

Pembrokeshire County Council  
Local Development Plan 2  
2017-2033

# **Candidate Sites' Register and Site Assessment (September 2024)**

**Settlements J - L**

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

## Background

Pembrokeshire County Council issued a call for Candidate Sites between 22<sup>nd</sup> March and the 14<sup>th</sup> August 2018 and between 17<sup>th</sup> December 2018 and the 4<sup>th</sup> February 2019. A further call for candidate sites took place between 20<sup>th</sup> July 2021 and 30<sup>th</sup> 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 1<sup>st</sup> call, 55 during the 2<sup>nd</sup> call and 3 during the 3<sup>rd</sup> 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.

<b>Criteria colour and number</b>	<b>Criteria Summary</b>	<b>Detailed Description</b>
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


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 Service Centre

 Service Village

 Cluster Local Village

 Local Village

 Neighbouring Planning Authority

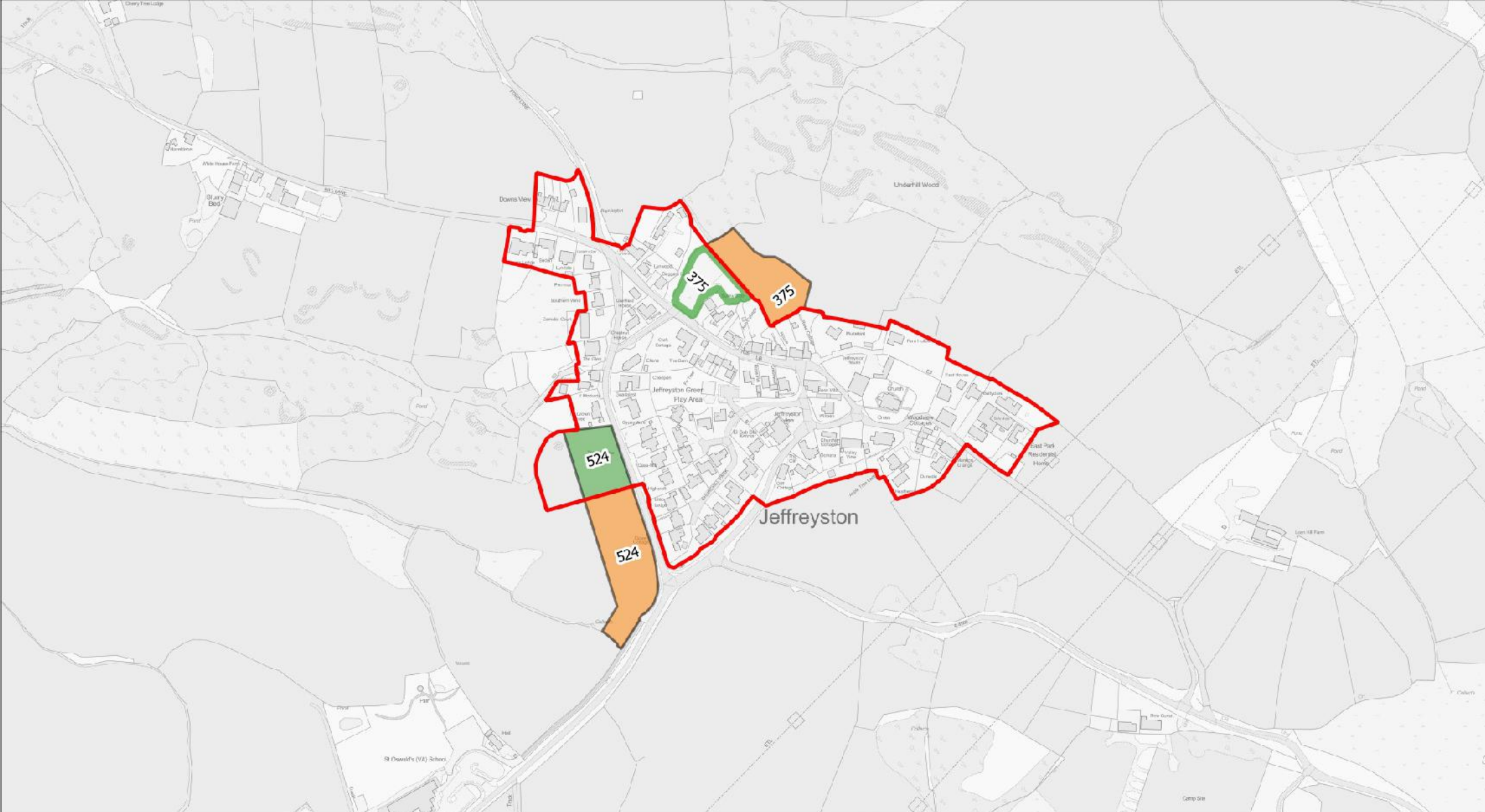
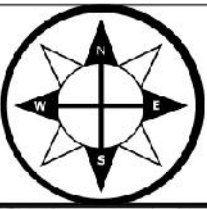
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# Jeffreyston

Scale (A4 Print) / Graddfa (Argraffiad A4)  
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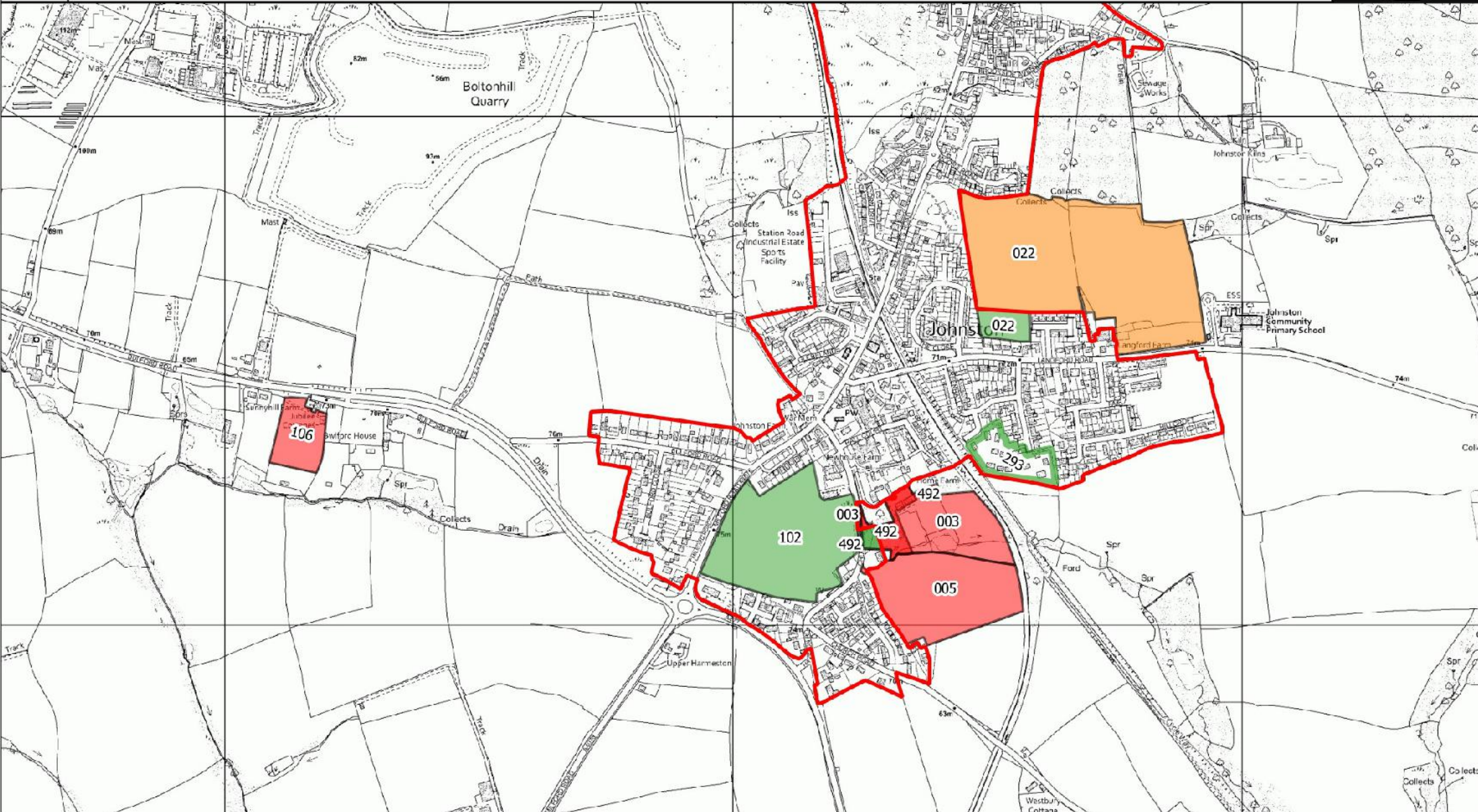
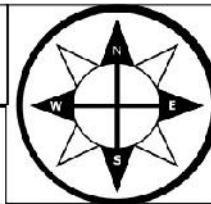


Candidate Site Number / Nifer Safleoedd Ymgeisol	Name of Site/ Enw Safle	Nearest Settlement / Aneddiad Agosad	Current Use / Defnydd Presenol	Proposed Use / Defnydd Arfaethedig	Preferred Strategy Compatibility Category / Categori Cydweddiadau Strategaeth Ddewisol	Site Area (Ha) / Arwynebedd Safle (Ha)	Deposit V2 Candidate Site Assessment Phase	Deposit V2 Reason For Outcome	Deposit V2 Outcome Category
375	North of Sunnyside / I'r Gogledd Sunnyside	Jeffreyston	Agriculture / Amaethyddiaeth	Housing / Tai	Green 2	0.42	Passed all phases	Alternative site provides level of growth appropriate for settlement but partially retained in settlement boundary.	Amber 4
375	North of Sunnyside / I'r Gogledd Sunnyside	Jeffreyston	Agriculture / Amaethyddiaeth	Housing / Tai	Green 2	0.27	Passed all phases	Alternative site provides level of growth appropriate for settlement but partially retained in settlement boundary.	Green 3
524	Land fronting B4586	Jeffreyston	Agricultural	Housing & Community Use	Green 1	0.64	Passed all phases	Part allocated. Remainder excluded as level of growth not required.	Amber 4
524	Land fronting B4586	Jeffreyston	Agricultural	Housing & Community Use	Green 1	0.32	Passed all phases	Part allocated. Remainder excluded as level of growth not required.	Green 4



# Johnston

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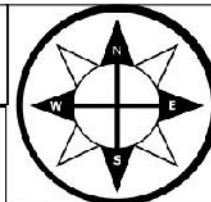


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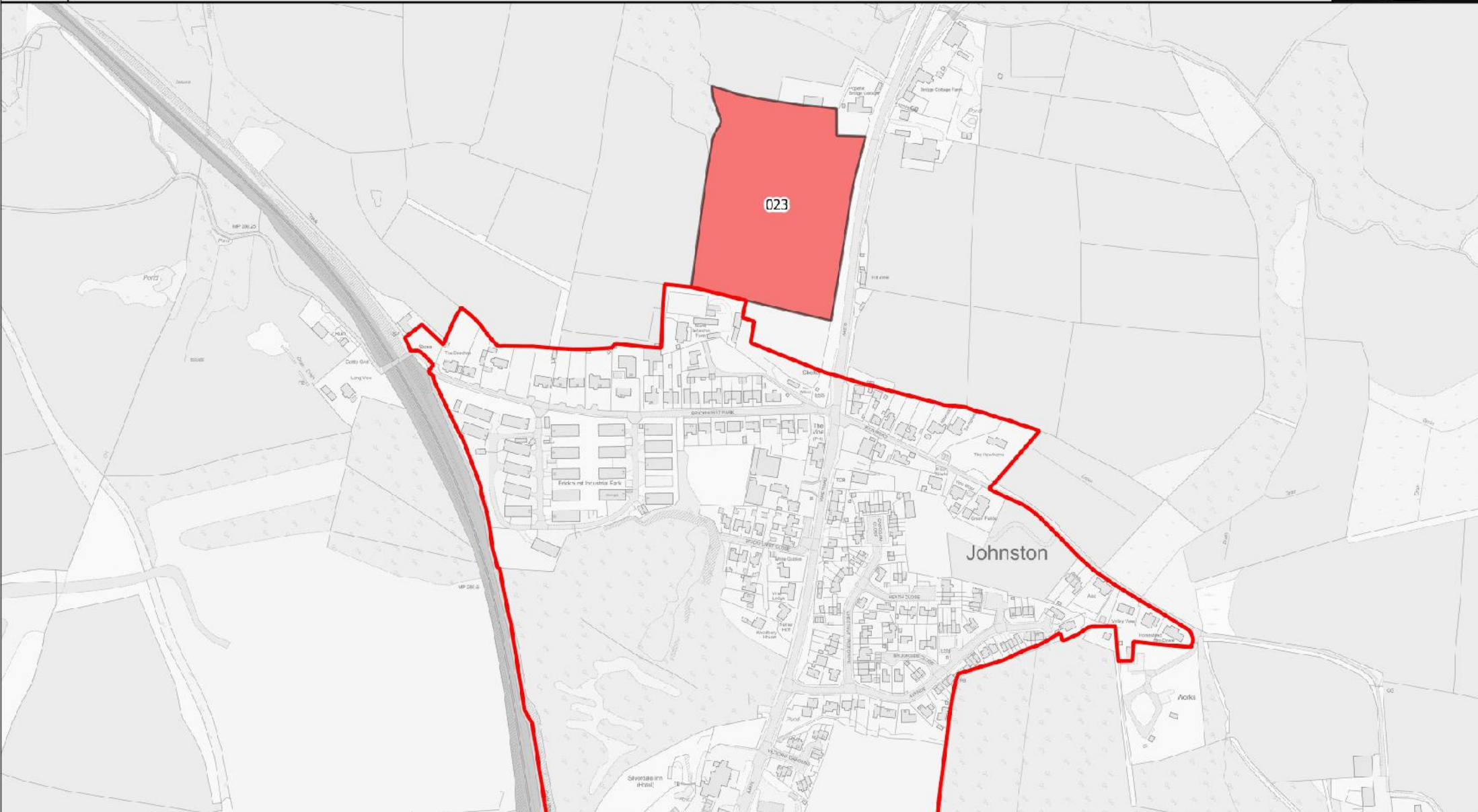




