

Pembrokeshire County Council
Local Development Plan 2
2017-2033

Candidate Sites' Register and Site Assessment (September 2024)

Settlements A-C

Candidate Sites' Register and Site Assessment – Deposit Plan 2 2024

Background

Pembrokeshire County Council issued a call for Candidate Sites between 22nd March and the 14th August 2018 and between 17th December 2018 and the 4th February 2019. A further call for candidate sites took place between 20th July 2021 and 30th July 2021, due to a previously unforeseen administrative error in 2017 that resulted in a small number of individuals on the Pembrokeshire County Council LDP 1 database not being notified of the opportunity to register their interest for the LDP 2 database.

Candidate Sites are sites suggested by the public for inclusion in the LDP. 515 Candidate Sites were received by the Authority for consideration, with 457 submitted during the 1st call, 55 during the 2nd call and 3 during the 3rd call. All sites are published in the interactive map below.

Initial assessment

All Candidate Sites were subjected to an initial compatibility test to identify sites that are compliant with the [Preferred Strategy, which was published in December 2018](#). A colour coding system was created to indicate the extent to which a site proposed was considered to comply with the Preferred Strategy. Details of the colour coding system for the Preferred Strategy compatibility can be found in the appendix.

Deposit Plan 2 Site Assessment

The Candidate Sites Register has been updated for the second Deposit Plan to show which sites have been taken forward into the Deposit Plan 2. This included constraints such as Highways, ecology, landscape and deliverability. A full list of constraints and the manner in which they were assessed are set out in the [Candidate Site methodology](#).

A critical issue is the overall level of housing required in a location and whether or not there are already sites with planning permission in that area that could help to meet that need. It should be noted that in some instances a candidate site may be partly included in the Deposit Plan 2 and part not included. In these cases, the site has been sub-divided to show the elements which fall into different categories in terms of their suitability for development or protection (alongside colour coding to assist the reader's understanding). The register now also incorporates the site assessment report, which was previously a standalone document.

Whilst the Candidate Sites Register provides the outcome at this stage of the plan replacement process, the outcomes can change at subsequent stages of the review process. The outcomes are the view of the Council and if stakeholders have a view on these candidate sites, they must be submitted as a representation during the Deposit Plan consultation between 21st October and 16th December 2024. Please see the [Deposit Plan 2 webpage](#) for further information on how to make a representation.

The candidate site assessment colour categories are as follows:

Residential Categories

Red Category = residential sites that are not considered suitable for residential development. These sites have not been allocated and are outside of a settlement boundary. This includes sites considered to be constrained that are within 250m of a settlement boundary of either a service village, service centre or a main town. In some instances, candidate site promoters made multiple submission on the same land for different uses, so the successful uses fall within this category. It also contains sites previously deemed unsuitable as part of the initial assessment undertaken for preferred strategy compatibility.

Amber Category = residential sites that were not constrained but were surplus to requirement, as a suitable level of housing growth could be achieved using an alternative site deemed to be better related to the built form of the settlement.

Green Category = residential sites that were successful and included in the redeposit plan as either a housing allocation within a settlement boundary, land not allocated but within a settlement boundary, or a housing commitment as a result of previously obtaining planning permission.

Non-Residential Categories (including mixed use proposals with an element of residential)

Blue Category = non-residential sites that were successful and included in the redeposit plan as either an allocation, included within the settlement boundary but not allocated, safeguarded as a transport improvement or designated as open space.

Pink Category = non-residential sites that are not considered suitable for development due to a constraint. These sites have not been allocated and are outside of a settlement boundary.

Yellow Category = a proposed use that the Local Development Plan does not specifically allocate land for. This largely includes holiday accommodation along with leisure and tourism proposals. In addition, sites that were withdrawn from consideration are in this category. Criteria based policies have been included in the Local Development Plan to assess these proposals following adoption of the plan. The category also includes sites suggested to remain as countryside.

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

Criteria colour and number	Criteria Summary	Detailed Description
Green 3	Land not allocated as a Residential development but is within a settlement boundary	These sites were deemed to be suitable for inclusion within a settlement boundary but due to a specific issue it was not considered appropriate to identify it as a Residential Allocation. Criteria based policies can be used to assess these sites for development suitability, which could be a non-residential use.
Green 4	Residential Allocation	These sites were deemed to be suitable as a Residential Allocation that can contribute to the housing requirement that has been identified.
Green 5	Housing Commitment	This is a site that has already obtained planning permission for Residential development.
Amber 4	Residential proposal not required at this stage	A site which is not constrained but is surplus to requirement, as a suitable level of housing growth could be achieved using an alternative site deemed to be better related to the built form of the settlement.
Red 1	Residential proposal 80% within C2 Flood Zone or 80% within the 200metre SSSI/SAC buffer	Proposal is for residential use where the site area is 80% within C2 floodzone or 80% within a 200 metre buffer of a SSSI/SAC area – this is not an acceptable location for this use. This category has been carried forward from the preferred strategy initial assessment.
Red 2	Residential adjacent to a Local Village Boundary	Proposal is adjacent to a Local Village boundary. Significant development is not being sought in settlements in this position in the Settlement Hierarchy. This category has been carried forward from the preferred strategy initial assessment.

Criteria colour and number	Criteria Summary	Detailed Description
Red 3	Any Residential proposal not within 250m of a Service Village, Service Centre, Main Town or adjacent to a Cluster Local Village	This is not within 250m of a Service Village, Service Centre, Rural Town or Main Town or adjacent to a Cluster Local Village and hence proposals for larger residential development are not supported by the Preferred Strategy in this location. This category has been carried forward from the preferred strategy initial assessment.
Red 4	A Residential proposal within 250m of a Service Village, Service Centre, Main Town or adjacent to a Cluster Local Village, which was considered to be constrained.	Following the initial assessment, the detailed assessment revealed a constraint that deemed the site to be unsuitable for Residential development. These sites remain outside of a settlement boundary.
Red 5	Residential proposal below 0.15Ha not adjacent to a settlement boundary.	A policy included in the preferred strategy has since been removed, so these sites were no longer required to be assessed.
Red 6	A residential site allocated for an alternative use.	In some instances, candidate site promoters made multiple submission on the same land for different uses, so the unsuccessful residential use fall within this category.
Blue 1	Non-Residential Allocation	These sites were deemed to be suitable to be allocated for a specific type of development. This includes Community Facility, Employment, Gypsy & Traveller, Solar Array, Strategic Employment, Specialist and Supported Accommodation.
Blue 2	Transport Safeguarded, Strategy Employment Safeguarded or Open Space Designation	These sites were deemed to be suitable to be safeguarded for a proposed transport scheme, safeguarded due to an existing Employment use or designated to protect an existing Open Space.
Blue 3	A site not allocated for non-residential development (including mixed use with an element of residential) but is within a settlement boundary	These sites were deemed to be suitable for inclusion within a settlement boundary but due to a specific issue it was not considered appropriate to identify it as an Allocation. Criteria based policies can be used to assess these sites for development suitability, which could be a non-residential or potentially a residential use.

Criteria colour and number	Criteria Summary	Detailed Description
Blue 4	A Proposal for Transport Safeguarding that has since been completed	A Proposal for Transport Safeguarding that has since been completed.
Pink 1	A non-residential proposal or mixed use including an element of residential, which was considered to be constrained.	Following the initial assessment, the detailed assessment revealed a constraint that deemed the site to be unsuitable for non-residential development. These sites remain outside of a settlement boundary.
Pink 2	A non-residential or mixed-use proposal allocated/safeguarded for an alternative use.	A site that as been allocated/safeguarded for a use not proposed in the candidate site submission.
Yellow 1	A proposed use that the Local Development Plan does not specifically allocate land for.	This largely includes holiday accommodation along with leisure and tourism proposals. Criteria based policies have been included in the Local Development Plan to assess development proposals following adoption of the plan.
Yellow 2	Sites suggested to be retained as countryside, which remain as countryside. Also includes withdraw submissions	These sites are in the countryside outside settlement boundaries. Sites that were withdrawn from consideration are also in this category.

The Deposit 2 LDP 2 Settlement boundaries have been included on the maps for information only. Red boundaries indicate Service Villages, Service Centres and Towns. Blue boundaries indicate Local Villages and Cluster Local Villages. Please see the [Deposit Plan 2 webpage](#) for further information.

Candidate Site Register Key


LDP2 Deposit V2 Settlement Boundary

 Main Town

 Service Centre

 Service Village

 Cluster Local Village

 Local Village

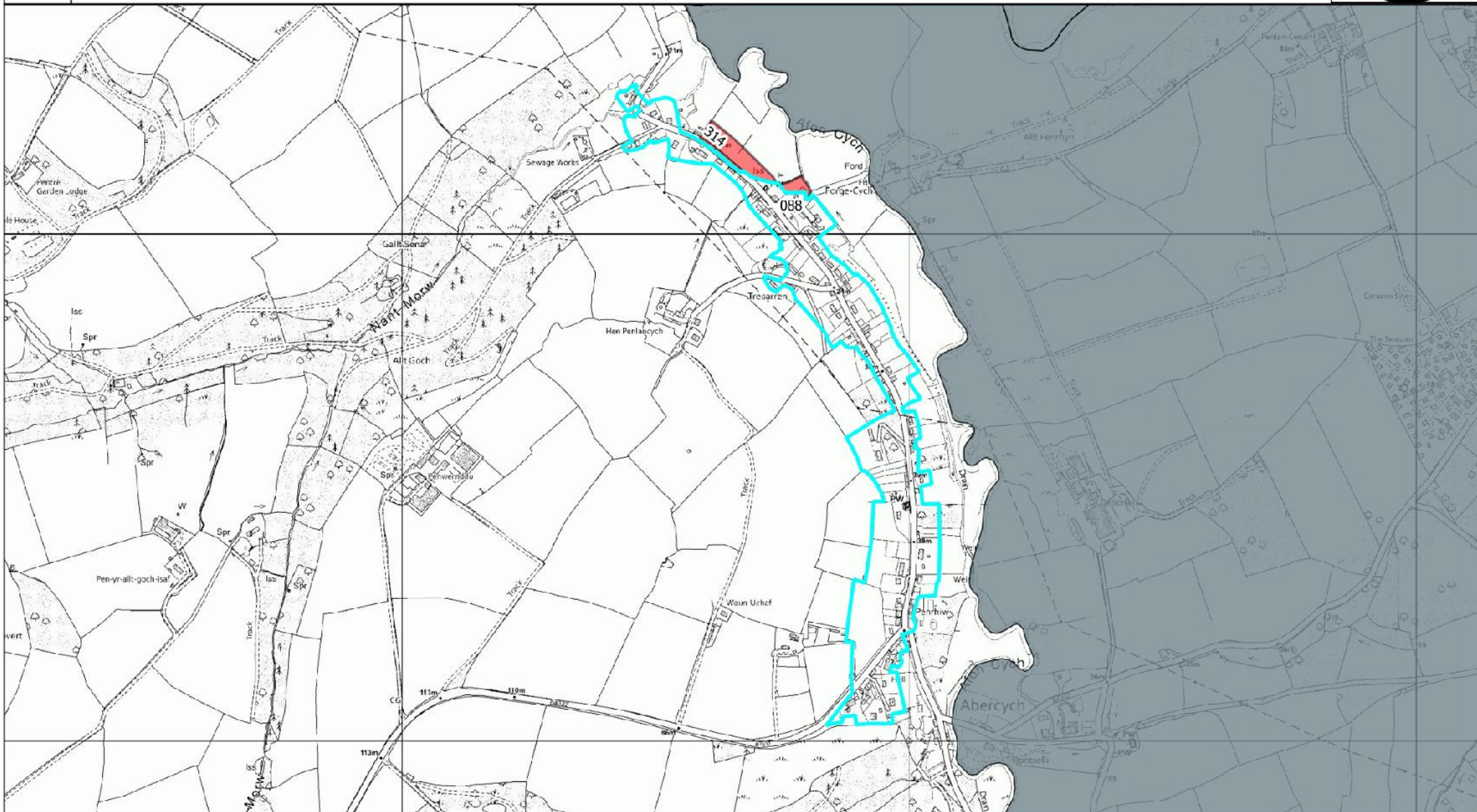
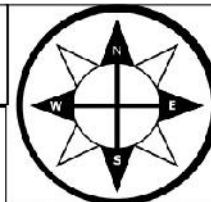
 Neighbouring Planning Authority

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Abercych

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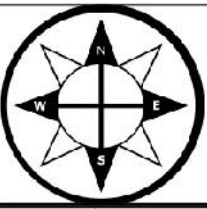


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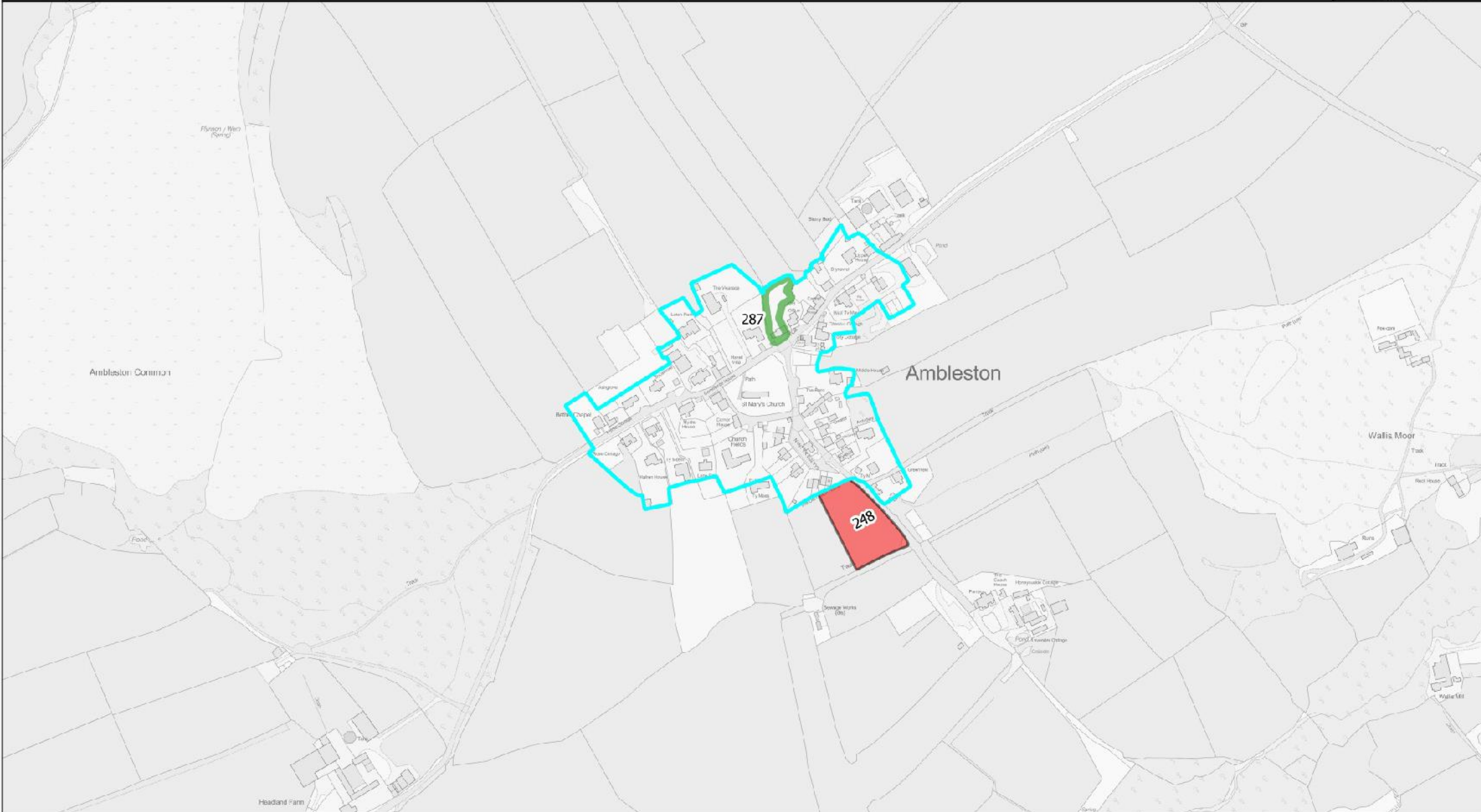
Candidate Site Number / Nifer Safleoedd Ymgeisol	Name of Site/ Enw Safle	Nearest Settlement / Aneddiad Agosad	Current Use / Defnydd Presenol	Proposed Use / Defnydd Arfaethedig	Preferred Strategy Compatibility Category / Categori Cydweddiadau Strategaeth Ddewisol	Site Area (Ha) / Arwynebedd Safle (Ha)	Deposit V2 Candidate Site Assessment Phase	Deposit V2 Reason For Outcome	Deposit V2 Outcome Category
088	North of Pen y Rhyd / I'r Gogledd Pen y Rhyd	Abercych	Former Orchard / Hen Berllan	Housing / Tai	Amber 1	0.13	Phase 1	SFCA Category Red is too high to be mitigated for residential use.	Red 1
314	North West of St. John's Church / I'r gogledd-orllewin o St. John's Church	Abercych	Agriculture / Amaethyddiaeth	Housing / Tai	Green 1	0.55	Phase 2	Proposal is adjacent to a Local Village boundary (and larger than 0.15Ha). Significant development is not being sought in settlements in this position in the Settlement Hierarchy, and the site was not suitable for inclusion within the settlement boundary	Red 2



