be addressed? Is a FCA or other mitigation measures required?
- Are there land ownership constraints?
- Are there protected environmental/ecological species/designations on, or within a specified vicinity of the site which require redress? Have the specific consultation bodies made any comments regarding issues that need to be addressed? HRA findings?
- Is the site appropriately served by utilities (i.e. broadband, sewerage, water including SUDs)? See Infrastructure Plan summarising specific consultation body's responses.
- Is the site located in a Welsh Language sensitive area? Are mitigation measures necessary?
- Are there archaeological issues? Does the site impact on heritage designations? Has Cadw highlighted any issues that will need to be addressed?
- Are there contamination/remediation issues?

Key infrastructure and Policy Requirements (including broad costs where known) For example:

Access – Highway improvements
Education – No of children school places
Affordable Housing - X% in line with policy y
Open Space – Hectares / unit/type of unit
Utilities – Link to Infrastructure Plan

Key Supporting Information Requirements. For example:

Detailed Site/Area Specific Master plan
Welsh Language Assessment
Flood Consequence Assessment
Environmental enhancements / nature based solutions (sought by the LPA) in response to the evidence base
Landscape Study
Transport Statement
Ecological Assessment
Archaeological Evaluation
Heritage
Energy Assessment

Adjacent to Hafod, Blaenffos HSG/006/00003	0.93 ha	Housing	10 units (Private & Affordable) P & A units	Phasing Tranche 2018-2022 2023-2027 2028-2033
Site Description				
<p>This is a greenfield site immediately to the east of the A478 road. There is existing residential development to the north, south and west. The site slopes down from south to north. Nearby residential properties are detached and developed at a low density. The site density proposed reflects that of surrounding developments. Vehicular access to the site will be from the A478 road – there is an existing access drive south of Glyn Rhosyn which could be upgraded for this purpose. Land immediately east of the site is designated as amenity open space.</p>				
Key Site Issues & Constraints				
<ul style="list-style-type: none"> • Are there access and highway improvements? Highways comments? • Is the site subject to flood risk issues? Has the statutory body (NRW) responded highlighting issues that will need to be addressed? Is a FCA or other mitigation measures required? • Are there land ownership constraints? • Are there protected environmental/ecological species/designations on, or within a specified vicinity of the site which require redress? Have the specific consultation bodies made any comments regarding issues that need to be addressed? HRA findings? • Is the site appropriately served by utilities (i.e. broadband, sewerage, water including SUDs)? See Infrastructure Plan summarising specific consultation body's responses. • Is the site located in a Welsh Language sensitive area? Are mitigation measures necessary? • Are there archaeological issues? Does the site impact on heritage designations? Has Cadw highlighted any issues that will need to be addressed? • Are there contamination/remediation issues? 				
Key infrastructure and Policy Requirements (including broad costs where known) For example:				
<p>Access – Highway improvements Education – No of children school places Affordable Housing - X% in line with policy y Open Space – Hectares / unit/type of unit Utilities – Link to Infrastructure Plan</p>				
Key Supporting Information Requirements. For example:				
Detailed Site/Area Specific Master plan				

Welsh Language Assessment
 Flood Consequence Assessment
 Environmental enhancements / nature based solutions (sought by the LPA) in response to the evidence base
 Landscape Study
 Transport Statement
 Ecological Assessment
 Archaeological Evaluation
 Heritage
 Energy Assessment

Site Allocation Name / Ref	Site Size	Allocation Type	Total Units	Phasing Tranche
Land at Dungleddy Court, Clarbeston Road HSG/022/LDP2/1	0.83 ha	Housing	17 (10% affordable) 16 market homes, 1 affordable home	2023-2027

Site Description

This 0.83 hectare greenfield site is located on the eastern side of the village, adjoining existing development to the north / north-west and the railway line to the south.

Key Site Issues & Constraints

- Highway access via Dungleddy Court is already available.
- The site is located in a Welsh Language sensitive area. Phased release of the allocation may be required, together with bilingual signage and if necessary other mitigation measures.
- The site is not within a flood risk area.
- The site is privately owned.
- From an environmental viewpoint, the southern boundary is important in terms of connectivity and boundary vegetation must be maintained and if possible enhanced. On a broader perspective, the site is 300m from the Eastern Cleddau Rivers SSSI / SAC and 1.2km from the Western Cleddau River SSSI / SAC.
- All services will require extension onto this greenfield site. This will include broadband, sewerage, water supplies and power supplies. Provision should be made for sustainable drainage systems (SuDS). An 11kV overhead line crosses the site and may require relocation. Please see the Infrastructure Plan, which summarises Specific Consultation Body responses.
- There is an operational railway immediately south of this site.

Key infrastructure and Policy Requirements (including broad costs where known) For example:

Access – already available via Dungleddy Court.
 Education – development of this site will have impacts on primary and secondary school place requirements.
 Affordable Housing – 10% in line with policy GN 14.
 Open Space – hectares / unit / type of unit not known at present.
 Utilities – see Infrastructure Plan.

Key Supporting Information Requirements. For example:

It is not anticipated that a detailed masterplan will be drawn up for the development of this site.
 This site is in a Welsh language sensitive area and hence a Welsh Language Assessment will be required.
 This site is not in a Welsh language sensitive area and hence a Welsh Language Assessment is not needed.
 The site is not within a flood risk area.
 Hedgerows along the site boundary should be retained and protected. This is particularly important along the southern site boundary, where the boundary vegetation forms an ecological corridor, broadly following the alignment of the railway.
 There are no water supply issues in Clarbeston Road. There are isolated hydraulic overload issues on the sewerage network in Clarbeston Road and also some Sewage Pumping Station Capacity issues. However, there are no capacity issues at the Clarbeston Road Waste Water Treatment Works, which benefitted from an AMP 6 upgrade scheme.

Site Allocation Name / Ref	Site Size	Allocation Type	Total Units	Phasing Tranche
South of Bro'r Dderwen, Clunderwen HSG/152/LDP2/1	2.71 ha	Housing	27 (Private & Affordable) P & A units	2018-2022 2023-2027 2028-2033

Site Description

This x.x hectare brownfield/greenfield site is located to the east of y village/town on a former sports ground adjacent to river z.

Key Site Issues & Constraints

- Are there access and highway improvements? Highways comments?
- Is the site subject to flood risk issues? Has the statutory body (NRW) responded highlighting issues that will need to be addressed? Is a FCA or other mitigation measures required?
- Are there land ownership constraints?
- Are there protected environmental/ecological species/designations on, or within a specified vicinity of the site which require redress? Have the

specific consultation bodies made any comments regarding issues that need to be addressed? HRA findings?

- Is the site appropriately served by utilities (i.e. broadband, sewerage, water including SUDs)? See Infrastructure Plan summarising specific consultation body's responses.
- Is the site located in a Welsh Language sensitive area? Are mitigation measures necessary?
- Are there archaeological issues? Does the site impact on heritage designations? Has Cadw highlighted any issues that will need to be addressed?
- Are there contamination/remediation issues?

Key infrastructure and Policy Requirements (including broad costs where known) For example:

Access – Highway improvements
 Education – No of children school places
 Affordable Housing - X% in line with policy y
 Open Space – Hectares / unit/type of unit
 Utilities – Link to Infrastructure Plan

Key Supporting Information Requirements. For example:

Detailed Site/Area Specific Master plan
 Welsh Language Assessment
 Flood Consequence Assessment
 Environmental enhancements / nature based solutions (sought by the LPA) in response to the evidence base
 Landscape Study
 Transport Statement
 Ecological Assessment
 Archaeological Evaluation
 Heritage
 Energy Assessment

Site Allocation Name / Ref	Site Size	Allocation Type	Total Units	Phasing Tranche
Adjacent to Coshaston VC School, Coshaston HSG/003/00040	0.63 ha	Housing	13 (Private & Affordable) P & A units	2018-2022 2023-2027 2028-2033
Site Description				
This x.x hectare brownfield/greenfield site is located to the east of y village/town on a former sports ground adjacent to river z.				
Key Site Issues & Constraints				

- Are there access and highway improvements? Highways comments?
- Is the site subject to flood risk issues? Has the statutory body (NRW) responded highlighting issues that will need to be addressed? Is a FCA or other mitigation measures required?
- Are there land ownership constraints?
- Are there protected environmental/ecological species/designations on, or within a specified vicinity of the site which require redress? Have the specific consultation bodies made any comments regarding issues that need to be addressed? HRA findings?
- Is the site appropriately served by utilities (i.e. broadband, sewerage, water including SUDs)? See Infrastructure Plan summarising specific consultation body's responses.
- This site is not located within a Welsh language sensitive area.
- Are there archaeological issues? Does the site impact on heritage designations? Has Cadw highlighted any issues that will need to be addressed?
- Are there contamination/remediation issues?

Key infrastructure and Policy Requirements (including broad costs where known) For example:

Access – Highway improvements
 Education – No of children school places
 Affordable Housing - X% in line with policy y
 Open Space – Hectares / unit/type of unit
 Utilities – Link to Infrastructure Plan

Key Supporting Information Requirements. For example:

Detailed Site/Area Specific Master plan
 Welsh Language Assessment
 Flood Consequence Assessment
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 Ecological Assessment
 Archaeological Evaluation
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 Energy Assessment

Site Allocation Name / Ref	Site Size	Allocation Type	Total Units	Phasing Tranche
OS 7445, North of the Forge, Croesgoch HSG/028/00012	0.67 ha	Housing	13 (5% affordable) 13 market homes, with	2018-2022 2023-2027

			off-site contribution towards affordable homes	
Site Description				
<p>This 0.67 hectare greenfield site is located on the northern edge of the village, opposite Croesgoch School. A planning permission for housing was granted in 2016 and further applications related to this await determination.</p>				
Key Site Issues & Constraints				
<ul style="list-style-type: none"> • Access will be from the country road running north-west from the centre of the village. Care should be taken to ensure that any new estate roads do not have an adverse impact on movement of traffic to and from Croesgoch School. • The site is not in a flood risk area. However, there is a minor stream north east of the site. • The site is privately owned. • The tree belt fringing the stream, on the north east edge of the site, should be protected. • All services will require extension onto this greenfield site. This will include broadband, sewerage, water supplies and power supplies. Provision should be made for sustainable drainage systems (SuDS). Please see the Infrastructure Plan, which summarises Specific Consultation Body responses. • The site is located in a Welsh Language sensitive area. Phased release of the allocation may be required, together with bilingual signage and if necessary other mitigation measures. • Most of the site is Agricultural Land Classification Grade 3a, the allocation reflecting the comparative lack of suitable alternatives in this settlement. 				
Key infrastructure and Policy Requirements (including broad costs where known) For example:				
<p>Access – from the minor road running north-west from the village centre. Education – development of this site will have impacts on primary and secondary school place requirements. There is capacity at Croesgoch School to meet primary educational needs, but secondary school capacity issues in this part of Pembrokeshire are a concern. Affordable Housing – 5% in line with policy GN 14. Open Space – hectares / unit / type of unit not known at present. Utilities – see Infrastructure Plan.</p>				
Key Supporting Information Requirements. For example:				
<p>It is not anticipated that a detailed masterplan will be drawn up for the development of this site.</p>				

This site is in a Welsh language sensitive area and hence a Welsh Language Assessment will be needed.

The site is not within a flood risk area, although there is a minor stream running close to the north east boundary of the site.

The tree belt on the north east boundary of the site should be protected.

There are water supply pressure issues in Croesgoch village. There are no capacity issues in the sewerage network in Croesgoch village. The Waste Water Treatment Works at Croesgoch has limited additional capacity.

Site Allocation Name / Ref	Site Size	Allocation Type	Total Units	Phasing Tranche
Opposite Woodholm Close, Crundale HSG/029/00014	0.51 ha	Housing	13 (10% affordable) 12 market homes, 1 affordable home	2018-2022

Site Description

This 0.51 hectare greenfield site is located on the southern edge of Crundale village, adjoining the road leading to Clarbeston Road. Residential planning permission for this site was granted in 2013.

Key Site Issues & Constraints

- Access to the site will be from the village road that leads to Clarbeston Road.
- The site is not in a flood risk area.
- The site is privately owned.
- There are Tree Preservation Orders within the site. Future development should take place in a manner that does not harm the protected trees.
- All services will require extension onto this greenfield site. This will include broadband, sewerage, water supplies and power supplies. Provision should be made for sustainable drainage systems (SuDS). Please see the Infrastructure Plan, which summarises Specific Consultation Body responses.
- The site is located in a Welsh Language sensitive area. Phased release of the allocation may be required, together with bilingual signage and if necessary other mitigation measures.
- Most of the site is in Agricultural Land Classification Grade 2, the allocation reflecting the comparative lack of suitable alternatives in this settlement.

Key infrastructure and Policy Requirements (including broad costs where known) For example:

Access – from the village road that links Crundale to Clarbeston Road.
Education – primary school capacity is a constraint in Crundale.

Affordable Housing – 10% in line with policy GN 14.
 Open Space – hectares / unit / type of unit not known at present.
 Utilities – see Infrastructure Plan.

Key Supporting Information Requirements. For example:

It is not anticipated that a detailed masterplan will be drawn up for the development of this site.
 This site is in a Welsh language sensitive area and hence a Welsh Language Assessment will be required.
 The site is not within a flood risk area.
 Tree Preservation Order trees within the site should be protected.
 A Transport Statement, modelling expected impacts on the nearby Trunk Road network, including the Cardigan Road roundabout on the edge of Haverfordwest, should support the proposal.
 There are no water supply issues in Crundale. There are isolated hydraulic overload issues relating to the sewerage network in Crundale and the Crundale Sewage Pumping Station has capacity issues. Sewage is pumped to Merlins Bridge Waste Water Treatment Works, which has limited capacity.

Site Allocation Name / Ref	Site Size	Allocation Type	Total Units	Phasing Tranche
West of Ashford Park, Crundale HSG/029/LDP2/1	1.77 ha	Housing	19 (10% affordable) 18 market homes, 1 affordable home	2018-2022
<p>Site Description</p> <p>This 1.77 hectare greenfield site is located on the north western edge of Crundale village and will extend the recently completed Ashford Park development.</p>				
<p>Key Site Issues & Constraints</p> <ul style="list-style-type: none"> • Access to the site will be from the B.4329 road and thence via Ashford Park estate road. • There is a minor flood risk relating to this site, but it can be addressed through mitigation, including the installation of a SuDS scheme. A Flood Consequences Assessment may be required at application stage. • The site is in private ownership. • There are strong hedgerows on the site boundaries and these should be retained wherever possible. There are also known bat roosts in this area. Where found, dark corridors should be protected. • There are breeding otters in a pond with a hydrological link not far from the site. 				

- All services will require extension onto this greenfield site. This will include broadband, sewerage, water supplies and power supplies. Provision should be made for sustainable drainage systems (SuDS). There is an 11kV sub-station within the site that may require relocation. Please see the Infrastructure Plan, which summarises Specific Consultation Body responses.
- The site is located in a Welsh Language sensitive area. Phased release of the allocation may be required, together with bilingual signage and if necessary other mitigation measures.
- There is potential to link this site and Crundale village in general to the path network in Withybush Woods. Provision should be made in developing the site layout for this potential to be realised.
- Part of the site is of Agricultural Land Classification Grade 2, but a larger proportion is of the lower Grade 3b. Identification of this site for development reflects the comparative lack of suitable alternatives in this settlement.

Key infrastructure and Policy Requirements (including broad costs where known) For example:

Access – from the B.4329 and thence Ashford Park.
 Education – primary school capacity is a constraint in Crundale.
 Affordable Housing – 10% in line with policy GN 14.
 Open Space – hectares / unit / type of unit not known at present.
 Utilities – see Infrastructure Plan.

Key Supporting Information Requirements. For example:

It is not anticipated that a detailed masterplan will be drawn up for the development of this site.
 This site is in a Welsh language sensitive area and hence a Welsh Language Assessment will be required.
 There is minor flood risk at this site, which must be addressed through mitigation, including SuDS.
 Hedgerows and dark corridors should be protected and efforts should be made to ensure that otter habitats are not adversely affected through development, including offsite impacts.
 A Transport Statement, modelling expected impacts on the nearby Trunk Road network, including the Cardigan Road roundabout on the edge of Haverfordwest, should support the proposal.
 There are no water supply issues in Crundale. There are isolated hydraulic overload issues relating to the sewerage network in Crundale and the Crundale Sewage Pumping Station has capacity issues. Sewage is pumped to Merlins Bridge Waste Water Treatment Works, which has limited capacity.

Site Allocation Name / Ref	Site Size	Allocation Type	Total Units	Phasing Tranche
	1.23 ha		12	

South West of Eglwysrw School, Eglwysrw HSG/003/00040		Housing	(Private & Affordable) P & A units	2018-2022 2023-2027 2028-2033
<p>Site Description</p> <p>This x.x hectare brownfield/greenfield site is located to the east of y village/town on a former sports ground adjacent to river z.</p>				
<p>Key Site Issues & Constraints</p> <ul style="list-style-type: none"> • Are there access and highway improvements? Highways comments? • Is the site subject to flood risk issues? Has the statutory body (NRW) responded highlighting issues that will need to be addressed? Is a FCA or other mitigation measures required? • Are there land ownership constraints? • Are there protected environmental/ecological species/designations on, or within a specified vicinity of the site which require redress? Have the specific consultation bodies made any comments regarding issues that need to be addressed? HRA findings? • Is the site appropriately served by utilities (i.e. broadband, sewerage, water including SUDs)? See Infrastructure Plan summarising specific consultation body's responses. • Is the site located in a Welsh Language sensitive area? Are mitigation measures necessary? • Are there archaeological issues? Does the site impact on heritage designations? Has Cadw highlighted any issues that will need to be addressed? • Are there contamination/remediation issues? 				
<p>Key infrastructure and Policy Requirements (including broad costs where known) For example:</p> <p>Access – Highway improvements Education – No of children school places Affordable Housing - X% in line with policy y Open Space – Hectares / unit/type of unit Utilities – Link to Infrastructure Plan</p>				
<p>Key Supporting Information Requirements. For example:</p> <p>Detailed Site/Area Specific Master plan Welsh Language Assessment Flood Consequence Assessment Environmental enhancements / nature based solutions (sought by the LPA) in response to the evidence base Landscape Study Transport Statement</p>				

Ecological Assessment
 Archaeological Evaluation
 Heritage
 Energy Assessment

Site Allocation Name / Ref	Site Size	Allocation Type	Total Units	Phasing Tranche
Between Moorland Road and St Clements Park, Freystrop HSG/035/LDP2/1	2.03 ha	Housing	18 (Private & Affordable) P & A units	2018-2022 2023-2027 2028-2033

Site Description

This x.x hectare brownfield/greenfield site is located to the east of y village/town on a former sports ground adjacent to river z.