# Johnston (North)



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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
003	Land at Johnston Hall / Tir yn Johnston Hall	Johnston	Agriculture / Amaethyddiaeth	Housing / Tai	Green 1	0.14	Part passed all phases, part phase 3	Highway. Also ALC Grade 2. Small part of site included within settlement boundary.	Green 4
003	Land at Johnston Hall / Tir yn Johnston Hall	Johnston	Agriculture / Amaethyddiaeth	Housing / Tai	Green 1	0.04	Part passed all phases, part phase 3	Highway. Also ALC Grade 2. Small part of site included within settlement boundary.	Red 4
003	Land at Johnston Hall / Tir yn Johnston Hall	Johnston	Agriculture / Amaethyddiaeth	Housing / Tai	Green 1	2.85	Part passed all phases, part phase 3	Highway. Also ALC Grade 2. Small part of site included within settlement boundary.	Red 4
005	East of Woodlands View / I'r Ddwyrain o Woodlands View	Johnston	Agriculture / Amaethyddiaeth	Housing / Tai	Green 1	4	Phase 3	Highway. Also Yellow category for flood risk and ALC Grade 2	Red 4
022	North of Langford Road / I'r Gogledd Langford Road	Johnston	Agriculture / Amaethyddiaeth	Housing / Tai	Green 1	10.65	Passed all phases	Part allocated. Remainder of site not required	Amber 4
022	North of Langford Road / I'r Gogledd Langford Road	Johnston	Agriculture / Amaethyddiaeth	Housing / Tai	Green 1	0.57	Passed all phases	Part allocated. Remainder of site not required	Green 4
023	North of Johnston Farm / I'r Gogledd Johnston Farm	Johnston	Agriculture / Amaethyddiaeth	Housing / Tai	Green 1	2.82	Phase 3	Highway.	Red 4
102	North of Hayston View / I'r Gogledd Hayston View	Johnston	Grassland / Glaswelltir	Mixed Use - Housing, Community building, Retail/Commercial Park, Offices / Defnydd Cymysg - Tai, adeiladu cymunedol, parc manwerthu / masnachol a swyddfeydd	Grey/Green 2	5.5	Part passed all phases, part phase 5	Allocated for housing not mixed-use as suggested. No requirement for retail or commercial development at this location.	Green 4

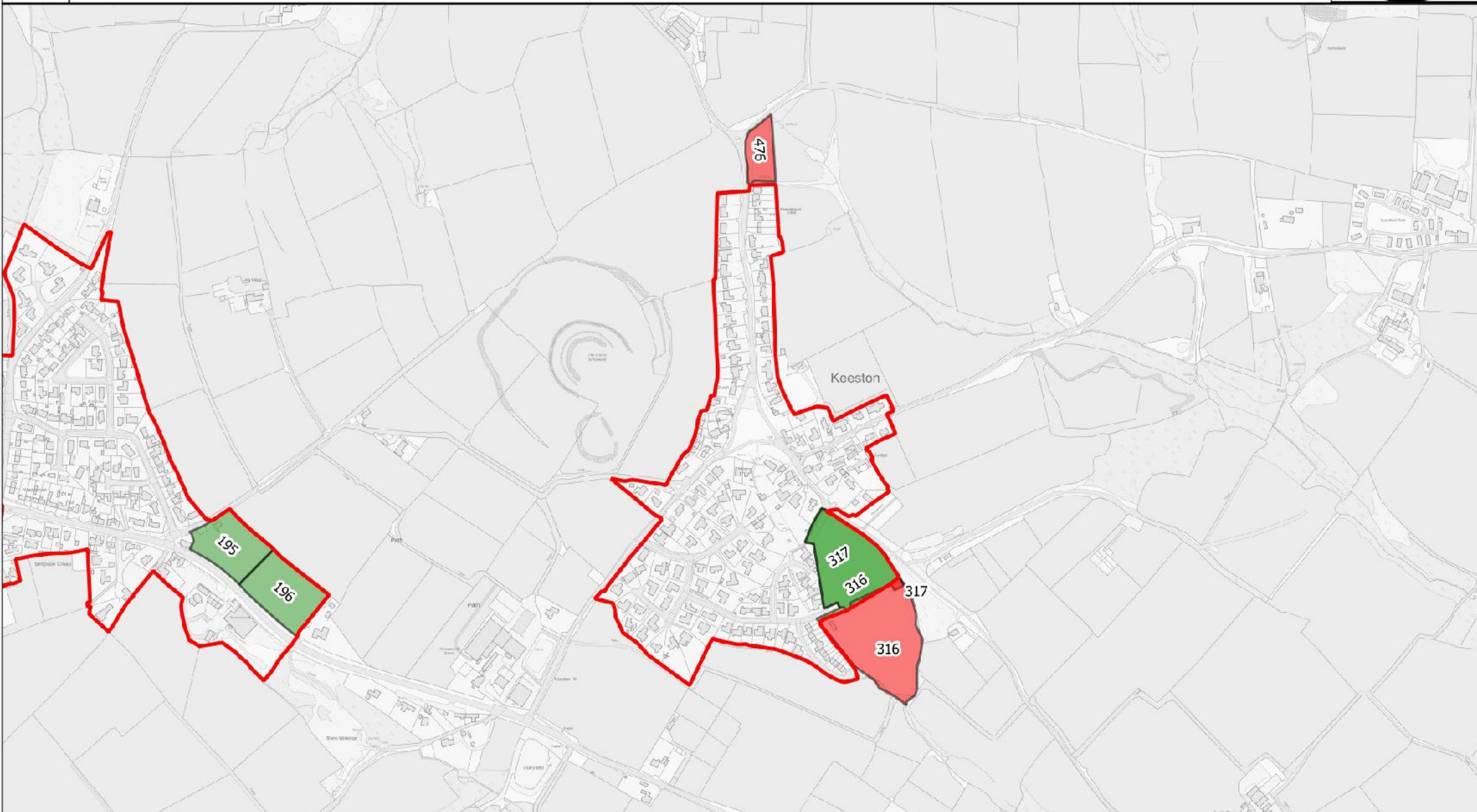
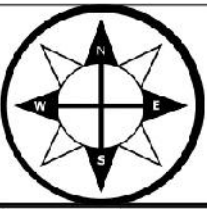
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106	Adjacent to Jubilee Cottages / Cyfagos at Jubilee Cottages	Johnston	Agriculture / Amaethyddiaeth	Housing / Tai	Red 3	1.2	Phase 2	This is not within 250m of a Service Village, Service Centre or Main Town or adjacent to a Cluster Local Village and hence proposals for larger residential development are not supported by the Deposit Plan in this location.	Red 3
293	Former Johnston School / Hen Ysgol Johnston	Johnston	Former school / Gwag ysgol	Housing / Tai	Green 2	1.28	Passed all phases	Retained in boundary, but not allocated as the site is due to be delivered prior to plan adoption.	Green 3
492	Johnston Hall	Johnston	Garden, Tennis court and Outbuildings / Gardd, Llys Tennis ac Adeiladau Allan	Residential and Woodland / Preswyl a Choetir	Green 1	0.14	Part passed all phases, part phase 4	Part included within settlement boundary following review.	Green 4
492	Johnston Hall	Johnston	Garden, Tennis court and Outbuildings / Gardd, Llys Tennis ac Adeiladau Allan	Residential and Woodland / Preswyl a Choetir	Green 1	0.04	Part passed all phases, part phase 4	Part included within settlement boundary following review.	Red 4
492	Johnston Hall	Johnston	Garden, Tennis court and Outbuildings / Gardd, Llys Tennis ac Adeiladau Allan	Residential and Woodland / Preswyl a Choetir	Green 1	0.52	Part passed all phases, part phase 4	Part included within settlement boundary following review.	Red 4





# Keeston

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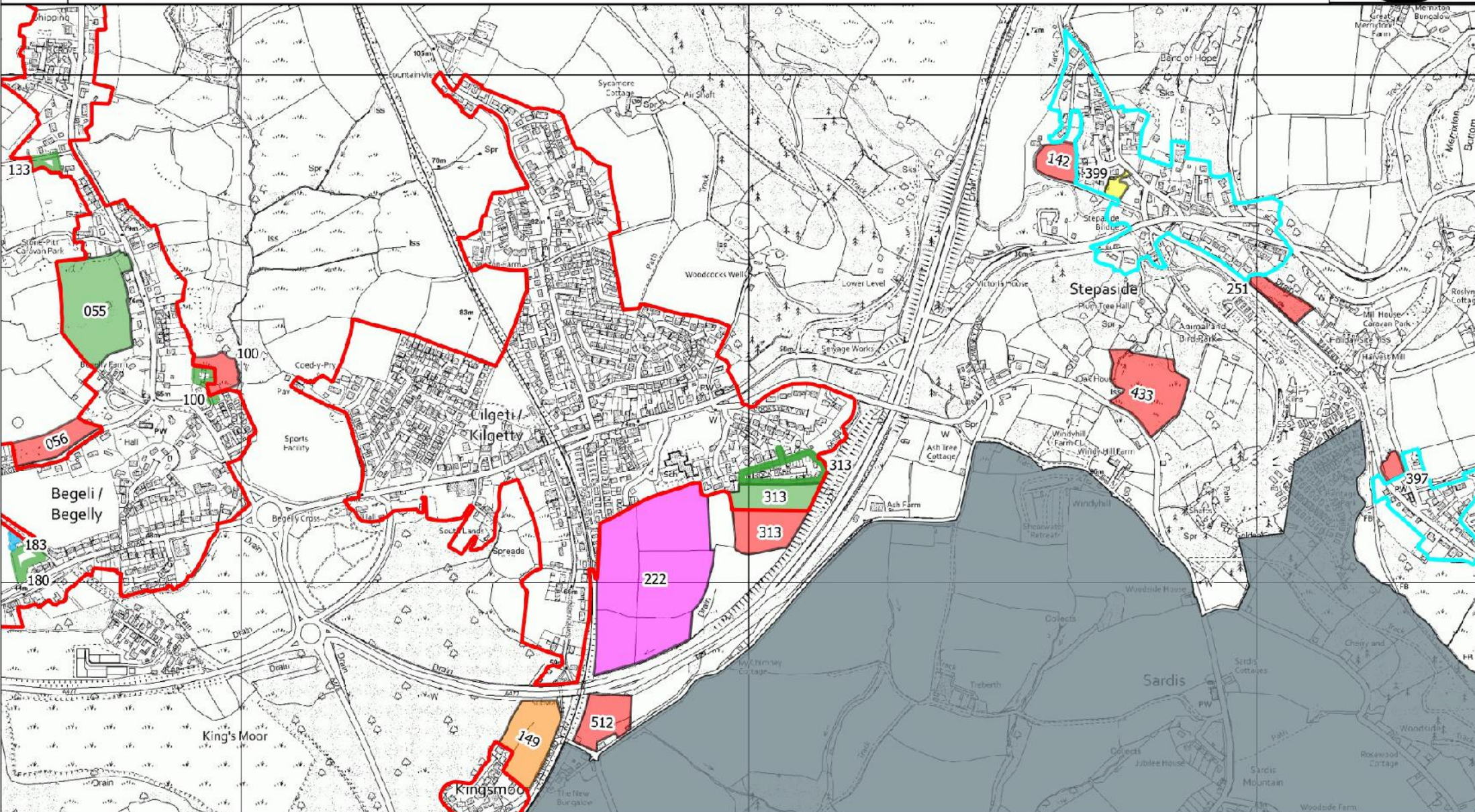
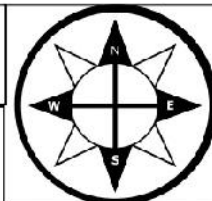
Candidate Site Number / Nifer Safleoedd Ymgeisol	Name of Site/ Enw Safle	Nearest Settlement / Aneddiad Agosad	Current Use / Defnydd Presenol	Proposed Use / Defnydd Arfaethedig	Preferred Strategy Compatibility Category / Categori Cydweddiadau Strategaeth Ddewisol	Site Area (Ha) / Arwynebedd Safle (Ha)	Deposit V2 Candidate Site Assessment Phase	Deposit V2 Reason For Outcome	Deposit V2 Outcome Category
316	East of Brookfield Close - combined site / I'r Gorllewin o Brookfield Close - safle cyfunedig	Keeston	Vacant site used for storage of building equipment and materials / Safle gwag a ddefnyddir ar gyfer storio offer adeiladu and deunyddiau adeiladu	Housing / Tai	Green 1	1.2	Part passed all phases, part phase 4	Yellow category for flooding. Also, level of growth offered by CS.317 more appropriate for size of settlement. Part of site covering 317 allocated.	Green 4
316	East of Brookfield Close - combined site / I'r Gorllewin o Brookfield Close - safle cyfunedig	Keeston	Vacant site used for storage of building equipment and materials / Safle gwag a ddefnyddir ar gyfer storio offer adeiladu and deunyddiau adeiladu	Housing / Tai	Green 1	1.56	Part passed all phases, part phase 4	Yellow category for flooding. Also, level of growth offered by CS.317 more appropriate for size of settlement. Part of site covering 317 allocated.	Red 4
317	East of Brookfield Close - northern parcel / I'r Gorllewin o Brookfield Close - parcel gogleddol	Keeston	Vacant site used for storage of building equipment and materials / Safle gwag a ddefnyddir ar gyfer storio offer adeiladu and deunyddiau adeiladu	Housing / Tai	Green 1	1.15	Passed all phases	Most of site allocated	Green 4
317	East of Brookfield Close - northern parcel / I'r Gorllewin o Brookfield Close - parcel gogleddol	Keeston	Vacant site used for storage of building equipment and materials / Safle gwag a ddefnyddir ar gyfer storio offer adeiladu and deunyddiau adeiladu	Housing / Tai	Green 1	0.02	Passed all phases	Most of site allocated	Red 4
476	North of Valley View / I'r Gogledd Valley View	Keeston	Agriculture / Amaethyddiaeth	Housing / Tai	Green 1	0.35	Phase 4	Not well related to built form of settlement. Also Dyfed Archeological Trust raised concerns and further consultation with CADW would be required.	Red 4