Ambleston



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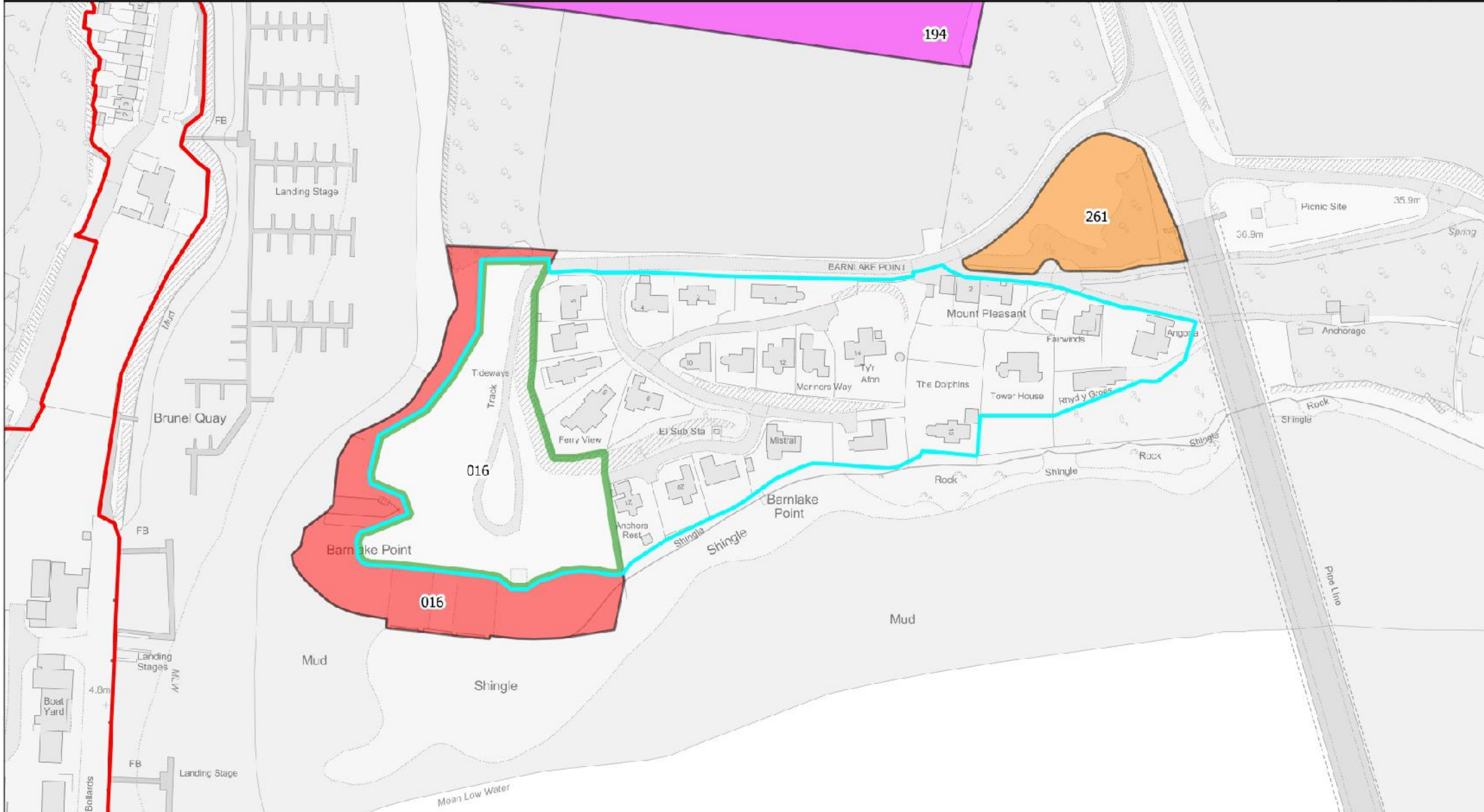
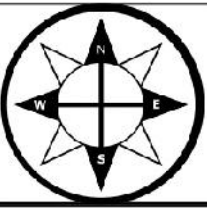


Candidate Site Number / Nifer Safleoedd Ymgeisol	Name of Site/ Enw Safle	Nearest Settlement / Aneddiad Agosad	Current Use / Defnydd Presenol	Proposed Use / Defnydd Arfaethedig	Preferred Strategy Compatibility Category / Categori Cydweddiadau Strategaeth Ddewisol	Site Area (Ha) / Arwynebedd Safle (Ha)	Deposit V2 Candidate Site Assessment Phase	Deposit V2 Reason For Outcome	Deposit V2 Outcome Category
248	South of Nant Yr Eglyys / I'r Dde o Nant Yr Eglyys	Ambleston / Treamlod	Agriculture / Amaethyddiaeth	Housing / Tai	Red 2	0.4	Phase 2	Proposal is adjacent to a Local Village boundary (and larger than 0.15Ha). Significant development is not being sought in settlements in this position in the Settlement Hierarchy, and settlement boundary review concluded that no part of the site should be	Red 2
287	Adjacent to Old Post Office / Cyfagos at Old Post Office	Ambleston / Treamlod	Derelict Barn with residential curtilage / Grawndy wag gyda cwrtil preswyl	Housing / Tai	Amber 1	0.14	Passed all phases	Too small to allocate, but retained within boundary	Green 3



Barnlake

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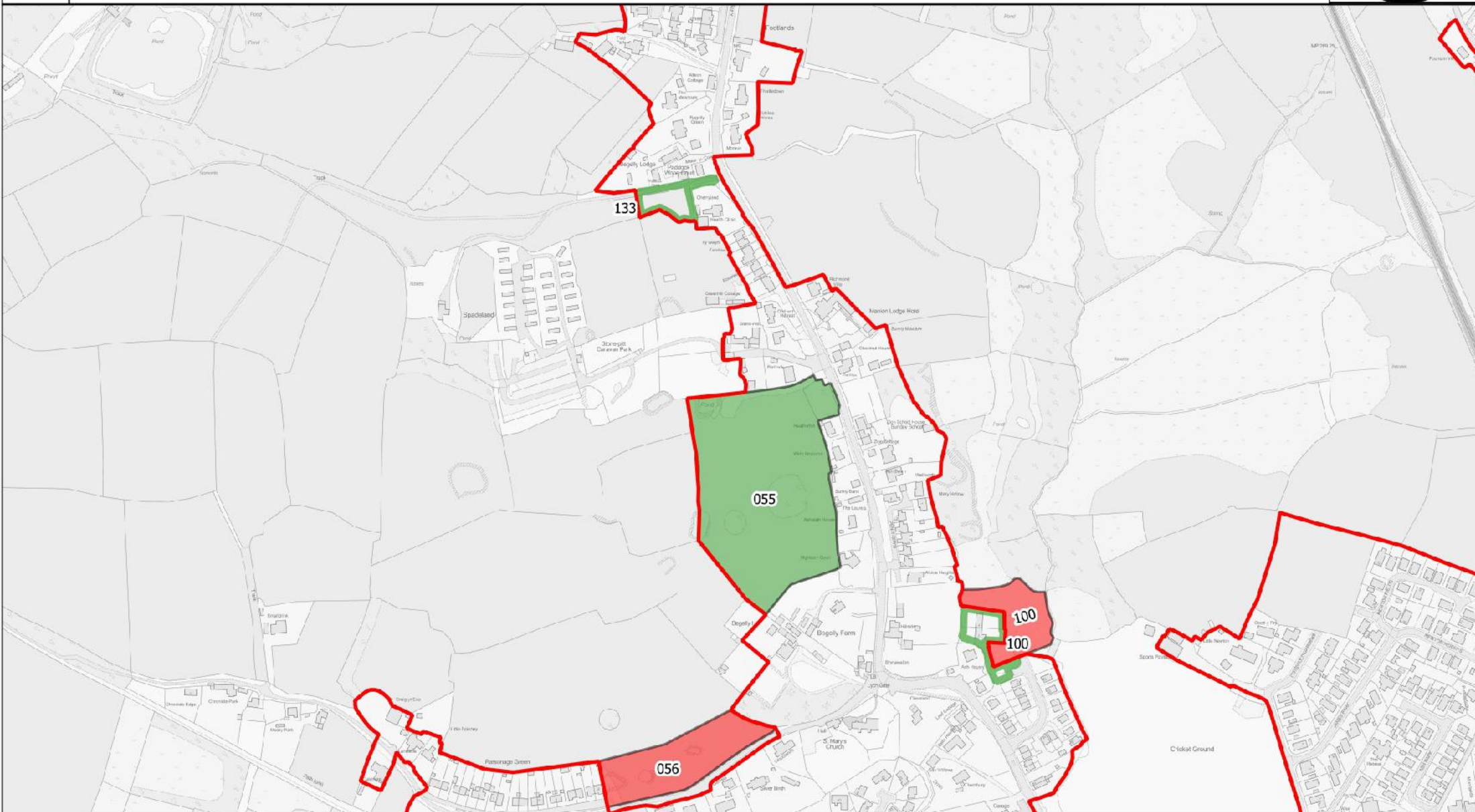
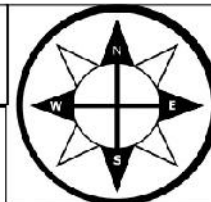


Candidate Site Number / Nifer Safleoedd Ymgeisol	Name of Site/ Enw Safle	Nearest Settlement / Aneidiad Agosad	Current Use / Defnydd Presenol	Proposed Use / Defnydd Arfaethedig	Preferred Strategy Compatibility Category / Categori Cydweddiadau Strategaeth Ddewisol	Site Area (Ha) / Arwynebedd Safle (Ha)	Deposit V2 Candidate Site Assessment Phase	Deposit V2 Reason For Outcome	Deposit V2 Outcome Category
016	Land at Barnlake Point / Tir yn Barnlake Point	Barnlake	Vacant / Gwag	Housing / Tai	Amber 3	1.12	Part passed all phases, part phase 1	Part retained within boundary. Remainder of site excluded due to sea level rise/SFCA Category Amber.	Green 3
016	Land at Barnlake Point / Tir yn Barnlake Point	Barnlake	Vacant / Gwag	Housing / Tai	Amber 3	0.72	Part passed all phases, part phase 1	Part retained within boundary. Remainder of site excluded due to sea level rise/SFCA Category Amber.	Red 1
261	North of Mount Pleasant / I'r Gogledd Mount Pleasant	Barnlake	Vacant / Gwag	Housing / Tai	Red 3	0.44	Passed all Phases	Site not required within settlement due to level of growth from existing land within the settlement boundary.	Amber 4



Begelly (North)

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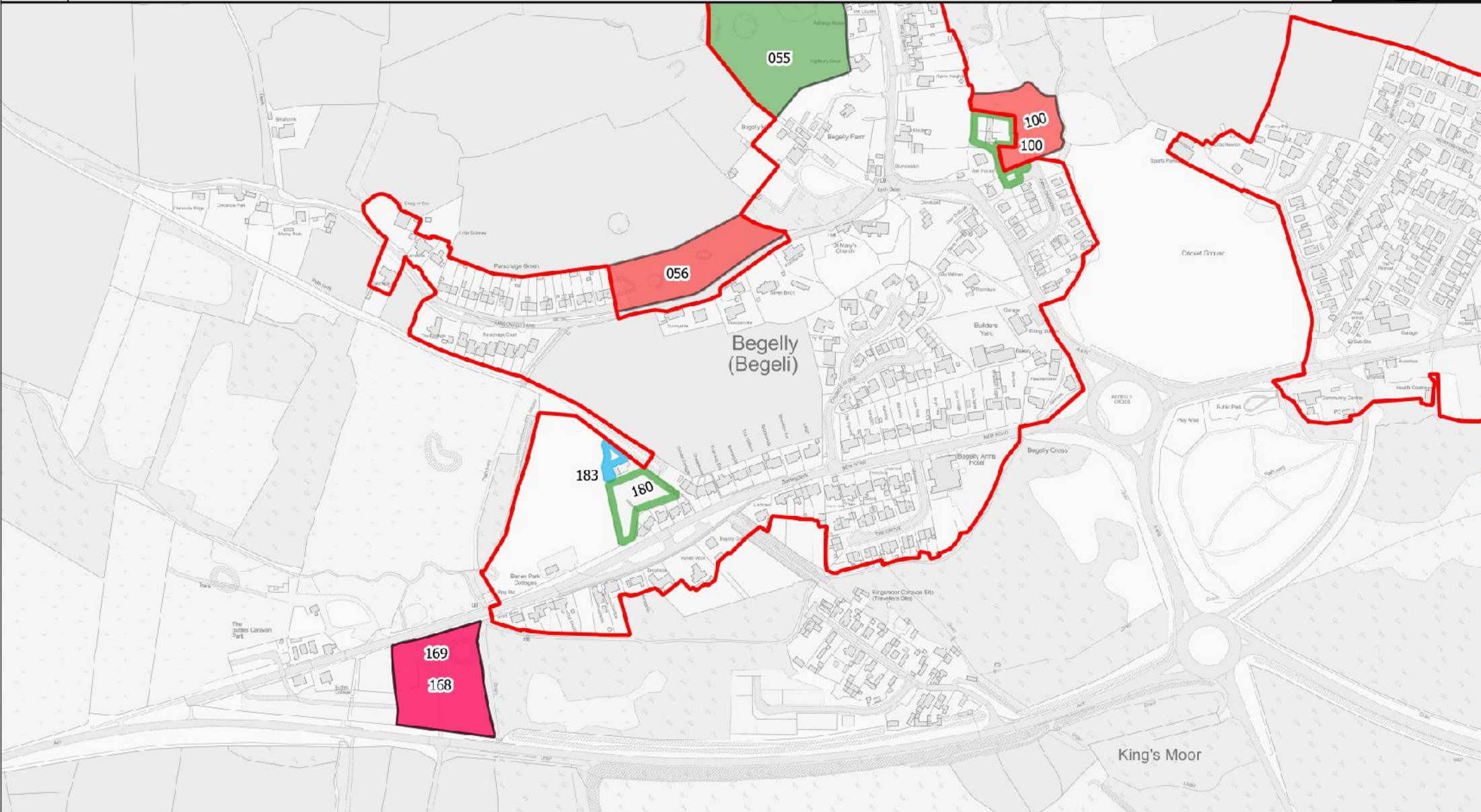
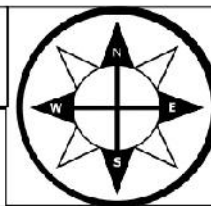


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Begelly (South)

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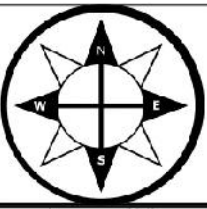
Candidate Site Number / Nifer Safleoedd Ymgeisol	Name of Site/ Enw Safle	Nearest Settlement / Aneddiad Agosad	Current Use / Defnydd Presenol	Proposed Use / Defnydd Arfaethedig	Preferred Strategy Compatibility Category / Categori Cydweddiadau Strategaeth Ddewisol	Site Area (Ha) / Arwynebedd Safle (Ha)	Deposit V2 Candidate Site Assessment Phase	Deposit V2 Reason For Outcome	Deposit V2 Outcome Category
055	North of Begelly Farm / I'r Gogledd Begelly Farm	Begelly / Begeli	Agriculture / Amaethyddiaeth	Housing / Tai	Green 1	2.58	Passed all phases	Allocated	Green 4
056	West of Begelly Farm, Parsonage Lane / I'r Gorllewin o Begelly Farm, Parsonage Lane	Begelly / Begeli	Agriculture / Amaethyddiaeth	Housing / Tai	Green 1	0.73	Phase 3	Highway	Red 4
061	East of Long Park, Thomas Chapel / I'r Ddwyrain o Long Park, Thomas Chapel	Begelly / Begeli	Agriculture / Amaethyddiaeth	Housing / Tai	Red 3	3.06	Phase 2	This is not within 250m of a Service Village, Service Centre or Main Town or Main Town or adjacent to a Cluster Local Village and hence proposals for larger residential development are not supported by the Deposit Plan in this location.	Red 3
086	North of Long Park, Thomas Chapel / I'r Gogledd Long Park, Thomas Chapel	Begelly / Begeli	Garden / Gardd	Housing / Tai	Red 3	0.58	Phase 2	This is not within 250m of a Service Village, Service Centre or Main Town or Main Town or adjacent to a Cluster Local Village and hence proposals for larger residential development are not supported by the Deposit Plan in this location.	Red 3
100	Land at Park Gardens / Tir yn Park Gardens	Begelly / Begeli	Vacant / Gwag	Housing / Tai	Green 1	0.2	Part passed all phases, part phase 4	Part included within settlement boundary to reflect existing permission. Remainder of site excluded due to Ecology and other sites more suitable for allocation.	Green 3
100	Land at Park Gardens / Tir yn Park Gardens	Begelly / Begeli	Vacant / Gwag	Housing / Tai	Green 1	0.41	Part passed all phases, part phase 4	Part included within settlement boundary to reflect existing permission. Remainder of site excluded due to Ecology and other sites more suitable for allocation.	Red 4

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133	Adjacent to Spadelands / Cyfagos at Spadelands	Begelly / Begeli	Agriculture / Amaethyddiaeth	Housing / Tai	Green 1	0.19	Passed all phases	Not allocated but retained within settlement boundary	Green 3
168	Adjacent to The Buttles, New Road / Cyfagos at The Buttles, New Road	Begelly / Begeli	Agriculture / Amaethyddiaeth	Housing / Tai	Amber 3	0.84	Phase 4	SFCA Yellow Category and not well related to built form of settlement	Red 4
169	Adjacent to The Buttles, New Road / Cyfagos at The Buttles, New Road	Begelly / Begeli	Agriculture / Amaethyddiaeth	Employment / Cyflogaeth	Grey	0.84	Phase 4	Landscape. Also SFCA Yellow Category and not well related to built form of settlement	Pink 1
180	South of Barley Park, New Road / I'r Dde o Barley Park, New Road	Begelly / Begeli	Agriculture / Amaethyddiaeth	Housing / Tai	Green 1	0.26	Passed all phases	Not allocated but retained within settlement boundary	Green 3
183	North of Barley Park, New Road / I'r Gogledd Barley Park, New Road	Begelly / Begeli	Garden / Gardd	Parking / Maes Parcio	Grey	0.06	Passed all phases	Not allocated but retained within settlement boundary	Blue 3
188	North East of Long Park, Thomas Chapel / I'r gogledd-ddwyrain o Long Park, Thomas Chapel	Begelly / Begeli	Equestrian / Marchogol	Housing / Tai	Red 3	1.03	Phase 2	This is not within 250m of a Service Village, Service Centre or Main Town or adjacent to a Cluster Local Village and hence proposals for larger residential development are not supported by the Deposit Plan in this location.	Red 3