Key Site Issues & Constraints

- Are there access and highway improvements? Highways comments?
- Is the site subject to flood risk issues? Has the statutory body (NRW) responded highlighting issues that will need to be addressed? Is a FCA or other mitigation measures required?
- Are there land ownership constraints?
- Are there protected environmental/ecological species/designations on, or within a specified vicinity of the site which require redress? Have the specific consultation bodies made any comments regarding issues that need to be addressed? HRA findings?
- Is the site appropriately served by utilities (i.e. broadband, sewerage, water including SUDs)? See Infrastructure Plan summarising specific consultation body's responses.
- The site is not located within a Welsh language sensitive area.
- Are there archaeological issues? Does the site impact on heritage designations? Has Cadw highlighted any issues that will need to be addressed?
- Are there contamination/remediation issues?

Key infrastructure and Policy Requirements (including broad costs where known) For example:

Access – Highway improvements
 Education – No of children school places
 Affordable Housing - X% in line with policy y
 Open Space – Hectares / unit/type of unit
 Utilities – Link to Infrastructure Plan

Key Supporting Information Requirements. For example:

Detailed Site/Area Specific Master plan
 Welsh Language Assessment
 Flood Consequence Assessment
 Environmental enhancements / nature based solutions (sought by the LPA) in response to the evidence base
 Landscape Study
 Transport Statement
 Ecological Assessment
 Archaeological Evaluation
 Heritage
 Energy Assessment

Site Allocation Name / Ref	Site Size	Allocation Type	Total Units	Phasing Tranche
North of Cartref, Hermon HSG/042/00013	0.78 ha	Housing	16 (Private & Affordable) P & A units	2018-2022 2023-2027 2028-2033

Site Description

This x.x hectare brownfield/greenfield site is located to the east of y village/town on a former sports ground adjacent to river z.

Key Site Issues & Constraints

- Are there access and highway improvements? Highways comments?
- Is the site subject to flood risk issues? Has the statutory body (NRW) responded highlighting issues that will need to be addressed? Is a FCA or other mitigation measures required?
- Are there land ownership constraints?
- Are there protected environmental/ecological species/designations on, or within a specified vicinity of the site which require redress? Have the specific consultation bodies made any comments regarding issues that need to be addressed? HRA findings?
- Is the site appropriately served by utilities (i.e. broadband, sewerage, water including SUDs)? See Infrastructure Plan summarising specific consultation body's responses.
- Is the site located in a Welsh Language sensitive area? Are mitigation measures necessary?
- Are there archaeological issues? Does the site impact on heritage designations? Has Cadw highlighted any issues that will need to be addressed?
- Are there contamination/remediation issues?

Key infrastructure and Policy Requirements (including broad costs where known) For example:

Access – Highway improvements

Education – No of children school places
 Affordable Housing - X% in line with policy y
 Open Space – Hectares / unit/type of unit
 Utilities – Link to Infrastructure Plan

Key Supporting Information Requirements. For example:

Detailed Site/Area Specific Master plan
 Welsh Language Assessment
 Flood Consequence Assessment
 Environmental enhancements / nature based solutions (sought by the LPA) in response to the evidence base
 Landscape Study
 Transport Statement
 Ecological Assessment
 Archaeological Evaluation
 Heritage
 Energy Assessment

Site Allocation Name / Ref	Site Size	Allocation Type	Total Units	Phasing Tranche
Adjacent to Brackenhurst, Hill Mountain HSG/043/LDP2/1	1.16 ha	Housing	23 (Private & Affordable) P & A units	2018-2022 2023-2027 2028-2033

Site Description

This x.x hectare brownfield/greenfield site is located to the east of y village/town on a former sports ground adjacent to river z.

Key Site Issues & Constraints

- Are there access and highway improvements? Highways comments?
- Is the site subject to flood risk issues? Has the statutory body (NRW) responded highlighting issues that will need to be addressed? Is a FCA or other mitigation measures required?
- Are there land ownership constraints?
- Are there protected environmental/ecological species/designations on, or within a specified vicinity of the site which require redress? Have the specific consultation bodies made any comments regarding issues that need to be addressed? HRA findings?
- Is the site appropriately served by utilities (i.e. broadband, sewerage, water including SUDs)? See Infrastructure Plan summarising specific consultation body's responses.
- The site is not located within a Welsh language sensitive area.
- Are there archaeological issues? Does the site impact on heritage designations? Has Cadw highlighted any issues that will need to be addressed?

- Are there contamination/remediation issues?

Key infrastructure and Policy Requirements (including broad costs where known) For example:

Access – Highway improvements
 Education – No of children school places
 Affordable Housing - X% in line with policy y
 Open Space – Hectares / unit/type of unit
 Utilities – Link to Infrastructure Plan

Key Supporting Information Requirements. For example:

Detailed Site/Area Specific Master plan
 Welsh Language Assessment
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Site Allocation Name / Ref	Site Size	Allocation Type	Total Units	Phasing Tranche
Land at West End Cottages, Hundleton HSG/046/LDP2/1	0.65 ha	Housing	13 (Private & Affordable) P & A units	2018-2022 2023-2027 2028-2033

Site Description

This x.x hectare brownfield/greenfield site is located to the east of y village/town on a former sports ground adjacent to river z.

Key Site Issues & Constraints

- Are there access and highway improvements? Highways comments?
- Is the site subject to flood risk issues? Has the statutory body (NRW) responded highlighting issues that will need to be addressed? Is a FCA or other mitigation measures required?
- Are there land ownership constraints?
- Are there protected environmental/ecological species/designations on, or within a specified vicinity of the site which require redress? Have the specific consultation bodies made any comments regarding issues that need to be addressed? HRA findings?

- Is the site appropriately served by utilities (i.e. broadband, sewerage, water including SUDs)? See Infrastructure Plan summarising specific consultation body's responses.
- The site is not located within a Welsh language sensitive area.
- Are there archaeological issues? Does the site impact on heritage designations? Has Cadw highlighted any issues that will need to be addressed?
- Are there contamination/remediation issues?

Key infrastructure and Policy Requirements (including broad costs where known) For example:

Access – Highway improvements
 Education – No of children school places
 Affordable Housing - X% in line with policy y
 Open Space – Hectares / unit/type of unit
 Utilities – Link to Infrastructure Plan

Key Supporting Information Requirements. For example:

Detailed Site/Area Specific Master plan
 Welsh Language Assessment
 Flood Consequence Assessment
 Environmental enhancements / nature based solutions (sought by the LPA) in response to the evidence base
 Landscape Study
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 Ecological Assessment
 Archaeological Evaluation
 Heritage
 Energy Assessment

Site Allocation Name / Ref	Site Size	Allocation Type	Total Units	Phasing Tranche
North of Sunnyside, Jeffreyston HSG/047/00018	0.70 ha	Housing	14 (Private & Affordable) P & A units	2018-2022 2023-2027 2028-2033
Site Description				
This x.x hectare brownfield/greenfield site is located to the east of y village/town on a former sports ground adjacent to river z.				
Key Site Issues & Constraints				
<ul style="list-style-type: none"> • Are there access and highway improvements? Highways comments? 				

- Is the site subject to flood risk issues? Has the statutory body (NRW) responded highlighting issues that will need to be addressed? Is a FCA or other mitigation measures required?
- Are there land ownership constraints?
- Are there protected environmental/ecological species/designations on, or within a specified vicinity of the site which require redress? Have the specific consultation bodies made any comments regarding issues that need to be addressed? HRA findings?
- Is the site appropriately served by utilities (i.e. broadband, sewerage, water including SUDs)? See Infrastructure Plan summarising specific consultation body's responses.
- Is the site located in a Welsh Language sensitive area? Are mitigation measures necessary?
- Are there archaeological issues? Does the site impact on heritage designations? Has Cadw highlighted any issues that will need to be addressed?
- Are there contamination/remediation issues?

Key infrastructure and Policy Requirements (including broad costs where known) For example:

Access – Highway improvements
 Education – No of children school places
 Affordable Housing - X% in line with policy y
 Open Space – Hectares / unit/type of unit
 Utilities – Link to Infrastructure Plan

Key Supporting Information Requirements. For example:

Detailed Site/Area Specific Master plan
 Welsh Language Assessment
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 Environmental enhancements / nature based solutions (sought by the LPA) in response to the evidence base
 Landscape Study
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 Energy Assessment

Site Allocation Name / Ref	Site Size	Allocation Type	Total Units	Phasing Tranche
West of Brookfield Close-Northern Parcel, Keeston HSG/049/LDP2/1	1.17 ha	Housing	23 (10% affordable) 21 market homes, 2	2023-2027

			affordable homes	
Site Description				
This 1.17 hectare greenfield site is located on the south eastern edge of the village and adjoins a consented development site that is partly completed.				
Key Site Issues & Constraints				
<ul style="list-style-type: none"> • Access to the site will be from the village road and thence Brookfield Close. • The site is not in a flood risk area. • The site is privately owned. • Hedgerows on the site boundary should be reinstated. • All services will require extension onto this greenfield site. This will include broadband, sewerage, water supplies and power supplies. Provision should be made for sustainable drainage systems (SuDS). Please see the Infrastructure Plan, which summarises Specific Consultation Body responses. • This site is not in a Welsh language sensitive area and hence a Welsh Language Assessment is not needed. • There is archaeological interest on the site and mitigation will be secured by planning condition. 				
Key infrastructure and Policy Requirements (including broad costs where known) For example:				
<p>Access – from the village road and thence Brookfield Close.</p> <p>Education – secondary school capacity is a constraint in Keeston.</p> <p>Affordable Housing – 10% in line with policy GN 14.</p> <p>Open Space – hectares / unit / type of unit not known at present.</p> <p>Utilities – see Infrastructure Plan.</p>				
Key Supporting Information Requirements. For example:				
<p>It is not anticipated that a detailed masterplan will be drawn up for the development of this site.</p> <p>This site is not in a Welsh language sensitive area and hence a Welsh Language Assessment is not needed.</p> <p>The site is not within a flood risk area.</p> <p>Boundary hedgerows should be reinstated.</p> <p>Archaeological mitigation will be required.</p> <p>There are no water supply issues in Keeston. There is sufficient capacity in the sewerage network in Keeston to serve the development. There is sufficient capacity in the Waste Water Treatment Works to serve the development.</p>				

Site Allocation Name / Ref	Site Size	Allocation Type	Total Units	Phasing Tranche
	0.5 ha		10	

Adjacent to Glan Preseli, Llanddewi Velfrey HSG/057/LDP/01		Housing	(Private & Affordable) P & A units	2018-2022 2023-2027 2028-2033
<p>Site Description</p> <p>This x.x hectare brownfield/greenfield site is located to the east of y village/town on a former sports ground adjacent to river z.</p>				
<p>Key Site Issues & Constraints</p> <ul style="list-style-type: none"> • Are there access and highway improvements? Highways comments? • Is the site subject to flood risk issues? Has the statutory body (NRW) responded highlighting issues that will need to be addressed? Is a FCA or other mitigation measures required? • Are there land ownership constraints? • Are there protected environmental/ecological species/designations on, or within a specified vicinity of the site which require redress? Have the specific consultation bodies made any comments regarding issues that need to be addressed? HRA findings? • Is the site appropriately served by utilities (i.e. broadband, sewerage, water including SUDs)? See Infrastructure Plan summarising specific consultation body's responses. • Is the site located in a Welsh Language sensitive area? Are mitigation measures necessary? • Are there archaeological issues? Does the site impact on heritage designations? Has Cadw highlighted any issues that will need to be addressed? • Are there contamination/remediation issues? 				
<p>Key infrastructure and Policy Requirements (including broad costs where known) For example:</p> <p>Access – Highway improvements Education – No of children school places Affordable Housing - X% in line with policy y Open Space – Hectares / unit/type of unit Utilities – Link to Infrastructure Plan</p>				
<p>Key Supporting Information Requirements. For example:</p> <p>Detailed Site/Area Specific Master plan Welsh Language Assessment Flood Consequence Assessment Environmental enhancements / nature based solutions (sought by the LPA) in response to the evidence base Landscape Study Transport Statement</p>				

Ecological Assessment
 Archaeological Evaluation
 Heritage
 Energy Assessment

Site Allocation Name / Ref	Site Size	Allocation Type	Total Units	Phasing Tranche
Adjacent to Maesybryn, Llandissilio HSG/060/LDP2/1	1.84 ha	Housing	37 (Private & Affordable) P & A units	2018-2022 2023-2027 2028-2033

Site Description

This x.x hectare brownfield/greenfield site is located to the east of y village/town on a former sports ground adjacent to river z.

Key Site Issues & Constraints

- Are there access and highway improvements? Highways comments?
- Is the site subject to flood risk issues? Has the statutory body (NRW) responded highlighting issues that will need to be addressed? Is a FCA or other mitigation measures required?
- Are there land ownership constraints?
- Are there protected environmental/ecological species/designations on, or within a specified vicinity of the site which require redress? Have the specific consultation bodies made any comments regarding issues that need to be addressed? HRA findings?
- Is the site appropriately served by utilities (i.e. broadband, sewerage, water including SUDs)? See Infrastructure Plan summarising specific consultation body's responses.
- Is the site located in a Welsh Language sensitive area? Are mitigation measures necessary?
- Are there archaeological issues? Does the site impact on heritage designations? Has Cadw highlighted any issues that will need to be addressed?
- Are there contamination/remediation issues?

Key infrastructure and Policy Requirements (including broad costs where known) For example:

Access – Highway improvements
 Education – No of children school places
 Affordable Housing - X% in line with policy y
 Open Space – Hectares / unit/type of unit
 Utilities – Link to Infrastructure Plan

Key Supporting Information Requirements. For example:

Detailed Site/Area Specific Master plan
 Welsh Language Assessment
 Flood Consequence Assessment
 Environmental enhancements / nature based solutions (sought by the LPA) in response to the evidence base
 Landscape Study
 Transport Statement
 Ecological Assessment
 Archaeological Evaluation
 Heritage
 Energy Assessment

Site Allocation Name / Ref	Site Size	Allocation Type	Total Units	Phasing Tranche
East of Hazelbank, Llanstadwell HSG/066/LDP2/1	1.04 ha	Housing	10 (Private & Affordable) P & A units	2018-2022 2023-2027 2028-2033

Site Description

This x.x hectare brownfield/greenfield site is located to the east of y village/town on a former sports ground adjacent to river z.

Key Site Issues & Constraints

- Are there access and highway improvements? Highways comments?
- Is the site subject to flood risk issues? Has the statutory body (NRW) responded highlighting issues that will need to be addressed? Is a FCA or other mitigation measures required?
- Are there land ownership constraints?
- Are there protected environmental/ecological species/designations on, or within a specified vicinity of the site which require redress? Have the specific consultation bodies made any comments regarding issues that need to be addressed? HRA findings?
- Is the site appropriately served by utilities (i.e. broadband, sewerage, water including SUDs)? See Infrastructure Plan summarising specific consultation body's responses.
- The site is not located within a Welsh language sensitive area.
- Are there archaeological issues? Does the site impact on heritage designations? Has Cadw highlighted any issues that will need to be addressed?
- Are there contamination/remediation issues?

Key infrastructure and Policy Requirements (including broad costs where known) For example:

Access – Highway improvements
 Education – No of children school places

Affordable Housing - X% in line with policy y
 Open Space – Hectares / unit/type of unit
 Utilities – Link to Infrastructure Plan

Key Supporting Information Requirements. For example:

Detailed Site/Area Specific Master plan
 Welsh Language Assessment
 Flood Consequence Assessment
 Environmental enhancements / nature based solutions (sought by the LPA) in response to the evidence base
 Landscape Study
 Transport Statement
 Ecological Assessment
 Archaeological Evaluation
 Heritage
 Energy Assessment

Site Allocation Name / Ref	Site Size	Allocation Type	Total Units	Phasing Tranche
West of Globe Inn, Maenclochog HSG/081/LDP2/1	1.32 ha	Housing	26 (Private & Affordable) P & A units	2018-2022 2023-2027 2028-2033

Site Description

This x.x hectare brownfield/greenfield site is located to the east of y village/town on a former sports ground adjacent to river z.

Key Site Issues & Constraints

- Are there access and highway improvements? Highways comments?
- Is the site subject to flood risk issues? Has the statutory body (NRW) responded highlighting issues that will need to be addressed? Is a FCA or other mitigation measures required?
- Are there land ownership constraints?
- Are there protected environmental/ecological species/designations on, or within a specified vicinity of the site which require redress? Have the specific consultation bodies made any comments regarding issues that need to be addressed? HRA findings?
- Is the site appropriately served by utilities (i.e. broadband, sewerage, water including SUDs)? See Infrastructure Plan summarising specific consultation body's responses.
- Is the site located in a Welsh Language sensitive area? Are mitigation measures necessary?
- Are there archaeological issues? Does the site impact on heritage designations? Has Cadw highlighted any issues that will need to be addressed?

