

Development Plans Team
Pembrokeshire County Council
County Hall
Haverfordwest
SA72 6DY

16 December 2024

Dear Sir / Madam,

Pembrokeshire County Council Local Development Plan 2 (2017-2033), Deposit 2 Plan

Thank you for consulting Welsh Water on the Deposit 2 Plan, we appreciate the opportunity to respond, and we offer the following representation:

Strategic Policies

SP12 Maintaining and Enhancing the Natural Environment

We welcome the requirement within the policy that all development will be required to protect water quality. We provide further comment on this matter in policy GN 47.

SP14 Strategic Employment Provision

The following provisions are applicable to all individual development plots located within allocated employment sites:

- Potential developers should be aware that the obligation of a water and sewerage undertaker extends to 'domestic' supplies only. Where an employment allocation results in higher demands of water supply and/or trade effluent discharges we recommend and welcome early consultation with Welsh Water.
- If any development site gives rise to a new discharge (or alters an existing discharge) of trade effluent, directly or indirectly to the public sewerage system, then a Discharge Consent under Section 118 of the Water Industry Act 1991 is required from Welsh Water. Please note that the issuing of a discharge consent is independent of the planning process and a consent may be refused despite planning permission being granted.
- The individual plots available for development can represent a substantial area of land for which the potential demands upon our assets are unknown at present. It is essential that we understand these demands to allow us to assess the impact on our assets. It may be necessary for water and/or sewerage hydraulic modelling assessments (HMAs) to be undertaken at the developer's expense to establish where the proposed development could connect to the existing networks, and to identify any required infrastructure improvements.
- Water mains and/or sewerage infrastructure required for any potential development site can be acquired through the requisition provisions of the Water Industry Act 1991 (as amended).

- Welsh Water always has rights of access to its assets. Where there are water mains and/or sewers crossing sites then protection measures in respect of these assets will be required, usually in the form of an easement width or in some instances a diversion of the asset.

Information is provided in the appendix to advise if there are assets crossing the allocated sites and to identify the Wastewater Treatment Works Catchment that the sites are located within.

Area Wide Policies – Placemaking

GN1 General Development Policy

We support this policy that requires development to protect the natural environment and have no significant adverse impact on water quality. We fully support measures to prevent the degradation of water resources.

GN2 Sustainable Design and Placemaking

We welcome that the policy requires development to incorporate a resource efficient and climate responsive design, of which water conservation and the use of sustainable urban drainage systems is an important aspect. The tackling of surface water at source is a vital component of sustainable development and managing surface water at source will mitigate against overloaded sewers which can ultimately lead to flooding.

GN3 Infrastructure and New Development

We support the provision within the policy that in circumstances where the development generates the need for infrastructure improvements that are not already programmed for delivery by infrastructure providers then it must be funded by the development. The policy identifies that appropriate contributions may be sought for a range of purposes, including water, wastewater treatment, and sewerage infrastructure. Where there is insufficient capacity and where no reinforcement works are programmed within our AMP Capital Investment Programme, the requisition provisions of the Water Industry Act can be entered into for water and sewerage network infrastructure necessary to serve the development site. The requisition provisions do not apply to wastewater treatment works (WwTW) and planning obligations, or a commercial agreement, may be required between the developer and Welsh Water to deliver the necessary improvements.

GN5 Renewable Energy

SPV/149/LDP2/01 West of Ford Farm, Wolfscastle – this allocated site is crossed by a 3” diameter watermain and protection measures in the form of an easement width or a diversion of the main will be required.

GN7 Cawdor Barracks including the former Brawdy Airfield

The capability of our infrastructure to support redevelopment of the site will be assessed once further information is available regarding proposals. There may be requirements for the developer to undertake hydraulic modelling assessments (HMAs) of the clean water and/or sewerage networks to identify any reinforcement work required to service the site. Similarly, the impact of development on Newgale Wastewater Treatment Works (WwTW) will be dependent on the amount of development proposed to connect to the public sewerage network. Should this exceed the theoretical design capacity of the WwTWs then developers may need to fund a Developer Impact Assessment (DIA) to identify required reinforcement works. In these instances, a s106 commercial agreement would be required between the developer and Welsh Water to deliver the necessary improvements.

The site is crossed by a 2.5” diameter rising main pressurised sewer, and an easement will be required to ensure that we can access the pipes. We note the intention is to produce a Development Brief in future for the site, we would welcome involvement at an early stage.