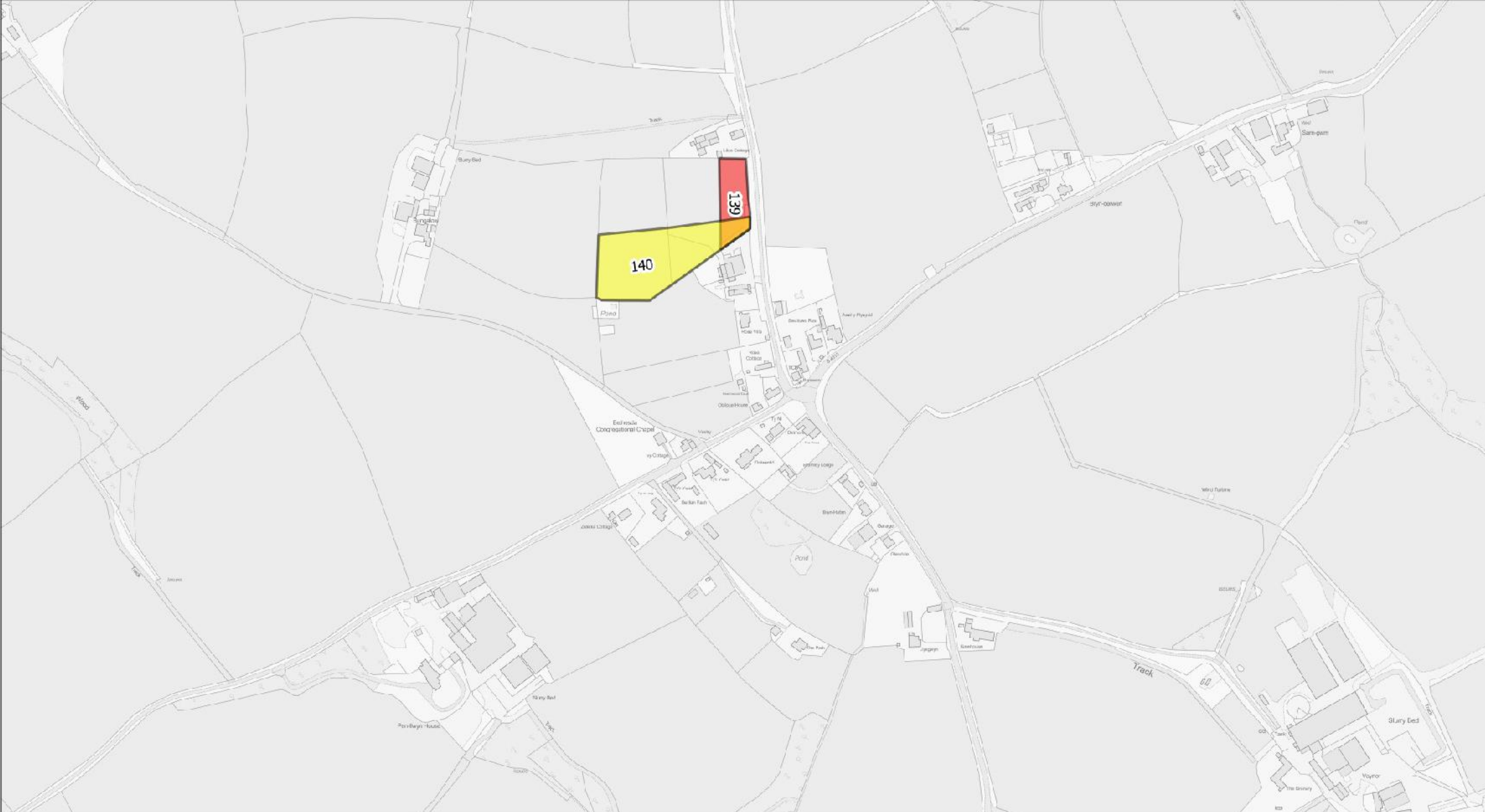
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210	Land at New House Farm, Thomas Chapel / Tir yn New House Farm, Thomas Chapel	Begelly / Begeli	Vacant / Gwag	Housing / Tai	Red 3	0.33	Phase 2	This is not within 250m of a Service Village, Service Centre or Main Town or Main Town or adjacent to a Cluster Local Village and hence proposals for larger residential development are not supported by the Deposit Plan in this location.	Red 3



Bethesda



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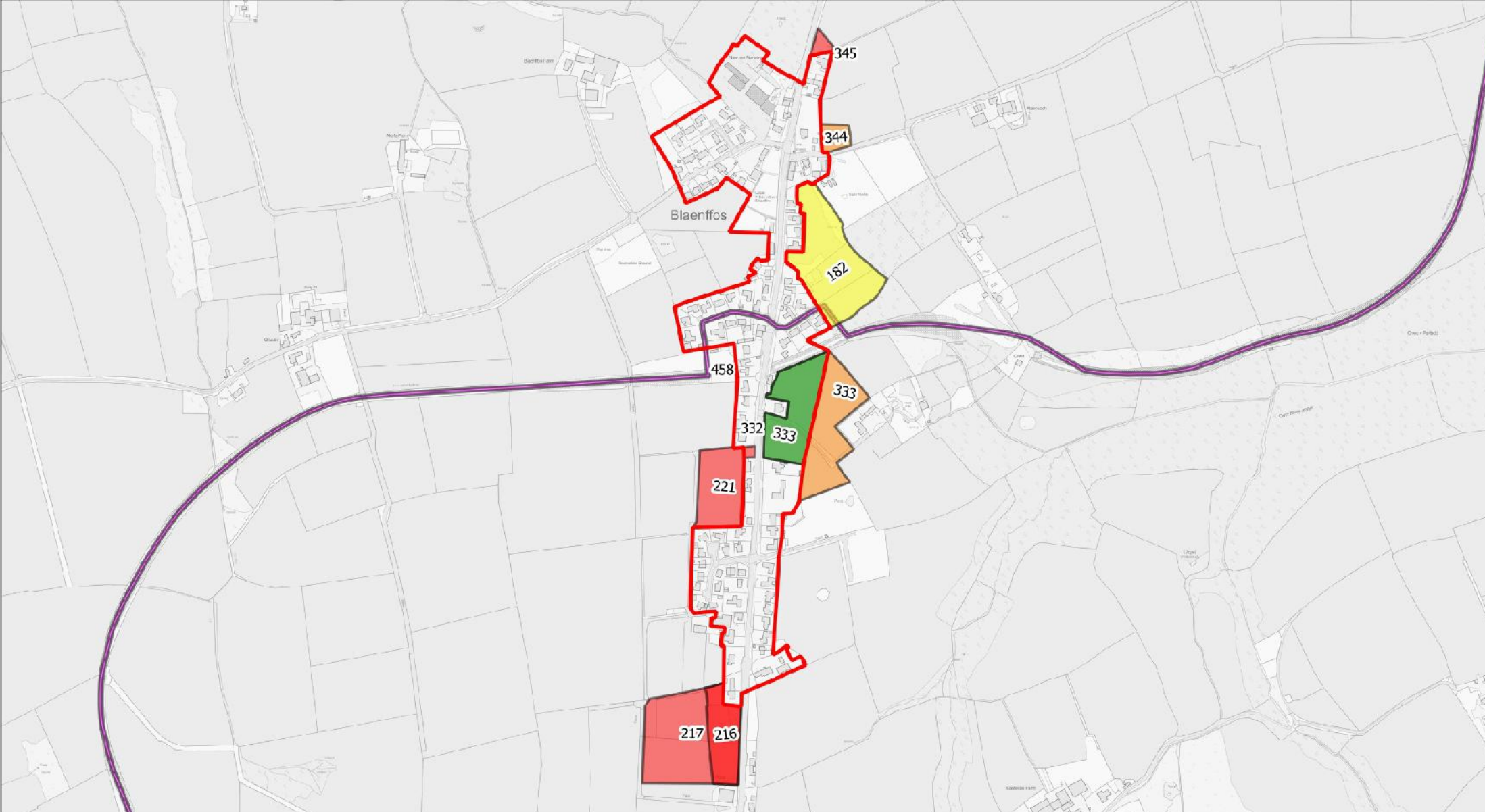
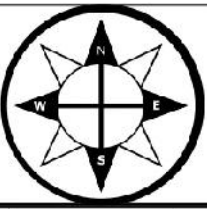
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139	South of Lilac Cottage / I'r Dde o Lilac Cottage	Bethesda	Agriculture / Amaethyddiaeth	Housing / Tai	Red 2	0.22	Phase 2	This is not within 250m of a Service Village, Service Centre or Main Town or adjacent to a Cluster Local Village and hence proposals for larger residential development are not supported by the Deposit Plan in this location	Red 3
140	North of Rose Villa / I'r Gogledd Rose Villa	Bethesda	Agriculture / Amaethyddiaeth	Holiday Accommodation / Lety Gwyliau	Grey	0.74	Not applicable	Criteria based tourist policies will be used to assess this proposal.	Yellow 1



Blaenffos

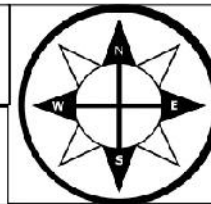
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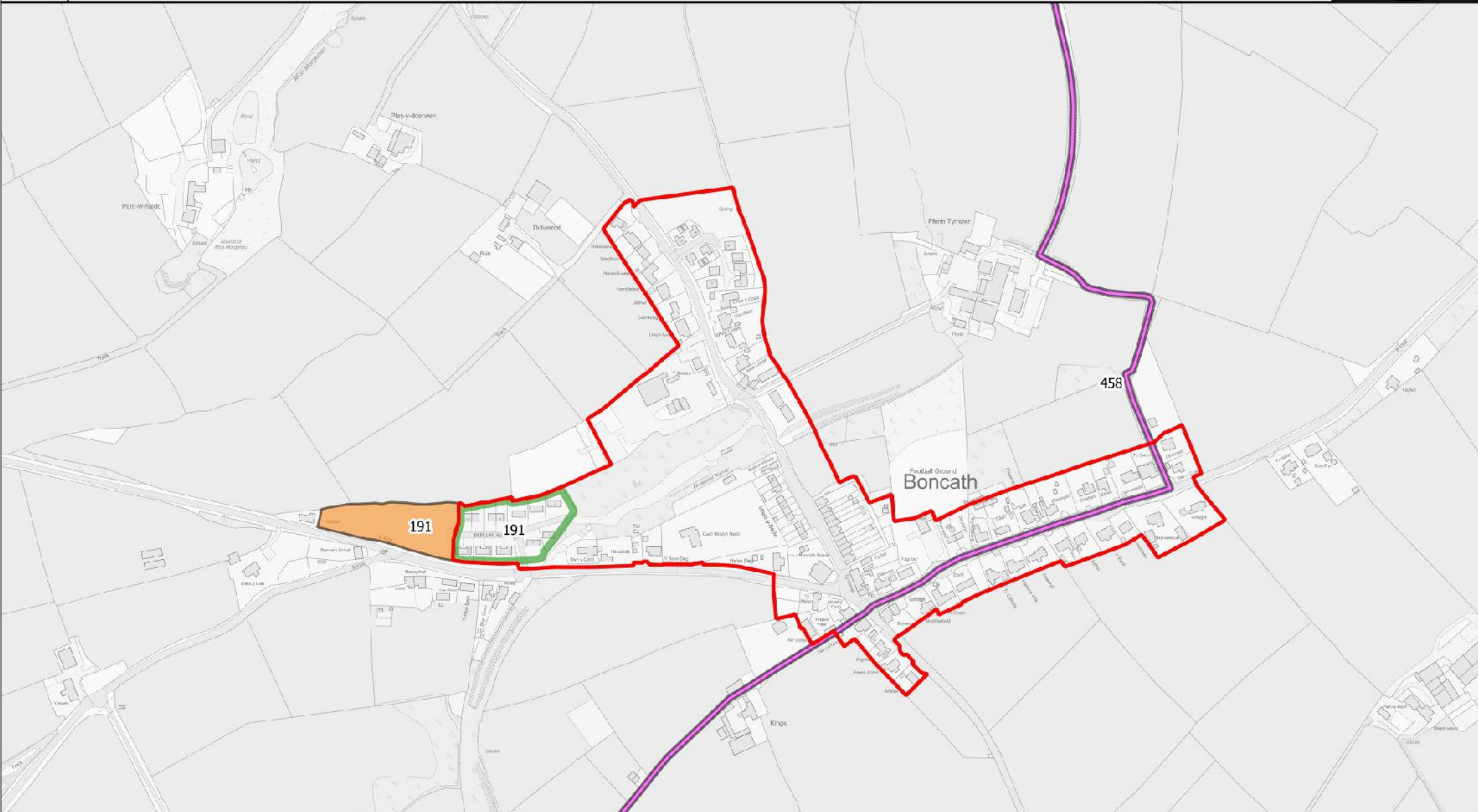
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182	East of Llysonnen / I'r Ddwyrain o Llysonne	Blaenffos	Agriculture / Amaethyddiaeth	Holiday Accomodation / Lety Gwyliau	Grey	1.5	Not applicable	Criteria based tourist policies will be used to assess this proposal.	Yellow 1
216	South of Bwlch Newydd / I'r Dde o Bwlch Newydd	Blaenffos	Agriculture / Amaethyddiaeth	Housing / Tai	Green 1	0.59	Phase 3	Highway	Red 4
217	South of Bwlch Newydd / I'r Dde o Bwlch Newydd	Blaenffos	Agriculture / Amaethyddiaeth	Mixed Use - Housing and builders yard / Defnydd Cymysg - Tai ac iard adeiladwyr	Grey/Green 1	1.84	Phase 3	Highway	Red 4
221	West of Thorn Hill Cloverhill / I'r Gorllewin o Thorn Hill Cloverhill	Blaenffos	Agriculture and Garden / Amaethyddiaeth ac Gardd	Housing / Tai	Green 1	0.79	Phase 3	Highway	Red 4
332	Adjacent to Hafod Blaenffos - option 1 / Cyfagos at Hafod Blaenffos - opsiwn 1	Blaenffos	Agriculture / Amaethyddiaeth	Housing / Tai	Green 2	0.93	Passed all phases	Allocated	Green 4
333	Adjacent to Hafod Blaenffos - option 2 / Cyfagos at Hafod Blaenffos - opsiwn 2	Blaenffos	Agriculture / Amaethyddiaeth	Housing / Tai	Green 2	1.05	Passed all Phases	Level of growth for size of settlement achieved by alternative proposed site area	Amber 4
333	Adjacent to Hafod Blaenffos - option 2 / Cyfagos at Hafod Blaenffos - opsiwn 2	Blaenffos	Agriculture / Amaethyddiaeth	Housing / Tai	Green 2	0.93	Passed all Phases	Level of growth for size of settlement achieved by alternative proposed site area	Green 4
344	East of Meigan House / I'r Ddwyrain o Meigan House	Blaenffos	Agriculture / Amaethyddiaeth	Housing / Tai	Green 1	0.15	Passed all Phases	Not required. Alternative site provides level of growth appropriate for settlement	Amber 4
345	North of former school / I'r Gogledd gwag ysgol	Blaenffos	Agriculture / Amaethyddiaeth	Housing / Tai	Amber 1	0.07	Phase 4	Proposal is for a residential use below 0.15ha (too small for an allocation). Settlement boundary review concluded that the site should be excluded as it does not relate to the built form of the settlement.	Red 4



Boncath



Scale (A4 Print) / Graddfa (Argraffiad A4)
1:5,000



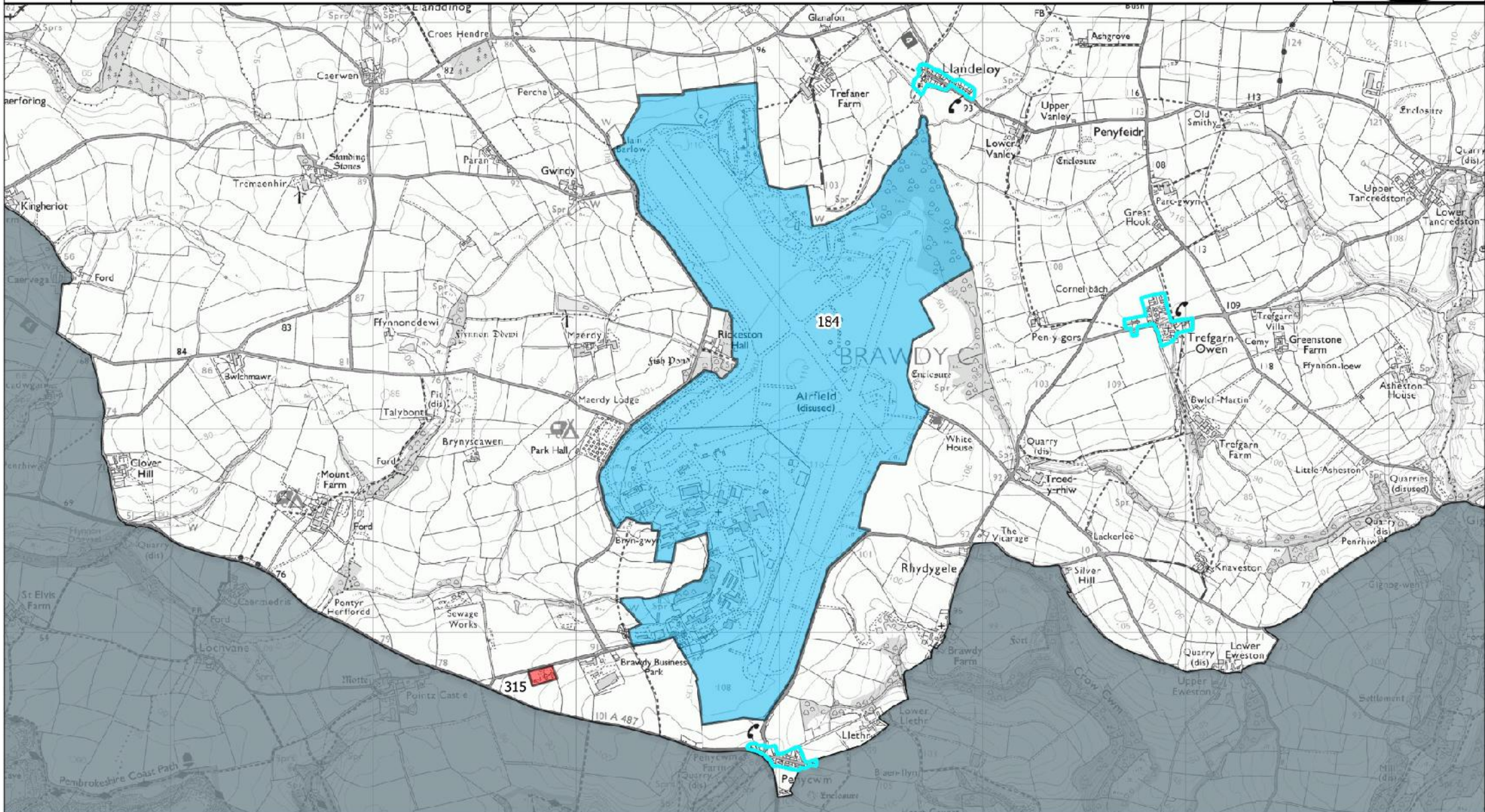
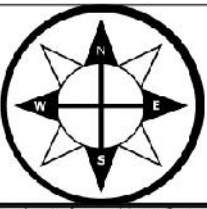
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Candidate Site Number / Nifer Safleoedd Ymgeisol	Name of Site/ Enw Safle	Nearest Settlement / Aneddiad Agosad	Current Use / Defnydd Presenol	Proposed Use / Defnydd Arfaethedig	Preferred Strategy Compatibility Category / Categori Cydweddiadau Strategaeth Ddewisol	Site Area (Ha) / Arwynebedd Safle (Ha)	Deposit V2 Candidate Site Assessment Phase	Deposit V2 Reason For Outcome	Deposit V2 Outcome Category
191	West of Old Station Yard / I'r Gorllewin o Old Station Yard	Boncath	Part Residential Development, Part Agriculture / Rhan Datblygiad Preswyl, Rhan Amaethyddol	Housing / Tai	Green 2	0.53	Passed all phases	Alternative site – now a housing commitment provides level of growth appropriate for settlement. Part included within settlement boundary following boundary review.	Amber 4
191	West of Old Station Yard / I'r Gorllewin o Old Station Yard	Boncath	Part Residential Development, Part Agriculture / Rhan Datblygiad Preswyl, Rhan Amaethyddol	Housing / Tai	Green 2	0.66	Passed all phases	Alternative site – now a housing commitment provides level of growth appropriate for settlement. Part included within settlement boundary following boundary review.	Green 3