- Are there contamination/remediation issues?

Key infrastructure and Policy Requirements (including broad costs where known) For example:

Access – Highway improvements
 Education – No of children school places
 Affordable Housing - X% in line with policy y
 Open Space – Hectares / unit/type of unit
 Utilities – Link to Infrastructure Plan

Key Supporting Information Requirements. For example:

Detailed Site/Area Specific Master plan
 Welsh Language Assessment
 Flood Consequence Assessment
 Environmental enhancements / nature based solutions (sought by the LPA) in response to the evidence base
 Landscape Study
 Transport Statement
 Ecological Assessment
 Archaeological Evaluation
 Heritage
 Energy Assessment

Site Allocation Name / Ref	Site Size	Allocation Type	Total Units	Phasing Tranche
North of the Paddock, Penally HSG/097/LDP/01	0.29 ha	Housing	8 (Private & Affordable) P & A units	2018-2022 2023-2027 2028-2033

Site Description

This x.x hectare brownfield/greenfield site is located to the east of y village/town on a former sports ground adjacent to river z.

Key Site Issues & Constraints

- Are there access and highway improvements? Highways comments?
- Is the site subject to flood risk issues? Has the statutory body (NRW) responded highlighting issues that will need to be addressed? Is a FCA or other mitigation measures required?
- Are there land ownership constraints?
- Are there protected environmental/ecological species/designations on, or within a specified vicinity of the site which require redress? Have the

specific consultation bodies made any comments regarding issues that need to be addressed? HRA findings?

- Is the site appropriately served by utilities (i.e. broadband, sewerage, water including SUDs)? See Infrastructure Plan summarising specific consultation body's responses.
- Is the site located in a Welsh Language sensitive area? Are mitigation measures necessary?
- Are there archaeological issues? Does the site impact on heritage designations? Has Cadw highlighted any issues that will need to be addressed?
- Are there contamination/remediation issues?

Key infrastructure and Policy Requirements (including broad costs where known) For example:

Access – Highway improvements
 Education – No of children school places
 Affordable Housing - X% in line with policy y
 Open Space – Hectares / unit/type of unit
 Utilities – Link to Infrastructure Plan

Key Supporting Information Requirements. For example:

Detailed Site/Area Specific Master plan
 Welsh Language Assessment
 Flood Consequence Assessment
 Environmental enhancements / nature based solutions (sought by the LPA) in response to the evidence base
 Landscape Study
 Transport Statement
 Ecological Assessment
 Archaeological Evaluation
 Heritage
 Energy Assessment

Site Allocation Name / Ref	Site Size	Allocation Type	Total Units	Phasing Tranche
Land at Coppins Park, Pentlepoir HSG/099/LDP2/1	0.49 ha	Housing	10 (Private & Affordable) P & A units	2018-2022 2023-2027 2028-2033
Site Description				
This x.x hectare brownfield/greenfield site is located to the east of y village/town on a former sports ground adjacent to river z.				
Key Site Issues & Constraints				

- Are there access and highway improvements? Highways comments?
- Is the site subject to flood risk issues? Has the statutory body (NRW) responded highlighting issues that will need to be addressed? Is a FCA or other mitigation measures required?
- Are there land ownership constraints?
- Are there protected environmental/ecological species/designations on, or within a specified vicinity of the site which require redress? Have the specific consultation bodies made any comments regarding issues that need to be addressed? HRA findings?
- Is the site appropriately served by utilities (i.e. broadband, sewerage, water including SUDs)? See Infrastructure Plan summarising specific consultation body's responses.
- Is the site located in a Welsh Language sensitive area? Are mitigation measures necessary?
- Are there archaeological issues? Does the site impact on heritage designations? Has Cadw highlighted any issues that will need to be addressed?
- Are there contamination/remediation issues?

Key infrastructure and Policy Requirements (including broad costs where known) For example:

Access – Highway improvements
 Education – No of children school places
 Affordable Housing - X% in line with policy y
 Open Space – Hectares / unit/type of unit
 Utilities – Link to Infrastructure Plan

Key Supporting Information Requirements. For example:

Detailed Site/Area Specific Master plan
 Welsh Language Assessment
 Flood Consequence Assessment
 Environmental enhancements / nature based solutions (sought by the LPA) in response to the evidence base
 Landscape Study
 Transport Statement
 Ecological Assessment
 Archaeological Evaluation
 Heritage
 Energy Assessment

Site Allocation Name / Ref	Site Size	Allocation Type	Total Units	Phasing Tranche
Former NP Caravan Site, Sageston HSG/015/LDP2/24	3.36 ha	Housing	100 (Private & Affordable) P & A units	2018-2022 2023-2027 2028-2033

Site Description

This x.x hectare brownfield/greenfield site is located to the east of y village/town on a former sports ground adjacent to river z.

Key Site Issues & Constraints

- Are there access and highway improvements? Highways comments?
- Is the site subject to flood risk issues? Has the statutory body (NRW) responded highlighting issues that will need to be addressed? Is a FCA or other mitigation measures required?
- Are there land ownership constraints?
- Are there protected environmental/ecological species/designations on, or within a specified vicinity of the site which require redress? Have the specific consultation bodies made any comments regarding issues that need to be addressed? HRA findings?
- Is the site appropriately served by utilities (i.e. broadband, sewerage, water including SUDs)? See Infrastructure Plan summarising specific consultation body's responses.
- Is the site located in a Welsh Language sensitive area? Are mitigation measures necessary?
- Are there archaeological issues? Does the site impact on heritage designations? Has Cadw highlighted any issues that will need to be addressed?
- Are there contamination/remediation issues?

Key infrastructure and Policy Requirements (including broad costs where known) For example:

Access – Highway improvements
Education – No of children school places
Affordable Housing - X% in line with policy y
Open Space – Hectares / unit/type of unit
Utilities – Link to Infrastructure Plan

Key Supporting Information Requirements. For example:

Detailed Site/Area Specific Master plan
Welsh Language Assessment
Flood Consequence Assessment
Environmental enhancements / nature based solutions (sought by the LPA) in response to the evidence base
Landscape Study
Transport Statement
Ecological Assessment
Archaeological Evaluation
Heritage
Energy Assessment

Site Allocation Name / Ref	Site Size	Allocation Type	Total Units	Phasing Tranche
Adjacent to Cornerways, Simpson Cross HSG/119/LDP2/1	0.72 ha	Housing	11 (10% affordable) 10 market homes, 1 affordable home	2018-2022 2023-2027
<p>Site Description</p> <p>This 0.72 hectare primarily greenfield site is located on the south eastern side of Simpson Cross. Permission for 20 dwellings was granted in 2019.</p>				
<p>Key Site Issues & Constraints</p> <ul style="list-style-type: none"> • Access to the site will be from Hill Lane, which leads from the A.478. • The site is not in a flood risk area. • The site is privately owned. • Hedgerows on the site boundary should be retained. • All services will require extension onto this greenfield site. This will include broadband, sewerage, water supplies and power supplies. Provision should be made for sustainable drainage systems (SuDS). There is an 11kV pole within the site that may require relocation. Please see the Infrastructure Plan, which summarises Specific Consultation Body responses. • This site is not in a Welsh language sensitive area and hence a Welsh Language Assessment is not needed. • There is archaeological interest on the site and mitigation will be secured by planning condition. • Most of the site is of Agricultural Land Classification Grade 3a. Identification of this site for development reflects the comparative lack of suitable alternatives in this settlement. 				
<p>Key infrastructure and Policy Requirements (including broad costs where known) For example:</p> <p>Access – from Hill Lane. Education – secondary school capacity is a constraint in Simpson Cross. Affordable Housing – 10% in line with policy GN 14. Open Space – hectares / unit / type of unit not known at present. Utilities – see Infrastructure Plan.</p>				
<p>Key Supporting Information Requirements. For example:</p> <p>It is not anticipated that a detailed masterplan will be drawn up for the development of this site. This site is not in a Welsh language sensitive area and hence a Welsh Language Assessment is not needed.</p>				

The site is not within a flood risk area.
 Boundary hedgerows should be retained.
 Archaeological mitigation will be required.
 There are no water supply issues in Simpson Cross. There are no capacity issues on the sewerage network in Simpson Cross. Sewage from Simpson Cross is pumped to the Waste Water Treatment Works at Newgale, which has no capacity issues.

Site Allocation Name / Ref	Site Size	Allocation Type	Total Units	Phasing Tranche
North West of Wesley Way, Spittal HSG/120/00018	0.61 ha	Housing	14 (10% affordable) 13 market homes, 1 affordable home	2023-2027 2028-2033

Site Description

This 0.61 hectare greenfield site is located on the northern side of Spittal, adjacent to the village school. A residential planning application was consented in 2012.

Key Site Issues & Constraints

- This proposal is likely to use the same access as that serving Spittal School. A Transport Statement may be needed, in particular to address potential impacts on the nearby A.40 trunk road.
- The site is not in a flood risk area.
- The site is privately owned.
- Project level HRA may be needed, to address potential impacts on a nearby Natura 2000 site.
- All services will require extension onto this greenfield site. This will include broadband, sewerage, water supplies and power supplies. Provision should be made for sustainable drainage systems (SuDS). Please see the Infrastructure Plan, which summarises Specific Consultation Body responses.
- The site is located in a Welsh Language sensitive area. Phased release of the allocation may be required, together with bilingual signage and if necessary other mitigation measures.

Key infrastructure and Policy Requirements (including broad costs where known) For example:

Access – from Wesley Way and thence the Spittal School access road.
 Education – secondary school capacity is a constraint in Spittal.
 Affordable Housing – 10% in line with policy GN 14.
 Open Space – hectares / unit / type of unit not known at present.
 Utilities – see Infrastructure Plan.

Key Supporting Information Requirements. For example:

It is not anticipated that a detailed masterplan will be drawn up for the development of this site.
 This site is in a Welsh language sensitive area and hence a Welsh Language Assessment will be needed.
 A Transport Assessment may be needed because of possible offsite impacts on the A.40 trunk road.
 The site is not within a flood risk area.
 Project level HRA may be needed at application stage, because of possible offsite impacts on a Natura 2000 site.
 There are no water supply issues in Spittal. There are no capacity issues on the sewerage network in Spittal. Spittal Waste Water Treatment Works has no capacity issues.

Site Allocation Name / Ref	Site Size	Allocation Type	Total Units	Phasing Tranche
North of Parsons Green, St Florence HSG/123/LDP/01	0.86 ha	Housing	26 (Private & Affordable) P & A units	2018-2022 2023-2027 2028-2033

Site Description

This x.x hectare brownfield/greenfield site is located to the east of y village/town on a former sports ground adjacent to river z.

Key Site Issues & Constraints

- Are there access and highway improvements? Highways comments?
- Is the site subject to flood risk issues? Has the statutory body (NRW) responded highlighting issues that will need to be addressed? Is a FCA or other mitigation measures required?
- Are there land ownership constraints?
- Are there protected environmental/ecological species/designations on, or within a specified vicinity of the site which require redress? Have the specific consultation bodies made any comments regarding issues that need to be addressed? HRA findings?
- Is the site appropriately served by utilities (i.e. broadband, sewerage, water including SUDs)? See Infrastructure Plan summarising specific consultation body's responses.
- Is the site located in a Welsh Language sensitive area? Are mitigation measures necessary?
- Are there archaeological issues? Does the site impact on heritage designations? Has Cadw highlighted any issues that will need to be addressed?
- Are there contamination/remediation issues?

Key infrastructure and Policy Requirements (including broad costs where known) For example:

Access – Highway improvements
 Education – No of children school places
 Affordable Housing - X% in line with policy y
 Open Space – Hectares / unit/type of unit
 Utilities – Link to Infrastructure Plan

Key Supporting Information Requirements. For example:

Detailed Site/Area Specific Master plan
 Welsh Language Assessment
 Flood Consequence Assessment
 Environmental enhancements / nature based solutions (sought by the LPA) in response to the evidence base
 Landscape Study
 Transport Statement
 Ecological Assessment
 Archaeological Evaluation
 Heritage
 Energy Assessment

Site Allocation Name / Ref	Site Size	Allocation Type	Total Units	Phasing Tranche
South of the Boars Head Junction, Templeton HSG/132/LDP/01	1.13 ha	Housing	28 (Private & Affordable) P & A units	2018-2022 2023-2027 2028-2033

Site Description

This x.x hectare brownfield/greenfield site is located to the east of y village/town on a former sports ground adjacent to river z.

Key Site Issues & Constraints

- Are there access and highway improvements? Highways comments?
- Is the site subject to flood risk issues? Has the statutory body (NRW) responded highlighting issues that will need to be addressed? Is a FCA or other mitigation measures required?
- Are there land ownership constraints?
- Are there protected environmental/ecological species/designations on, or within a specified vicinity of the site which require redress? Have the specific consultation bodies made any comments regarding issues that need to be addressed? HRA findings?

- Is the site appropriately served by utilities (i.e. broadband, sewerage, water including SUDs)? See Infrastructure Plan summarising specific consultation body's responses.
- Is the site located in a Welsh Language sensitive area? Are mitigation measures necessary?
- Are there archaeological issues? Does the site impact on heritage designations? Has Cadw highlighted any issues that will need to be addressed?
- Are there contamination/remediation issues?

Key infrastructure and Policy Requirements (including broad costs where known) For example:

Access – Highway improvements
 Education – No of children school places
 Affordable Housing - X% in line with policy y
 Open Space – Hectares / unit/type of unit
 Utilities – Link to Infrastructure Plan

Key Supporting Information Requirements. For example:

Detailed Site/Area Specific Master plan
 Welsh Language Assessment
 Flood Consequence Assessment
 Environmental enhancements / nature based solutions (sought by the LPA) in response to the evidence base
 Landscape Study
 Transport Statement
 Ecological Assessment
 Archaeological Evaluation
 Heritage
 Energy Assessment

Site Allocation Name / Ref	Site Size	Allocation Type	Total Units	Phasing Tranche
West of Kings Park Farm, Templeton HSG/132/LDP2/1	0.61 ha	Housing	12 (Private & Affordable) P & A units	2018-2022 2023-2027 2028-2033

Site Description

This x.x hectare brownfield/greenfield site is located to the east of y village/town on a former sports ground adjacent to river z.

Key Site Issues & Constraints

- Are there access and highway improvements? Highways comments?

- Is the site subject to flood risk issues? Has the statutory body (NRW) responded highlighting issues that will need to be addressed? Is a FCA or other mitigation measures required?
- Are there land ownership constraints?
- Are there protected environmental/ecological species/designations on, or within a specified vicinity of the site which require redress? Have the specific consultation bodies made any comments regarding issues that need to be addressed? HRA findings?
- Is the site appropriately served by utilities (i.e. broadband, sewerage, water including SUDs)? See Infrastructure Plan summarising specific consultation body's responses.
- Is the site located in a Welsh Language sensitive area? Are mitigation measures necessary?
- Are there archaeological issues? Does the site impact on heritage designations? Has Cadw highlighted any issues that will need to be addressed?
- Are there contamination/remediation issues?

Key infrastructure and Policy Requirements (including broad costs where known) For example:

Access – Highway improvements
 Education – No of children school places
 Affordable Housing - X% in line with policy y
 Open Space – Hectares / unit/type of unit
 Utilities – Link to Infrastructure Plan

Key Supporting Information Requirements. For example:

Detailed Site/Area Specific Master plan
 Welsh Language Assessment
 Flood Consequence Assessment
 Environmental enhancements / nature based solutions (sought by the LPA) in response to the evidence base
 Landscape Study
 Transport Statement
 Ecological Assessment
 Archaeological Evaluation
 Heritage
 Energy Assessment

Site Allocation Name / Ref	Site Size	Allocation Type	Total Units	Phasing Tranche
North of Bulford Road Bypass, Tiers Cross HSG/135/LDP2/1	0.28 ha	Housing	6 (10% affordable) 6 market homes, with off-site	2023-2027

			contribution towards affordable housing Potential for self-build	
Site Description				
This 0.28 hectare greenfield site is located on the southern edge of Tiers Cross.				
Key Site Issues & Constraints				
<ul style="list-style-type: none"> • Access will be from the minor lane running south from the centre of Tiers Cross village. • The site is not in a flood risk area. • The site is privately owned. • All services will require extension onto this greenfield site. This will include broadband, sewerage, water supplies and power supplies. Provision should be made for sustainable drainage systems (SuDS). Please see the Infrastructure Plan, which summarises Specific Consultation Body responses. • This site is not in a Welsh language sensitive area and hence a Welsh Language Assessment is not needed. 				
Key infrastructure and Policy Requirements (including broad costs where known) For example:				
<p>Access – from the minor road running south from the centre of Tiers Cross. Education – primary and secondary school capacity are constraints in Tiers Cross. Affordable Housing – 10% in line with policy GN 14. Open Space – hectares / unit / type of unit not known at present. Utilities – see Infrastructure Plan.</p>				
Key Supporting Information Requirements. For example:				
<p>It is not anticipated that a detailed masterplan will be drawn up for the development of this site. This site is not in a Welsh language sensitive area and hence a Welsh Language Assessment is not needed. The site is not within a flood risk area. There are no water supply issues in Tiers Cross. There are no capacity issues on the sewerage network in Tiers Cross. Tiers Cross Waste Water Treatment Works has no capacity issues.</p>				

Site Allocation Name / Ref	Site Size	Allocation Type	Total Units	Phasing Tranche
	0.61 ha	Housing	12	2023-2027

Land at Ford Farm, Wolfscastle HSG/149/LDP2/1			(10% affordable) 11 market homes, 1 affordable home	
<p>Site Description</p> <p>This 0.61 hectare greenfield site is located on the southern side of Wolfscastle, adjacent to the country road running west from the village towards Hayscastle Cross.</p>				
<p>Key Site Issues & Constraints</p> <ul style="list-style-type: none"> • Access to the site will be from the country road running towards Hayscastle Cross. A Transport Assessment will be required, in particular to address potential impacts on the nearby A.40 trunk road. Any proposals to use an access direct from the A.40 trunk road to serve this site will not be acceptable. • The site is not in a flood risk area. • The site is owned by Pembrokeshire County Council. • Hedgerows and trees on the site boundaries should be retained wherever possible. On the part of the site boundary that is undefined, new hedgerows should be planted. • The site is close to the Western Cleddau SSSI and SAC and this should be taken into consideration in preparing plans for the development of this site. • All services will require extension onto this greenfield site. This will include broadband, sewerage, water supplies and power supplies. Provision should be made for sustainable drainage systems (SuDS). There is an 11kV sub-station within the site that may require relocation. Please see the Infrastructure Plan, which summarises Specific Consultation Body responses. • The site is located in a Welsh Language sensitive area. Phased release of the allocation may be required, together with bilingual signage and if necessary other mitigation measures. • There is archaeological interest on the site and mitigation will be secured by planning condition. 				
<p>Key infrastructure and Policy Requirements (including broad costs where known) For example:</p> <p>Access – from the country road running west towards Hayscastle Cross. Education – primary school capacity is a constraint in Wolfscastle. Affordable Housing – 10% in line with policy GN 14. Open Space – hectares / unit / type of unit not known at present. Utilities – see Infrastructure Plan.</p>				
<p>Key Supporting Information Requirements. For example:</p>				

It is not anticipated that a detailed masterplan will be drawn up for the development of this site.