# Kilgetty

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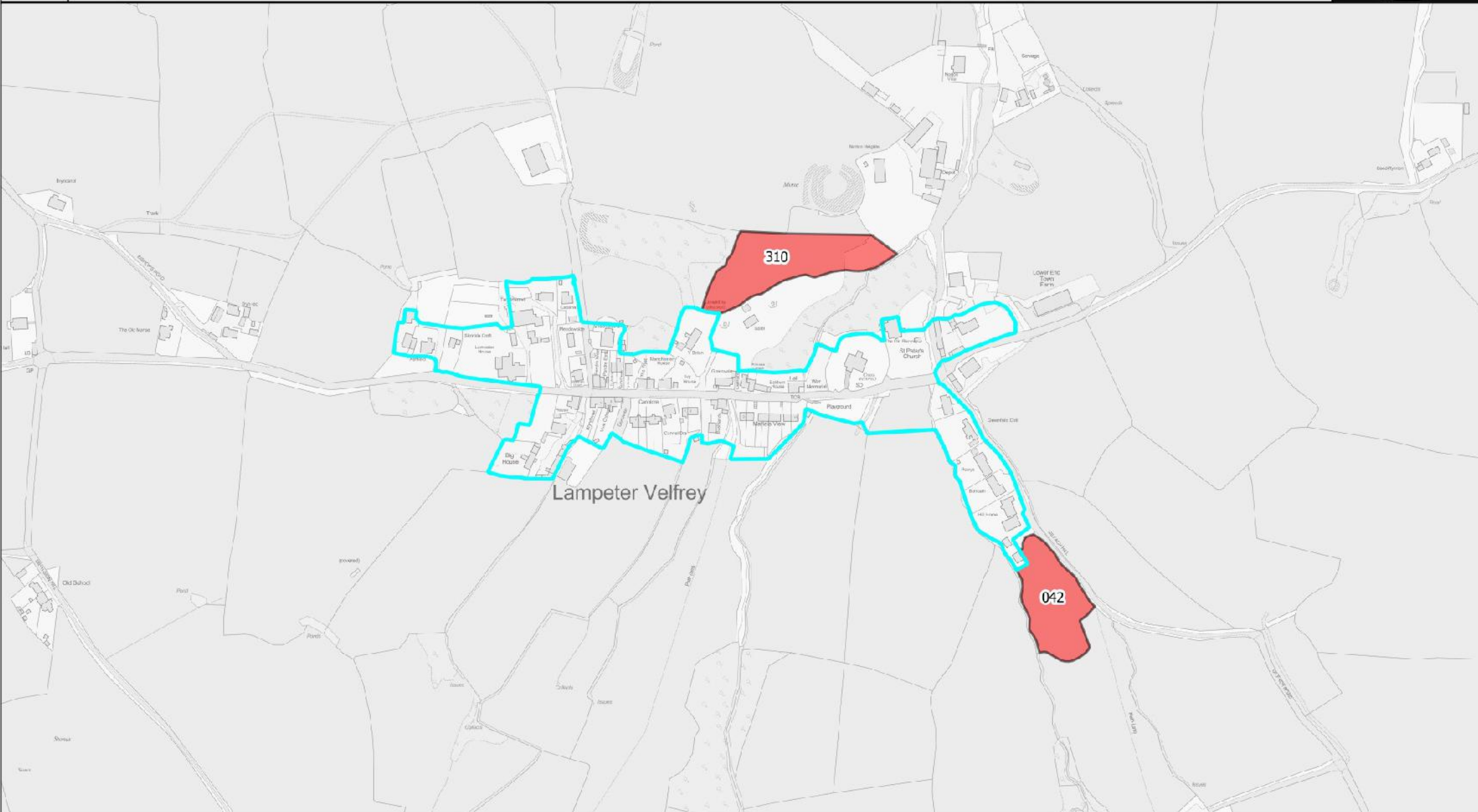
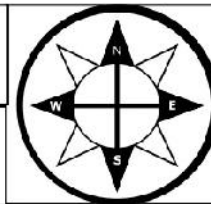
Candidate Site Number / Nifer Safleoedd Ymgeisol	Name of Site/ Enw Safle	Nearest Settlement / Aneddiad Agosad	Current Use / Defnydd Presenol	Proposed Use / Defnydd Arfaethedig	Preferred Strategy Compatibility Category / Categori Cydweddiadau Strategaeth Ddewisol	Site Area (Ha) / Arwynebedd Safle (Ha)	Deposit V2 Candidate Site Assessment Phase	Deposit V2 Reason For Outcome	Deposit V2 Outcome Category
222	Land at Kilvelgy Farm / Tir yn Kilvelgy Farm	Kilgetty / Cilgeti	Agriculture / Amaethyddiaeth	Mixed Use - Housing and Employment / Defnydd Cymysg - Tai a chyflogaeth	Grey/Green 1	6.52	Phase 3	Highway. Also ALC Grade 3a and Ecology	Pink 1
312	South of Kilvelgy Park Kilgetty - option 1 / I'r Dde o Kilvelgy Park Kilgetty - opsiwn 1	Kilgetty / Cilgeti	Agriculture / Amaethyddiaeth	Housing / Tai	Green 1	0.83	Passed all phases	Built site	Green 3
313	South of Kilvelgy Park Kilgetty - option 2 / I'r Dde o Kilvelgy Park Kilgetty - opsiwn 2	Kilgetty / Cilgeti	Agriculture / Amaethyddiaeth	Housing / Tai	Green 2	0.83	Part passed all phases, part phase 3	Part allocated. Whole site not required for level of growth in settlement. Also issues with ecology, highways and landscape	Green 3
313	South of Kilvelgy Park Kilgetty - option 2 / I'r Dde o Kilvelgy Park Kilgetty - opsiwn 2	Kilgetty / Cilgeti	Agriculture / Amaethyddiaeth	Housing / Tai	Green 2	0.84	Part passed all phases, part phase 3	Part allocated. Whole site not required for level of growth in settlement. Also issues with ecology, highways and landscape	Green 4
313	South of Kilvelgy Park Kilgetty - option 2 / I'r Dde o Kilvelgy Park Kilgetty - opsiwn 2	Kilgetty / Cilgeti	Agriculture / Amaethyddiaeth	Housing / Tai	Green 2	1	Part passed all phases, part phase 3	Part allocated. Whole site not required for level of growth in settlement. Also issues with ecology, highways and landscape	Red 4
433	Opposite New Lot Cottage / Cyferbyn â New Lot Cottage	Kilgetty / Cilgeti	Agriculture / Amaethyddiaeth	Housing / Tai	Red 3	1.74	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 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
512	North of Redcroft / I'r Gogledd Redcroft	Kilgetty / Cilgeti	Agriculture / Amaethyddiaeth	Housing / Tai	Amber 3	0.86	Phase 4	Not well related to built form of settlement	Red 4



# Lampeter Velfrey

Scale (A4 Print) / Graddfa (Argraffiad A4)  
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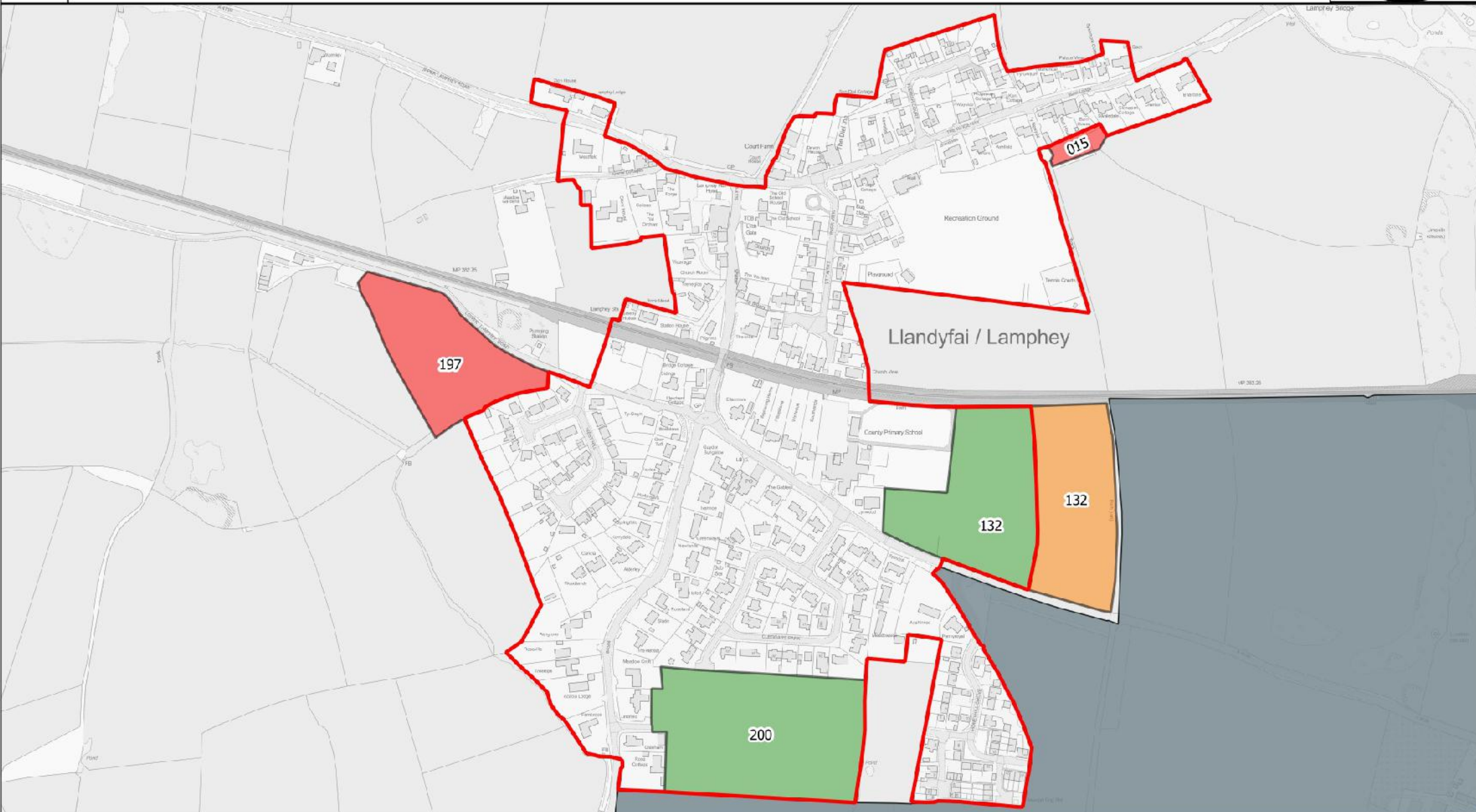
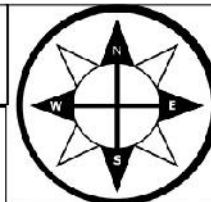
Candidate Site Number / Nifer Safleoedd Ymgeisol	Name of Site/ Enw Safle	Nearest Settlement / Aneddiad Agosad	Current Use / Defnydd Presenol	Proposed Use / Defnydd Arfaethedig	Preferred Strategy Compatibility Category / Categori Cydweddiadau Strategaeth Ddewisol	Site Area (Ha) / Arwynebedd Safle (Ha)	Deposit V2 Candidate Site Assessment Phase	Deposit V2 Reason For Outcome	Deposit V2 Outcome Category
042	Adjacent to Hill House / Cyfagos at Hill House	Lampeter Velfrey / Llanbedr Efelffre	Storage and agriculture / Storio ac amaethyddiaeth	Housing / Tai	Red 2	0.57	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
310	Between Y Belan & Nolton Yard / Rhwng Y Belan a Nolton Yard	Lampeter Velfrey / Llanbedr Efelffre	Pasture / Porfa	Housing / Tai	Red 2	0.79	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





# Lamphey

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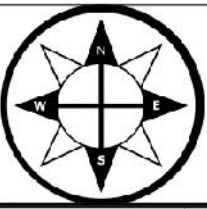


Candidate Site Number / Nifer Safleoedd Ymgeisol	Name of Site/ Enw Safle	Nearest Settlement / Aneddiad Agosad	Current Use / Defnydd Presenol	Proposed Use / Defnydd Arfaethedig	Preferred Strategy Compatibility Category / Categori Cydweddiadau Strategaeth Ddewisol	Site Area (Ha) / Arwynebedd Safle (Ha)	Deposit V2 Candidate Site Assessment Phase	Deposit V2 Reason For Outcome	Deposit V2 Outcome Category
015	Land at Lower Farm / Tir yn Lower Farm	Lamphey / Llandyfai	Former farm yard / Yr iard fferm flaenorol	Housing / Tai	Amber 1	0.12	Phase 4	Proposal is for a residential use below 0.15ha (too small for an allocation). Settlement boundary review determined that the site was not well related to the built form of the settlement	Red 4
132	Adjacent to Lamphey School / Cyfagos at Ysgol Llandyfai	Lamphey / Llandyfai	Grazing / Tir Pori	Mixed Use - Housing and school parking / Defnydd Cymysg - Tai a pharcio'r ysgol	Grey/Green 1	1.52	Passed all phases	Part allocated. Level of growth offered by whole site not required, now that CS.200 has been allocated and is being progressed under adopted LDP.	Amber 4
132	Adjacent to Lamphey School / Cyfagos at Ysgol Llandyfai	Lamphey / Llandyfai	Grazing / Tir Pori	Mixed Use - Housing and school parking / Defnydd Cymysg - Tai a pharcio'r ysgol	Grey/Green 1	1.75	Passed all phases	Part allocated. Level of growth offered by whole site not required, now that CS.200 has been allocated and is being progressed under adopted LDP.	Green 4
197	Adjacent to West Hill, Lower Lamphey Road / Cyfagos at West Hill, Lower Lamphey Road	Lamphey / Llandyfai	Agriculture / Amaethyddiaeth	Housing / Tai	Green 1	1.4	Phase 4	Not well related to built form of settlement.	Red 4
200	South of Cleggars Park / I'r Dde o Cleggars Park	Lamphey / Llandyfai	Agriculture / Amaethyddiaeth	Housing / Tai	Green 2	2.43	Passed all phases	Allocated	Green 4