Brawdy

Scale (A4 Print) / Graddfa (Argraffiad A4)
1:25,000

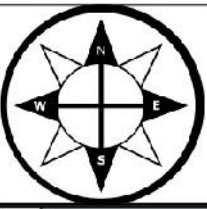


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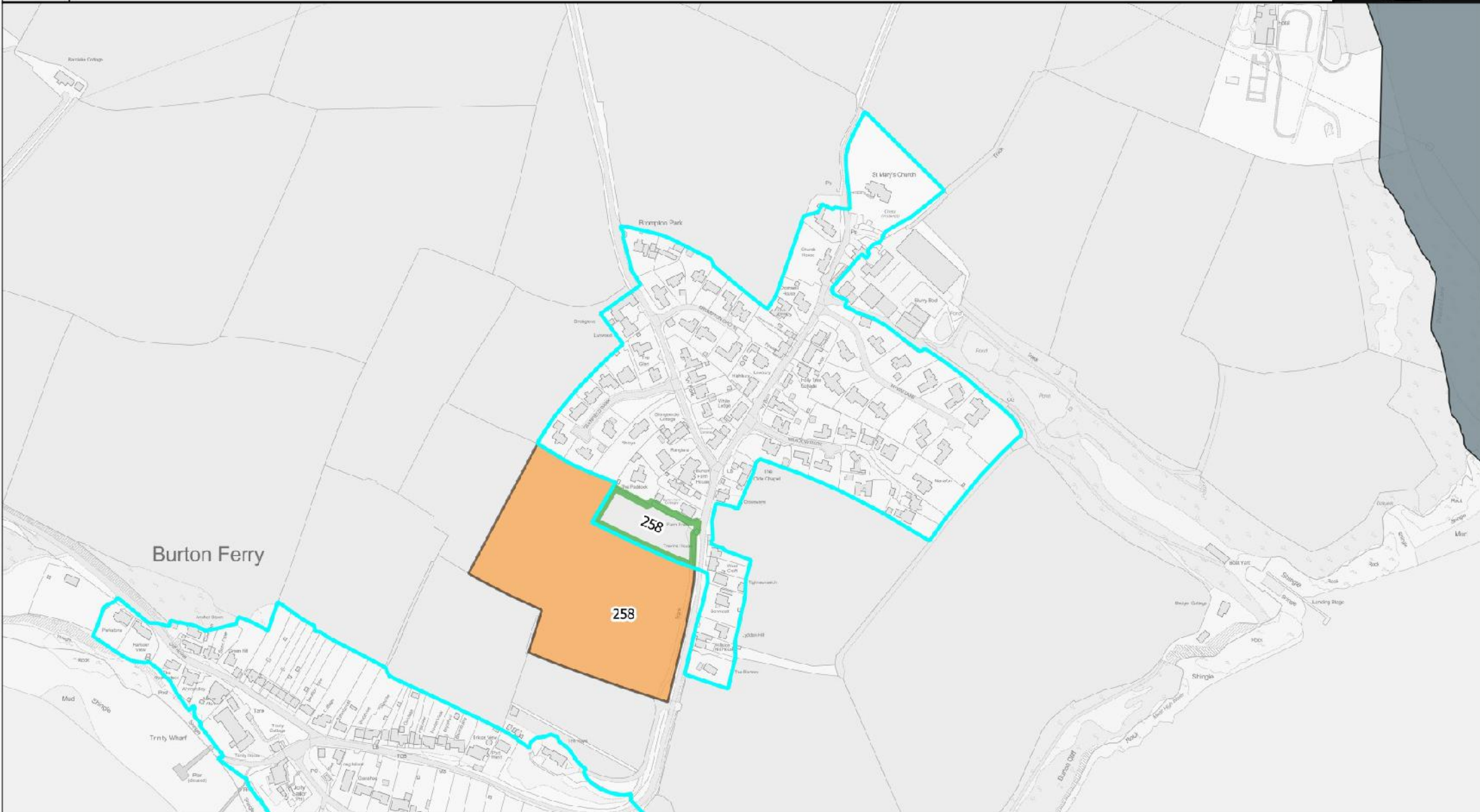
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184	Land at Cawdor Barracks and former Brawdy Airfield / Tir yn Cawdor Barracks a hen Brawdy Airfield	Brawdy	Agriculture, Housing, Military Training and Former Airfield / Amaethyddiaeth, Tai, Hyfforddiant Milwrol a hen Maes Awyr	Mixed Use - Housing, activity tourism, energy generation, agriculture, employment, open space / Defnydd Cymysg - Tai, twristiaeth weithgar, cynhyrchu ynni, amaethyddiaeth, cyflogaeth a man agored	Grey/Red 3	307.07	Passed all phases	Allocated for potential MOD development.	Blue 1
315	Adjacent to Brawdy Business Park / Cyfagos at Brawdy Business Park	Brawdy	Brownfield Site not in use / Safle tir llwyd dim mewn defnydd	Housing / Tai	Red 3	0.9	Phase 2	This is not within 250m of a Service Village, Service Centre or Main Town or adjacent to a Cluster Local Village and hence proposals for larger residential development are not supported by the Deposit Plan in this location.	Red 3



Burton



Scale (A4 Print) / Graddfa (Argraffiad A4)
1:5,000

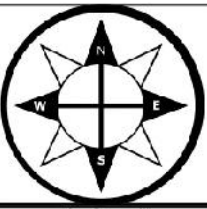


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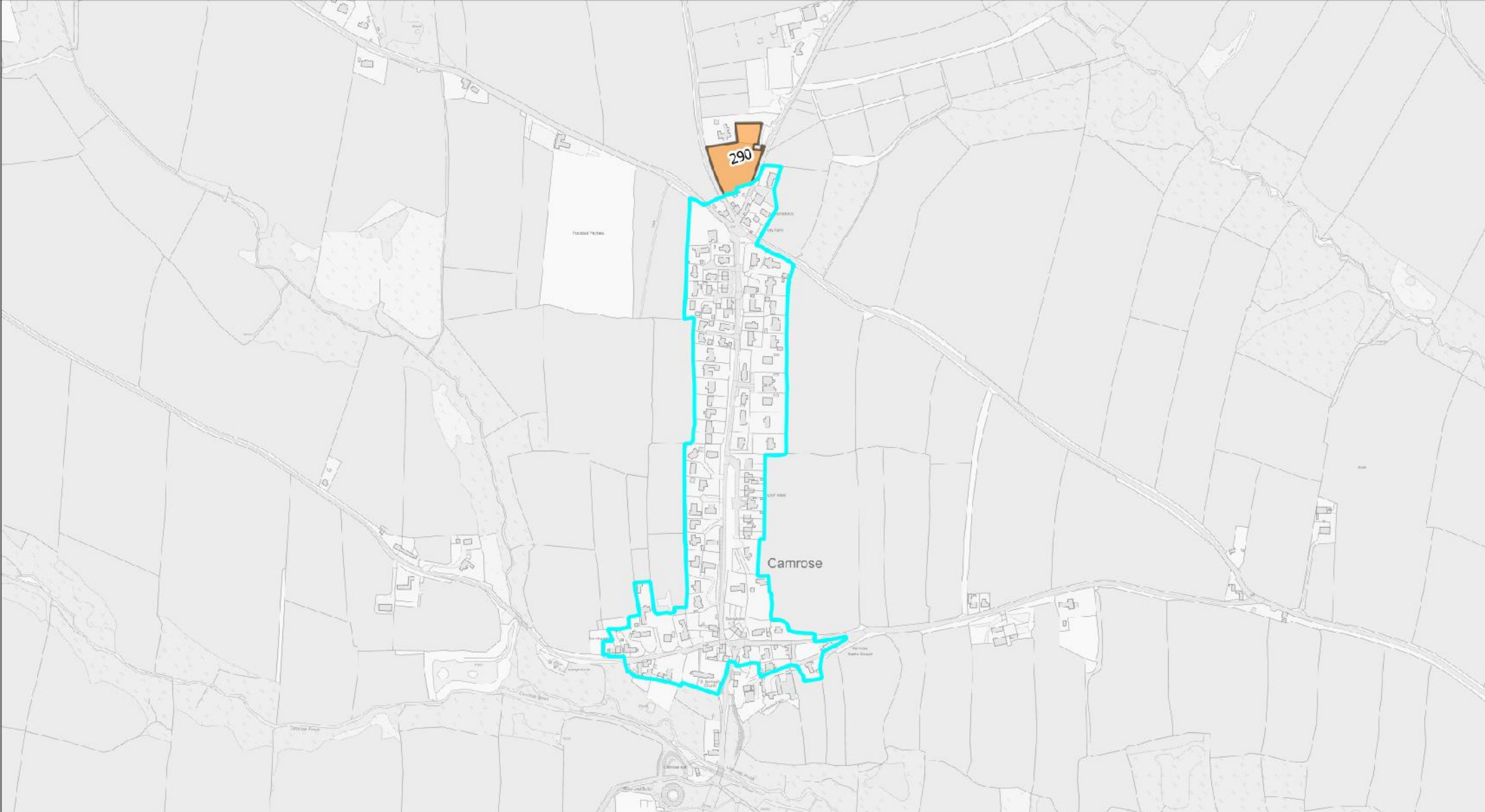
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258	South of Burton Farm / I'r Dde o Burton Farm	Burton	Agriculture / Amaethyddiaeth	Housing / Tai	Green 2	3.02	Passed all phases	Part included within settlement boundary with remainder excluded because large scale (5 units or more) not appropriate for this settlement.	Amber 4
258	South of Burton Farm / I'r Dde o Burton Farm	Burton	Agriculture / Amaethyddiaeth	Housing / Tai	Green 2	0.44	Passed all phases	Part included within settlement boundary with remainder excluded because large scale (5 units or more) not appropriate for this settlement.	Green 3



Camrose



Scale (A4 Print) / Graddfa (Argraffiad A4)
1:7,500

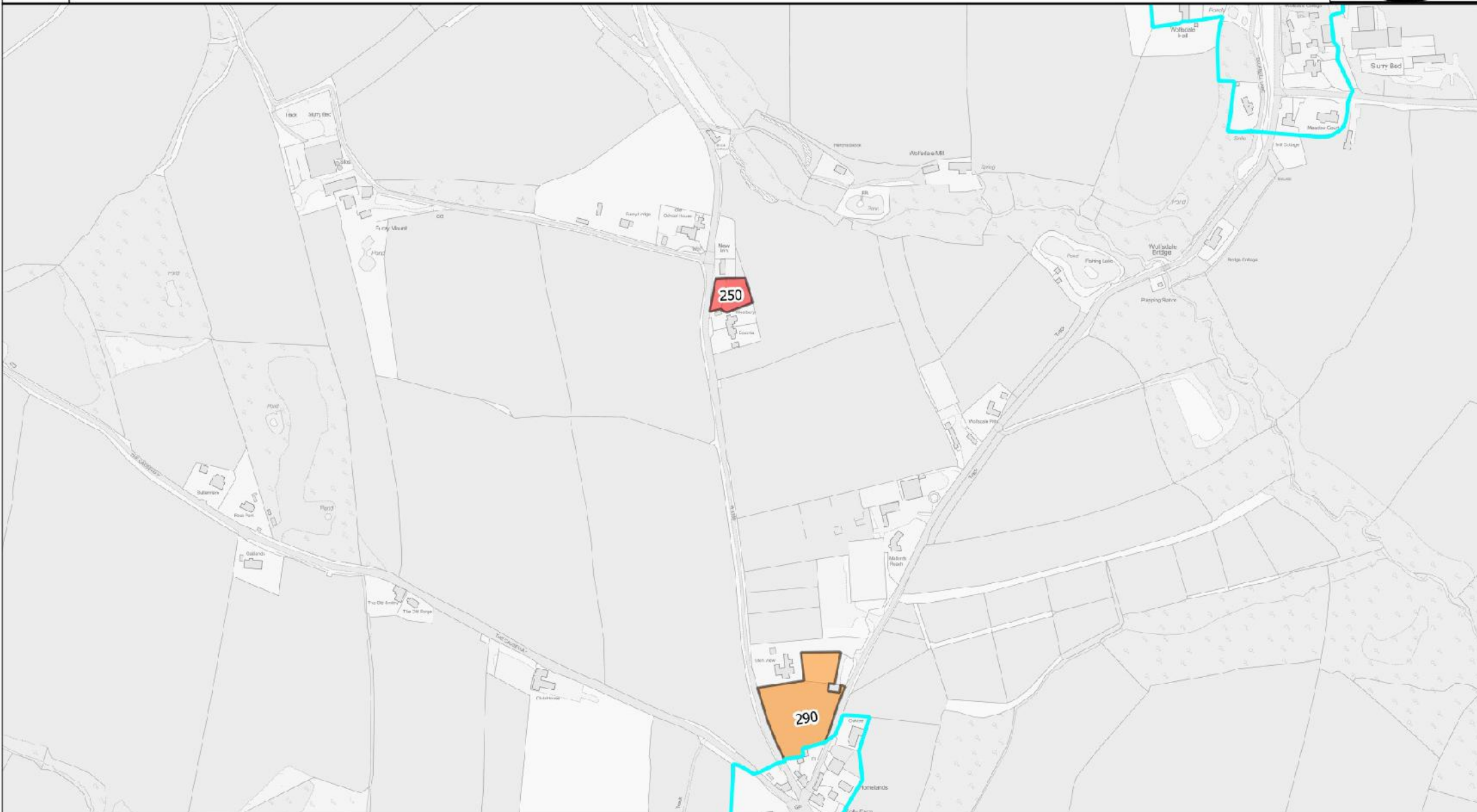




Camrose (North)



Scale (A4 Print) / Graddfa (Argraffiad A4)
1:5,000



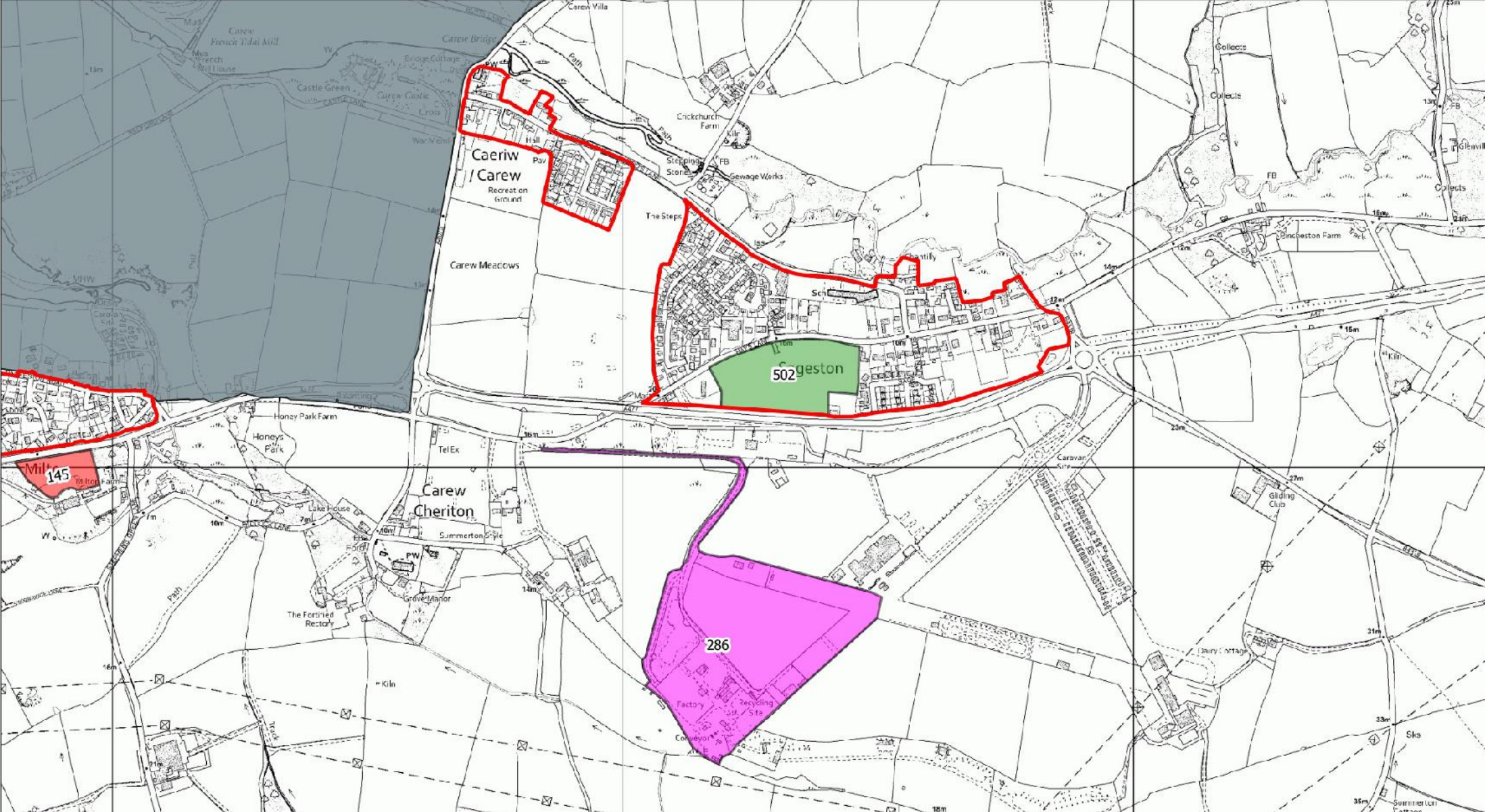
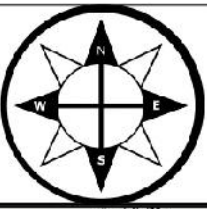
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Candidate Site Number / Nifer Safleoedd Ymgeisol	Name of Site/ Enw Safle	Nearest Settlement / Aneddiad Agosad	Current Use / Defnydd Presenol	Proposed Use / Defnydd Arfaethedig	Preferred Strategy Compatibility Category / Categori Cydweddiadau Strategaeth Ddewisol	Site Area (Ha) / Arwynebedd Safle (Ha)	Deposit V2 Candidate Site Assessment Phase	Deposit V2 Reason For Outcome	Deposit V2 Outcome Category
250	Adjacent to Westbury / Cyfagos at Westbury	Camrose / Camros	Garden / Gardd	Housing / Tai	Amber 1	0.11	Phase 2	Proposal is for a residential use below 0.15ha and is not within 250m of a Service Village, Service Centre, Main Town or adjacent to a Cluster Local Village. Proposals for residential development are not supported by the Deposit Plan in this location.	Red 5
290	Adjacent to Glen View / Cyfagos at Glen View	Camrose / Camros	Pasture / Porfa	Housing / Tai	Amber 2	0.53	Passed all Phases	Not well related to built form of settlement	Amber 4