This site is in a Welsh language sensitive area and hence a Welsh Language Assessment will be needed.

A Transport Assessment will be needed, focusing on potential impacts on the A.40 trunk road.

The site is not within a flood risk area.

Hedgerows and trees on the site boundaries should be retained wherever possible and some new hedgerows will be required.

The site is near to the Western Cleddau SSSI and SAC and this will need to be taken into consideration in drawing up development proposals for the site.

Archaeological mitigation will be required.

There are no water supply issues in Wolfscastle. There are no capacity issues on the sewerage network in Wolfscastle. Wolfscastle Waste Water Treatment Works has limited capacity.

Community Facility Allocations

Site Allocation Name / Ref	Site Size	Allocation Type	Total Units	Phasing Tranche
New Primary School, Slade Lane, Haverfordwest CF/040/01	5.86 ha	Community Facility	N/A	N/A
Site Description				
<p>This 5.86 hectare greenfield site adjoins the Slade Lane South housing allocation site, on the northern side of Haverfordwest. When the Slade Lane housing developments reach a specific threshold, provision of a new primary school will be required, to ensure that there is adequate provision for primary education in that part of Haverfordwest.</p>				
Key Site Issues & Constraints				
<ul style="list-style-type: none"> • Access will be through the Slade Lane South residential development site. • The site is not in a flood risk area. • The site is privately owned. There is provision through a s.106 agreement for land to be provided for a school at this location. • There will potentially be offsite impacts on a Natura 2000 site (the Western Cleddau River corridor). Screening for a project-level HRA may be required at application stage. These will be taken into consideration in developing detailed proposals for construction of the new school. Trees and hedgerows within and surrounding the site should be retained wherever possible. There are some trees within the hedgerows at this site that are protected by Tree Preservation Orders. 				

- This is a greenfield site, so all services will have to be installed in conjunction with development. These will include broadband connection, sewerage, water supplies, power supplies, estate roads and a Sustainable Drainage System. Please see the Infrastructure Plan, which summarises Specific Consultation Body responses.
- This site is not in a Welsh language sensitive area and hence a Welsh Language Assessment is not needed.
- The site is close to a former landfill site and hence there is potential for site contamination to be found. Ground investigations and a risk assessment will be required in conjunction with development. Dependent on the outcome, mitigation may be required.

Key infrastructure and Policy Requirements (including broad costs where known) For example:

Access – through the Slade Lane South residential development allocation site.
 Education – primary school capacity is a constraint throughout Haverfordwest – hence this proposal, which is linked to the Slade Lane South housing development proposal through a s.106 agreement.
 Affordable Housing – N/A.
 Open Space – N/A, but noting that the new primary school will include provision of land for sports and recreational purposes linked to the educational land use. There is also potential for wild areas to be retained for linked educational and biodiversity purposes.
 Utilities – see Infrastructure Plan.

Key Supporting Information Requirements. For example:

It is not anticipated that a detailed masterplan will be drawn up for the development of this site.
 This site is not in a Welsh language sensitive area and hence a Welsh Language Assessment is not needed.
 The site is not within a flood risk area.
 Screening for a project-level HRA may be needed at application stage, due to possible impacts on the nearby SSSI / SAC on the Western Cleddau River corridor.
 Trees and hedgerows within and surrounding the site should be retained wherever possible. Some of the trees within the hedgerows are protected by Tree Preservation Orders.
 The site may be contaminated, hence ground investigations and a risk assessment will be needed and mitigation may be required.
 All Haverfordwest sites are constrained in terms of primary school capacity. The Slade Lane South housing developments will have a significant impact on school capacity, hence the link between that proposal and the requirement for a new primary school to be provided.
 There are water supply pressure issues in the Haven Road area of Haverfordwest. There are isolated hydraulic overload incidents on the sewerage network in Haverfordwest. Waste Water in Haverfordwest is processed at the Merlins Bridge Waste Water Treatment Works, which has limited capacity.

Site Allocation Name / Ref	Site Size	Allocation Type	Total Units	Phasing Tranche
Welsh Medium Primary School, Pembroke CF/04=95/LDP2/01	2.14 ha	Community Facility	1 (Private & Affordable) P & A units	2018-2022 2023-2027 2028-2033
<p>Site Description</p> <p>This x.x hectare brownfield/greenfield site is located to the east of y village/town on a former sports ground adjacent to river z.</p>				
<p>Key Site Issues & Constraints</p> <ul style="list-style-type: none"> • Are there access and highway improvements? Highways comments? • Is the site subject to flood risk issues? Has the statutory body (NRW) responded highlighting issues that will need to be addressed? Is a FCA or other mitigation measures required? • Are there land ownership constraints? • Are there protected environmental/ecological species/designations on, or within a specified vicinity of the site which require redress? Have the specific consultation bodies made any comments regarding issues that need to be addressed? HRA findings? • Is the site appropriately served by utilities (i.e. broadband, sewerage, water including SUDs)? See Infrastructure Plan summarising specific consultation body's responses. • Is the site located in a Welsh Language sensitive area? Are mitigation measures necessary? • Are there archaeological issues? Does the site impact on heritage designations? Has Cadw highlighted any issues that will need to be addressed? • Are there contamination/remediation issues? 				
<p>Key infrastructure and Policy Requirements (including broad costs where known) For example:</p> <p>Access – Highway improvements Education – No of children school places Affordable Housing - X% in line with policy y Open Space – Hectares / unit/type of unit Utilities – Link to Infrastructure Plan</p>				
<p>Key Supporting Information Requirements. For example:</p> <p>Detailed Site/Area Specific Master plan Welsh Language Assessment Flood Consequence Assessment</p>				

Environmental enhancements / nature based solutions (sought by the LPA) in response to the evidence base
 Landscape Study
 Transport Statement
 Ecological Assessment
 Archaeological Evaluation
 Heritage
 Energy Assessment

Site Allocation Name / Ref	Site Size	Allocation Type	Total Units	Phasing Tranche
Adjacent to Lamphey School	0.33	School extension and car park	1 (Private & Affordable) P & A units	2018-2022 2023-2027 2028-2033

Specialist and Supported Accommodation Allocations

Site Allocation Name / Ref	Site Size	Allocation Type	Total Units	Phasing Tranche
Redstone, Narberth SSA/088/LDP2/01	197 ha	Specialist & Supported Accommodation	1 (Private & Affordable) P & A units	2018-2022 2023-2027 2028-2033
Site Description				
This x.x hectare brownfield/greenfield site is located to the east of y village/town on a former sports ground adjacent to river z.				
Key Site Issues & Constraints				
<ul style="list-style-type: none"> • Are there access and highway improvements? Highways comments? • Is the site subject to flood risk issues? Has the statutory body (NRW) responded highlighting issues that will need to be addressed? Is a FCA or other mitigation measures required? • Are there land ownership constraints? • Are there protected environmental/ecological species/designations on, or within a specified vicinity of the site which require redress? Have the specific consultation bodies made any comments regarding issues that need to be addressed? HRA findings? • Is the site appropriately served by utilities (i.e. broadband, sewerage, water including SUDs)? See Infrastructure Plan summarising specific consultation body's responses. 				

- This proposal is within a Welsh language sensitive area. Providers will be expected to plan for individual needs and language preference, including Welsh across its service provision.
- Are there archaeological issues? Does the site impact on heritage designations? Has Cadw highlighted any issues that will need to be addressed?
- Are there contamination/remediation issues?

Key infrastructure and Policy Requirements (including broad costs where known) For example:

Access – Highway improvements
 Education – No of children school places
 Affordable Housing - X% in line with policy y
 Open Space – Hectares / unit/type of unit
 Utilities – Link to Infrastructure Plan

Key Supporting Information Requirements. For example:

Detailed Site/Area Specific Master plan
 Welsh Language Assessment
 Flood Consequence Assessment
 Environmental enhancements / nature based solutions (sought by the LPA) in response to the evidence base
 Landscape Study
 Transport Statement
 Ecological Assessment
 Archaeological Evaluation
 Heritage
 Energy Assessment

Site Allocation Name / Ref	Site Size	Allocation Type	Total Units	Phasing Tranche
Park House, New Hedges SSA/089/01	2.54 ha	Specialist & Supported Accommodation	1 (Private & Affordable) P & A units	2018-2022 2023-2027 2028-2033

Site Description

This 2.54 hectare site is a mixture of brownfield and greenfield land is located between the settlements of Tenby and New Hedges adjacent to an existing care facility. The site is allocated as an extra care facility for older persons.

Key Site Issues & Constraints

- Discussion will be required with the highway authority to achieve appropriate highway access

- Is the site subject to flood risk issues? Has the statutory body (NRW) responded highlighting issues that will need to be addressed? Is a FCA or other mitigation measures required?
- Are there land ownership constraints?
- Are there protected environmental/ecological species/designations on, or within a specified vicinity of the site which require redress? Have the specific consultation bodies made any comments regarding issues that need to be addressed? HRA findings?
- Is the site appropriately served by utilities (i.e. broadband, sewerage, water including SUDs)? See Infrastructure Plan summarising specific consultation body's responses.
- The site is not located within a Welsh language sensitive area.
- Are there archaeological issues? Does the site impact on heritage designations? Has Cadw highlighted any issues that will need to be addressed?
- Are there contamination/remediation issues?

Key infrastructure and Policy Requirements (including broad costs where known) For example:

Access – Highway improvements
 Education – No of children school places
 Affordable Housing - X% in line with policy y
 Open Space – Hectares / unit/type of unit
 Utilities – Link to Infrastructure Plan

Key Supporting Information Requirements. For example:

Detailed Site/Area Specific Master plan
 Welsh Language Assessment
 Flood Consequence Assessment
 Environmental enhancements / nature based solutions (sought by the LPA) in response to the evidence base
 Landscape Study
 Transport Statement
 Ecological Assessment
 Archaeological Evaluation
 Heritage
 Energy Assessment

Site Allocation Name / Ref	Site Size	Allocation Type	Total Units	Phasing Tranche
Park House, Tenby SSA/089/LDP2/01	0.25 ha	Specialist & Supported Accommodation	1 (Private & Affordable) P & A units	2018-2022 2023-2027 2028-2033
Site Description				

This x.x hectare brownfield/greenfield site is located to the east of y village/town on a former sports ground adjacent to river z.

Key Site Issues & Constraints

- Are there access and highway improvements? Highways comments?
- Is the site subject to flood risk issues? Has the statutory body (NRW) responded highlighting issues that will need to be addressed? Is a FCA or other mitigation measures required?
- Are there land ownership constraints?
- Are there protected environmental/ecological species/designations on, or within a specified vicinity of the site which require redress? Have the specific consultation bodies made any comments regarding issues that need to be addressed? HRA findings?
- Is the site appropriately served by utilities (i.e. broadband, sewerage, water including SUDs)? See Infrastructure Plan summarising specific consultation body’s responses.
- The site is not located within a Welsh language sensitive area.
- Are there archaeological issues? Does the site impact on heritage designations? Has Cadw highlighted any issues that will need to be addressed?
- Are there contamination/remediation issues?

Key infrastructure and Policy Requirements (including broad costs where known) For example:

Access – Highway improvements
 Education – No of children school places
 Affordable Housing - X% in line with policy y
 Open Space – Hectares / unit/type of unit
 Utilities – Link to Infrastructure Plan

Key Supporting Information Requirements. For example:

Detailed Site/Area Specific Master plan
 Welsh Language Assessment
 Flood Consequence Assessment
 Environmental enhancements / nature based solutions (sought by the LPA) in response to the evidence base
 Landscape Study
 Transport Statement
 Ecological Assessment
 Archaeological Evaluation
 Heritage
 Energy Assessment

Site Allocation Name / Ref	Site Size	Allocation Type	Total Units	Phasing Tranche
	0.44 ha		1	

North of Bulford Road Bypass, Tiers Cross SSA/135/LDP2/01		Specialist & Supported Accommodation	(Private & Affordable) P & A units	2018-2022 2023-2027 2028-2033
<p>Site Description</p> <p>This 0.44 hectare greenfield site is located to the south of Torestin Nursing Home at the southern edge of Tiers Cross. The site is allocated for older persons care or people with learning disabilities.</p>				
<p>Key Site Issues & Constraints</p> <ul style="list-style-type: none"> • Highway mitigation / improvement may be required to achieve suitable access to this site. • The site is not within a flood risk area. • The site is within private ownership. • A buffer to the east of this site is required to ensure that protected species are protected. Boundary planting is required to define the site area, retain and enhance ecological connectivity and amenity of residents. • Is the site appropriately served by utilities (i.e. broadband, sewerage, water including SUDs)? See Infrastructure Plan summarising specific consultation body's responses. • The site is not located within a Welsh language sensitive area. • There are no known archaeology issues at this site. • There are no known contamination issues at this site. 				
<p>Key infrastructure and Policy Requirements (including broad costs where known) For example:</p> <p>Access – Highway improvements Education – No of children school places Affordable Housing - X% in line with policy y Open Space – Hectares / unit/type of unit Utilities – Link to Infrastructure Plan</p>				
<p>Key Supporting Information Requirements. For example:</p> <p>Detailed Site/Area Specific Master plan Welsh Language Assessment Flood Consequence Assessment Environmental enhancements / nature based solutions (sought by the LPA) in response to the evidence base Landscape Study Transport Statement Ecological Assessment Archaeological Evaluation Heritage Energy Assessment</p>				

Mixed Use Allocations

Site Allocation Name / Ref	Site Size	Allocation Type	Total Units	Phasing Tranche
Old Hakin Road, Haverfordwest MXU/040/01	1.32 ha	Mixed Use	Mixed housing and employment uses, unit numbers not specified	2018-2022 2023-2027 2028-2033
<p>Site Description</p> <p>This 1.32 hectare greenfield site is located at the western edge of Merlins Bridge, adjoining the Old Hakin Road Industrial Estate. There is extant permission at this site for a mixed use residential and business development.</p>				
<p>Key Site Issues & Constraints</p> <ul style="list-style-type: none"> • Access will be from Old Hakin Road. The Trunk Road Authority will require modelling of the impacts of the proposal on the A.4076. • The site adjoins an operational railway. However, site topography makes it very unlikely that a rail connection could be created. • The site is not in a flood risk area. However, it is not far from the floodplain of Merlins Brook and there is a minor watercourse on the edge of the site. • The site is privately owned. • Hedgerows surrounding the site should be retained wherever possible. • The relative proximity to Merlins Brook means that there could be an impact on a Natura 2000 site (the SSSI and SAC for the Western Cleddau River, which also incorporates part of Merlins Brook). For this reason, screening for project level HRA might be required at application stage. • All services will require extension onto this greenfield site. This will include broadband, sewerage, water supplies and power supplies. Provision should be made for sustainable drainage systems (SuDS). There is an 11kV pole within the site that may require relocation. Please see the Infrastructure Plan, which summarises Specific Consultation Body responses. • This site is not in a Welsh language sensitive area and hence a Welsh Language Assessment is not needed. • Most of the site is in Agricultural Land Classification Grade 3a, but an extant permission for mixed use housing and employment development already exists. • There may be contamination issues on this site. Ground investigations and a risk assessment will be needed and, depending on the outcome, mitigation may be required. 				
<p>Key infrastructure and Policy Requirements (including broad costs where known) For example:</p>				

Access – from Old Hakin Road, Merlins Bridge.
 Education – primary school capacity is a constraint throughout Haverfordwest and Merlins Bridge.
 Affordable Housing – N/A.
 Open Space – hectares / unit / type of unit not known at present.
 Utilities – see Infrastructure Plan.

Key Supporting Information Requirements. For example:

It is not anticipated that a detailed masterplan will be drawn up for the development of this site.
 This site is not in a Welsh language sensitive area and hence a Welsh Language Assessment is not needed.
 The site is not within a flood risk area. However, a minor watercourse on the edge of the site feeds in to Merlins Brook.
 Modelling of potential impacts on the A.4076 Trunk Road will be needed.
 Hedgerows surrounding the site should be retained wherever possible.
 Project level HRA may be needed at application stage, due to potential offsite impacts on a Natura 2000 site.
 The site may be contaminated, hence ground investigations and a risk assessment will be needed and mitigation may be required.
 All Haverfordwest and Merlins Bridge sites are constrained in terms of primary school capacity.
 There are no water supply issues at Merlins Bridge. There are isolated hydraulic overload incidents on the sewerage network in Haverfordwest and Merlins Bridge.
 Waste Water in Haverfordwest and Merlins Bridge is processed at the Merlins Bridge Waste Water Treatment Works, which has limited capacity.