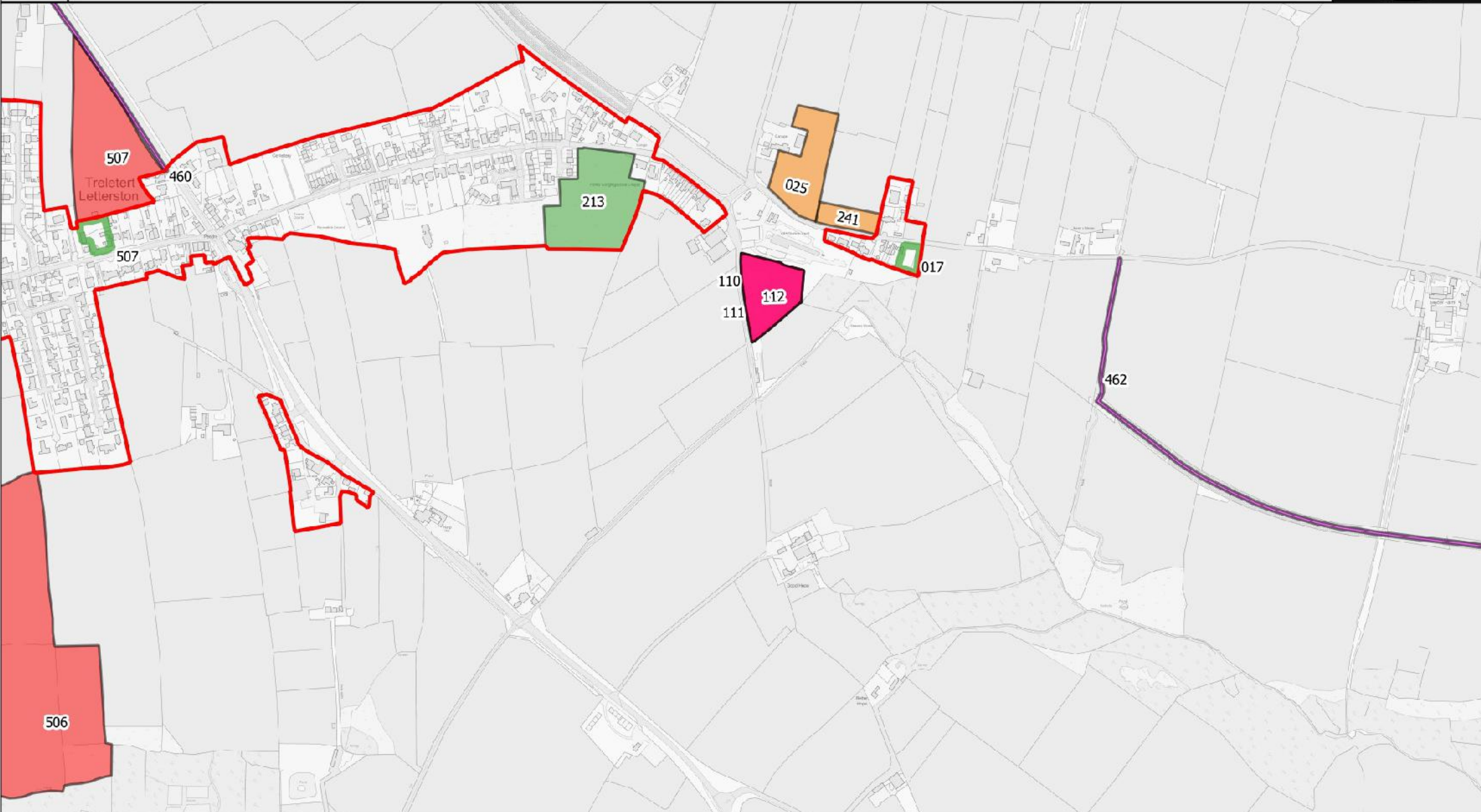




# Letterston (East)



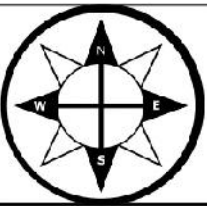
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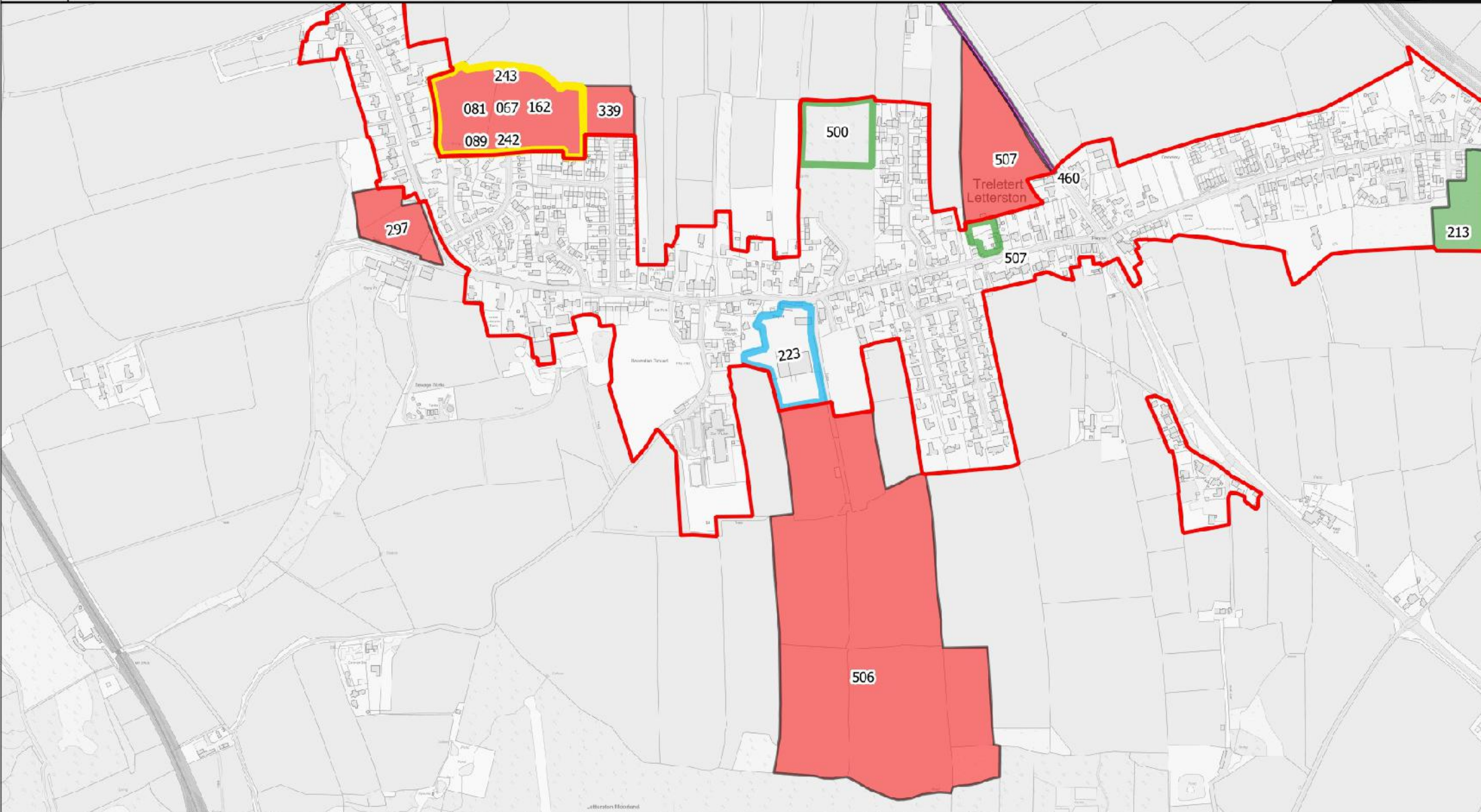
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# Letterston (West)



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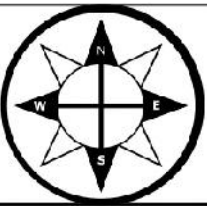


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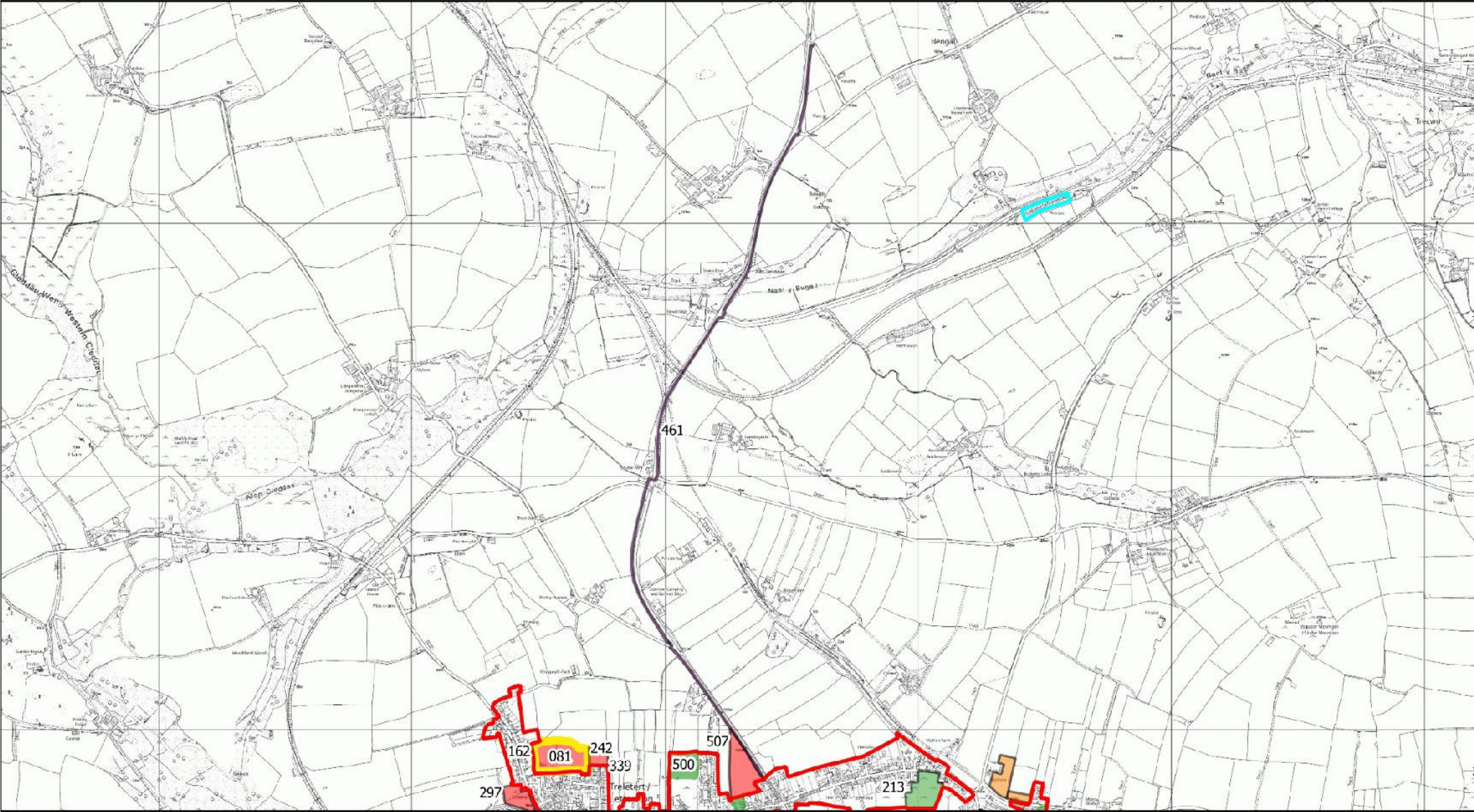




# Letterston to Sceddau Shared User Path



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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
017	Land at Station Terrace / Tir yn Station Terrace	Letterston / Treletert	Garden / Gardd	Housing / Tai	Amber 1	0.15	Passed all phases	Not allocated but included in additional settlement boundary for village	Green 3
025	Land at East Lynn / Tir yn East Lynn	Letterston / Treletert	Agriculture / Amaethyddiaeth	Housing / Tai	Amber 3	0.96	Passed all phases	Not well related to built form of settlement. Also ALC Grade 3a	Amber 4
067	North of Nant-y-Ffynnon / I'r Gogledd Nant-y-Ffynnon	Letterston / Treletert	Grazing (sheep) / Pori (defaid)	Protect existing use / Amddifyn defnydd presennol	Grey	2.72	Not applicable	Retained as Countryside	Yellow 2
081	Land at Nant y Ffynon / Tir yn Nant y Ffynon	Letterston / Treletert	Agriculture / Amaethyddiaeth	Housing / Tai	Green 1	2.72	Phase 3	SFCA Yellow Category and ALC Grade 3a	Red 4
089	North of Nant Y Ffynnon / I'r Gogledd Nant Y Ffynnon	Letterston / Treletert	Grazing (sheep) / Pori (defaid)	Protect existing use / Amddifyn defnydd presennol	Grey	2.72	Not applicable	Retained as Countryside	Yellow 2
110	South of Old Station Yard / I'r Dde o Old Station	Letterston / Treletert	Horticulture / Garddwriaeth	Housing / Tai	Amber 3	0.79	Phase 4	Not well related to built form of settlement. Also SFCA category Yellow and ALC Grade 3a	Red 4
111	South of Old Station Yard / I'r Dde o Old Station	Letterston / Treletert	Horticulture / Garddwriaeth	Mixed Use - Housing and Nursing Home / Defnydd Cymysg - Tai a chartref nyrsio	Grey/Amber 3	0.79	Phase 4	Not well related to built form of settlement. No need for supported/specialist accommodation in this location. Also, least preferred location for housing within settlement. SFCA Yellow Category and ALC Grade 3a.	Pink 1
112	South of Old Station Yard / I'r Dde o Old Station	Letterston / Treletert	Horticulture / Garddwriaeth	Employment / Cyflogaeth	Grey	0.79	Phase 4	Provision already within settlement at Old Station Yard. Also SFCA category Yellow and ALC Grade 3a and not well related to built form of settlement	Pink 1
162	North of Nant Y Ffynnon / I'r Gogledd Nant Y Ffynnon	Letterston / Treletert	Grazing (sheep) / Pori (defaid)	Protect existing use / Amddifyn defnydd presennol	Grey	2.72	Not applicable	Retained as Countryside	Yellow 2