Area Wide Policies - Living and Working General Policies

GN9 Employment Allocations

The following provisions are applicable to all individual development plots located within allocated employment sites:

- Potential developers should be aware that the obligation of a water and sewerage undertaker extends to ‘domestic’ supplies only. Where an employment allocation results in higher demands of water supply and/or trade effluent discharges we recommend and welcome early consultation with Welsh Water.
- If any development site gives rise to a new discharge (or alters an existing discharge) of trade effluent, directly or indirectly to the public sewerage system, then a Discharge Consent under Section 118 of the Water Industry Act 1991 is required from Welsh Water. Please note that the issuing of a discharge consent is independent of the planning process and a consent may be refused despite planning permission being granted.
- The individual plots available for development can represent a substantial area of land for which the potential demands upon our assets are unknown at present. It is essential that we understand these demands to allow us to assess the impact on our assets. It may be necessary for water and/or sewerage hydraulic modelling assessments (HMAs) to be undertaken at the developer’s expense to establish where the proposed development could connect to the existing networks, and to identify any required infrastructure improvements.
- Water mains and/or sewerage infrastructure required for any potential development site can be acquired through the requisition provisions of the Water Industry Act 1991 (as amended).
- Welsh Water always has rights of access to its assets. Where there are water mains and/or sewers crossing sites then protection measures in respect of these assets will be required, usually in the form of an easement width or in some instances a diversion of the asset.

Information is provided in the appendix to advise if there are assets crossing the allocated sites and to identify the Wastewater Treatment Works Catchment that the sites are located within.

GN10 Mixed use housing and employment proposals

We note that MXU/040/01 Old Hakin Road already benefits from planning permission. Our representation on MXU/095/LDP2/01 South Quay is included in the accompanying appendix.

GN16 Residential allocations

Our representation is included in the accompanying appendix.

GN17 Residential commitments

We note that these sites already benefit from planning permission, and we will have made representations during the planning application consultation process. If capacity does not exist within our infrastructure to accommodate the demands arising from a development site, the planning authority can make planning permission conditional upon there being adequate infrastructure available to cater for the development. A developer has a right to connect to our networks provided that a development site benefits from planning permission and there is no

overriding planning condition attached to that permission that controls the location or timing of that physical connection.

GN18 Slade Lane, Haverfordwest – S/HSG/040/LDP2/6

GN19A Maesgwynne, Fishguard – S/HSG/034F/LDP2/1

GN19B South of Conway Drive, Castle Pill Road, Steynton – S/HSG/086/LDP2/3

GN23 Specialist and Supported Accommodation allocations

GN24 Gypsy & Traveller Site Allocations

Our representation on the above policies is included in the accompanying appendix.

Area Wide Policies - Resourceful Communities General Policies

GN30 Community Facility allocations

Our representation on the Community Facility allocations is included in the accompanying appendix.

Area Wide Policies - Tackling Rurality General Policies

GN36 Transport Routes and Improvements

There may be locations where proposed developments / routes pass over public sewers and water mains. Under the Water Industry Act 1991 we have rights to always access our apparatus and protection measures in respect of these assets will be required either in the form of an easement width or a possible diversion of the asset. We welcome early engagement once further detail is available.

GN37 Working of Minerals

We are pleased with the inclusion of criterion 4 which will ensure that groundwater is protected.

GN40 Buffer Zones around Minerals Sites

We note that our Bolton Hill Water Treatment Works (WTW) is within the buffer zone for Bolton Hill Quarry; we therefore wish to ensure that any potential future works that are required at the WTW can take place without restriction (notwithstanding the general requirement to obtain planning permission for development that does not benefit from permitted development rights).

Area Wide Policies - Protecting our Environment General Policies

GN45 Green Infrastructure

We welcome the provisions of this policy and the supporting text. The integration of sustainable urban drainage systems as a Green Infrastructure asset is something that we are particularly supportive of.

GN47 Water Quality and Protection of Water Resources

We are investing in our Wastewater Treatment Works (WwTWs) to reduce phosphate in the five failing Special Area of Conservation (SAC) rivers in our operating area, this includes schemes at Letterston West, Spittal and Wolfscastle WwTWs in Pembrokeshire that are due for completion in 2025. In the next investment period 2025 to 2030 (AMP8) we will target investment with the ambition that none of our WwTWs are the cause of ecological failure. Through our phosphorus investment plan, we will have removed 90% of the phosphorus load from our WwTWs discharging to failing SAC rivers, playing our part in allowing these special rivers to meet their water quality targets and to relieve pressure on development restrictions. We expect to complete this programme of work by 2032.