Site Allocation Name / Ref	Site Size	Allocation Type	Total Units	Phasing Tranche
South Quay, Pembroke MXU/095/LDP201	0.5 ha	Mixed Use	1 (Private & Affordable) P & A units	2018-2022 2023-2027 2028-2033
Site Description				
This 0.5 hectare brownfield site is located within the town centre of Pembroke and adjacent to the Pembroke River as it passes through the town and Pembroke Castle which is close to this site.				
Key Site Issues & Constraints				
<ul style="list-style-type: none"> • Are there access and highway improvements? Highways comments? • Much of this site is located within a flood zone and flood risk arises from coastal (sea level rise and climate change) and surface water flooding. Redevelopment should avoid vulnerable development within areas at risk or contributing to flood risk. • The site is within public ownership 				

- Are there protected environmental/ecological species/designations on, or within a specified vicinity of the site which require redress? Have the specific consultation bodies made any comments regarding issues that need to be addressed? HRA findings?
- Is the site appropriately served by utilities (i.e. broadband, sewerage, water including SUDs)? See Infrastructure Plan summarising specific consultation body's responses.
- The site is not located within a Welsh language sensitive area.
- CADW have advised that the development of this site has the potential to have an adverse impact on the setting of Pembroke castle and listed buildings. Views to the castle are a key consideration. An archaeological evaluation / investigation will be required prior to the issue of any planning consent. Development will need to respect the setting / retention of important buildings and location within the Conservation Area.
- The site is on or forms part of a site that has historically had a potentially contaminative use. Investigations may be required depending on end use to establish risk posed to end users.

Key infrastructure and Policy Requirements (including broad costs where known) For example:

Access – Highway improvements
 Education – No of children school places
 Affordable Housing - X% in line with policy y
 Open Space – Hectares / unit/type of unit
 Utilities – Link to Infrastructure Plan

Key Supporting Information Requirements. For example:

Detailed Site/Area Specific Master plan
 Welsh Language Assessment
 Flood Consequence Assessment
 Environmental enhancements / nature based solutions (sought by the LPA) in response to the evidence base
 Landscape Study
 Transport Statement
 Ecological Assessment
 Archaeological Evaluation
 Heritage
 Energy Assessment

Strategic Employment Allocations

Site Allocation Name / Ref	Site Size	Allocation Type	Total Units	Phasing Tranche
Valero Oil Refinery, Pembroke S/EMP/000/00002	222.6 ha	Strategic Employment	1 (Private & Affordable) P & A units	2018-2022 2023-2027 2028-2033

<p>Site Description</p> <p>This x.x hectare brownfield/greenfield site is located to the east of y village/town on a former sports ground adjacent to river z.</p>				
<p>Key Site Issues & Constraints</p> <ul style="list-style-type: none"> • Are there access and highway improvements? Highways comments? • Is the site subject to flood risk issues? Has the statutory body (NRW) responded highlighting issues that will need to be addressed? Is a FCA or other mitigation measures required? • Are there land ownership constraints? • Are there protected environmental/ecological species/designations on, or within a specified vicinity of the site which require redress? Have the specific consultation bodies made any comments regarding issues that need to be addressed? HRA findings? • Is the site appropriately served by utilities (i.e. broadband, sewerage, water including SUDs)? See Infrastructure Plan summarising specific consultation body's responses. • Is the site located in a Welsh Language sensitive area? Are mitigation measures necessary? • Are there archaeological issues? Does the site impact on heritage designations? Has Cadw highlighted any issues that will need to be addressed? • Are there contamination/remediation issues? 				
<p>Key infrastructure and Policy Requirements (including broad costs where known) For example:</p> <p>Access – Highway improvements Education – No of children school places Affordable Housing - X% in line with policy y Open Space – Hectares / unit/type of unit Utilities – Link to Infrastructure Plan</p>				
<p>Key Supporting Information Requirements. For example:</p> <p>Detailed Site/Area Specific Master plan Welsh Language Assessment Flood Consequence Assessment Environmental enhancements / nature based solutions (sought by the LPA) in response to the evidence base Landscape Study Transport Statement Ecological Assessment Archaeological Evaluation Heritage Energy Assessment</p>				

Site Allocation Name / Ref	Site Size	Allocation Type	Total Units	Phasing Tranche
Petrochemical Storage Facility, near Milford Haven S/EMP/000/00003	159.14 ha	Strategic Employment	1 (Private & Affordable) P & A units	2018-2022 2023-2027 2028-2033
<p>Site Description</p> <p>This x.x hectare brownfield/greenfield site is located to the east of y village/town on a former sports ground adjacent to river z.</p>				
<p>Key Site Issues & Constraints</p> <ul style="list-style-type: none"> • Are there access and highway improvements? Highways comments? • Is the site subject to flood risk issues? Has the statutory body (NRW) responded highlighting issues that will need to be addressed? Is a FCA or other mitigation measures required? • Are there land ownership constraints? • Are there protected environmental/ecological species/designations on, or within a specified vicinity of the site which require redress? Have the specific consultation bodies made any comments regarding issues that need to be addressed? HRA findings? • Is the site appropriately served by utilities (i.e. broadband, sewerage, water including SUDs)? See Infrastructure Plan summarising specific consultation body's responses. • Is the site located in a Welsh Language sensitive area? Are mitigation measures necessary? • Are there archaeological issues? Does the site impact on heritage designations? Has Cadw highlighted any issues that will need to be addressed? • Are there contamination/remediation issues? 				
<p>Key infrastructure and Policy Requirements (including broad costs where known) For example:</p> <p>Access – Highway improvements Education – No of children school places Affordable Housing - X% in line with policy y Open Space – Hectares / unit/type of unit Utilities – Link to Infrastructure Plan</p>				
<p>Key Supporting Information Requirements. For example:</p> <p>Detailed Site/Area Specific Master plan Welsh Language Assessment</p>				

Flood Consequence Assessment
 Environmental enhancements / nature based solutions (sought by the LPA) in response to the evidence base
 Landscape Study
 Transport Statement
 Ecological Assessment
 Archaeological Evaluation
 Heritage
 Energy Assessment

Site Allocation Name / Ref	Site Size	Allocation Type	Total Units	Phasing Tranche
Waterston Tank Farm, Dragon LNG, Milford Haven S/EMP/000/00004	177.35 ha	Strategic Employment	1 (Private & Affordable) P & A units	2018-2022 2023-2027 2028-2033

Site Description

This x.x hectare brownfield/greenfield site is located to the east of y village/town on a former sports ground adjacent to river z.

Key Site Issues & Constraints

- Are there access and highway improvements? Highways comments?
- Is the site subject to flood risk issues? Has the statutory body (NRW) responded highlighting issues that will need to be addressed? Is a FCA or other mitigation measures required?
- Are there land ownership constraints?
- Are there protected environmental/ecological species/designations on, or within a specified vicinity of the site which require redress? Have the specific consultation bodies made any comments regarding issues that need to be addressed? HRA findings?
- Is the site appropriately served by utilities (i.e. broadband, sewerage, water including SUDs)? See Infrastructure Plan summarising specific consultation body's responses.
- Is the site located in a Welsh Language sensitive area? Are mitigation measures necessary?
- Are there archaeological issues? Does the site impact on heritage designations? Has Cadw highlighted any issues that will need to be addressed?
- Are there contamination/remediation issues?

Key infrastructure and Policy Requirements (including broad costs where known) For example:

Access – Highway improvements

Education – No of children school places
 Affordable Housing - X% in line with policy y
 Open Space – Hectares / unit/type of unit
 Utilities – Link to Infrastructure Plan

Key Supporting Information Requirements. For example:

Detailed Site/Area Specific Master plan
 Welsh Language Assessment
 Flood Consequence Assessment
 Environmental enhancements / nature based solutions (sought by the LPA) in response to the evidence base
 Landscape Study
 Transport Statement
 Ecological Assessment
 Archaeological Evaluation
 Heritage
 Energy Assessment

Site Allocation Name / Ref	Site Size	Allocation Type	Total Units	Phasing Tranche
South Hook LNG (Part) S/EMP/000/00007	59.75 ha	Strategic Employment	1 (Private & Affordable) P & A units	2018-2022 2023-2027 2028-2033

Site Description

This x.x hectare brownfield/greenfield site is located to the east of y village/town on a former sports ground adjacent to river z.

Key Site Issues & Constraints

- Are there access and highway improvements? Highways comments?
- Is the site subject to flood risk issues? Has the statutory body (NRW) responded highlighting issues that will need to be addressed? Is a FCA or other mitigation measures required?
- Are there land ownership constraints?
- Are there protected environmental/ecological species/designations on, or within a specified vicinity of the site which require redress? Have the specific consultation bodies made any comments regarding issues that need to be addressed? HRA findings?
- Is the site appropriately served by utilities (i.e. broadband, sewerage, water including SUDs)? See Infrastructure Plan summarising specific consultation body's responses.
- Is the site located in a Welsh Language sensitive area? Are mitigation measures necessary?

- Are there archaeological issues? Does the site impact on heritage designations? Has Cadw highlighted any issues that will need to be addressed?
- Are there contamination/remediation issues?

Key infrastructure and Policy Requirements (including broad costs where known) For example:

Access – Highway improvements
 Education – No of children school places
 Affordable Housing - X% in line with policy y
 Open Space – Hectares / unit/type of unit
 Utilities – Link to Infrastructure Plan

Key Supporting Information Requirements. For example:

Detailed Site/Area Specific Master plan
 Welsh Language Assessment
 Flood Consequence Assessment
 Environmental enhancements / nature based solutions (sought by the LPA) in response to the evidence base
 Landscape Study
 Transport Statement
 Ecological Assessment
 Archaeological Evaluation
 Heritage
 Energy Assessment

Site Allocation Name / Ref	Site Size	Allocation Type	Total Units	Phasing Tranche
Goodwick Industrial Estate S/EMP/034/00003	4.08 ha	Strategic Employment	1 (Private & Affordable) P & A units	2018-2022 2023-2027 2028-2033

Site Description

This x.x hectare brownfield/greenfield site is located to the east of y village/town on a former sports ground adjacent to river z.

Key Site Issues & Constraints

- Are there access and highway improvements? Highways comments?
- Is the site subject to flood risk issues? Has the statutory body (NRW) responded highlighting issues that will need to be addressed? Is a FCA or other mitigation measures required?
- Are there land ownership constraints?
- Are there protected environmental/ecological species/designations on, or within a specified vicinity of the site which require redress? Have the

specific consultation bodies made any comments regarding issues that need to be addressed? HRA findings?

- Is the site appropriately served by utilities (i.e. broadband, sewerage, water including SUDs)? See Infrastructure Plan summarising specific consultation body's responses.
- Is the site located in a Welsh Language sensitive area? Are mitigation measures necessary?
- Are there archaeological issues? Does the site impact on heritage designations? Has Cadw highlighted any issues that will need to be addressed?
- Are there contamination/remediation issues?

Key infrastructure and Policy Requirements (including broad costs where known) For example:

Access – Highway improvements
 Education – No of children school places
 Affordable Housing - X% in line with policy y
 Open Space – Hectares / unit/type of unit
 Utilities – Link to Infrastructure Plan

Key Supporting Information Requirements. For example:

Detailed Site/Area Specific Master plan
 Welsh Language Assessment
 Flood Consequence Assessment
 Environmental enhancements / nature based solutions (sought by the LPA) in response to the evidence base
 Landscape Study
 Transport Statement
 Ecological Assessment
 Archaeological Evaluation
 Heritage
 Energy Assessment

Site Allocation Name / Ref	Site Size	Allocation Type	Total Units	Phasing Tranche
Goodwick, Parrog S/EMP/034/LDP/02	0.61 ha	Strategic Employment	1 (Private & Affordable) P & A units	2018-2022 2023-2027 2028-2033

Site Description

This x.x hectare brownfield/greenfield site is located to the east of y village/town on a former sports ground adjacent to river z.

Key Site Issues & Constraints

- Are there access and highway improvements? Highways comments?

- Is the site subject to flood risk issues? Has the statutory body (NRW) responded highlighting issues that will need to be addressed? Is a FCA or other mitigation measures required?
- Are there land ownership constraints?
- Are there protected environmental/ecological species/designations on, or within a specified vicinity of the site which require redress? Have the specific consultation bodies made any comments regarding issues that need to be addressed? HRA findings?
- Is the site appropriately served by utilities (i.e. broadband, sewerage, water including SUDs)? See Infrastructure Plan summarising specific consultation body's responses.
- Is the site located in a Welsh Language sensitive area? Are mitigation measures necessary?
- Are there archaeological issues? Does the site impact on heritage designations? Has Cadw highlighted any issues that will need to be addressed?
- Are there contamination/remediation issues?

Key infrastructure and Policy Requirements (including broad costs where known) For example:

Access – Highway improvements
 Education – No of children school places
 Affordable Housing - X% in line with policy y
 Open Space – Hectares / unit/type of unit
 Utilities – Link to Infrastructure Plan

Key Supporting Information Requirements. For example:

Detailed Site/Area Specific Master plan
 Welsh Language Assessment
 Flood Consequence Assessment
 Environmental enhancements / nature based solutions (sought by the LPA) in response to the evidence base
 Landscape Study
 Transport Statement
 Ecological Assessment
 Archaeological Evaluation
 Heritage
 Energy Assessment

Site Allocation Name / Ref	Site Size	Allocation Type	Total Units	Phasing Tranche
Withybush Cluster, (West Estate), Haverfordwest S/EMP/040/00001	20.75 ha	Strategic Employment	1 (Private & Affordable) P & A units	2018-2022 2023-2027 2028-2033

<p>Site Description</p> <p>This x.x hectare brownfield/greenfield site is located to the east of y village/town on a former sports ground adjacent to river z.</p>				
<p>Key Site Issues & Constraints</p> <ul style="list-style-type: none"> • Are there access and highway improvements? Highways comments? • Is the site subject to flood risk issues? Has the statutory body (NRW) responded highlighting issues that will need to be addressed? Is a FCA or other mitigation measures required? • Are there land ownership constraints? • Are there protected environmental/ecological species/designations on, or within a specified vicinity of the site which require redress? Have the specific consultation bodies made any comments regarding issues that need to be addressed? HRA findings? • Is the site appropriately served by utilities (i.e. broadband, sewerage, water including SUDs)? See Infrastructure Plan summarising specific consultation body's responses. • Is the site located in a Welsh Language sensitive area? Are mitigation measures necessary? • Are there archaeological issues? Does the site impact on heritage designations? Has Cadw highlighted any issues that will need to be addressed? • Are there contamination/remediation issues? 				
<p>Key infrastructure and Policy Requirements (including broad costs where known) For example:</p> <p>Access – Highway improvements Education – No of children school places Affordable Housing - X% in line with policy y Open Space – Hectares / unit/type of unit Utilities – Link to Infrastructure Plan</p>				
<p>Key Supporting Information Requirements. For example:</p> <p>Detailed Site/Area Specific Master plan Welsh Language Assessment Flood Consequence Assessment Environmental enhancements / nature based solutions (sought by the LPA) in response to the evidence base Landscape Study Transport Statement Ecological Assessment Archaeological Evaluation Heritage Energy Assessment</p>				

Site Allocation Name / Ref	Site Size	Allocation Type	Total Units	Phasing Tranche
Withybush Cluster, (Trading Estate), Haverfordwest S/EMP/040/00004	15.32 ha	Strategic Employment	1 (Private & Affordable) P & A units	2018-2022 2023-2027 2028-2033
<p>Site Description</p> <p>This x.x hectare brownfield/greenfield site is located to the east of y village/town on a former sports ground adjacent to river z.</p>				
<p>Key Site Issues & Constraints</p> <ul style="list-style-type: none"> • Are there access and highway improvements? Highways comments? • Is the site subject to flood risk issues? Has the statutory body (NRW) responded highlighting issues that will need to be addressed? Is a FCA or other mitigation measures required? • Are there land ownership constraints? • Are there protected environmental/ecological species/designations on, or within a specified vicinity of the site which require redress? Have the specific consultation bodies made any comments regarding issues that need to be addressed? HRA findings? • Is the site appropriately served by utilities (i.e. broadband, sewerage, water including SUDs)? See Infrastructure Plan summarising specific consultation body's responses. • Is the site located in a Welsh Language sensitive area? Are mitigation measures necessary? • Are there archaeological issues? Does the site impact on heritage designations? Has Cadw highlighted any issues that will need to be addressed? • Are there contamination/remediation issues? 				
<p>Key infrastructure and Policy Requirements (including broad costs where known) For example:</p> <p>Access – Highway improvements Education – No of children school places Affordable Housing - X% in line with policy y Open Space – Hectares / unit/type of unit Utilities – Link to Infrastructure Plan</p>				
<p>Key Supporting Information Requirements. For example:</p> <p>Detailed Site/Area Specific Master plan Welsh Language Assessment</p>				

Flood Consequence Assessment
 Environmental enhancements / nature based solutions (sought by the LPA) in response to the evidence base
 Landscape Study
 Transport Statement
 Ecological Assessment
 Archaeological Evaluation
 Heritage
 Energy Assessment

Site Allocation Name / Ref	Site Size	Allocation Type	Total Units	Phasing Tranche
Withybush Cluster, (North of East Estate), Haverfordwest S/EMP/040/00005	5.37 ha	Strategic Employment	1 (Private & Affordable) P & A units	2018-2022 2023-2027 2028-2033

Site Description

This x.x hectare brownfield/greenfield site is located to the east of y village/town on a former sports ground adjacent to river z.