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
213	Between Longstone Court & 62 Station Road / Rhwng Longstone Court a 62 Station Road	Letterston / Treletert	Agriculture / Amaethyddiaeth	Housing / Tai	Green 1	1.64	Passed all phases	Allocated	Green 4
223	Land at Jubilee Garages / Tir yn Jubilee Garages	Letterston / Treletert	Employment / Cyflogaeth	Mixed Use / Defnydd Cymysg	Grey	1.24	Passed all phases	No proposal to consider, but retained within settlement boundary	Blue 3
241	Adjacent to Croeswen / Cyfagos at Croeswen	Letterston / Treletert	Agriculture / Amaethyddiaeth	Housing / Tai	Amber 3	0.28	Passed all phases	Not well related to built form of settlement	Amber 4
242	North of Nant Y Ffynnon / I'r Gogledd Nant Y Ffynnon	Letterston / Treletert	Grazing (sheep) / Pori (defaid)	Protect existing use / Amddifyn defnydd presennol	Grey	2.72	Not applicable	Retained as Countryside	Yellow 2
243	North of Nant Y Ffynnon / I'r Gogledd Nant Y Ffynnon	Letterston / Treletert	Grazing (sheep) / Pori (defaid)	Protect existing use / Amddifyn defnydd presennol	Grey	2.72	Not applicable	Retained as Countryside	Yellow 2
297	Land at 151 St Davids Road / Tir yn 151 St Davids Road	Letterston / Treletert	Agriculture / Amaethyddiaeth	Housing / Tai	Green 1	0.88	Phase 1	SFCA Category Amber	Red 4
339	North of Min Y Llan / I'r Gogledd Min Y Llan	Letterston / Treletert	Pasture / Porfa	Housing / Tai	Green 1	0.53	Phase 1	SFCA Category Amber. Also Highway and ALC Grade 3a	Red 4
460	Letterston to Fishguard (phase 2) - Shared use path / Treletert i Abergwaun (cam 2) - Llwybr defnydd a rennir	Letterston / Treletert	Roadside Verge / Ymyl y ffordd	Shared use path / Llwybr defnydd a rennir	Grey	0.33	Phase 5	No finance or delivery timetable. Also Trunk Road objection to alignment of SUP	Pink 1



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461	Letterston to Fishguard (phase 3) - Shared use path / Treletert i Abergwaun (cam 3) - Llwybr defnydd a rennir	Letterston / Treletert	Roadside Verge / Ymyl y ffordd	Shared use path / Llwybr defnydd a rennir	Grey	1.31	Phase 5	No finance or delivery timetable. Also Trunk Road objection to alignment of SUP	Pink 1
500	Court Meadow	Letterston / Treletert	Agriculture / Amaethyddiaeth	Housing / Tai	Green 2	1.1	Phase 5	Not allocated due to deliverability concerns but retained within settlement boundary	Green 3
506	South of Letterston Village Store / I'r Dde o Letterston Village Store	Letterston / Treletert	Grazing / Tir Pori	Housing / Tai	Green 1	13.56	Phase 3	Highway. Also Landscape and ALC Grade 3a	Red 4
507	East of Spring Gardens / I'r Ddwyrain o Spring Gardens	Letterston / Treletert	Grazing / Tir Pori	Housing / Tai	Green 1	0.22	Part passed all phases, part phase 3	Highway. Also Historic Building of Local interest and ALC Grade 3a. Part retained in settlement boundary	Green 3
507	East of Spring Gardens / I'r Ddwyrain o Spring Gardens	Letterston / Treletert	Grazing / Tir Pori	Housing / Tai	Green 1	2.05	Part passed all phases, part phase 3	Highway. Also Historic Building of Local interest and ALC Grade 3a. Part retained in settlement boundary	Red 4



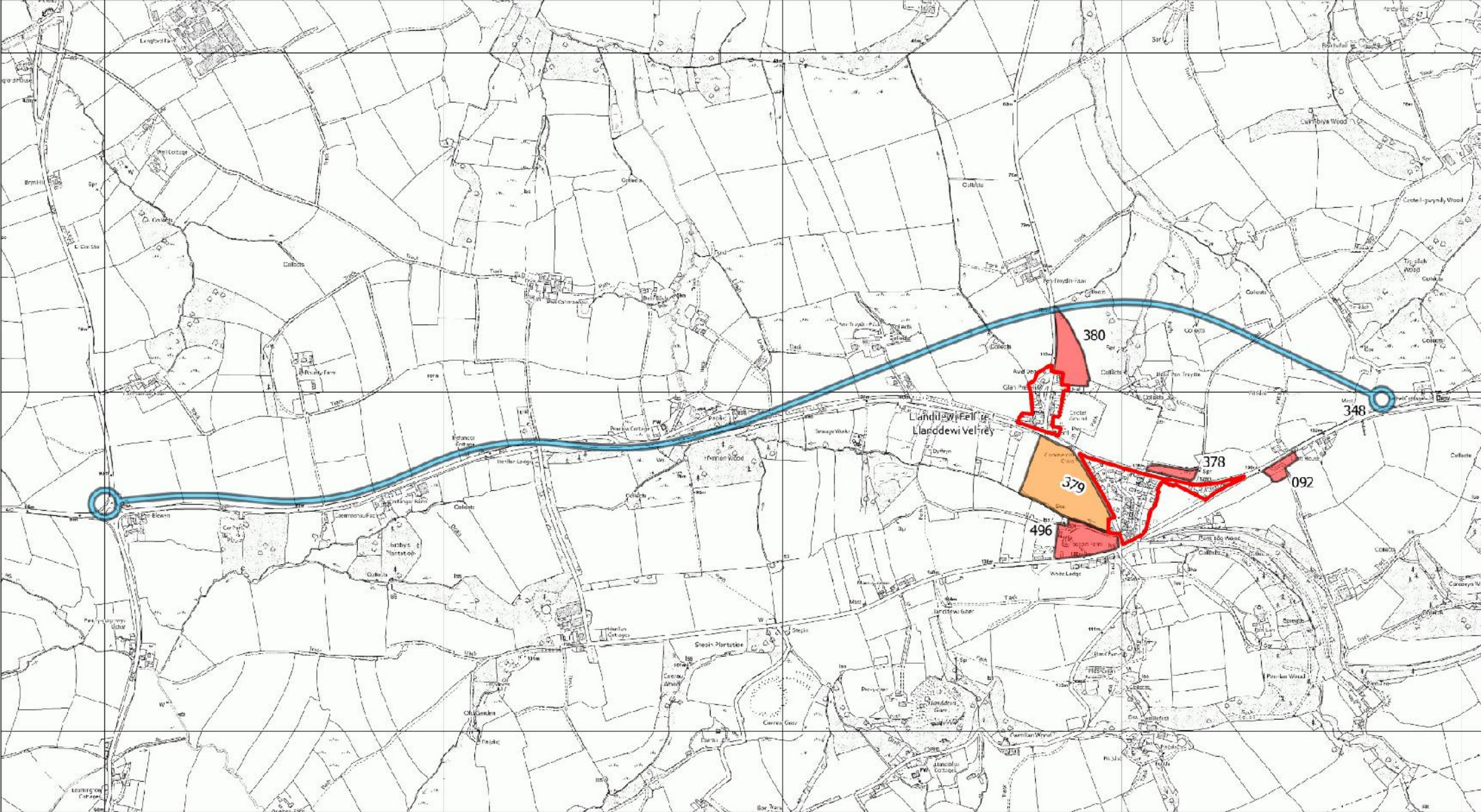
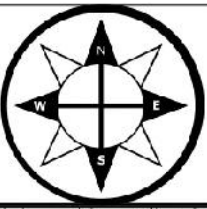


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464	East of Edmore / I'r Ddwyrain o Edmore	Little Honeyborough	Agriculture / Amaethyddiaeth	Housing / Tai	Red 2	2.97	Phase 2	Highways. Proposal is adjacent to a Local Village boundary (and larger than 0.15Ha). Significant development is not being sought in settlements in this position in the Settlement Hierarchy, and settlement boundary review concluded that no part of the site	Red 2
465	Between B4325 and Glen Owen Hill / Rhwng B4325 a Glen Owen Hill	Little Honeyborough	Agriculture / Amaethyddiaeth	Housing / Tai	Red 3	3.44	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
466	South of The Hawthorns / I'r Dde o The Hawthorns	Little Honeyborough	Agriculture / Amaethyddiaeth	Housing / Tai	Red 3	1.98	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



# A40 Llandewi Velfrey bypass

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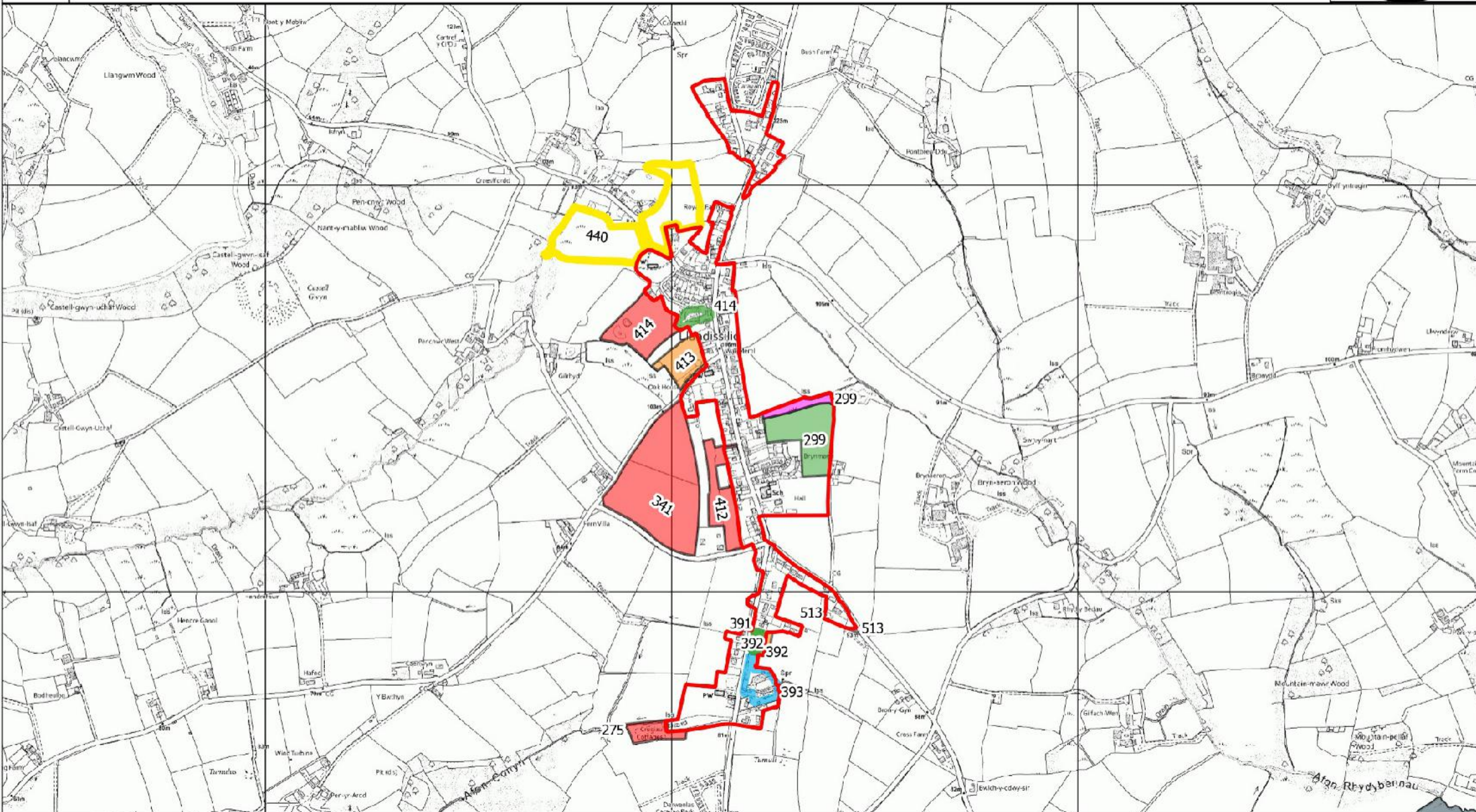
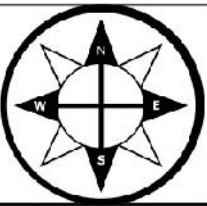
Candidate Site Number / Nifer Safleoedd Ymgeisol	Name of Site/ Enw Safle	Nearest Settlement / Aneddiad Agosad	Current Use / Defnydd Presenol	Proposed Use / Defnydd Arfaethedig	Preferred Strategy Compatibility Category / Categori Cydweddiadau Strategaeth Ddewisol	Site Area (Ha) / Arwynebedd Safle (Ha)	Deposit V2 Candidate Site Assessment Phase	Deposit V2 Reason For Outcome	Deposit V2 Outcome Category
092	Opposite Glenfield / Cyferbyn â Glenfield	Llanddewi Velfrey / Llanddewi Efelffre	Agriculture / Amaethyddiaeth	Housing / Tai	Amber 3	0.39	Phase 4	Not well related to built form of settlement	Red 4
348	A40 Llanddewi Velfrey to Penblewin Bypass / A40 Llanddewi Felfrey i Ffordd Osgoi Penblewin	Llanddewi Velfrey / Llanddewi Efelffre	Agriculture / Amaethyddiaeth	Road / Ffordd	Grey	6.85	Passed all phases	Development nearing completion Autumn 2024.	Blue 4
378	Opposite Filling Station / Cyferbyn â Filling Station	Llanddewi Velfrey / Llanddewi Efelffre	Vacant / Gwag	Housing / Tai	Green 1	0.37	Phase 4	Not well related to built form of settlement	Red 4
379	Land at Llandaff Road / Tir yn Llandaff Road	Llanddewi Velfrey / Llanddewi Efelffre	Agriculture / Amaethyddiaeth	Housing / Tai	Green 1	3.96	Passed all phases	Scale of site compared to size of settlement is too large to allocate in its entirety	Amber 4
380	Adjacent to Glan Preseli / Cyfagos at Glan Preseli	Llanddewi Velfrey / Llanddewi Efelffre	Agriculture / Amaethyddiaeth	Housing / Tai	Green 2	1.44	Phase 4	Trees planted on site so development would no longer meet the requirements of LDP2 policy.	Red 4
496	Scapin Farm	Llanddewi Velfrey / Llanddewi Efelffre	Agriculture / Amaethyddiaeth	Housing / Tai	Green 1	1.52	Phase 4	Not well related to built form of settlement	Red 4