Carew & Sageston

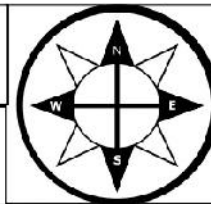
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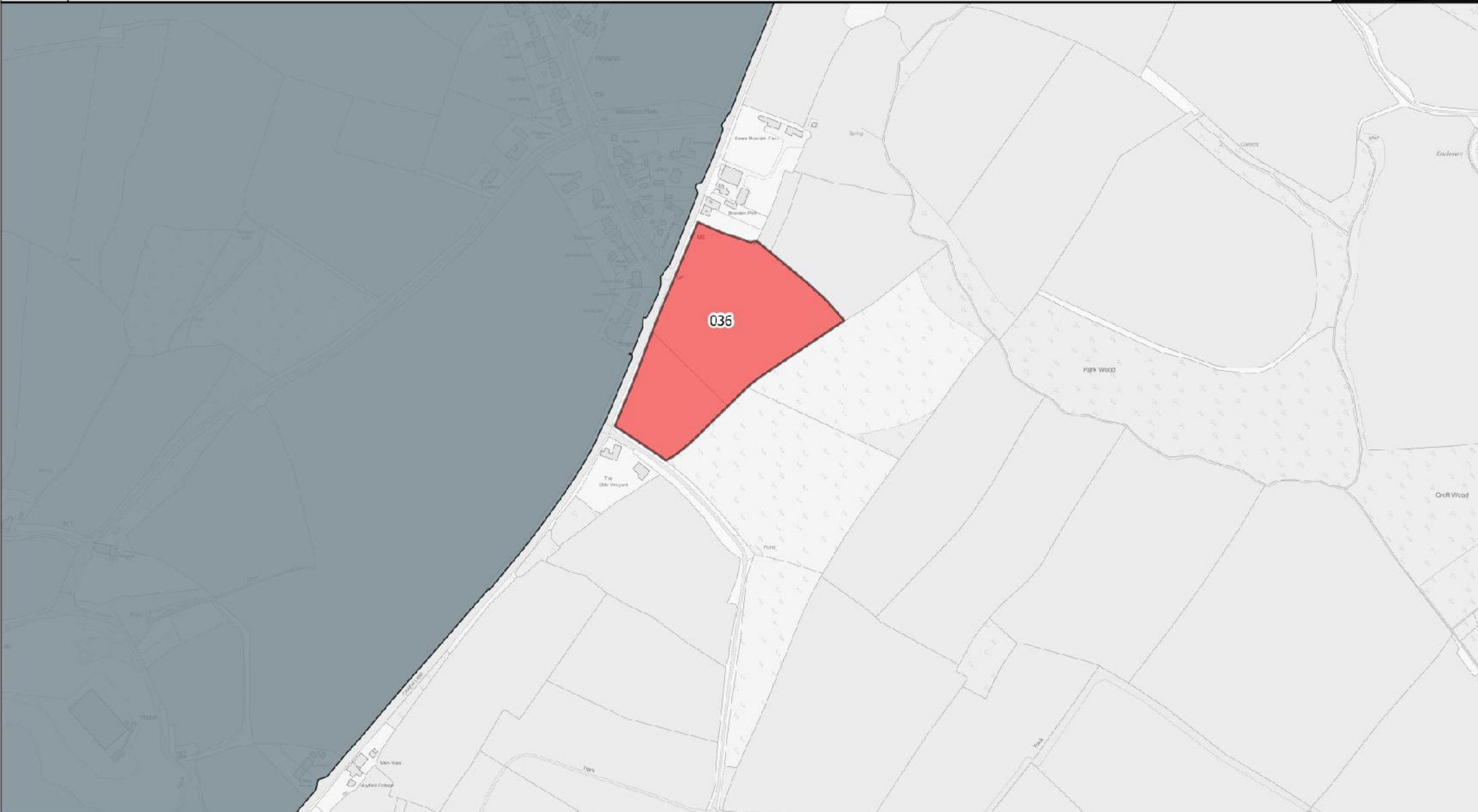
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Carew & Sageston (Whitehill)



Scale (A4 Print) / Graddfa (Argraffiad A4)
1:5,000



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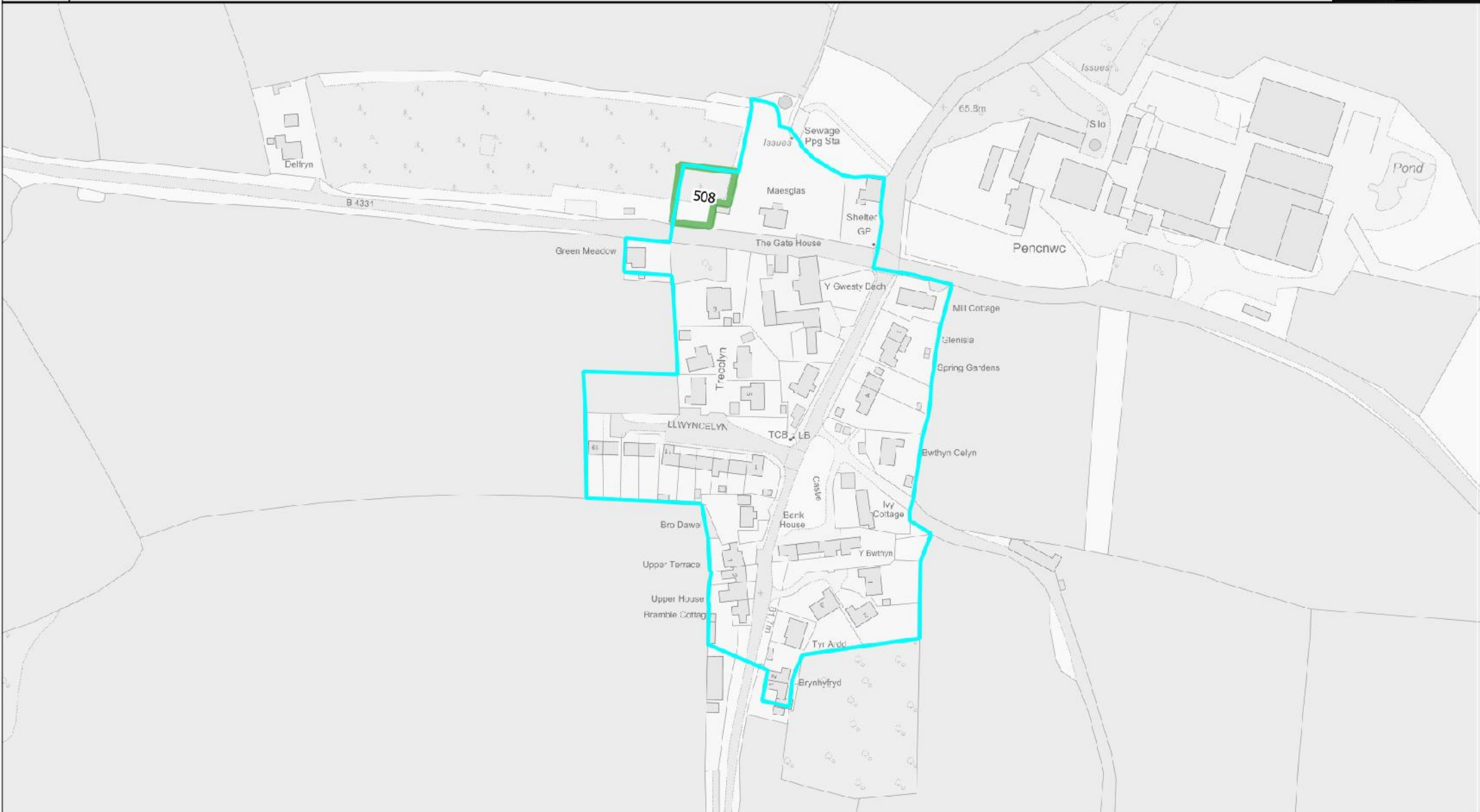
Candidate Site Number / Nifer Safleoedd Ymgeisol	Name of Site/ Enw Safle	Nearest Settlement / Aneddiad Agosad	Current Use / Defnydd Presenol	Proposed Use / Defnydd Arfaethedig	Preferred Strategy Compatibility Category / Categori Cydweddiadau Strategaeth Ddewisol	Site Area (Ha) / Arwynebedd Safle (Ha)	Deposit V2 Candidate Site Assessment Phase	Deposit V2 Reason For Outcome	Deposit V2 Outcome Category
036	Land at Carew Mountain Farm, Whitehill / Tir yn Carew Mountain Farm, Whitehill	Carew & Sageston / Caeriw ac Sageston	Grazing / Tir Pori	Housing / Tai	Red 3	2.58	Phase 2	This is not within 250m of a Service Village, Service Centre or Main Town or adjacent to a Cluster Local Village and hence proposals for larger residential development are not supported by the Deposit Plan in this location.	Red 3
286	Former Carew Airfield / Gwag maes awyr Caeriw	Carew & Sageston / Caeriw ac Sageston	Agriculture and Employment / Amaethyddiaeth ac Cyflogaeth	Employment - B2 and Sui Generis to allow for waste recycling / Cyflogaeth – B2 a Sui Generis, i ganiatau ailgylchu gwastraff	Grey	11.85	Phase 4	Ecology. Also potential impact on Aquifer due to lack of mains drainage	Pink 1
502	Former NP Caravan Site / Hen Safle Carafan PC	Carew & Sageston / Caeriw ac Sageston	Disused Airfield / Maes Awyr wedi'i Ddileu	Housing / Tai	Green 1	3.36	Passed all phases	Housing Commitment	Green 5



Castle Morris



Scale (A4 Print) / Graddfa (Argraffiad A4)
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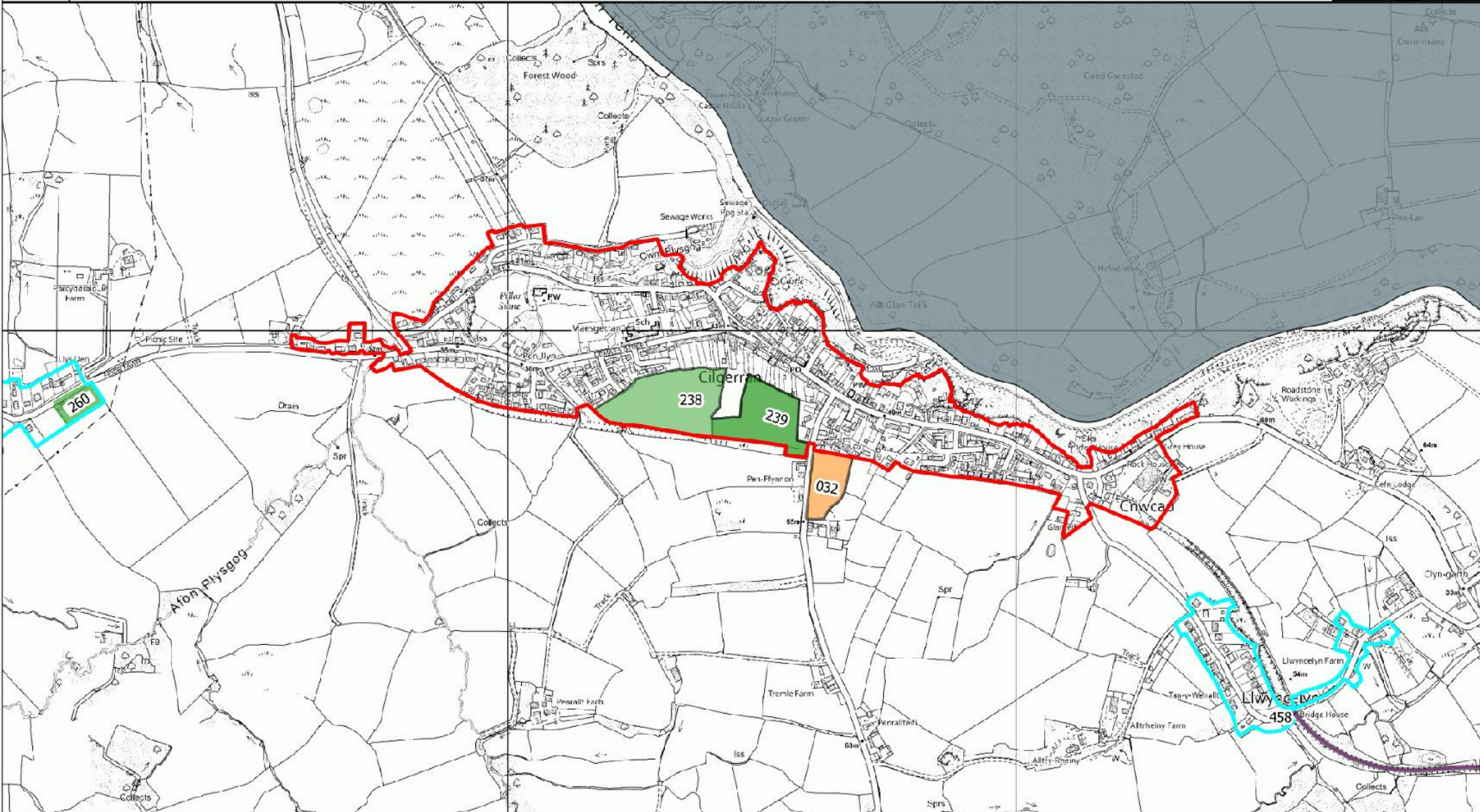
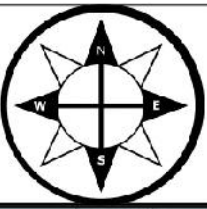


Candidate Site Number / Nifer Safleoedd Ymgeisol	Name of Site/ Enw Safle	Nearest Settlement / Aneddiad Agosad	Current Use / Defnydd Presenol	Proposed Use / Defnydd Arfaethedig	Preferred Strategy Compatibility Category / Categori Cydweddiadau Strategaeth Ddewisol	Site Area (Ha) / Arwynebedd Safle (Ha)	Deposit V2 Candidate Site Assessment Phase	Deposit V2 Reason For Outcome	Deposit V2 Outcome Category
508	West of Maesglas / I'r Gorllewin o Maesglas	Castle Morris / Casmorys	Forestry / Coedwigaeth	Housing / Tai	Amber 1	0.08	Passed all phases	Proposal is for a residential use below 0.15ha (too small for an allocation). Settlement boundary review concluded that the site should be retained within the settlement boundary.	Green 3



Cilgerran

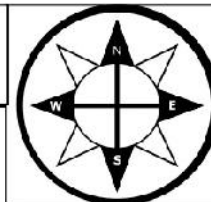
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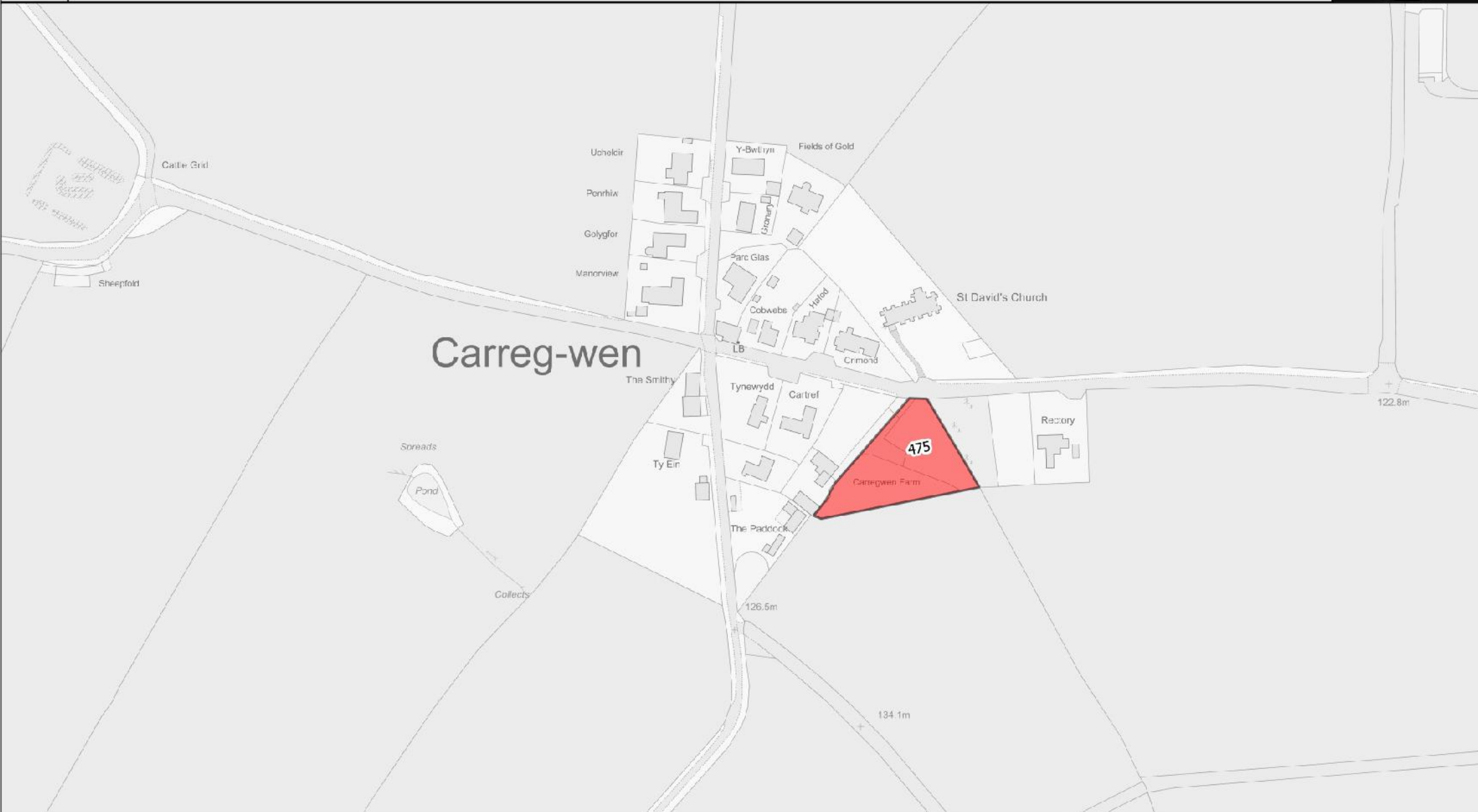
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Cilgerran (Carreg-wen)