Key Site Issues & Constraints

- Are there access and highway improvements? Highways comments?
- Is the site subject to flood risk issues? Has the statutory body (NRW) responded highlighting issues that will need to be addressed? Is a FCA or other mitigation measures required?
- Are there land ownership constraints?
- Are there protected environmental/ecological species/designations on, or within a specified vicinity of the site which require redress? Have the specific consultation bodies made any comments regarding issues that need to be addressed? HRA findings?
- Is the site appropriately served by utilities (i.e. broadband, sewerage, water including SUDs)? See Infrastructure Plan summarising specific consultation body's responses.
- Is the site located in a Welsh Language sensitive area? Are mitigation measures necessary?
- Are there archaeological issues? Does the site impact on heritage designations? Has Cadw highlighted any issues that will need to be addressed?
- Are there contamination/remediation issues?

Key infrastructure and Policy Requirements (including broad costs where known) For example:

Access – Highway improvements
 Education – No of children school places
 Affordable Housing - X% in line with policy y
 Open Space – Hectares / unit/type of unit
 Utilities – Link to Infrastructure Plan

Key Supporting Information Requirements. For example:

Detailed Site/Area Specific Master plan
 Welsh Language Assessment
 Flood Consequence Assessment
 Environmental enhancements / nature based solutions (sought by the LPA) in response to the evidence base
 Landscape Study
 Transport Statement
 Ecological Assessment
 Archaeological Evaluation
 Heritage
 Energy Assessment

Site Allocation Name / Ref	Site Size	Allocation Type	Total Units	Phasing Tranche
Withybush Cluster, (East Estate), Haverfordwest S/EMP/040/00011	9.64 ha	Strategic Employment	1 (Private & Affordable) P & A units	2018-2022 2023-2027 2028-2033

Site Description

This x.x hectare brownfield/greenfield site is located to the east of y village/town on a former sports ground adjacent to river z.

Key Site Issues & Constraints

- Are there access and highway improvements? Highways comments?
- Is the site subject to flood risk issues? Has the statutory body (NRW) responded highlighting issues that will need to be addressed? Is a FCA or other mitigation measures required?
- Are there land ownership constraints?
- Are there protected environmental/ecological species/designations on, or within a specified vicinity of the site which require redress? Have the specific consultation bodies made any comments regarding issues that need to be addressed? HRA findings?
- Is the site appropriately served by utilities (i.e. broadband, sewerage, water including SUDs)? See Infrastructure Plan summarising specific consultation body's responses.

- Is the site located in a Welsh Language sensitive area? Are mitigation measures necessary?
- Are there archaeological issues? Does the site impact on heritage designations? Has Cadw highlighted any issues that will need to be addressed?
- Are there contamination/remediation issues?

Key infrastructure and Policy Requirements (including broad costs where known) For example:

Access – Highway improvements
 Education – No of children school places
 Affordable Housing - X% in line with policy y
 Open Space – Hectares / unit/type of unit
 Utilities – Link to Infrastructure Plan

Key Supporting Information Requirements. For example:

Detailed Site/Area Specific Master plan
 Welsh Language Assessment
 Flood Consequence Assessment
 Environmental enhancements / nature based solutions (sought by the LPA) in response to the evidence base
 Landscape Study
 Transport Statement
 Ecological Assessment
 Archaeological Evaluation
 Heritage
 Energy Assessment

Site Allocation Name / Ref	Site Size	Allocation Type	Total Units	Phasing Tranche
Withybush Cluster, (North Estate), Haverfordwest S/EMP/040/00012	5.19 ha	Strategic Employment	1 (Private & Affordable) P & A units	2018-2022 2023-2027 2028-2033

Site Description

This x.x hectare brownfield/greenfield site is located to the east of y village/town on a former sports ground adjacent to river z.

Key Site Issues & Constraints

- Are there access and highway improvements? Highways comments?

- Is the site subject to flood risk issues? Has the statutory body (NRW) responded highlighting issues that will need to be addressed? Is a FCA or other mitigation measures required?
- Are there land ownership constraints?
- Are there protected environmental/ecological species/designations on, or within a specified vicinity of the site which require redress? Have the specific consultation bodies made any comments regarding issues that need to be addressed? HRA findings?
- Is the site appropriately served by utilities (i.e. broadband, sewerage, water including SUDs)? See Infrastructure Plan summarising specific consultation body's responses.
- Is the site located in a Welsh Language sensitive area? Are mitigation measures necessary?
- Are there archaeological issues? Does the site impact on heritage designations? Has Cadw highlighted any issues that will need to be addressed?
- Are there contamination/remediation issues?

Key infrastructure and Policy Requirements (including broad costs where known) For example:

Access – Highway improvements
 Education – No of children school places
 Affordable Housing - X% in line with policy y
 Open Space – Hectares / unit/type of unit
 Utilities – Link to Infrastructure Plan

Key Supporting Information Requirements. For example:

Detailed Site/Area Specific Master plan
 Welsh Language Assessment
 Flood Consequence Assessment
 Environmental enhancements / nature based solutions (sought by the LPA) in response to the evidence base
 Landscape Study
 Transport Statement
 Ecological Assessment
 Archaeological Evaluation
 Heritage
 Energy Assessment

Site Allocation Name / Ref	Site Size	Allocation Type	Total Units	Phasing Tranche
Withybush Cluster, (Lodge Estate), Haverfordwest S/EMP/040/00015	0.96 ha	Strategic Employment	1 (Private & Affordable) P & A units	2018-2022 2023-2027 2028-2033

<p>Site Description</p> <p>This x.x hectare brownfield/greenfield site is located to the east of y village/town on a former sports ground adjacent to river z.</p>				
<p>Key Site Issues & Constraints</p> <ul style="list-style-type: none"> • Are there access and highway improvements? Highways comments? • Is the site subject to flood risk issues? Has the statutory body (NRW) responded highlighting issues that will need to be addressed? Is a FCA or other mitigation measures required? • Are there land ownership constraints? • Are there protected environmental/ecological species/designations on, or within a specified vicinity of the site which require redress? Have the specific consultation bodies made any comments regarding issues that need to be addressed? HRA findings? • Is the site appropriately served by utilities (i.e. broadband, sewerage, water including SUDs)? See Infrastructure Plan summarising specific consultation body's responses. • Is the site located in a Welsh Language sensitive area? Are mitigation measures necessary? • Are there archaeological issues? Does the site impact on heritage designations? Has Cadw highlighted any issues that will need to be addressed? • Are there contamination/remediation issues? 				
<p>Key infrastructure and Policy Requirements (including broad costs where known) For example:</p> <p>Access – Highway improvements Education – No of children school places Affordable Housing - X% in line with policy y Open Space – Hectares / unit/type of unit Utilities – Link to Infrastructure Plan</p>				
<p>Key Supporting Information Requirements. For example:</p> <p>Detailed Site/Area Specific Master plan Welsh Language Assessment Flood Consequence Assessment Environmental enhancements / nature based solutions (sought by the LPA) in response to the evidence base Landscape Study Transport Statement Ecological Assessment Archaeological Evaluation Heritage Energy Assessment</p>				

Site Allocation Name / Ref	Site Size	Allocation Type	Total Units	Phasing Tranche
Thornton Industrial Estate Cluster, Milford Haven S/EMP/086/00003	20.51 ha	Strategic Employment	1 (Private & Affordable) P & A units	2018-2022 2023-2027 2028-2033
<p>Site Description</p> <p>This x.x hectare brownfield/greenfield site is located to the east of y village/town on a former sports ground adjacent to river z.</p>				
<p>Key Site Issues & Constraints</p> <ul style="list-style-type: none"> • Are there access and highway improvements? Highways comments? • Is the site subject to flood risk issues? Has the statutory body (NRW) responded highlighting issues that will need to be addressed? Is a FCA or other mitigation measures required? • Are there land ownership constraints? • Are there protected environmental/ecological species/designations on, or within a specified vicinity of the site which require redress? Have the specific consultation bodies made any comments regarding issues that need to be addressed? HRA findings? • Is the site appropriately served by utilities (i.e. broadband, sewerage, water including SUDs)? See Infrastructure Plan summarising specific consultation body's responses. • Is the site located in a Welsh Language sensitive area? Are mitigation measures necessary? • Are there archaeological issues? Does the site impact on heritage designations? Has Cadw highlighted any issues that will need to be addressed? • Are there contamination/remediation issues? 				
<p>Key infrastructure and Policy Requirements (including broad costs where known) For example:</p> <p>Access – Highway improvements Education – No of children school places Affordable Housing - X% in line with policy y Open Space – Hectares / unit/type of unit Utilities – Link to Infrastructure Plan</p>				
<p>Key Supporting Information Requirements. For example:</p> <p>Detailed Site/Area Specific Master plan Welsh Language Assessment</p>				

Flood Consequence Assessment
 Environmental enhancements / nature based solutions (sought by the LPA) in response to the evidence base
 Landscape Study
 Transport Statement
 Ecological Assessment
 Archaeological Evaluation
 Heritage
 Energy Assessment

Site Allocation Name / Ref	Site Size	Allocation Type	Total Units	Phasing Tranche
Blackbridge, Milford Haven S/EMP/086/LDP/01	32.93 ha	Strategic Employment	1 (Private & Affordable) P & A units	2018-2022 2023-2027 2028-2033

Site Description

This x.x hectare brownfield/greenfield site is located to the east of y village/town on a former sports ground adjacent to river z.

Key Site Issues & Constraints

- Are there access and highway improvements? Highways comments?
- Is the site subject to flood risk issues? Has the statutory body (NRW) responded highlighting issues that will need to be addressed? Is a FCA or other mitigation measures required?
- Are there land ownership constraints?
- Are there protected environmental/ecological species/designations on, or within a specified vicinity of the site which require redress? Have the specific consultation bodies made any comments regarding issues that need to be addressed? HRA findings?
- Is the site appropriately served by utilities (i.e. broadband, sewerage, water including SUDs)? See Infrastructure Plan summarising specific consultation body's responses.
- Is the site located in a Welsh Language sensitive area? Are mitigation measures necessary?
- Are there archaeological issues? Does the site impact on heritage designations? Has Cadw highlighted any issues that will need to be addressed?
- Are there contamination/remediation issues?

Key infrastructure and Policy Requirements (including broad costs where known) For example:

Access – Highway improvements
 Education – No of children school places
 Affordable Housing - X% in line with policy y

Open Space – Hectares / unit/type of unit
 Utilities – Link to Infrastructure Plan

Key Supporting Information Requirements. For example:

Detailed Site/Area Specific Master plan
 Welsh Language Assessment
 Flood Consequence Assessment
 Environmental enhancements / nature based solutions (sought by the LPA) in response to the evidence base
 Landscape Study
 Transport Statement
 Ecological Assessment
 Archaeological Evaluation
 Heritage
 Energy Assessment

Site Allocation Name / Ref	Site Size	Allocation Type	Total Units	Phasing Tranche
Thornton Industrial Estate Cluster, (Marble Hall) Milford Haven S/EMP/086/LDP/02	6.88 ha	Strategic Employment	1 (Private & Affordable) P & A units	2018-2022 2023-2027 2028-2033

Site Description

This x.x hectare brownfield/greenfield site is located to the east of y village/town on a former sports ground adjacent to river z.

Key Site Issues & Constraints

- Are there access and highway improvements? Highways comments?
- Is the site subject to flood risk issues? Has the statutory body (NRW) responded highlighting issues that will need to be addressed? Is a FCA or other mitigation measures required?
- Are there land ownership constraints?
- Are there protected environmental/ecological species/designations on, or within a specified vicinity of the site which require redress? Have the specific consultation bodies made any comments regarding issues that need to be addressed? HRA findings?
- Is the site appropriately served by utilities (i.e. broadband, sewerage, water including SUDs)? See Infrastructure Plan summarising specific consultation body’s responses.
- Is the site located in a Welsh Language sensitive area? Are mitigation measures necessary?

- Are there archaeological issues? Does the site impact on heritage designations? Has Cadw highlighted any issues that will need to be addressed?
- Are there contamination/remediation issues?

Key infrastructure and Policy Requirements (including broad costs where known) For example:

Access – Highway improvements
 Education – No of children school places
 Affordable Housing - X% in line with policy y
 Open Space – Hectares / unit/type of unit
 Utilities – Link to Infrastructure Plan

Key Supporting Information Requirements. For example:

Detailed Site/Area Specific Master plan
 Welsh Language Assessment
 Flood Consequence Assessment
 Environmental enhancements / nature based solutions (sought by the LPA) in response to the evidence base
 Landscape Study
 Transport Statement
 Ecological Assessment
 Archaeological Evaluation
 Heritage
 Energy Assessment

Site Allocation Name / Ref	Site Size	Allocation Type	Total Units	Phasing Tranche
Pembroke Power Station, Pembroke S/EMP/095/00001	139.95 ha	Strategic Employment	1 (Private & Affordable) P & A units	2018-2022 2023-2027 2028-2033

Site Description

This x.x hectare brownfield/greenfield site is located to the east of y village/town on a former sports ground adjacent to river z.

Key Site Issues & Constraints

- Are there access and highway improvements? Highways comments?
- Is the site subject to flood risk issues? Has the statutory body (NRW) responded highlighting issues that will need to be addressed? Is a FCA or other mitigation measures required?
- Are there land ownership constraints?

- Are there protected environmental/ecological species/designations on, or within a specified vicinity of the site which require redress? Have the specific consultation bodies made any comments regarding issues that need to be addressed? HRA findings?
- Is the site appropriately served by utilities (i.e. broadband, sewerage, water including SUDs)? See Infrastructure Plan summarising specific consultation body's responses.
- Is the site located in a Welsh Language sensitive area? Are mitigation measures necessary?
- Are there archaeological issues? Does the site impact on heritage designations? Has Cadw highlighted any issues that will need to be addressed?
- Are there contamination/remediation issues?

Key infrastructure and Policy Requirements (including broad costs where known) For example:

Access – Highway improvements
 Education – No of children school places
 Affordable Housing - X% in line with policy y
 Open Space – Hectares / unit/type of unit
 Utilities – Link to Infrastructure Plan

Key Supporting Information Requirements. For example:

Detailed Site/Area Specific Master plan
 Welsh Language Assessment
 Flood Consequence Assessment
 Environmental enhancements / nature based solutions (sought by the LPA) in response to the evidence base
 Landscape Study
 Transport Statement
 Ecological Assessment
 Archaeological Evaluation
 Heritage
 Energy Assessment

Site Allocation Name / Ref	Site Size	Allocation Type	Total Units	Phasing Tranche
Pembroke Science & Technology Park Cluster, Pembroke Dock S/EMP/096/00001	22.67 ha	Strategic Employment	1 (Private & Affordable) P & A units	2018-2022 2023-2027 2028-2033
Site Description				

This x.x hectare brownfield/greenfield site is located to the east of y village/town on a former sports ground adjacent to river z.

Key Site Issues & Constraints

- Are there access and highway improvements? Highways comments?
- Is the site subject to flood risk issues? Has the statutory body (NRW) responded highlighting issues that will need to be addressed? Is a FCA or other mitigation measures required?
- Are there land ownership constraints?
- Are there protected environmental/ecological species/designations on, or within a specified vicinity of the site which require redress? Have the specific consultation bodies made any comments regarding issues that need to be addressed? HRA findings?
- Is the site appropriately served by utilities (i.e. broadband, sewerage, water including SUDs)? See Infrastructure Plan summarising specific consultation body’s responses.
- Is the site located in a Welsh Language sensitive area? Are mitigation measures necessary?
- Are there archaeological issues? Does the site impact on heritage designations? Has Cadw highlighted any issues that will need to be addressed?
- Are there contamination/remediation issues?

Key infrastructure and Policy Requirements (including broad costs where known) For example:

Access – Highway improvements
 Education – No of children school places
 Affordable Housing - X% in line with policy y
 Open Space – Hectares / unit/type of unit
 Utilities – Link to Infrastructure Plan

Key Supporting Information Requirements. For example:

Detailed Site/Area Specific Master plan
 Welsh Language Assessment
 Flood Consequence Assessment
 Environmental enhancements / nature based solutions (sought by the LPA) in response to the evidence base
 Landscape Study
 Transport Statement
 Ecological Assessment
 Archaeological Evaluation
 Heritage
 Energy Assessment

Site Allocation Name / Ref	Site Size	Allocation Type	Total Units	Phasing Tranche
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Pembroke Dock Cluster (Royal Dockyard), Pembroke Dock S/EMP/096/00002	28.95 ha	Strategic Employment	1 (Private & Affordable) P & A units	2018-2022 2023-2027 2028-2033
<p>Site Description</p> <p>This x.x hectare brownfield/greenfield site is located to the east of y village/town on a former sports ground adjacent to river z.</p>				
<p>Key Site Issues & Constraints</p> <ul style="list-style-type: none"> • Are there access and highway improvements? Highways comments? • Is the site subject to flood risk issues? Has the statutory body (NRW) responded highlighting issues that will need to be addressed? Is a FCA or other mitigation measures required? • Are there land ownership constraints? • Are there protected environmental/ecological species/designations on, or within a specified vicinity of the site which require redress? Have the specific consultation bodies made any comments regarding issues that need to be addressed? HRA findings? • Is the site appropriately served by utilities (i.e. broadband, sewerage, water including SUDs)? See Infrastructure Plan summarising specific consultation body's responses. • Is the site located in a Welsh Language sensitive area? Are mitigation measures necessary? • Are there archaeological issues? Does the site impact on heritage designations? Has Cadw highlighted any issues that will need to be addressed? • Are there contamination/remediation issues? 				
<p>Key infrastructure and Policy Requirements (including broad costs where known) For example:</p> <p>Access – Highway improvements Education – No of children school places Affordable Housing - X% in line with policy y Open Space – Hectares / unit/type of unit Utilities – Link to Infrastructure Plan</p>				
<p>Key Supporting Information Requirements. For example:</p> <p>Detailed Site/Area Specific Master plan Welsh Language Assessment Flood Consequence Assessment Environmental enhancements / nature based solutions (sought by the LPA) in response to the evidence base</p>				

Landscape Study
 Transport Statement
 Ecological Assessment
 Archaeological Evaluation
 Heritage
 Energy Assessment

Site Allocation Name / Ref	Site Size	Allocation Type	Total Units	Phasing Tranche
Pembroke Dock Cluster (West Llanion), Pembroke Dock S/EMP/096/00003	6.91 ha	Strategic Employment	1 (Private & Affordable) P & A units	2018-2022 2023-2027 2028-2033

Site Description

This x.x hectare brownfield/greenfield site is located to the east of y village/town on a former sports ground adjacent to river z.