# Llandissilio

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1:12,500



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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
275	South of Blaemonin Chapel / I'r Dde o Blaemonin Chapel	Llandissilio / Llandysilio	Residential Development / Cwrtil Preswyl	Housing / Tai	Green 1	0.55	Phase 4	Not well related to built form of settlement	Red 4
299	Adjacent to Maesybryn / Cyfagos at Maesybryn	Llandissilio / Llandysilio	Agriculture / Amaethyddiaeth	Housing / Tai	Green 1	1.9	Part passed all phases, part phase 4	Part Allocated, with remainder designated Open Space	Green 4
299	Adjacent to Maesybryn / Cyfagos at Maesybryn	Llandissilio / Llandysilio	Agriculture / Amaethyddiaeth	Housing / Tai	Green 1	0.35	Part passed all phases, part phase 4	Part Allocated, with remainder designated Open Space	Pink 2A
341	Between Eiriane, Three Wells and Llwynhelig / Rhwng Eiriane, Three Wells a Llwynhelig	Llandissilio / Llandysilio	Agriculture / Amaethyddiaeth	Housing / Tai	Green 1	5.33	Phase 4	Not well related to built form of settlement. Also Highway and Trunk Road concerns	Red 4
391	Land at Vilja Lodge / Tir yn Vilja Lodge	Llandissilio / Llandysilio	Garden / Gardd	Housing / Tai	Green 2	0.16	Passed all phases	Not allocated but retained within settlement boundary	Green 3
392	Land at Vilja Lodge / Tir yn Vilja Lodge	Llandissilio / Llandysilio	Garden / Gardd	Housing / Tai	Green 2	0.08	Passed all phases	Alternative site provides level of growth appropriate for settlement but partly retained in settlement boundary.	Amber 4
392	Land at Vilja Lodge / Tir yn Vilja Lodge	Llandissilio / Llandysilio	Garden / Gardd	Housing / Tai	Green 2	0.21	Passed all phases	Alternative site provides level of growth appropriate for settlement but partly retained in settlement boundary.	Green 3
393	Land at Nantylfin / Tir yn Nantylfin	Llandissilio / Llandysilio	Hotel / Gwesty	Mixed Use - Housing and Holiday Accommodation / Defnydd Cymysg - Tai a llety gwyliau	Grey/Green 2	0.78	Part passed all phases, part not applicable	Alternative site provides level of growth appropriate for settlement but retained in settlement boundary. Criteria based policies to determine holiday accommodation.	Blue 3
412	Adjacent to Min-yr-Awel / Cyfagos at Min-yr-Awel	Llandissilio / Llandysilio	Agriculture / Amaethyddiaeth	Housing / Tai	Green 1	1.25	Phase 4	Not well related to built form of settlement. Also Highway concerns	Red 4

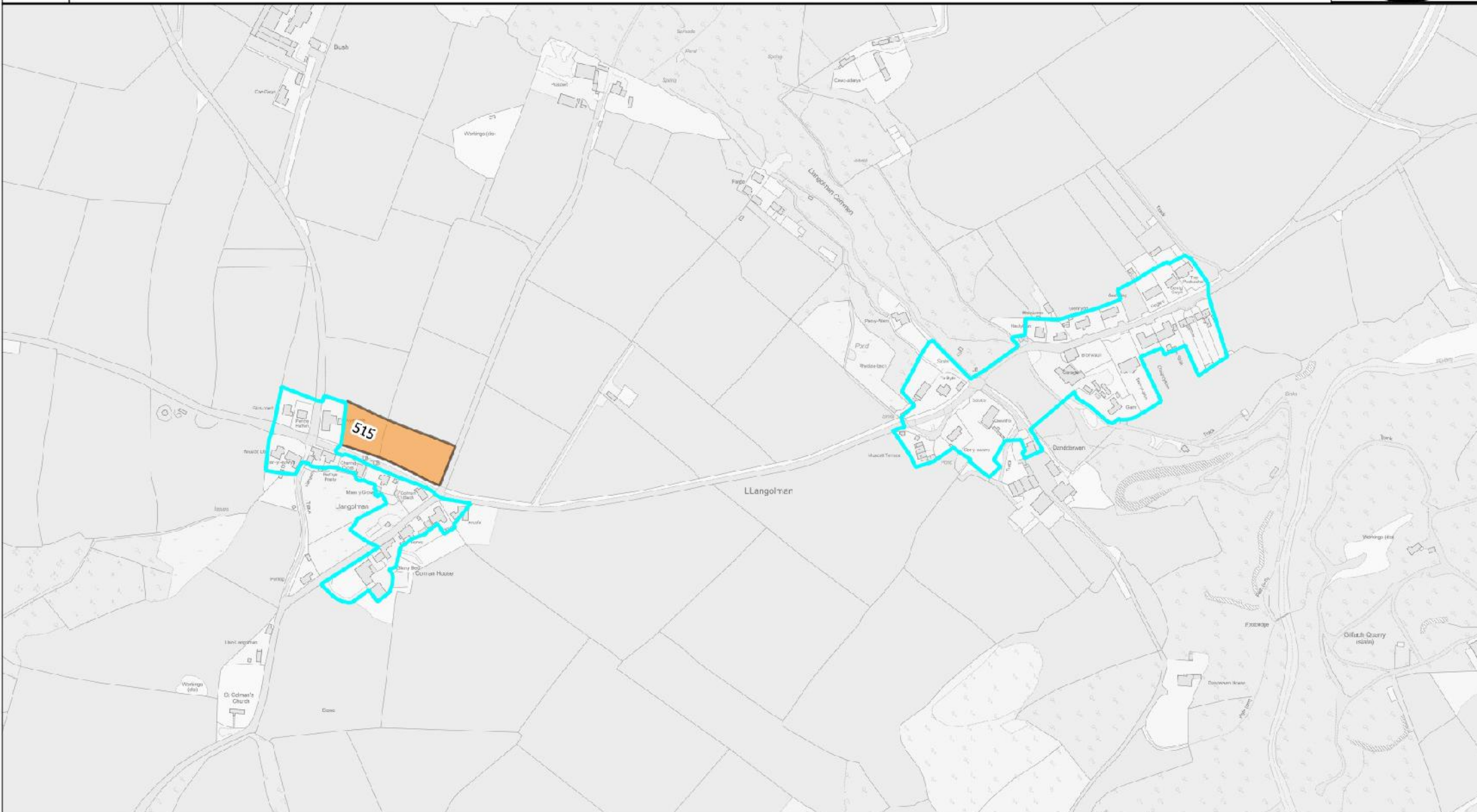
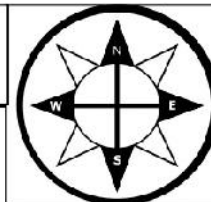
Candidate Site Number / Nifer Safleoedd Ymgeisol	Name of Site/ Enw Safle	Nearest Settlement / Aneddiad Agosad	Current Use / Defnydd Presenol	Proposed Use / Defnydd Arfaethedig	Preferred Strategy Compatibility Category / Categori Cydweddiadau Strategaeth Ddewisol	Site Area (Ha) / Arwynebedd Safle (Ha)	Deposit V2 Candidate Site Assessment Phase	Deposit V2 Reason For Outcome	Deposit V2 Outcome Category
413	West of Merydd / I'r Gorllewin o Merydd	Llandissilio / Llandysilio	Agriculture and Stables / Amaethyddiaeth ac Stablau	Housing / Tai	Green 1	0.86	Passed all phases	Alternative site provides level of growth appropriate for settlement. Also Highway concerns	Amber 4
414	West of Modurllys / I'r Gorllewin o Modurllys	Llandissilio / Llandysilio	Agriculture / Amaethyddiaeth	Housing / Tai	Green 1	0.35	Part passed all phases, part phase 4	Not well related to built form of settlement. Part included in settlement boundary.	Green 3
414	West of Modurllys / I'r Gorllewin o Modurllys	Llandissilio / Llandysilio	Agriculture / Amaethyddiaeth	Housing / Tai	Green 1	1.65	Part passed all phases, part phase 4	Not well related to built form of settlement. Part included in settlement boundary.	Red 4
440	Adjacent to Ravenscourt Brynawel & Brynteg / Cyfagos at Ravenscourt Brynawel & Brynteg	Llandissilio / Llandysilio	Agriculture / Amaethyddiaeth	Protect existing use / Amddifyn defnydd presennol	Grey	4.48	Not applicable	Retained as Countryside	Yellow 2
513	Bwthyn y Bedol	Llandissilio / Llandysilio	Housing / Tai	Housing / Tai	Grey	0.03	Part passed all phases, part phase 4	Part included within settlement boundary following review.	Green 3
513	Bwthyn y Bedol	Llandissilio / Llandysilio	Housing / Tai	Housing / Tai	Grey	0	Part passed all phases, part phase 4	Part included within settlement boundary following review.	Red 4





# Llangolman

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



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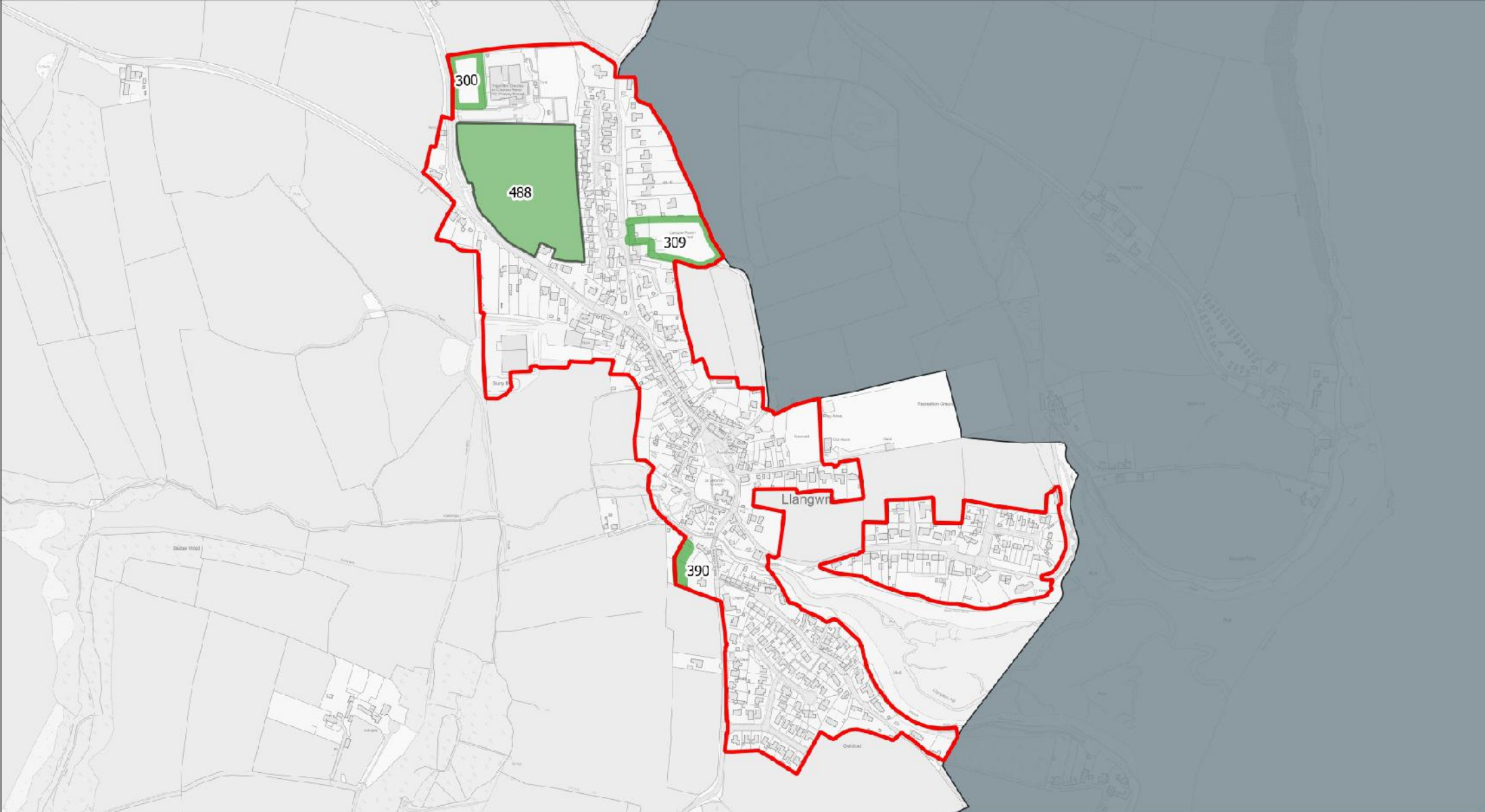
Candidate Site Number / Nifer Safleoedd Ymgeisol	Name of Site/ Enw Safle	Nearest Settlement / Aneddiad Agosad	Current Use / Defnydd Presenol	Proposed Use / Defnydd Arfaethedig	Preferred Strategy Compatibility Category / Categori Cydweddiadau Strategaeth Ddewisol	Site Area (Ha) / Arwynebedd Safle (Ha)	Deposit V2 Candidate Site Assessment Phase	Deposit V2 Reason For Outcome	Deposit V2 Outcome Category
515	East of Kylemore / I'r Ddwyrain o Kylemore	Llangolman	Agriculture / Amaethyddiaeth	Housing / Tai	Red 2	0.44	Passed all phases	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.	Amber 4