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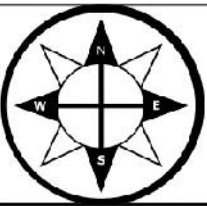


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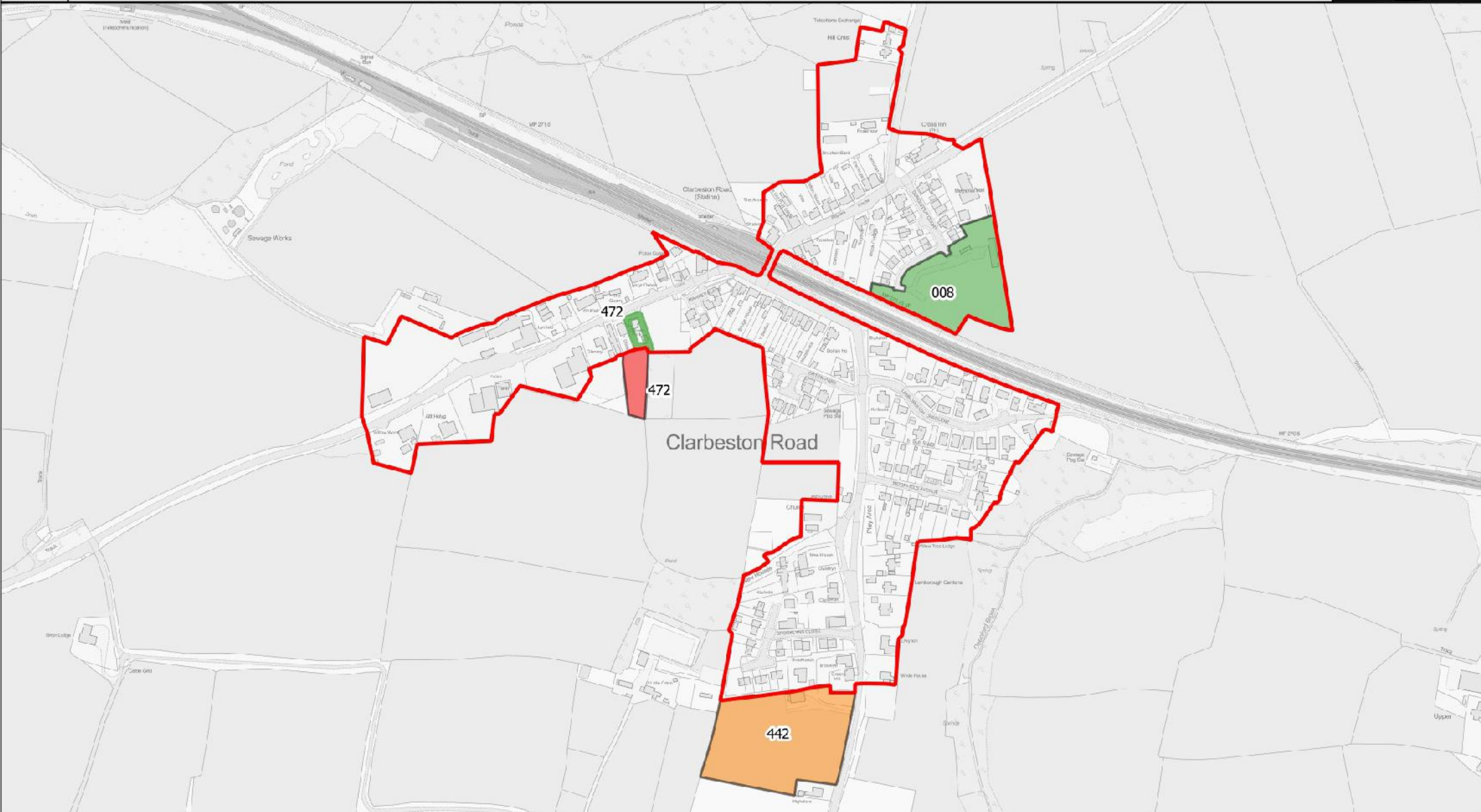
Candidate Site Number / Nifer Safleoedd Ymgeisol	Name of Site/ Enw Safle	Nearest Settlement / Aneddiad Agosad	Current Use / Defnydd Presenol	Proposed Use / Defnydd Arfaethedig	Preferred Strategy Compatibility Category / Categori Cydweddiadau Strategaeth Ddewisol	Site Area (Ha) / Arwynebedd Safle (Ha)	Deposit V2 Candidate Site Assessment Phase	Deposit V2 Reason For Outcome	Deposit V2 Outcome Category
032	Land at Lon Cardi Bach / Tir yn Lon Cardi Bach	Cilgerran	Agriculture / Amaethyddiaeth	Housing / Tai	Green 1	0.84	Passed all Phases	Alternative site provides level of growth appropriate for settlement. It is also less well related to the settlement by comparison	Amber 4
238	Land at Tan Ffynnon Fields / Tir yn Tan Ffynnon Fields	Cilgerran	Agriculture / Amaethyddiaeth	Mixed Use - Housing and community parking / Defnydd Cymysg - Tai a pharcio cymunedol	Grey/Green 1	3.95	Passed all phases	Allocated	Green 4
239	Land at Tan Ffynnon Fields / Tir yn Tan Ffynnon Fields	Cilgerran	Agriculture / Amaethyddiaeth	Mixed Use - Housing and community parking / Defnydd Cymysg - Tai a pharcio cymunedol	Grey/Green 1	1.58	Passed all Phases	Alternative site area suggested by candidate site 238 allocated.	Green 4
475	Adjacent to Carregwen Farm / Cyfagos at Carregwen Farm	Cilgerran	Agriculture / Amaethyddiaeth	Housing / Tai	Red 3	0.24	Phase 2	This is not within 250m of a Service Village, Service Centre or Main Town or adjacent to a Cluster Local Village and hence proposals for larger residential development are not supported by the Deposit Plan in this location.	Red 3



Clarboston Rd



Scale (A4 Print) / Graddfa (Argraffiad A4)
1:5,000



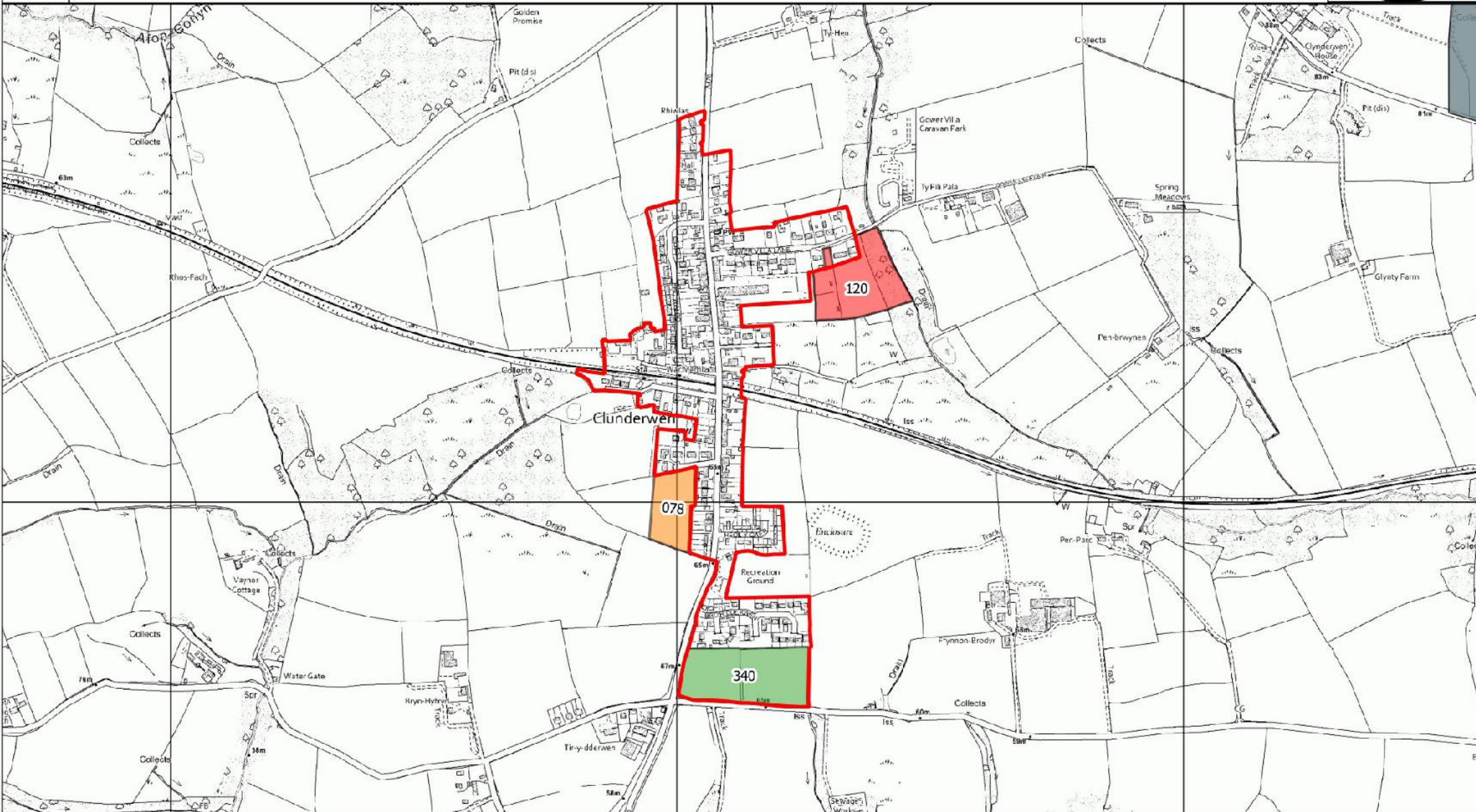
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Candidate Site Number / Nifer Safleoedd Ymgeisol	Name of Site/ Enw Safle	Nearest Settlement / Aneddiad Agosad	Current Use / Defnydd Presenol	Proposed Use / Defnydd Arfaethedig	Preferred Strategy Compatibility Category / Categori Cydweddiadau Strategaeth Ddewisol	Site Area (Ha) / Arwynebedd Safle (Ha)	Deposit V2 Candidate Site Assessment Phase	Deposit V2 Reason For Outcome	Deposit V2 Outcome Category
008	Land at Dungleddy Court / Tir yn Dungleddy Court	Clarbeston Road	Storage / Storio	Housing / Tai	Green 1	0.83	Passed all phases	Allocated	Green 4
442	South of Brooklyns Close / I'r Dde o Brooklyns Close	Clarbeston Road	Agriculture / Amaethyddiaeth	Housing / Tai	Green 1	1.2	Passed all Phases	Not well related to built form of settlement	Amber 4
472	Gilberts Park	Clarbeston Road	Dwelling and Garden / Anedd ac Ardd	Housing / Tai	Green 1	0.06	Part passed all phases, part phase 4	Not well related to built form of settlement. Part included within settlement boundary. Amendment to reflect dwelling curtilage	Green 3
472	Gilberts Park	Clarbeston Road	Dwelling and Garden / Anedd ac Ardd	Housing / Tai	Green 1	0.14	Part passed all phases, part phase 4	Not well related to built form of settlement. Part included within settlement boundary. Amendment to reflect dwelling curtilage	Red 4



Clunderwen

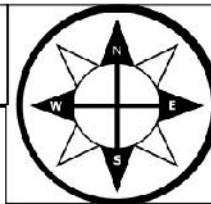
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Clunderwen (Gelli)



Scale (A4 Print) / Graddfa (Argraffiad A4)
1:2,000



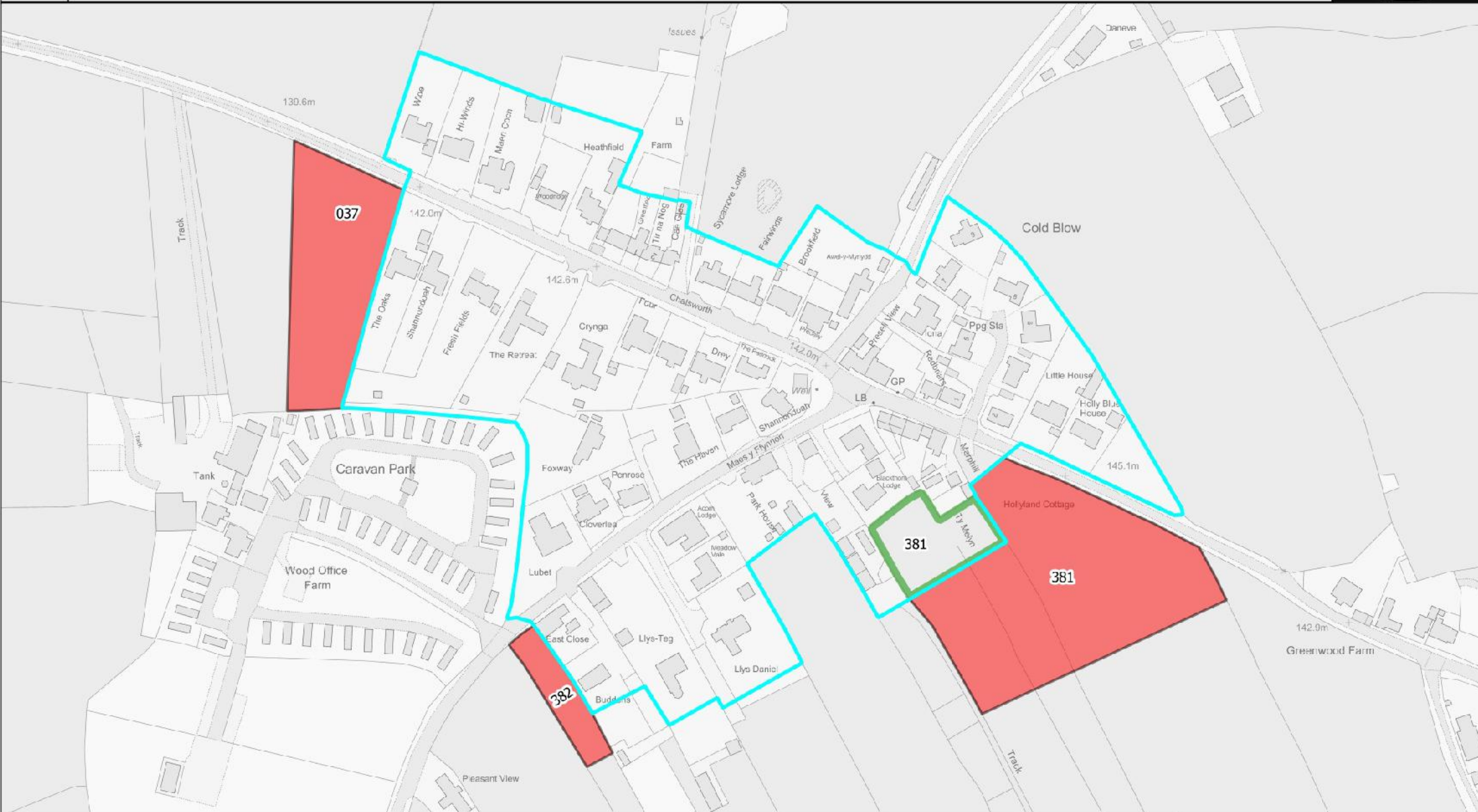
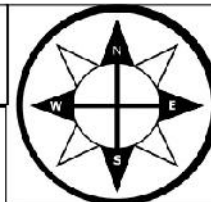
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Candidate Site Number / Nifer Safleoedd Ymgeisol	Name of Site/ Enw Safle	Nearest Settlement / Aneddiad Agosad	Current Use / Defnydd Presenol	Proposed Use / Defnydd Arfaethedig	Preferred Strategy Compatibility Category / Categori Cydweddiadau Strategaeth Ddewisol	Site Area (Ha) / Arwynebedd Safle (Ha)	Deposit V2 Candidate Site Assessment Phase	Deposit V2 Reason For Outcome	Deposit V2 Outcome Category
012	Adjacent to Isfryn, Gelli / Cyfagos at Isfryn, Gelli	Clunderwen	Vacant / Gwag	Housing / Tai	Amber 1	0.07	Phase 2	Proposal is for a residential use below 0.15ha and is not within 250m of a Service Village, Service Centre, Main Town or adjacent to a Cluster Local Village. Proposals for residential development are not supported by the Deposit Plan in this location.	Red 5
078	South of Golwg Yr Eglws / I'r Dde o Golwg Yr Eglws	Clunderwen	Agriculture / Amaethyddiaeth	Housing / Tai	Green 1	1.2	Passed all Phases	Alternative site provides level of growth appropriate for settlement. Also part ALC Grade 3a and limited highway support	Amber 4
120	South and East of Noonamah / I'r de a'r dwyrain o Noonamah	Clunderwen	Garden, Agriculture & Scrubland / Gardd, Amaethyddol a tir gwyllt	Housing / Tai	Green 1	2.18	Phase 3	Highway. Also Ecology concerns	Red 4
340	South of Bro'r Dderwen / I'r Dde o Bro'r Dderwen	Clunderwen	Agriculture / Amaethyddiaeth	Housing / Tai	Green 1	2.71	Passed all phases	Allocated	Green 4