Key Site Issues & Constraints

- Are there access and highway improvements? Highways comments?
- Is the site subject to flood risk issues? Has the statutory body (NRW) responded highlighting issues that will need to be addressed? Is a FCA or other mitigation measures required?
- Are there land ownership constraints?
- Are there protected environmental/ecological species/designations on, or within a specified vicinity of the site which require redress? Have the specific consultation bodies made any comments regarding issues that need to be addressed? HRA findings?
- Is the site appropriately served by utilities (i.e. broadband, sewerage, water including SUDs)? See Infrastructure Plan summarising specific consultation body's responses.
- Is the site located in a Welsh Language sensitive area? Are mitigation measures necessary?
- Are there archaeological issues? Does the site impact on heritage designations? Has Cadw highlighted any issues that will need to be addressed?
- Are there contamination/remediation issues?

Key infrastructure and Policy Requirements (including broad costs where known) For example:

Access – Highway improvements
 Education – No of children school places
 Affordable Housing - X% in line with policy y
 Open Space – Hectares / unit/type of unit

Utilities – Link to Infrastructure Plan

Key Supporting Information Requirements. For example:

Detailed Site/Area Specific Master plan
 Welsh Language Assessment
 Flood Consequence Assessment
 Environmental enhancements / nature based solutions (sought by the LPA) in response to the evidence base
 Landscape Study
 Transport Statement
 Ecological Assessment
 Archaeological Evaluation
 Heritage
 Energy Assessment

Site Allocation Name / Ref	Site Size	Allocation Type	Total Units	Phasing Tranche
Waterloo & London Road Industrial Estate Cluster (Ferry Lane), Pembroke Dock S/EMP/096/00004	3.61 ha	Strategic Employment	1 (Private & Affordable) P & A units	2018-2022 2023-2027 2028-2033

Site Description

This x.x hectare brownfield/greenfield site is located to the east of y village/town on a former sports ground adjacent to river z.

Key Site Issues & Constraints

- Are there access and highway improvements? Highways comments?
- Is the site subject to flood risk issues? Has the statutory body (NRW) responded highlighting issues that will need to be addressed? Is a FCA or other mitigation measures required?
- Are there land ownership constraints?
- Are there protected environmental/ecological species/designations on, or within a specified vicinity of the site which require redress? Have the specific consultation bodies made any comments regarding issues that need to be addressed? HRA findings?
- Is the site appropriately served by utilities (i.e. broadband, sewerage, water including SUDs)? See Infrastructure Plan summarising specific consultation body’s responses.
- Is the site located in a Welsh Language sensitive area? Are mitigation measures necessary?

- Are there archaeological issues? Does the site impact on heritage designations? Has Cadw highlighted any issues that will need to be addressed?
- Are there contamination/remediation issues?

Key infrastructure and Policy Requirements (including broad costs where known) For example:

Access – Highway improvements
 Education – No of children school places
 Affordable Housing - X% in line with policy y
 Open Space – Hectares / unit/type of unit
 Utilities – Link to Infrastructure Plan

Key Supporting Information Requirements. For example:

Detailed Site/Area Specific Master plan
 Welsh Language Assessment
 Flood Consequence Assessment
 Environmental enhancements / nature based solutions (sought by the LPA) in response to the evidence base
 Landscape Study
 Transport Statement
 Ecological Assessment
 Archaeological Evaluation
 Heritage
 Energy Assessment

Site Allocation Name / Ref	Site Size	Allocation Type	Total Units	Phasing Tranche
Waterloo & London Road Industrial Estate Cluster (Kingswood), Pembroke Dock S/EMP/096/00005	8.31 ha	Strategic Employment	1 (Private & Affordable) P & A units	2018-2022 2023-2027 2028-2033

Site Description

This x.x hectare brownfield/greenfield site is located to the east of y village/town on a former sports ground adjacent to river z.

Key Site Issues & Constraints

- Are there access and highway improvements? Highways comments?

- Is the site subject to flood risk issues? Has the statutory body (NRW) responded highlighting issues that will need to be addressed? Is a FCA or other mitigation measures required?
- Are there land ownership constraints?
- Are there protected environmental/ecological species/designations on, or within a specified vicinity of the site which require redress? Have the specific consultation bodies made any comments regarding issues that need to be addressed? HRA findings?
- Is the site appropriately served by utilities (i.e. broadband, sewerage, water including SUDs)? See Infrastructure Plan summarising specific consultation body's responses.
- Is the site located in a Welsh Language sensitive area? Are mitigation measures necessary?
- Are there archaeological issues? Does the site impact on heritage designations? Has Cadw highlighted any issues that will need to be addressed?
- Are there contamination/remediation issues?

Key infrastructure and Policy Requirements (including broad costs where known) For example:

Access – Highway improvements
 Education – No of children school places
 Affordable Housing - X% in line with policy y
 Open Space – Hectares / unit/type of unit
 Utilities – Link to Infrastructure Plan

Key Supporting Information Requirements. For example:

Detailed Site/Area Specific Master plan
 Welsh Language Assessment
 Flood Consequence Assessment
 Environmental enhancements / nature based solutions (sought by the LPA) in response to the evidence base
 Landscape Study
 Transport Statement
 Ecological Assessment
 Archaeological Evaluation
 Heritage
 Energy Assessment

Site Allocation Name / Ref	Site Size	Allocation Type	Total Units	Phasing Tranche
Waterloo & London Road Industrial Estate, Pembroke Dock S/EMP/096/00006	19.41 ha	Strategic Employment	1 (Private & Affordable) P & A units	2018-2022 2023-2027 2028-2033

<p>Site Description</p> <p>This x.x hectare brownfield/greenfield site is located to the east of y village/town on a former sports ground adjacent to river z.</p>				
<p>Key Site Issues & Constraints</p> <ul style="list-style-type: none"> • Are there access and highway improvements? Highways comments? • Is the site subject to flood risk issues? Has the statutory body (NRW) responded highlighting issues that will need to be addressed? Is a FCA or other mitigation measures required? • Are there land ownership constraints? • Are there protected environmental/ecological species/designations on, or within a specified vicinity of the site which require redress? Have the specific consultation bodies made any comments regarding issues that need to be addressed? HRA findings? • Is the site appropriately served by utilities (i.e. broadband, sewerage, water including SUDs)? See Infrastructure Plan summarising specific consultation body's responses. • Is the site located in a Welsh Language sensitive area? Are mitigation measures necessary? • Are there archaeological issues? Does the site impact on heritage designations? Has Cadw highlighted any issues that will need to be addressed? • Are there contamination/remediation issues? 				
<p>Key infrastructure and Policy Requirements (including broad costs where known) For example:</p> <p>Access – Highway improvements Education – No of children school places Affordable Housing - X% in line with policy y Open Space – Hectares / unit/type of unit Utilities – Link to Infrastructure Plan</p>				
<p>Key Supporting Information Requirements. For example:</p> <p>Detailed Site/Area Specific Master plan Welsh Language Assessment Flood Consequence Assessment Environmental enhancements / nature based solutions (sought by the LPA) in response to the evidence base Landscape Study Transport Statement Ecological Assessment Archaeological Evaluation Heritage Energy Assessment</p>				

Site Allocation Name / Ref	Site Size	Allocation Type	Total Units	Phasing Tranche
Pembrokeshire Science & Technology Park Cluster (Cleddau Bridge), Pembroke Dock S/EMP/096/00007	2.33 ha	Strategic Employment	1 (Private & Affordable) P & A units	2018-2022 2023-2027 2028-2033
<p>Site Description</p> <p>This x.x hectare brownfield/greenfield site is located to the east of y village/town on a former sports ground adjacent to river z.</p>				
<p>Key Site Issues & Constraints</p> <ul style="list-style-type: none"> • Are there access and highway improvements? Highways comments? • Is the site subject to flood risk issues? Has the statutory body (NRW) responded highlighting issues that will need to be addressed? Is a FCA or other mitigation measures required? • Are there land ownership constraints? • Are there protected environmental/ecological species/designations on, or within a specified vicinity of the site which require redress? Have the specific consultation bodies made any comments regarding issues that need to be addressed? HRA findings? • Is the site appropriately served by utilities (i.e. broadband, sewerage, water including SUDs)? See Infrastructure Plan summarising specific consultation body's responses. • Is the site located in a Welsh Language sensitive area? Are mitigation measures necessary? • Are there archaeological issues? Does the site impact on heritage designations? Has Cadw highlighted any issues that will need to be addressed? • Are there contamination/remediation issues? 				
<p>Key infrastructure and Policy Requirements (including broad costs where known) For example:</p> <p>Access – Highway improvements Education – No of children school places Affordable Housing - X% in line with policy y Open Space – Hectares / unit/type of unit Utilities – Link to Infrastructure Plan</p>				
<p>Key Supporting Information Requirements. For example:</p>				

Detailed Site/Area Specific Master plan
 Welsh Language Assessment
 Flood Consequence Assessment
 Environmental enhancements / nature based solutions (sought by the LPA) in response to the evidence base
 Landscape Study
 Transport Statement
 Ecological Assessment
 Archaeological Evaluation
 Heritage
 Energy Assessment

Site Allocation Name / Ref	Site Size	Allocation Type	Total Units	Phasing Tranche
Former RNAD Site, Trecwn S/EMP/136/00001	21.22 ha	Strategic Employment	1 (Private & Affordable) P & A units	2018-2022 2023-2027 2028-2033

Site Description

This x.x hectare brownfield/greenfield site is located to the east of y village/town on a former sports ground adjacent to river z.

Key Site Issues & Constraints

- Are there access and highway improvements? Highways comments?
- Is the site subject to flood risk issues? Has the statutory body (NRW) responded highlighting issues that will need to be addressed? Is a FCA or other mitigation measures required?
- Are there land ownership constraints?
- Are there protected environmental/ecological species/designations on, or within a specified vicinity of the site which require redress? Have the specific consultation bodies made any comments regarding issues that need to be addressed? HRA findings?
- Is the site appropriately served by utilities (i.e. broadband, sewerage, water including SUDs)? See Infrastructure Plan summarising specific consultation body's responses.
- Is the site located in a Welsh Language sensitive area? Are mitigation measures necessary?
- Are there archaeological issues? Does the site impact on heritage designations? Has Cadw highlighted any issues that will need to be addressed?
- Are there contamination/remediation issues?

Key infrastructure and Policy Requirements (including broad costs where known) For example:

Access – Highway improvements
 Education – No of children school places
 Affordable Housing - X% in line with policy y
 Open Space – Hectares / unit/type of unit
 Utilities – Link to Infrastructure Plan

Key Supporting Information Requirements. For example:

Detailed Site/Area Specific Master plan
 Welsh Language Assessment
 Flood Consequence Assessment
 Environmental enhancements / nature based solutions (sought by the LPA) in response to the evidence base
 Landscape Study
 Transport Statement
 Ecological Assessment
 Archaeological Evaluation
 Heritage
 Energy Assessment

Employment Allocations

Site Allocation Name / Ref	Site Size	Allocation Type	Total Units	Phasing Tranche
Land at Princes Gate Spring Water, Princes Gate EMP/000/LDP2/1	4.33 ha	Employment	1 (Private & Affordable) P & A units	2018-2022 2023-2027 2028-2033
Site Description				
This x.x hectare brownfield/greenfield site is located to the east of y village/town on a former sports ground adjacent to river z.				
Key Site Issues & Constraints				
<ul style="list-style-type: none"> • Are there access and highway improvements? Highways comments? • Is the site subject to flood risk issues? Has the statutory body (NRW) responded highlighting issues that will need to be addressed? Is a FCA or other mitigation measures required? • Are there land ownership constraints? • Are there protected environmental/ecological species/designations on, or within a specified vicinity of the site which require redress? Have the specific consultation bodies made any comments regarding issues that need to be addressed? HRA findings? 				

- Is the site appropriately served by utilities (i.e. broadband, sewerage, water including SUDs)? See Infrastructure Plan summarising specific consultation body's responses.
- Is the site located in a Welsh Language sensitive area? Are mitigation measures necessary?
- Are there archaeological issues? Does the site impact on heritage designations? Has Cadw highlighted any issues that will need to be addressed?
- Are there contamination/remediation issues?

Key infrastructure and Policy Requirements (including broad costs where known) For example:

Access – Highway improvements
 Education – No of children school places
 Affordable Housing - X% in line with policy y
 Open Space – Hectares / unit/type of unit
 Utilities – Link to Infrastructure Plan

Key Supporting Information Requirements. For example:

Detailed Site/Area Specific Master plan
 Welsh Language Assessment
 Flood Consequence Assessment
 Environmental enhancements / nature based solutions (sought by the LPA) in response to the evidence base
 Landscape Study
 Transport Statement
 Ecological Assessment
 Archaeological Evaluation
 Heritage
 Energy Assessment

Site Allocation Name / Ref	Site Size	Allocation Type	Total Units	Phasing Tranche
Parc Gwynfryn, Crymych EMP/030/00001	6.92 ha	Employment	1 (Private & Affordable) P & A units	2018-2022 2023-2027 2028-2033

Site Description

This x.x hectare brownfield/greenfield site is located to the east of y village/town on a former sports ground adjacent to river z.

Key Site Issues & Constraints

- Are there access and highway improvements? Highways comments?

- Is the site subject to flood risk issues? Has the statutory body (NRW) responded highlighting issues that will need to be addressed? Is a FCA or other mitigation measures required?
- Are there land ownership constraints?
- Are there protected environmental/ecological species/designations on, or within a specified vicinity of the site which require redress? Have the specific consultation bodies made any comments regarding issues that need to be addressed? HRA findings?
- Is the site appropriately served by utilities (i.e. broadband, sewerage, water including SUDs)? See Infrastructure Plan summarising specific consultation body's responses.
- Is the site located in a Welsh Language sensitive area? Are mitigation measures necessary?
- Are there archaeological issues? Does the site impact on heritage designations? Has Cadw highlighted any issues that will need to be addressed?
- Are there contamination/remediation issues?

Key infrastructure and Policy Requirements (including broad costs where known) For example:

Access – Highway improvements
 Education – No of children school places
 Affordable Housing - X% in line with policy y
 Open Space – Hectares / unit/type of unit
 Utilities – Link to Infrastructure Plan

Key Supporting Information Requirements. For example:

Detailed Site/Area Specific Master plan
 Welsh Language Assessment
 Flood Consequence Assessment
 Environmental enhancements / nature based solutions (sought by the LPA) in response to the evidence base
 Landscape Study
 Transport Statement
 Ecological Assessment
 Archaeological Evaluation
 Heritage
 Energy Assessment

Site Allocation Name / Ref	Site Size	Allocation Type	Total Units	Phasing Tranche
South of Parc Gwynfryn, Crymych EMP/030/LDP2/1	1.79 ha	Employment	1 (Private & Affordable) P & A units	2018-2022 2023-2027 2028-2033

Site Description

This x.x hectare brownfield/greenfield site is located to the east of y village/town on a former sports ground adjacent to river z.

Key Site Issues & Constraints

- Are there access and highway improvements? Highways comments?
- Is the site subject to flood risk issues? Has the statutory body (NRW) responded highlighting issues that will need to be addressed? Is a FCA or other mitigation measures required?
- Are there land ownership constraints?
- Are there protected environmental/ecological species/designations on, or within a specified vicinity of the site which require redress? Have the specific consultation bodies made any comments regarding issues that need to be addressed? HRA findings?
- Is the site appropriately served by utilities (i.e. broadband, sewerage, water including SUDs)? See Infrastructure Plan summarising specific consultation body's responses.
- Is the site located in a Welsh Language sensitive area? Are mitigation measures necessary?
- Are there archaeological issues? Does the site impact on heritage designations? Has Cadw highlighted any issues that will need to be addressed?
- Are there contamination/remediation issues?