Whilst our investment will remove a significant amount of phosphorus from our sewage, in most cases it will not result in SACs complying with the water quality targets on its own. This is not something that Welsh Water can do on its own and it will take the combined efforts of all the contributing sectors to achieve this. We will be engaging with our regulators and local planning authorities through the Nutrient Management Boards (NMB) which can provide the governance, strategic direction and local intelligence/decision making needed if we are to be successful in relieving the pressure on planning restrictions and restoring river quality.

We hope that the above will assist you as you continue to progress the Local Development Plan and would be happy to continue to assist you as you move forward. If you require any further information, then please do not hesitate to contact on [REDACTED] or at [REDACTED]

Yours faithfully,

Dewi Griffiths
Development Growth Officer
Developer Services

Appendix – representation on allocations

General caveats:

- Where there are no public sewerage facilities available near sites then the use of non-mains sewerage may be required. In such cases the provisions of WG Circular 008/2018 “Planning requirements in respect of the use of private sewerage in new development, incorporating septic tanks and small sewage treatment plants” apply and consultation with Natural Resources Wales would be required.
- Dwr Cymru Welsh Water always has rights of access to its assets. Where there are sewers and/or water mains crossing sites then protection measures in respect of these assets will be required, usually in the form of an easement width or in some instances a diversion. This has the potential to impact the achievable development density onsite.
- In those locations where insufficient hydraulic capacity exists within the public sewerage network or water supply to accommodate/serve the development site, hydraulic modelling assessments (HMA) may be required at the developer’s expense to establish suitable connection points and/or necessary reinforcement works to enable the sites to connect. Surface water removal could be an alternative option for allocations where foul sewer HMAs are being requested, we would welcome early engagement with the site developer.
- In some instances, off-site water mains or public sewers may be required to connect to a suitable point on the existing networks at the developers’ cost. Where assets need to be laid over private land, developers will need to comply with the requisition provisions of the Water Industry Act 1991.
- Where there is limited capacity at a Wastewater Treatment Works (WwTW), dependant on the scale and timing of development, developers may need to fund the undertaking of a Development Impact Assessment (DIA) to identify required reinforcement works. In these instances, a s106 commercial agreement would be required between the developer and Welsh Water to deliver the necessary improvements.
- The Local Planning Authority will need to consult Dwr Cymru Welsh Water when an application is submitted to gain formal confirmation that there is capacity in place at the receiving Wastewater Treatment Works (WwTW) to accommodate the additional wastewater in compliance with revised permit limits, and to satisfy planning guidance published by Natural Resources Wales that the WwTW is currently operating in compliance with its flow permit conditions where applicable. A Grampian planning condition may be required to ensure that timing of development corresponds with delivery of improvements at the WwTW.
- If a site is near to a Sewage Pumping Station (SPS) we would recommend that the LPA discuss the potential allocation with their Environmental Health Department to establish whether there is the potential for odour nuisance for future occupiers.
- Regarding any usage other than residential, we would need to know the end use before we could provide definitive comments, as matters such as staff numbers and whether additional water supply is required for an industrial process may impact on the capabilities of the network.
- Should any proposal require to discharge trade effluent into the public sewer then the Consent of the statutory sewerage undertaker is required (Section 118 Water Industry Act 1991). Additionally, dependant on the processes involved, an element of pre-treatment may also be required.
- Where capacity is currently available in the water supply system to accommodate development, we reserve the right to reassess our position at the time of the formal application for the provision of new water mains under Section 41 and Section 51 of the Water Industry Act

(1991) to ensure there is sufficient capacity available to serve the development without causing detriment to existing customers' supply as demands upon our water systems change continually.

- Please note the below comments are subject to change as the LDP progresses and/or as planning applications are submitted.

Residential Allocations:

Site	No. of Units in plan period	Water Supply	Sewerage	Wastewater Treatment Works (WwTW)
GN16 Residential allocations				
Urban Settlements				
HSG/040/LDP2/1 Former Community Education Centre, Dew Street, Haverfordwest	22	A water supply can be provided for this site.	The public sewerage network can accept the potential foul flows from the proposed development site. Site is crossed by 150mm and 300mm diameter sewers, and a 450mm surface water sewer.	Merlin's Bridge Wastewater Treatment Works (WwTW) has limited capacity and the growth being proposed for the catchment area will require improvements which would need to be funded through our Asset Management Plan (AMP) or potentially earlier through developer contributions.
S/HSG/040/LDP2/6 Slade Lane (GN 18) Haverfordwest	330	A hydraulic modelling assessment (HMA) will be required to determine the point of connection to the water supply network and potential developers	The public sewerage network can accept the potential foul flows from the proposed development site.	Merlin's Bridge Wastewater Treatment Works (WwTW) has limited capacity and the growth being proposed for the catchment area will require