Cold Blow

Scale (A4 Print) / Graddfa (Argraffiad A4)
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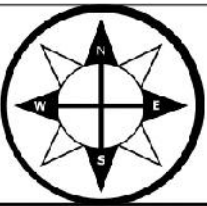


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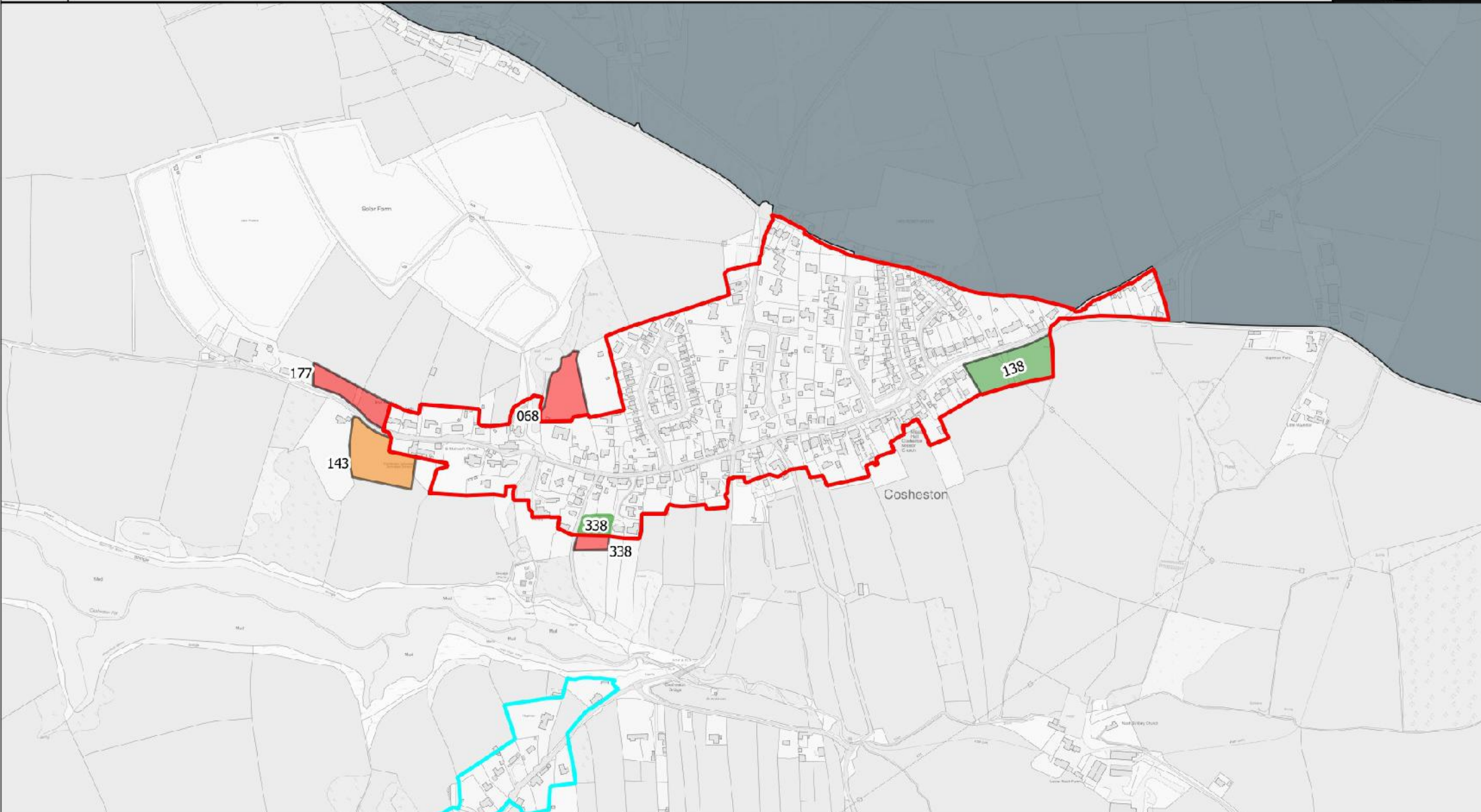
Candidate Site Number / Nifer Safleoedd Ymgeisol	Name of Site/ Enw Safle	Nearest Settlement / Aneddiad Agosad	Current Use / Defnydd Presenol	Proposed Use / Defnydd Arfaethedig	Preferred Strategy Compatibility Category / Categori Cydweddiadau Strategaeth Ddewisol	Site Area (Ha) / Arwynebedd Safle (Ha)	Deposit V2 Candidate Site Assessment Phase	Deposit V2 Reason For Outcome	Deposit V2 Outcome Category
037	Adjacent to The Oaks / Cyfagos at The Oaks	Cold Blow	Agriculture / Amaethyddiaeth	Housing / Tai	Amber 2	0.5	Phase 2	Proposal is adjacent to a Local Village boundary (and larger than 0.15Ha). Significant development is not being sought in settlements in this position in the Settlement Hierarchy, and settlement boundary review also concluded that no part of the site shou	Red 2
381	East of Marphill / I'r Ddwyrain o Marphill	Cold Blow	Agriculture / Amaethyddiaeth	Housing / Tai	Amber 2	0.2	Part passed all phases, part phase 4	Proposal is adjacent to a Local Village boundary (and larger than 0.15Ha). Significant development is not being sought in settlements in this position in the hierarchy and boundary review concluded that only part of the site should be retained in boundary	Green 3
381	East of Marphill / I'r Ddwyrain o Marphill	Cold Blow	Agriculture / Amaethyddiaeth	Housing / Tai	Amber 2	1.02	Part passed all phases, part phase 4	Proposal is adjacent to a Local Village boundary (and larger than 0.15Ha). Significant development is not being sought in settlements in this position in the hierarchy and boundary review concluded that only part of the site should be retained in boundary	Red 2
382	Adjacent to East Close / Cyfagos at East Close	Cold Blow	Agriculture / Amaethyddiaeth	Housing / Tai	Amber 1	0.11	Phase 4	Proposal is for a residential use below 0.15ha (too small for an allocation). Settlement boundary review concluded that the site should be excluded as it does not relate to the built form of the settlement.	Red 4



Cosheston



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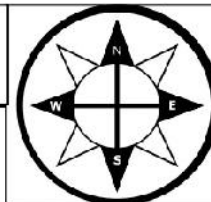


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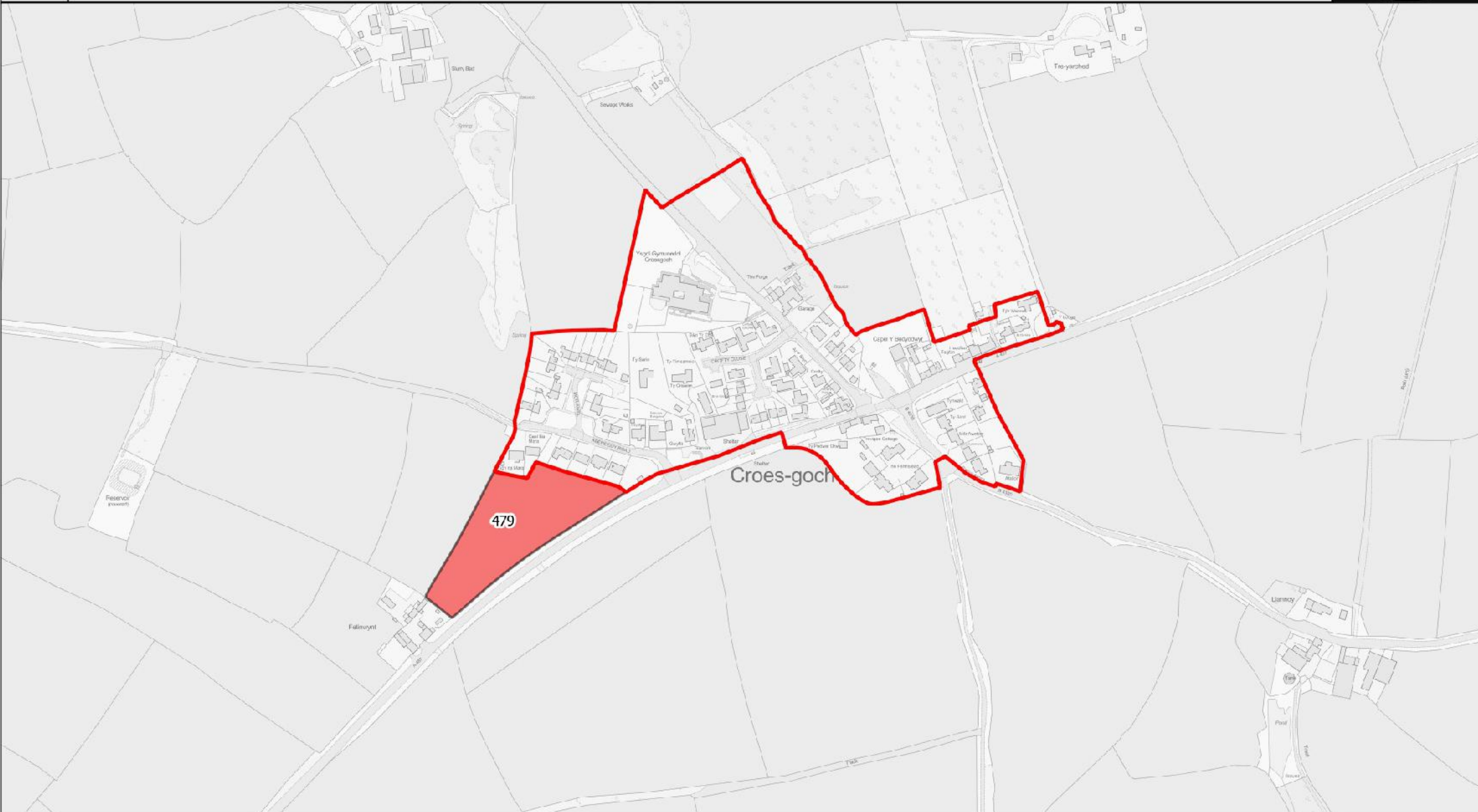
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068	North of Atrium Park / I'r Gogledd Atrium Park	Cosheston	Garden / Gardd	Housing / Tai	Green 1	0.46	Phase 4	Not well related to built form of settlement. Also, character and wooded context of the site	Red 4
138	South of Tinker's Fold / I'r Dde o Tinker's Fold	Cosheston	Agriculture / Amaethyddiaeth	Housing / Tai	Green 2	0.65	Passed all phases	Housing Commitment	Green 5
143	Adjacent to Cosheston VC School / Cyfagos Ysgol Cosheston GDR	Cosheston	Part Agriculture, Part School Field / Rhan Amaethyddol, Rhan Maes Ysgol	Mixed Use - Housing, School parking and playing field / Defnydd Cymysg - Tai, parcio ysgol a maes chwarae - Tai, parcio ysgol a maes chwarae	Grey/Green 1	0.63	Passed all Phases	Not required for housing as CS.138 provides appropriate level of growth. Education department has confirmed that there is no requirement for extension to the Cosheston school site, and therefore no need to consider this site for educational use.	Amber 4
177	Between West Farm & Bryn Briallu / Rhwng West Farm a Bryn Briallu	Cosheston	Agriculture / Amaethyddiaeth	Housing / Tai	Green 1	0.38	Phase 4	Not well related to built form of settlement. Also, linear skyline development	Red 4
338	Land at West Park / Tir yn West Park	Cosheston	Former nursery land / Hen tir ardd	Housing / Tai	Green 1	0.13	Part passed all phases, part phase 4	Not well related to built form of settlement. Also, not allocated but partly included within settlement boundary where the site is well related to existing development.	Green 3
338	Land at West Park / Tir yn West Park	Cosheston	Former nursery land / Hen tir ardd	Housing / Tai	Green 1	0.1	Part passed all phases, part phase 4	Not well related to built form of settlement. Also, not allocated but partly included within settlement boundary where the site is well related to existing development.	Red 4



Croescoch



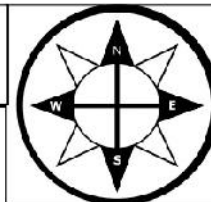
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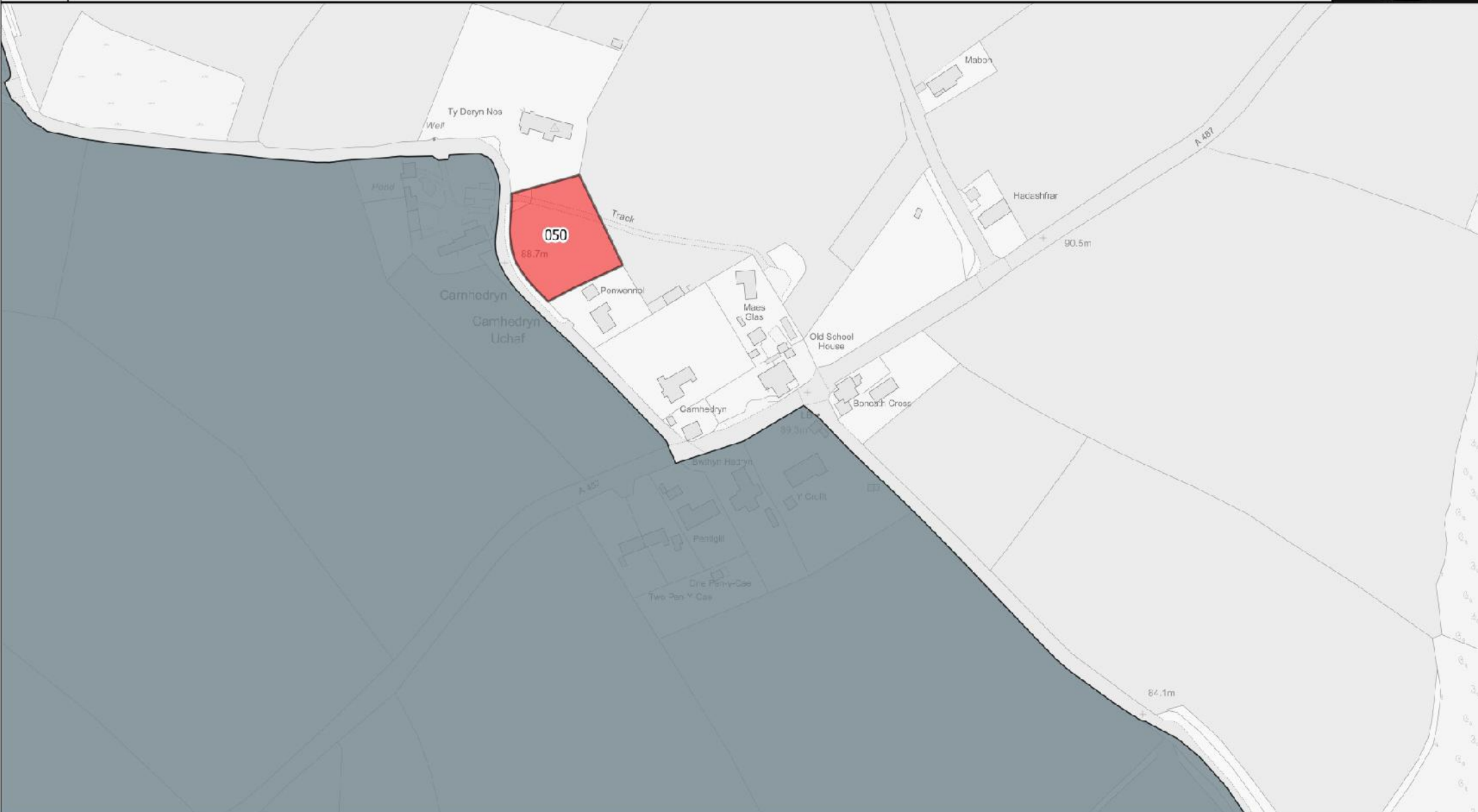
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Croescoch (Carnhedryn)