Key infrastructure and Policy Requirements (including broad costs where known) For example:

Access – Highway improvements
Education – No of children school places
Affordable Housing - X% in line with policy y
Open Space – Hectares / unit/type of unit
Utilities – Link to Infrastructure Plan

Key Supporting Information Requirements. For example:

Detailed Site/Area Specific Master plan
Welsh Language Assessment
Flood Consequence Assessment
Environmental enhancements / nature based solutions (sought by the LPA) in response to the evidence base
Landscape Study
Transport Statement
Ecological Assessment
Archaeological Evaluation
Heritage
Energy Assessment

Site Allocation Name / Ref	Site Size	Allocation Type	Total Units	Phasing Tranche
Celtic Link Business Park, Near Scleddau EMP/034/00006	13.29 ha	Employment	1 (Private & Affordable) P & A units	2018-2022 2023-2027 2028-2033
<p>Site Description</p> <p>This x.x hectare brownfield/greenfield site is located to the east of y village/town on a former sports ground adjacent to river z.</p>				
<p>Key Site Issues & Constraints</p> <ul style="list-style-type: none"> • Are there access and highway improvements? Highways comments? • Is the site subject to flood risk issues? Has the statutory body (NRW) responded highlighting issues that will need to be addressed? Is a FCA or other mitigation measures required? • Are there land ownership constraints? • Are there protected environmental/ecological species/designations on, or within a specified vicinity of the site which require redress? Have the specific consultation bodies made any comments regarding issues that need to be addressed? HRA findings? • Is the site appropriately served by utilities (i.e. broadband, sewerage, water including SUDs)? See Infrastructure Plan summarising specific consultation body's responses. • Is the site located in a Welsh Language sensitive area? Are mitigation measures necessary? • Are there archaeological issues? Does the site impact on heritage designations? Has Cadw highlighted any issues that will need to be addressed? • Are there contamination/remediation issues? 				
<p>Key infrastructure and Policy Requirements (including broad costs where known) For example:</p> <p>Access – Highway improvements Education – No of children school places Affordable Housing - X% in line with policy y Open Space – Hectares / unit/type of unit Utilities – Link to Infrastructure Plan</p>				
<p>Key Supporting Information Requirements. For example:</p> <p>Detailed Site/Area Specific Master plan Welsh Language Assessment Flood Consequence Assessment</p>				

Environmental enhancements / nature based solutions (sought by the LPA) in response to the evidence base
 Landscape Study
 Transport Statement
 Ecological Assessment
 Archaeological Evaluation
 Heritage
 Energy Assessment

Site Allocation Name / Ref	Site Size	Allocation Type	Total Units	Phasing Tranche
Old Station Yard, Letterston EMP/053/00001	1.23 ha	Employment	1 (Private & Affordable) P & A units	2018-2022 2023-2027 2028-2033

Site Description

This x.x hectare brownfield/greenfield site is located to the east of y village/town on a former sports ground adjacent to river z.

Key Site Issues & Constraints

- Are there access and highway improvements? Highways comments?
- Is the site subject to flood risk issues? Has the statutory body (NRW) responded highlighting issues that will need to be addressed? Is a FCA or other mitigation measures required?
- Are there land ownership constraints?
- Are there protected environmental/ecological species/designations on, or within a specified vicinity of the site which require redress? Have the specific consultation bodies made any comments regarding issues that need to be addressed? HRA findings?
- Is the site appropriately served by utilities (i.e. broadband, sewerage, water including SUDs)? See Infrastructure Plan summarising specific consultation body's responses.
- Is the site located in a Welsh Language sensitive area? Are mitigation measures necessary?
- Are there archaeological issues? Does the site impact on heritage designations? Has Cadw highlighted any issues that will need to be addressed?
- Are there contamination/remediation issues?

Key infrastructure and Policy Requirements (including broad costs where known) For example:

Access – Highway improvements
 Education – No of children school places
 Affordable Housing - X% in line with policy y
 Open Space – Hectares / unit/type of unit

Utilities – Link to Infrastructure Plan

Key Supporting Information Requirements. For example:

Detailed Site/Area Specific Master plan
 Welsh Language Assessment
 Flood Consequence Assessment
 Environmental enhancements / nature based solutions (sought by the LPA) in response to the evidence base
 Landscape Study
 Transport Statement
 Ecological Assessment
 Archaeological Evaluation
 Heritage
 Energy Assessment

Site Allocation Name / Ref	Site Size	Allocation Type	Total Units	Phasing Tranche
Rushacre Enterprise Park Extension, Narberth EMP/088/LDP/01	1.32 ha	Employment	1 (Private & Affordable) P & A units	2018-2022 2023-2027 2028-2033

Site Description

This x.x hectare brownfield/greenfield site is located to the east of y village/town on a former sports ground adjacent to river z.

Key Site Issues & Constraints

- Are there access and highway improvements? Highways comments?
- Is the site subject to flood risk issues? Has the statutory body (NRW) responded highlighting issues that will need to be addressed? Is a FCA or other mitigation measures required?
- Are there land ownership constraints?
- Are there protected environmental/ecological species/designations on, or within a specified vicinity of the site which require redress? Have the specific consultation bodies made any comments regarding issues that need to be addressed? HRA findings?
- Is the site appropriately served by utilities (i.e. broadband, sewerage, water including SUDs)? See Infrastructure Plan summarising specific consultation body’s responses.
- Is the site located in a Welsh Language sensitive area? Are mitigation measures necessary?
- Are there archaeological issues? Does the site impact on heritage designations? Has Cadw highlighted any issues that will need to be addressed?

- Are there contamination/remediation issues?

Key infrastructure and Policy Requirements (including broad costs where known) For example:

Access – Highway improvements
 Education – No of children school places
 Affordable Housing - X% in line with policy y
 Open Space – Hectares / unit/type of unit
 Utilities – Link to Infrastructure Plan

Key Supporting Information Requirements. For example:

Detailed Site/Area Specific Master plan
 Welsh Language Assessment
 Flood Consequence Assessment
 Environmental enhancements / nature based solutions (sought by the LPA) in response to the evidence base
 Landscape Study
 Transport Statement
 Ecological Assessment
 Archaeological Evaluation
 Heritage
 Energy Assessment

Site Allocation Name / Ref	Site Size	Allocation Type	Total Units	Phasing Tranche
North of Honeyborough Industrial Estate, Neyland EMP/093/00001	1.55 ha	Employment	1 (Private & Affordable) P & A units	2018-2022 2023-2027 2028-2033

Site Description

This x.x hectare brownfield/greenfield site is located to the east of y village/town on a former sports ground adjacent to river z.

Key Site Issues & Constraints

- Are there access and highway improvements? Highways comments?
- Is the site subject to flood risk issues? Has the statutory body (NRW) responded highlighting issues that will need to be addressed? Is a FCA or other mitigation measures required?
- Are there land ownership constraints?
- Are there protected environmental/ecological species/designations on, or within a specified vicinity of the site which require redress? Have the

specific consultation bodies made any comments regarding issues that need to be addressed? HRA findings?

- Is the site appropriately served by utilities (i.e. broadband, sewerage, water including SUDs)? See Infrastructure Plan summarising specific consultation body's responses.
- Is the site located in a Welsh Language sensitive area? Are mitigation measures necessary?
- Are there archaeological issues? Does the site impact on heritage designations? Has Cadw highlighted any issues that will need to be addressed?
- Are there contamination/remediation issues?

Key infrastructure and Policy Requirements (including broad costs where known) For example:

Access – Highway improvements
 Education – No of children school places
 Affordable Housing - X% in line with policy y
 Open Space – Hectares / unit/type of unit
 Utilities – Link to Infrastructure Plan

Key Supporting Information Requirements. For example:

Detailed Site/Area Specific Master plan
 Welsh Language Assessment
 Flood Consequence Assessment
 Environmental enhancements / nature based solutions (sought by the LPA) in response to the evidence base
 Landscape Study
 Transport Statement
 Ecological Assessment
 Archaeological Evaluation
 Heritage
 Energy Assessment

Site Allocation Name / Ref	Site Size	Allocation Type	Total Units	Phasing Tranche
South of KP Thomas & Sons, Templeton EMP/132/LDP2/1	2.57 ha	Employment	1 (Private & Affordable) P & A units	2018-2022 2023-2027 2028-2033

Site Description

This x.x hectare brownfield/greenfield site is located to the east of y village/town on a former sports ground adjacent to river z.

Key Site Issues & Constraints

- Are there access and highway improvements? Highways comments?
- Is the site subject to flood risk issues? Has the statutory body (NRW) responded highlighting issues that will need to be addressed? Is a FCA or other mitigation measures required?
- Are there land ownership constraints?
- Are there protected environmental/ecological species/designations on, or within a specified vicinity of the site which require redress? Have the specific consultation bodies made any comments regarding issues that need to be addressed? HRA findings?
- Is the site appropriately served by utilities (i.e. broadband, sewerage, water including SUDs)? See Infrastructure Plan summarising specific consultation body's responses.
- Is the site located in a Welsh Language sensitive area? Are mitigation measures necessary?
- Are there archaeological issues? Does the site impact on heritage designations? Has Cadw highlighted any issues that will need to be addressed?
- Are there contamination/remediation issues?

Key infrastructure and Policy Requirements (including broad costs where known) For example:

Access – Highway improvements
 Education – No of children school places
 Affordable Housing - X% in line with policy y
 Open Space – Hectares / unit/type of unit
 Utilities – Link to Infrastructure Plan

Key Supporting Information Requirements. For example:

Detailed Site/Area Specific Master plan
 Welsh Language Assessment
 Flood Consequence Assessment
 Environmental enhancements / nature based solutions (sought by the LPA) in response to the evidence base
 Landscape Study
 Transport Statement
 Ecological Assessment
 Archaeological Evaluation
 Heritage
 Energy Assessment

Solar Array Allocations

Site Allocation Name / Ref	Site Size	Allocation Type	Total Units	Phasing Tranche
	11.27 ha		N/A	N/A

Cawdor Barracks, Brawdy SPV/000/LDP2/1		Renewable Energy		
<p>Site Description</p> <p>This 11.27 hectare brownfield site is located within part of the Cawdor Barracks / Former Brawdy Airfield complex, near Penycwm village. The Ministry of Defence owns this site. It remains in use for military purposes at the time of writing (although in the medium to long term the current use may cease). It is considered that use of part of the site for a solar PV installation could take place prior to the full cessation of the military activities at the site. A scoping study looking at possible future uses for this site was prepared in 2015. This allocation reflects one of the recommendations of that study.</p>				
<p>Key Site Issues & Constraints</p> <ul style="list-style-type: none"> • Access to the site will be via the existing highway network and thence internal roads within the Cawdor Barracks / Former Brawdy Airfield site. • The site is not in a flood risk area. • The Ministry of Defence owns the site. Currently, it is in active military use, although in the medium to long term that use may cease. • The site is not far from sites with SSSI / SAC / SPA designation, although it is not protected itself. Within the site area of the Cawdor Barracks / Former Brawdy Airfield as a whole, there are areas of built development, but beyond these, there is much improved grassland. There are records of protected / priority species within the site, other species of conservation importance and also some locally important species. The Skylark population on the site is particularly important. Overall, the environmental value of the site is very high, this comment also applying to the smaller part of the site that is specifically allocated for a Solar PV array. • Some services will already be located on this brownfield site. However, a grid connection to facilitate the operation of the solar PV array will be needed, unless the power generated can be fully used within the broader Cawdor Barracks / Former Brawdy Airfield site. There is an 11kV sub-station on the larger site, but not within the part of the site allocated for the solar PV array. Please see the Infrastructure Plan, which summarises Specific Consultation Body responses. • The site is located within a Welsh Language sensitive area, but the nature of this proposal does not require a specific response in relation to linguistic provision and integration, aside from use of appropriate bilingual signage. • There is archaeological interest within the site, which will require a Historic Environment Appraisal and, dependent on the outcome, mitigation measures. • Nearby Rickeston Hall is a Grade II* Listed Building and it also has some Grade II Listed Outbuildings. Future development proposals at Cawdor Barracks / Former RAF Brawdy will need to take account of the setting of the Listed Buildings. 				

- The site has previously had a contaminative use. The potential risk needs to be established and, dependent on the outcome, mitigation may be required. Solar PV arrays will probably require a lower level of remediation than many other uses.
- There is a Public Right of Way on the southern edge of the allocated site, the integrity of which should be maintained at development stage.
- The site can be viewed from several different locations within the National Park. Likely impacts on the National Park must be taken into consideration and may require mitigation. Intrusive lighting schemes should be avoided.
- The dominant Agricultural Land Classification on the Cawdor Barracks / Former RAF Brawdy site is Grade 3b, but there is also a substantial amount of Grade 3a land. In the context of the wider site, the use of just over 11ha to a solar PV array is not considered to be a significant loss. Also, solar PV arrays are generally subject to temporary consents and at the end of their working lives, site restoration is usually required. Continued use of solar PV array sites for certain types of agriculture is often possible, albeit at a lower intensity than previously.

Key infrastructure and Policy Requirements (including broad costs where known) For example:

Access – from the existing highway network and thence via the internal roads within the Cawdor Barracks / Former Brawdy Airfield site.

Education – primary and secondary school capacity is a constraint in the Brawdy area, but this is not a relevant consideration in the context of this solar PV array allocation.

Affordable Housing – N/A.

Open Space provision will not be required in conjunction with this solar PV allocation.

Utilities – see Infrastructure Plan.

Key Supporting Information Requirements. For example:

It is not anticipated that a detailed masterplan will be drawn up for the development of this site.

This site is within a Welsh language sensitive area but the nature of the proposals means that a Welsh Language Assessment is not needed. Any signage connected to this site should be bilingual.

The site is not within a flood risk area.

The site is of high ecological value and mitigation may therefore be needed, particularly in relation to protected / priority species.

A connection to link the solar PV array to the National Grid is likely to be needed.

A Historic Environment Appraisal, possibly with mitigation to follow, will be required.

Consideration will need to be taken of the setting of Rickeston Hall and its Outbuildings, these being Listed Buildings.

The site is contaminated and hence a risk assessment is required and possibly mitigation.

The integrity of the Public Right of Way on the southern edge of the site should be maintained.

Mitigation may be needed to address landscape impacts, particularly in a National Park context. Intrusive lighting should be avoided.

All sites at Brawdy are constrained in terms of primary and secondary school capacity, but this is not a relevant consideration in the context of a solar PV array allocation.

Water supply, sewerage and waste water treatment are not relevant considerations in the context of a solar PV array allocation.

Site Allocation Name / Ref	Site Size	Allocation Type	Total Units	Phasing Tranche
West of Hazelbank, Llanstadwell SPV/066/LDP2/1	0.68 ha	Renewable Energy	N/A	N/A
<p>Site Description</p> <p>This x.x hectare brownfield/greenfield site is located to the east of y village/town on a former sports ground adjacent to river z.</p>				
<p>Key Site Issues & Constraints</p> <ul style="list-style-type: none"> • Are there access and highway improvements? Highways comments? • Is the site subject to flood risk issues? Has the statutory body (NRW) responded highlighting issues that will need to be addressed? Is a FCA or other mitigation measures required? • Are there land ownership constraints? • Are there protected environmental/ecological species/designations on, or within a specified vicinity of the site which require redress? Have the specific consultation bodies made any comments regarding issues that need to be addressed? HRA findings? • Is the site appropriately served by utilities (i.e. broadband, sewerage, water including SUDs)? See Infrastructure Plan summarising specific consultation body's responses. • Is the site located in a Welsh Language sensitive area? Are mitigation measures necessary? • Are there archaeological issues? Does the site impact on heritage designations? Has Cadw highlighted any issues that will need to be addressed? • Are there contamination/remediation issues? 				
<p>Key infrastructure and Policy Requirements (including broad costs where known) For example:</p> <p>Access – Highway improvements Education – No of children school places Affordable Housing - X% in line with policy y</p>				

Open Space – Hectares / unit/type of unit
 Utilities – Link to Infrastructure Plan

Key Supporting Information Requirements. For example:

Detailed Site/Area Specific Master plan
 Welsh Language Assessment
 Flood Consequence Assessment
 Environmental enhancements / nature based solutions (sought by the LPA) in response to the evidence base
 Landscape Study
 Transport Statement
 Ecological Assessment
 Archaeological Evaluation
 Heritage
 Energy Assessment

Site Allocation Name / Ref	Site Size	Allocation Type	Total Units	Phasing Tranche
Ford Farm, Wolfscastle SPV/149/LDP2/1	1.55 ha	Renewable Energy	N/A	N/A

Site Description

This 1.55 hectare greenfield site is located on the SW side of Wolfscastle village, adjoining land allocated for housing development. Pembrokeshire County Council owns the site.

Key Site Issues & Constraints

- Access to the site will be from the country road running towards Hayscastle Cross. A Transport Assessment will be required, in particular to address potential impacts on the nearby A.40 trunk road. Any proposals to use an access direct from the A.40 trunk road to serve this site will not be acceptable.
- The site is not in a flood risk area.
- The site is owned by Pembrokeshire County Council.
- Hedgerows and trees on the site boundaries should be retained wherever possible. On the part of the site boundary that is undefined, new hedgerows should be planted.
- The site is close to the Western Cleddau SSSI and SAC and this should be taken into consideration in preparing plans for the development of this site.
- All services will require extension onto this greenfield site. A grid connection to facilitate the operation of the solar PV array will be needed, unless the power generated can be fully used locally (which is unlikely). There is an 11kV sub-station within the site that may require relocation.

Please see the Infrastructure Plan, which summarises Specific Consultation Body responses.

- The site is located in a Welsh Language sensitive area. However, this is not a relevant consideration in the context of a solar PV array allocation. However, if signage is needed, this should be bilingual.
- There is archaeological interest on the site and mitigation will be secured by planning condition.

Key infrastructure and Policy Requirements (including broad costs where known) For example:

Access – from the country road running west towards Hayscastle Cross.

Education – primary school capacity is a constraint in Wolfscastle, but this is not a relevant consideration in the context of a solar PV array allocation.

Affordable Housing – N/A.

Open Space provision will not be required in conjunction with this solar PV array allocation.

Utilities – see Infrastructure Plan.

Key Supporting Information Requirements. For example:

It is not anticipated that a detailed masterplan will be drawn up for the development of this site.

This site is within a Welsh language sensitive area but the nature of the proposals means that a Welsh Language Assessment is not needed. Any signage connected to this site should be bilingual.

A Transport Assessment will be needed, focusing on potential impacts on the A.40 trunk road. However, given the nature of the proposal, this is unlikely to be a significant issue, other than during the construction phase.

The site is not within a flood risk area.

Hedgerows and trees on the site boundaries should be retained wherever possible and some new hedgerows will be required.

The site is near to the Western Cleddau SSSI and SAC and this will need to be taken into consideration in drawing up development proposals for the site.

However, the nature of this allocation makes it unlikely that there will be significant impacts in this respect.

Archaeological mitigation will be required.

Water supply, sewerage and waste water treatment are not relevant considerations in the context of a solar PV array allocation.