# Llangwm



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1:7,500



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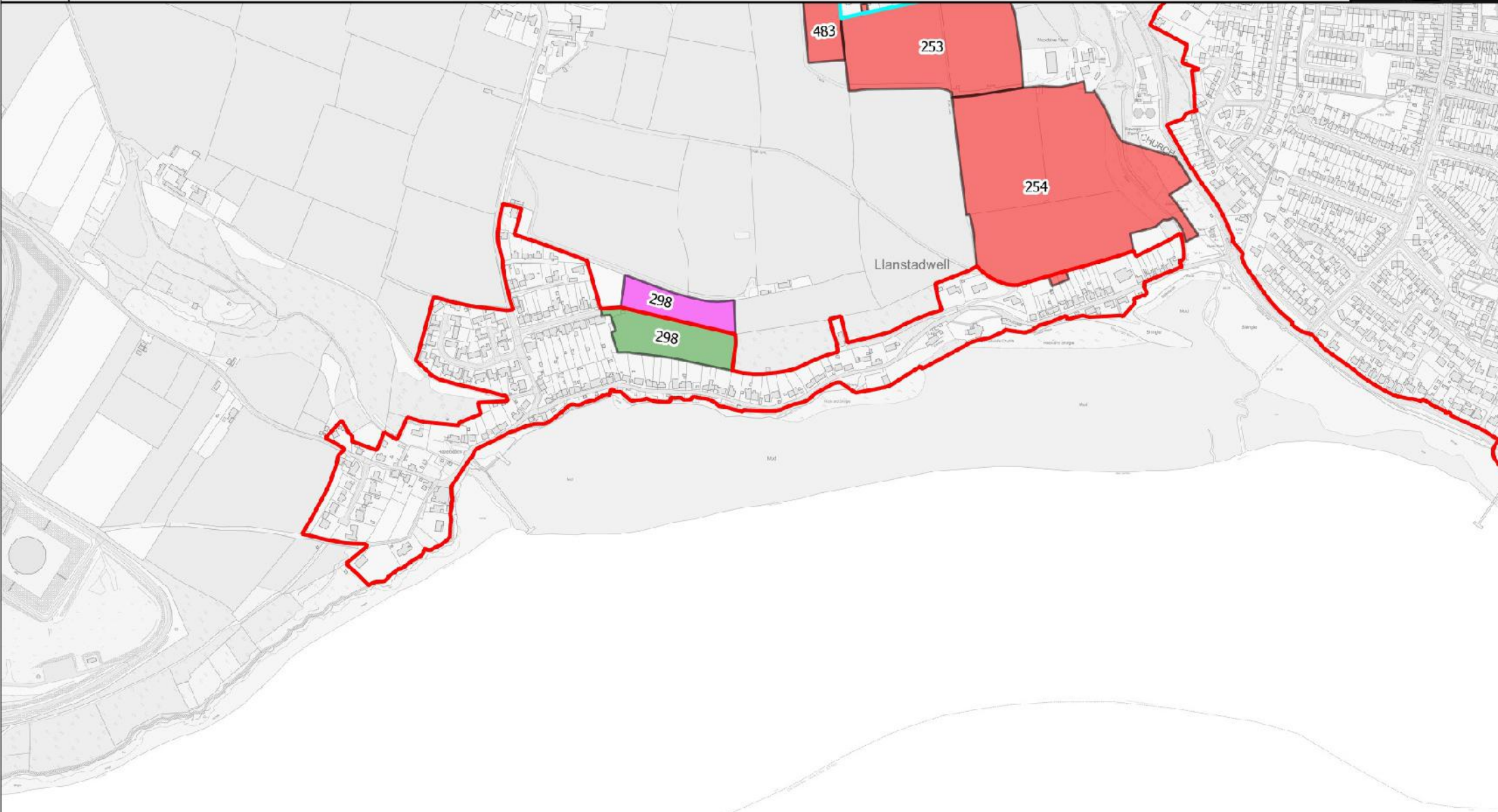
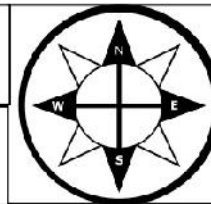
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300	West of Llangwm School / I'r Gorllewin o Ysgol Llangwm	Llangwm	Agriculture / Amaethyddiaeth	Housing / Tai	Green 2	0.39	Passed all phases	Site not required for residential development but retained within settlement boundary.	Green 3
309	Former Llangwm Primary School / Hen Ysgol Gynradd Llangwm	Llangwm	Vacant primary school and playing fields / Meysydd chwarae ac Ysgol gynradd wag	Housing / Tai	Green 2	0.75	Passed all phases	Not allocated but retained within boundary.	Green 3
390	Rear of Guildford House & No.2 Guildford Bridge / Wrth gefn Guildford House ac No.2 Guildford Bridge	Llangwm	Garden / Gardd	Housing / Tai	Amber 1	0.12	Passed all phases	Proposal is for a residential use below 0.15ha (too small for an allocation). Settlement boundary review concluded that the site would be suitable to include within settlement boundary	Green 3
488	North of The Kilns / I'r Gogledd The Kilns	Llangwm	Agriculture / Amaethyddiaeth	Housing / Tai	Green 2	2.89	Passed all phases	Allocated	Green 4





# Llanstadwell

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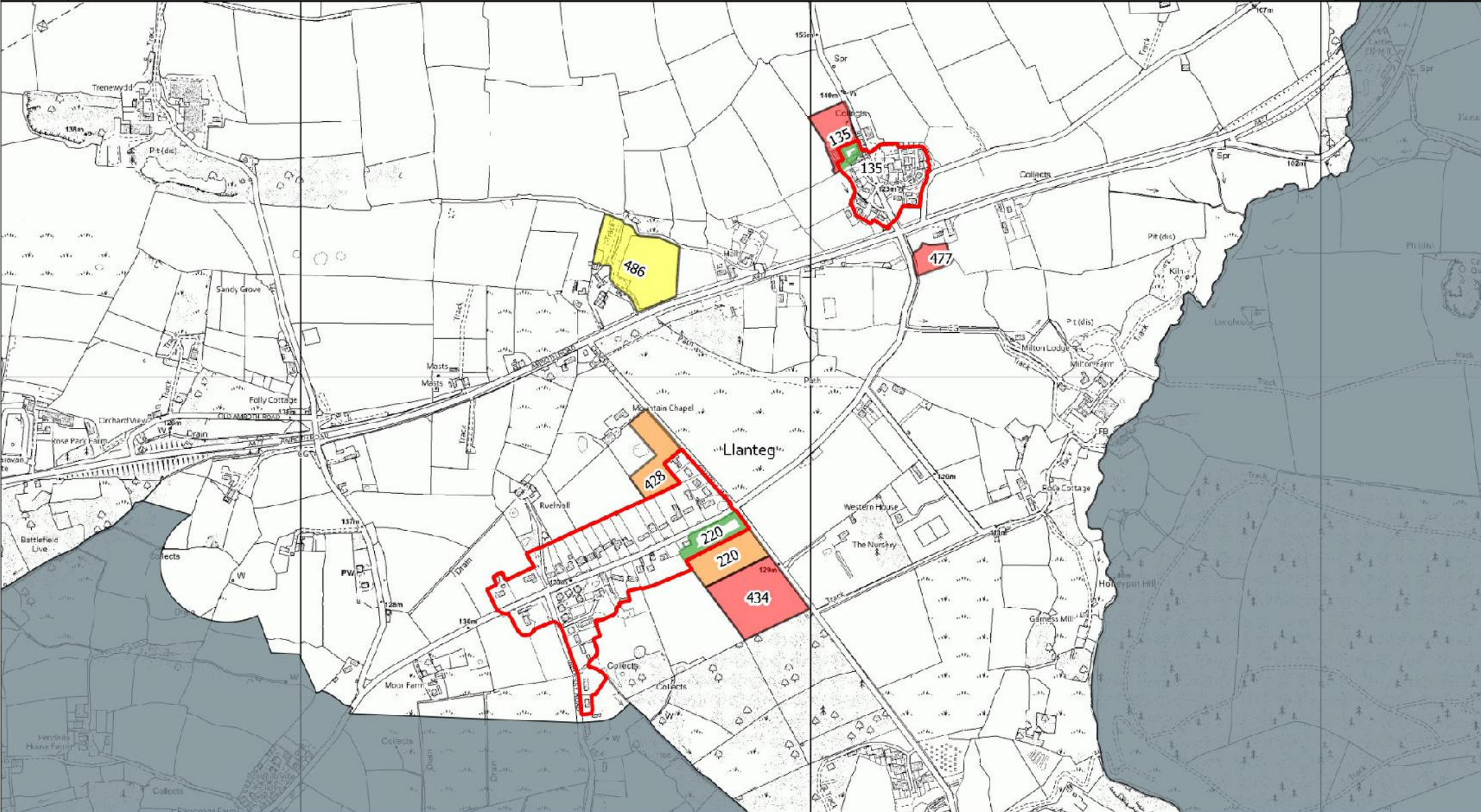
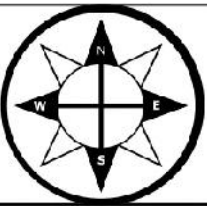
Candidate Site Number / Nifer Safleoedd Ymgeisol	Name of Site/ Enw Safle	Nearest Settlement / Aneddiad Agosad	Current Use / Defnydd Presenol	Proposed Use / Defnydd Arfaethedig	Preferred Strategy Compatibility Category / Categori Cydweddiadau Strategaeth Ddewisol	Site Area (Ha) / Arwynebedd Safle (Ha)	Deposit V2 Candidate Site Assessment Phase	Deposit V2 Reason For Outcome	Deposit V2 Outcome Category
254	South of Woodbine Farm / I'r Dde o Woodbine Farm	Llanstadwell	Agriculture / Amaethyddiaeth	Housing / Tai	Green 1	7.07	Phase 4	Landscape officer objection and concerns about drainage over the eastern portion of the site	Red 4
298	East of Hazelbank / I'r Ddwyrain o Hazelbank	Llanstadwell	Agriculture / Amaethyddiaeth	Housing / Tai	Green 1	1.04	Part passed all phases, part phase 3	Part allocated for Housing, part for Solar Array due to highway concerns if whole site had been allocated for Housing	Green 4
298	East of Hazelbank / I'r Ddwyrain o Hazelbank	Llanstadwell	Agriculture / Amaethyddiaeth	Housing / Tai	Green 1	0.69	Part passed all phases, part phase 3	Part allocated for Housing, part for Solar Array due to highway concerns if whole site had been allocated for Housing	Pink 2A





# Llanteg and Llanteglos

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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
135	Land at West Llanteg Farm / Tir yn West Llanteg Farm	Llanteg	Former Agriculture / Gwag Amaethyddiaeth	Housing / Tai	Green 1	0.16	Part passed all phases, part phase 3	Highway and landscape concerns. Part included within settlement boundary	Green 3
135	Land at West Llanteg Farm / Tir yn West Llanteg Farm	Llanteg	Former Agriculture / Gwag Amaethyddiaeth	Housing / Tai	Green 1	0.62	Part passed all phases, part phase 3	Highway and landscape concerns. Part included within settlement boundary	Red 4
477	South of Springfield / I'r Dde o Springfield	Llanteg	Agriculture / Amaethyddiaeth	Housing / Tai	Amber 3	0.35	Phase 4	Not well related to built form of settlement. Landscape concerns	Red 4
486	North of Crofty Nurseries / I'r Gogledd Crofty Nurseries	Llanteg	Pasture / Porfa	Touring Caravan Park / Parc Carafanau Teithiol	Grey	1.99	Not applicable	Criteria based tourist policies will be used to assess this proposal.	Yellow 1
220	Adjacent to Lansdowne / Cyfagos at Lansdowne	Llanteglos	Agriculture / Amaethyddiaeth	Housing / Tai	Green 1	0.9	Passed all phases	Part now included within settlement boundary	Amber 4
220	Adjacent to Lansdowne / Cyfagos at Lansdowne	Llanteglos	Agriculture / Amaethyddiaeth	Housing / Tai	Green 1	0.52	Passed all phases	Part now included within settlement boundary	Green 3
428	Adjacent to Five Gables Chapel Lane / Cyfagos at Five Gables Chapel Lane	Llanteglos	Grazing (horses) / Pori (ceffylau)	Housing / Tai	Green 1	0.93	Passed all phases	Alternative site better related to built form of settlement provides appropriate level of growth	Amber 4
434	South East of Hafod Haf / I'r de-ddwyrain o Hafod Haf	Llanteglos	Agriculture / Amaethyddiaeth	Housing & Agriculture / Tai ac Amaethyddiaeth	Grey	1.8	Phase 4	Not well related to built form of settlement	Red 4

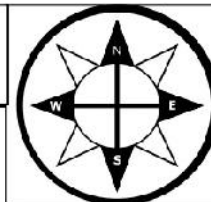


Candidate Site Number / Nifer Safleoedd Ymgeisol	Name of Site/ Enw Safle	Nearest Settlement / Aneddiad Agosad	Current Use / Defnydd Presenol	Proposed Use / Defnydd Arfaethedig	Preferred Strategy Compatibility Category / Categori Cydweddiadau Strategaeth Ddewisol	Site Area (Ha) / Arwynebedd Safle (Ha)	Deposit V2 Candidate Site Assessment Phase	Deposit V2 Reason For Outcome	Deposit V2 Outcome Category
441	Adjacent to Erw Deg / Cyfagos at Erw Deg	Llawhaden / Llanhuadain	Agriculture / Amaethyddiaeth	Housing / Tai	Red 2	0.86	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
443	North of Cwm Park / I'r Gogledd Cwm Park	Llawhaden / Llanhuadain	Garden / Gardd	Housing / Tai	Amber 1	0.05	Passed all phases	Proposal is for a residential use below 0.15ha (too small for an allocation). Settlement boundary review concluded that the site would be suitable to include within settlement boundary as this presented an infill opportunity.	Green 3