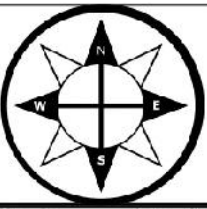
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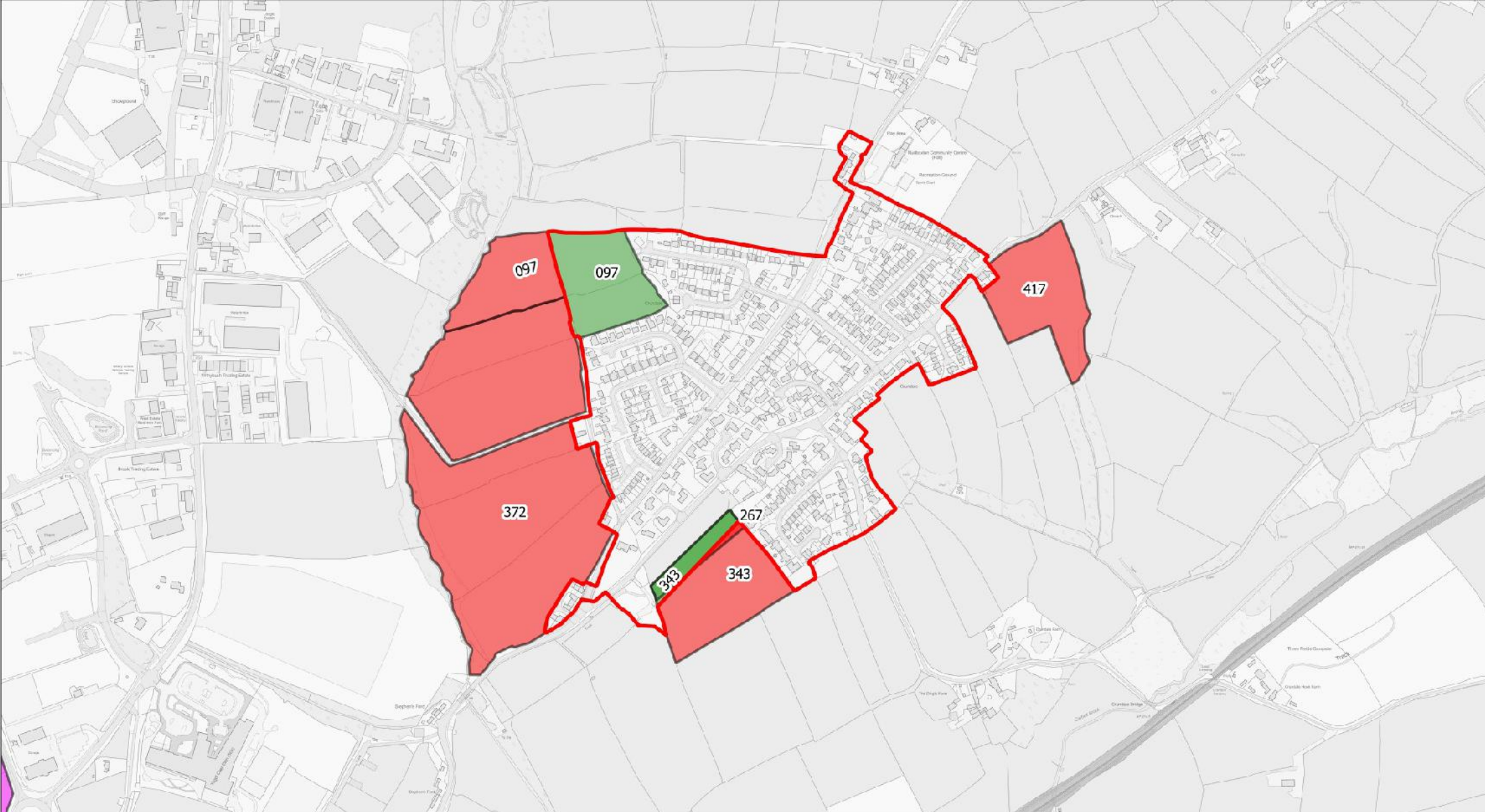
Candidate Site Number / Nifer Safleoedd Ymgeisol	Name of Site/ Enw Safle	Nearest Settlement / Aneddiad Agosad	Current Use / Defnydd Presenol	Proposed Use / Defnydd Arfaethedig	Preferred Strategy Compatibility Category / Categori Cydweddiadau Strategaeth Ddewisol	Site Area (Ha) / Arwynebedd Safle (Ha)	Deposit V2 Candidate Site Assessment Phase	Deposit V2 Reason For Outcome	Deposit V2 Outcome Category
479	South of Abereiddy Road / I'r de-ddwyrain o Abereiddy Road	Croesgoch	Agriculture / Amaethyddiaeth	Housing / Tai	Green 1	1.21	Phase 3	Highway. Also DAT (Archaeology) and ALC Grade 3a	Red 4
050	Land at Ty Meadow, Carnhedryn / Tir yn Ty Meadow, Carnhedryn	Croes-goch	Agriculture / Amaethyddiaeth	Housing / Tai	Red 3	0.23	Phase 2	This is not within 250m of a Service Village, Service Centre or Main Town or adjacent to a Cluster Local Village and hence proposals for larger residential development are not supported by the Deposit Plan in this location.	Red 3



Crundale



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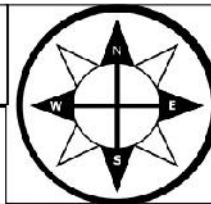


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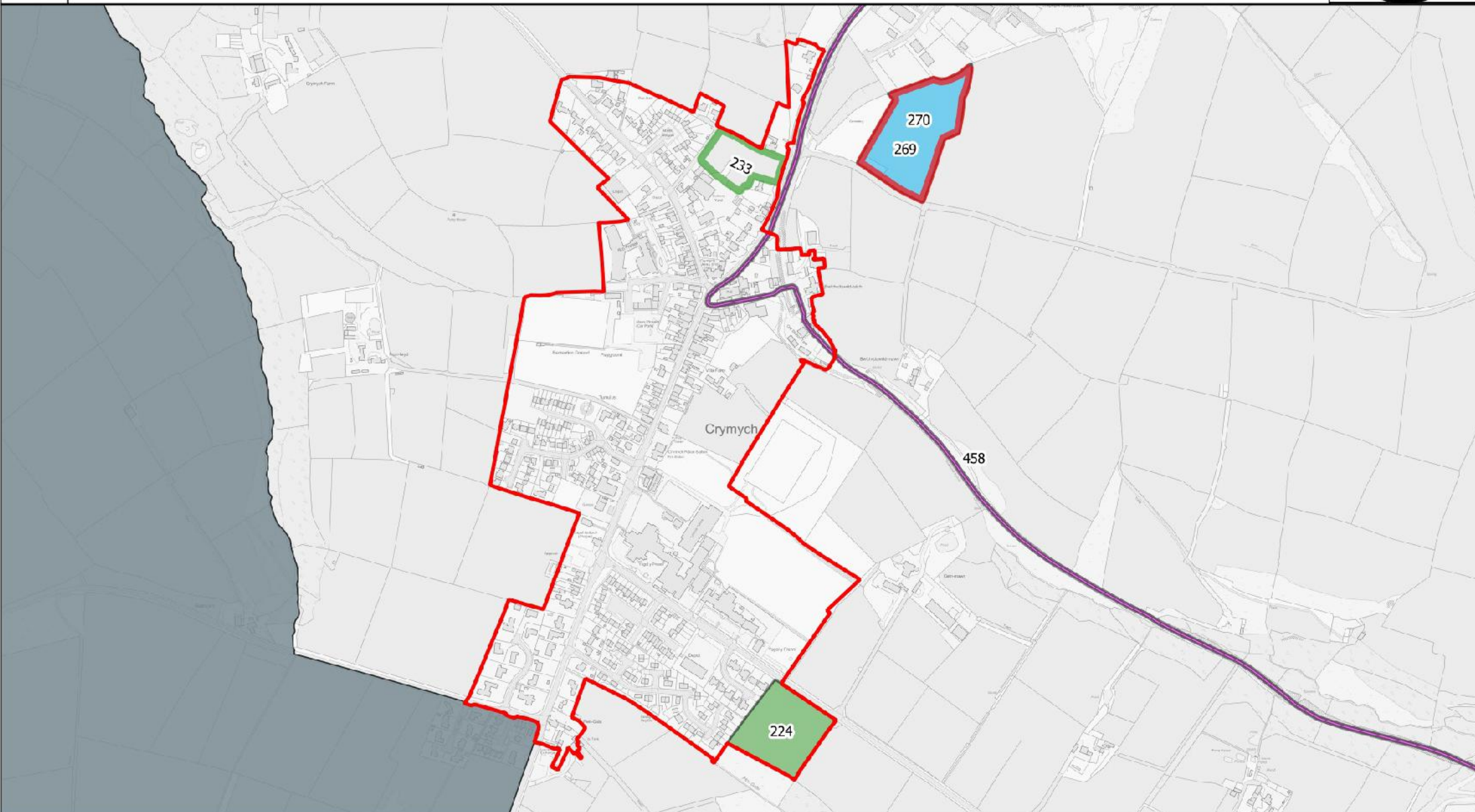
Candidate Site Number / Nifer Safleoedd Ymgeisol	Name of Site/ Enw Safle	Nearest Settlement / Aneddiad Agosad	Current Use / Defnydd Presenol	Proposed Use / Defnydd Arfaethedig	Preferred Strategy Compatibility Category / Categori Cydweddiadau Strategaeth Ddewisol	Site Area (Ha) / Arwynebedd Safle (Ha)	Deposit V2 Candidate Site Assessment Phase	Deposit V2 Reason For Outcome	Deposit V2 Outcome Category
097	West of Ashford Park / I'r Gorllewin o Ashford Park	Crundale / Cryndal	Agriculture / Amaethyddiaeth	Housing / Tai	Green 1	1.77	Part passed all phases, part phase 4	Part Allocated, with remainder excluded due to ecology and landscape concerns.	Green 4
097	West of Ashford Park / I'r Gorllewin o Ashford Park	Crundale / Cryndal	Agriculture / Amaethyddiaeth	Housing / Tai	Green 1	1.47	Part passed all phases, part phase 4	Part Allocated, with remainder excluded due to ecology and landscape concerns.	Red 4
267	Land at Rhoswell Farm (phase 3) - option 1 / Tir yn Rhoswell Park (cam 3) - opsiwn 1	Crundale / Cryndal	Agriculture / Amaethyddiaeth	Housing / Tai	Green 1	0.39	Part passed all phases, part phase 3	Part allocated with remainder excluded due to highway concerns.	Green 4
267	Land at Rhoswell Farm (phase 3) - option 1 / Tir yn Rhoswell Park (cam 3) - opsiwn 1	Crundale / Cryndal	Agriculture / Amaethyddiaeth	Housing / Tai	Green 1	0.06	Part passed all phases, part phase 3	Part allocated with remainder excluded due to highway concerns.	Red 4
343	Land at Rhoswell Farm (phase 3) - option 2 / Tir yn Rhoswell Park (cam 3) - opsiwn 2	Crundale / Cryndal	Agriculture / Amaethyddiaeth	Housing / Tai	Green 1	0.42	Part passed all phases, part phase 3	Highway. Also ALC Grade 3a. Part of site allocated see CS 267.	Green 4
343	Land at Rhoswell Farm (phase 3) - option 2 / Tir yn Rhoswell Park (cam 3) - opsiwn 2	Crundale / Cryndal	Agriculture / Amaethyddiaeth	Housing / Tai	Green 1	2.02	Part passed all phases, part phase 3	Highway. Also ALC Grade 3a. Part of site allocated see CS 267.	Red 4
372	West of Elm Park / I'r Gorllewin o Elm Park	Crundale / Cryndal	Agriculture / Amaethyddiaeth	Housing / Tai	Green 1	11.02	Phase 3	Highway. Also ALC Grade 3a	Red 4
417	North of Wallis Park / I'r Gogledd Wallis Park	Crundale / Cryndal	Agriculture / Amaethyddiaeth	Housing / Tai	Green 1	2.07	Phase 3	Highway	Red 4



Crymych



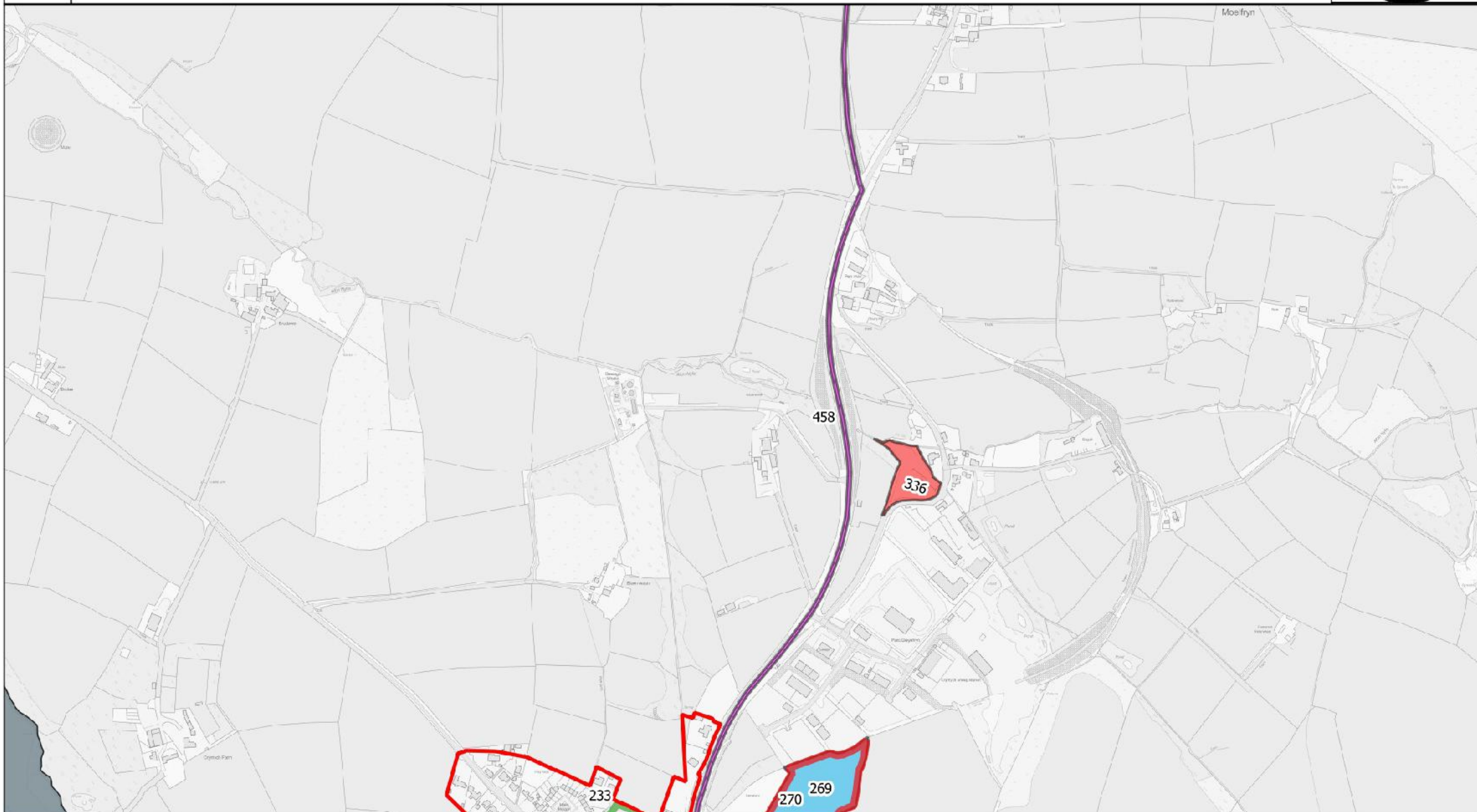
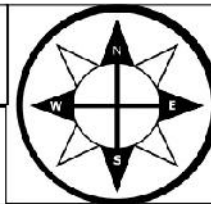
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Crymych (Riverlea)

Scale (A4 Print) / Graddfa (Argraffiad A4)
1:7,500



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224	East of Waunaeron / I'r Ddwyrain o Waunaeron	Crymych	Agriculture / Amaethyddiaeth	Housing / Tai	Green 2	1.23	Passed all phases	Allocated	Green 4
233	Adjacent to Greenacre / Cyfagos at Greenacre	Crymych	Agriculture / Amaethyddiaeth	Housing / Tai	Green 2	0.72	Passed all phases	Not allocated but retained within settlement boundary	Green 3
269	South of Parc Gwynfryn / I'r Dde o Parc Gwynfryn	Crymych	Agriculture / Amaethyddiaeth	Employment / Cyflogaeth	Grey	1.79	Passed all phases	Allocated	Blue 1
270	South of Parc Gwynfryn / I'r Dde o Parc Gwynfryn	Crymych	Agriculture / Amaethyddiaeth	Housing / Tai	Amber 3	1.79	Not applicable	Allocated for alternative proposed use	Red 6
336	Part of Riverlea Tractors Ltd / Rhan o Riverlea Tractors Ltd	Crymych	Former plant storage area / Hen ardal Storfa plant	Housing / Tai	Red 3	0.49	Phase 2	This is not within 250m of a Service Village, Service Centre or Main Town or adjacent to a Cluster Local Village and hence proposals for larger residential development are not supported by the Deposit Plan in this location.	Red 3

Candidate Sites' Register and Site Assessment Appendix - Preferred Strategy Compatibility 2019

Initial assessment for preferred strategy compatibility

All Candidate Sites were subjected to an initial compatibility test to identify sites that are compliant with the [Preferred Strategy](#). A colour coding system was created in 2019 which indicated the extent to which a site proposed is considered to comply with the Preferred Strategy:

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

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

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

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

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

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

Criteria colour and number	Criteria Summary	Detailed Description
Grey	Proposal is for a non-residential use	Further evidence-base work assessment required to assess this sites.
Grey with coloured hatching	Proposal is for mixed use including residential use.	Further evidence base work is required to assess the non-residential element. The residential element has been coded in the hatching (green, amber or red).

Criteria colour and number	Criteria Summary	Detailed Description
Green 1	Residential proposal adjacent to a Service Village, Service Centre or Main Town Boundary	Proposal is adjacent to a Service Village, Service Centre or Main Town boundary and could contribute to meeting housing need, dependent on further detailed assessments.
Green 2	Residential use proposed within an existing settlement boundary	Proposal is within an existing settlement boundary for a Local Village, Cluster Local Village, Service Village, Service Centre or Main Town and could contribute to meeting housing need, dependent on further detailed assessments.
Amber 1	Residential but below 0.15 ha	Proposal is for a residential use below 0.15ha (too small for an allocation). Later assessment will consider potential for infill/inclusion within the boundary.
Amber 2	Residential adjacent to a Cluster Local Village Boundary	Proposal is adjacent to a Cluster Local Village boundary. Some limited development opportunities could be identified here, dependent on further detailed assessments.
Amber 3	Residential within 250m of a Service Village, Service Centre or Main Town	Proposal is within 250m of a Service Village, Service Centre or Main Town but does not adjoin the current settlement boundary. It could contribute to meeting housing need, but dependent on further detailed assessments
Red 1	Residential proposal 80% within C2 Flood Zone or 80% within the 200metre SSSI/SAC buffer	Proposal is for residential use where the site area is 80% within C2 floodzone or 80% within a 200 metre buffer of a SSSI/SAC area – this is not an acceptable location for this use
Red 2	Residential adjacent to a Local Village Boundary	Proposal is adjacent to a Local Village boundary. Significant development is not being sought in settlements in this position in the Settlement Hierarchy.
Red 3	Any Residential proposal not within 250m of a Service Village, Service Centre, Main Town or adjacent to a Cluster Local Village	This is not within 250m of a Service Village, Service Centre, Main Town or adjacent to a Cluster Local Village and hence proposals for larger residential development are not supported by the Preferred Strategy in this location

The adopted LDP 1 Settlement boundaries have been included on the interactive map for information only. Red boundaries indicate Service Villages, Service Centres and Towns. Blue boundaries indicate Local Villages and Cluster Local Villages. These boundaries will be reviewed as part of the development of LDP2.

Note: The categories below only indicate how sites proposed for residential use or with an element of residential use performed against the Preferred Strategy (2019) and initial constraints (flood risk and nature designations). Whilst some categories have been carried forward, this has since been superseded by the detailed site assessment and re-publication

of the Candidate Site Register for the Re-Deposit Plan in 2024, which now includes the Site Assessment Report.

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