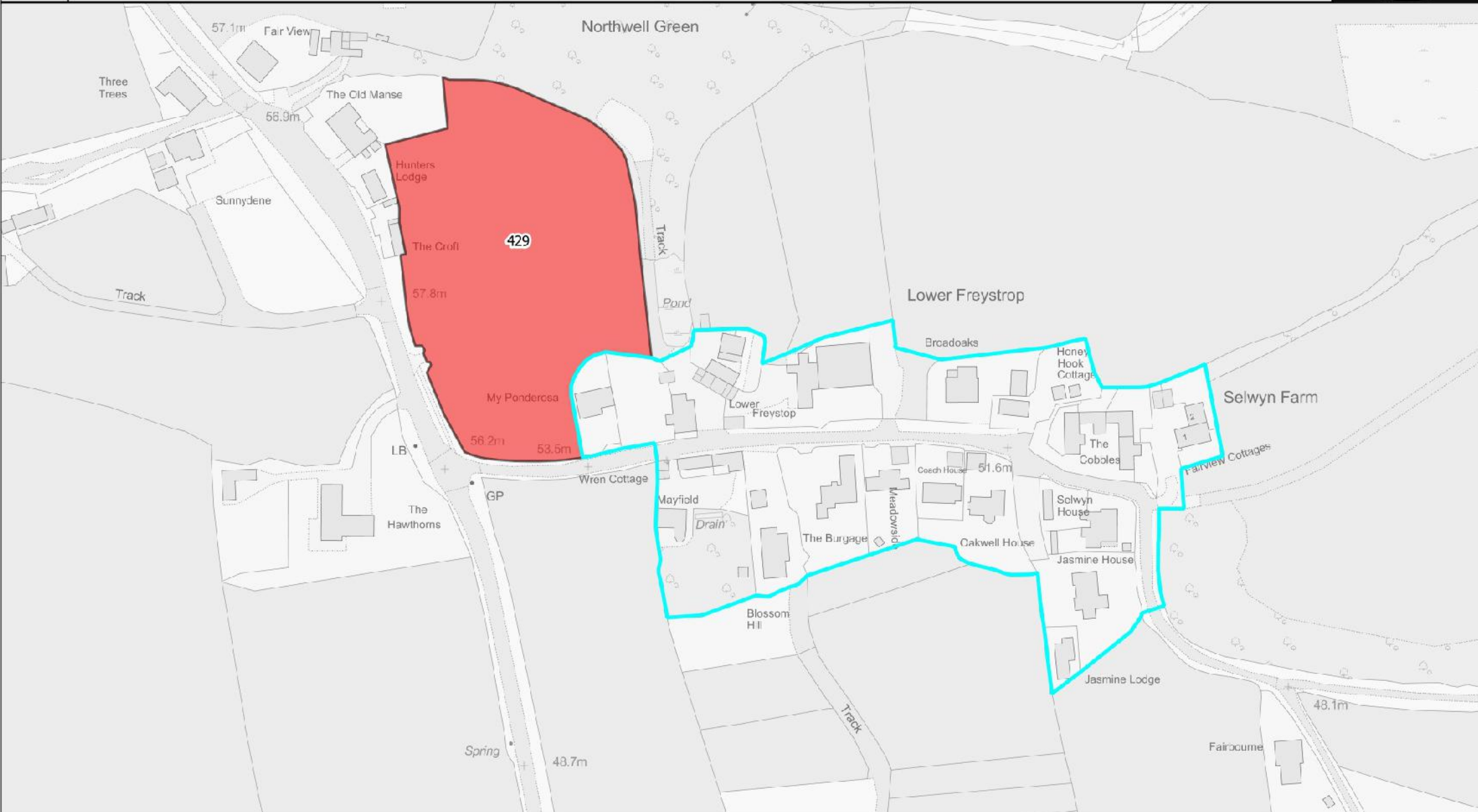




# Lower Freystrop



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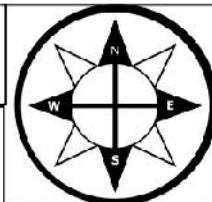


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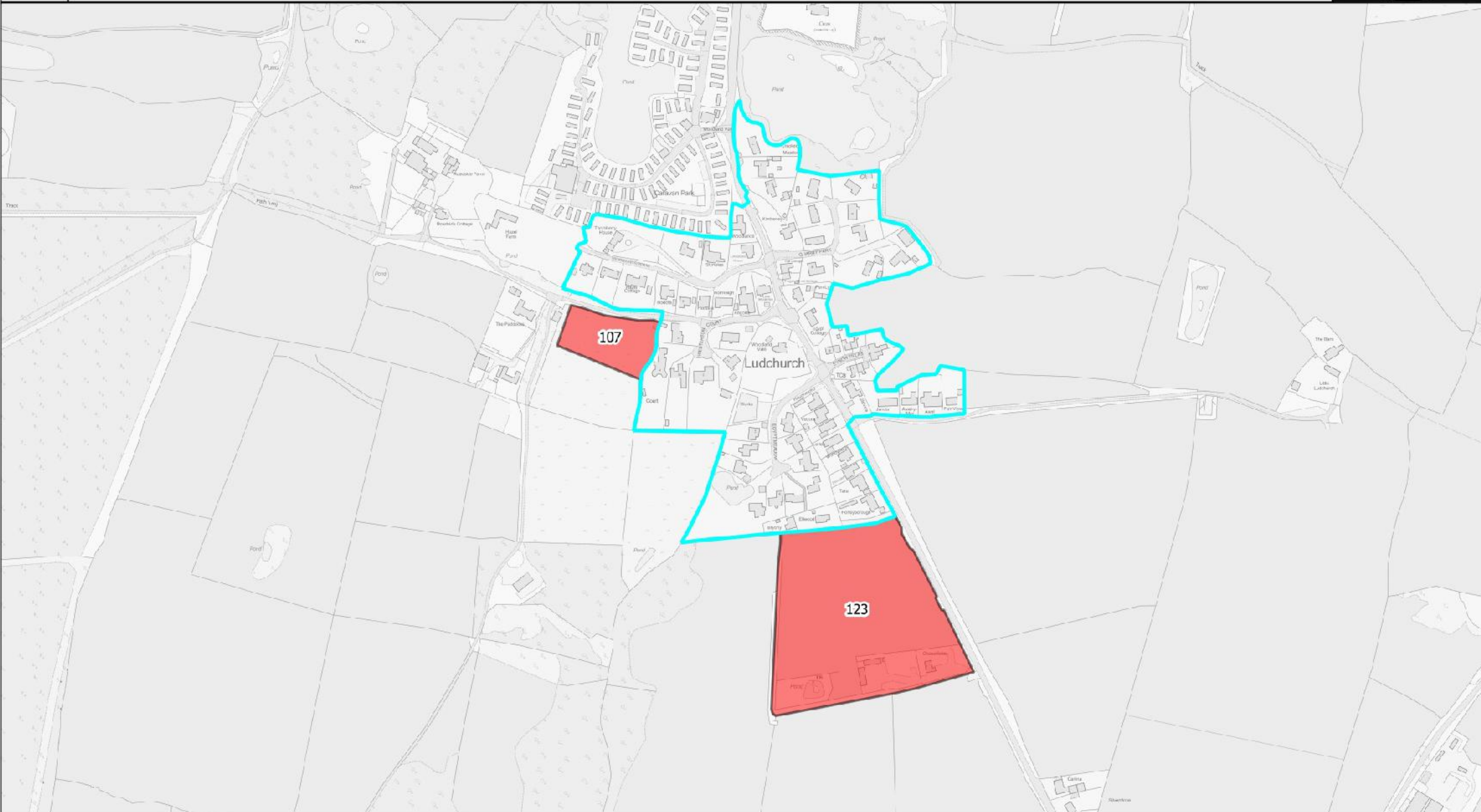
Candidate Site Number / Nifer Safleoedd Ymgeisol	Name of Site/ Enw Safle	Nearest Settlement / Aneddiad Agosad	Current Use / Defnydd Presenol	Proposed Use / Defnydd Arfaethedig	Preferred Strategy Compatibility Category / Categori Cydweddiadau Strategaeth Ddewisol	Site Area (Ha) / Arwynebedd Safle (Ha)	Deposit V2 Candidate Site Assessment Phase	Deposit V2 Reason For Outcome	Deposit V2 Outcome Category
429	Adjacent to My Ponderosa / Cyfagos at My Ponderosa	Lower Freystrop	Agriculture / Amaethyddiaeth	Housing / Tai	Amber 2	1.12	Phase 2	Large scale (5 units or more) not suitable for this position in the settlement hierarchy, and no element of site suitable for settlement boundary review.	Red 4



# Ludchurch



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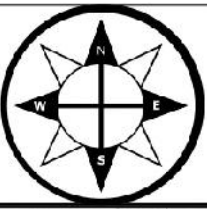


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# Ludchurch (Bangeston House)



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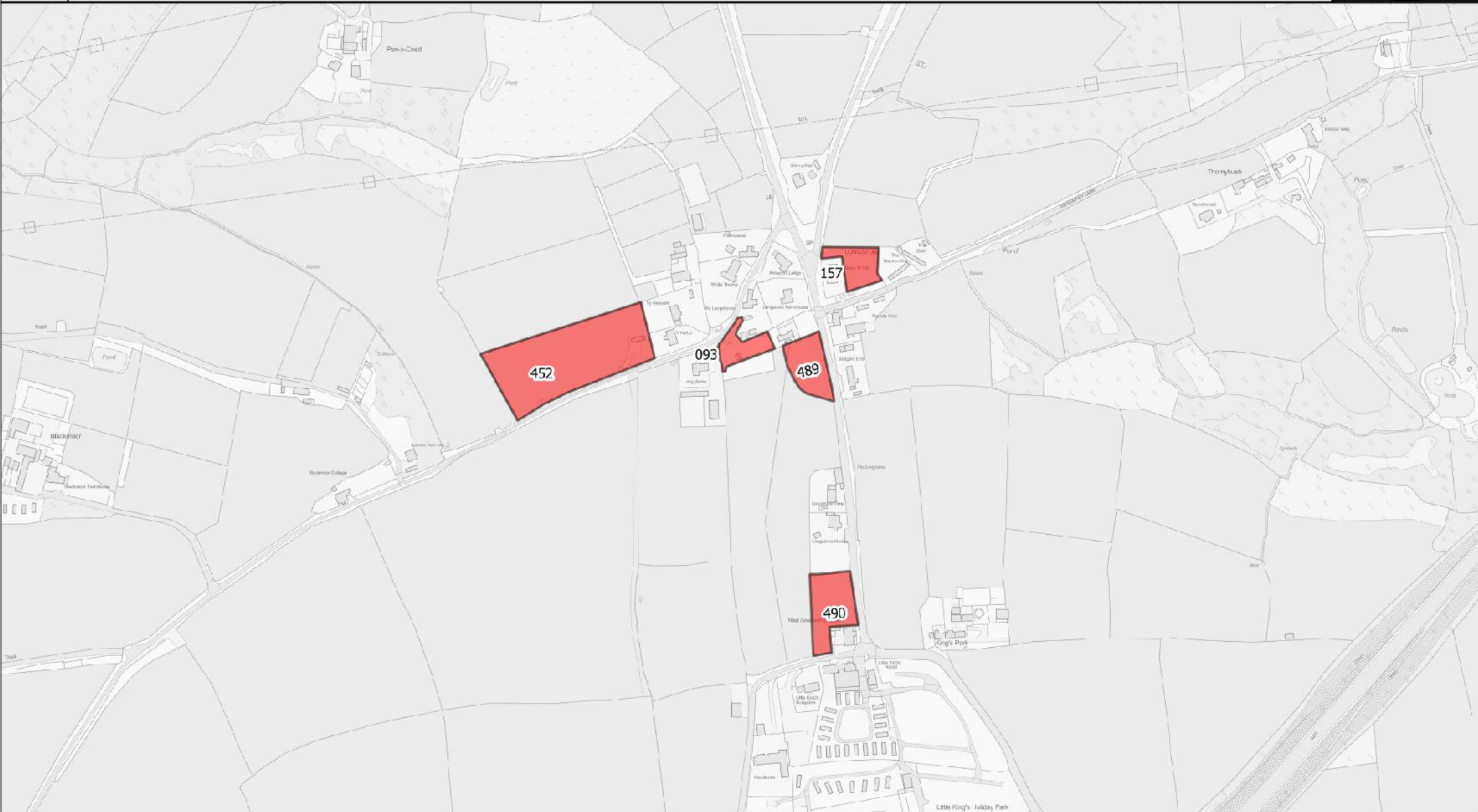
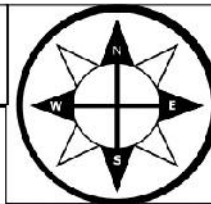


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# Ludchurch (Longstone)

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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
093	East of Long Acres, Longstone / I'r Ddwyrain o Long Acres, Longstone	Ludchurch / Yr Eglwys Lwyd	Agriculture / Amaethyddiaeth	Housing / Tai	Amber 1	0.13	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
107	Between Westerton Court & The Paddocks / Rhwng Westerton Court a The Paddocks	Ludchurch / Yr Eglwys Lwyd	Agriculture / Amaethyddiaeth	Housing / Tai	Red 2	0.45	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
123	Land at Chapel Fields / Tir yn Chapel Fields	Ludchurch / Yr Eglwys Lwyd	Residential & Agriculture / Preswyliaid ac Amaethyddiaeth	Housing / Tai	Red 2	2.73	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
157	Adjacent to Maes Yr Haf, Longstone / Cyfagos at Maes Yr Haf, Longstone	Ludchurch / Yr Eglwys Lwyd	Agriculture / Amaethyddiaeth	Housing / Tai	Amber 1	0.15	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



Candidate Site Number / Nifer Safleoedd Ymgeisol	Name of Site/ Enw Safle	Nearest Settlement / Aneiddiad 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
452	Adjacent to Y Hafod, Longstone / Cyfagos at Y Hafod, Longstone	Ludchurch / Yr Eglwys Lwyd	Agriculture / Amaethyddiaeth	Housing / Tai	Red 3	0.99	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
489	South of Longstone Farmhouse / I'r Dde o Longstone Farmhouse	Ludchurch / Yr Eglwys Lwyd	Pasture / Porfa	Housing / Tai	Red 3	0.21	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
490	Opposite Little Kings Park / Cyferbyn â Little Kings Park	Ludchurch / Yr Eglwys Lwyd	Pasture / Porfa	Housing / Tai	Red 3	0.27	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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