		<p>would be expected to fund investigations during pre-planning stages. The findings of the HMA would inform the extent of any necessary upgrades.</p> <p>Site is crossed by a 7” diameter water main and an 18” diameter raw water main.</p>		<p>improvements which would need to be funded through our Asset Management Plan (AMP) or potentially earlier through developer contributions.</p>
<p>HSG/040/LDP2/3</p> <p>Rear of 76 Pembroke Road, Merlin’s Bridge</p>	51	<p>A water supply can be provided for this site.</p>	<p>The public sewerage network can accept the potential foul flows from the proposed development site.</p>	<p>Merlin’s Bridge Wastewater Treatment Works (WwTW) has limited capacity and the growth being proposed for the catchment area will require improvements which would need to be funded through our Asset Management Plan (AMP) or potentially earlier through developer contributions.</p>
<p>HSG/086/00222</p> <p>Southwest of The Meads, Milford Haven</p>	93	<p>A water supply can be provided for this site</p>	<p>The public sewerage network can accept the potential foul flows from the proposed development site.</p> <p>Site is crossed by 225mm & 375mm diameter sewers.</p>	<p>Merlin’s Bridge Wastewater Treatment Works (WwTW) has limited capacity and the growth being proposed for the catchment area will require improvements which would need to be funded through our Asset Management Plan (AMP) or potentially earlier through developer contributions.</p>

HSG/086/LDP2/1 Land at Myrtle Meadows, Steynton, Milford Haven	60	A water supply can be provided for this site.	A hydraulic modelling assessment (HMA) will be required to determine the point of connection to the public sewerage system and potential developers would be expected to fund investigations during pre-planning stages. The findings of the HMA would inform the extent of any necessary sewerage upgrades. Site is crossed by 100mm & 250mm diameter sewers.	Milford Haven Wastewater Treatment Works (WwTW) can accommodate the foul flows from the proposed development site.
HSG/086/LDP2/2 East of Castle Pill Road, Steynton, Milford Haven	23	A water supply can be provided for this site	A hydraulic modelling assessment (HMA) may be required to determine the point of connection to the public sewerage system and potential developers would be expected to fund investigations during pre-planning stages. The findings of the HMA would inform the extent of any necessary sewerage upgrades.	Milford Haven Wastewater Treatment Works (WwTW) can accommodate the foul flows from the proposed development site.
HSG/086/LDP2/4 Former Hakin Infants School, Milford Haven	14	A water supply can be provided for this site	The public sewerage network can accept the potential foul flows from the proposed development site.	Milford Haven Wastewater Treatment Works (WwTW) can accommodate the foul flows from the proposed development site.

HSG/086/LDP2/5 Former Hubberston VC School, Hakin, Milford Haven	26	A water supply can be provided for this site	The public sewerage network can accept the potential foul flows from the proposed development site.	Milford Haven Wastewater Treatment Works (WwTW) can accommodate the foul flows from the proposed development site.
HSG/086/LDP2/6 Former Hakin Junior School, Milford Haven	43	A water supply can be provided for this site	The public sewerage network can accept the potential foul flows from the proposed development site.	Milford Haven Wastewater Treatment Works (WwTW) can accommodate the foul flows from the proposed development site.
HSG/086/LDP2/7 Northeast of Beaconing, Steynton	14	A water supply can be provided for this site	A hydraulic modelling assessment (HMA) may be required to determine the point of connection to the public sewerage system and potential developers would be expected to fund investigations during pre-planning stages. The findings of the HMA would inform the extent of any necessary sewerage upgrades.	Milford Haven Wastewater Treatment Works (WwTW) can accommodate the foul flows from the proposed development site.
HSG/086/LDP2/3 South of Conway Drive, Castle Pill Road, Steynton, Milford Haven (GN 19B)	117	A water supply can be provided for this site	A hydraulic modelling assessment (HMA) will be required to determine the point of connection to the public sewerage system and potential developers would be expected to fund investigations during pre-planning stages. The findings of	Milford Haven Wastewater Treatment Works (WwTW) can accommodate the foul flows from the proposed development site.

			the HMA would inform the extent of any necessary sewerage upgrades.	
HSG/095/00144 North of Gibbas Way, Pembroke	43	A water supply can be provided for this site	The public sewerage network can accept the potential foul flows from the proposed development site. Site is crossed by a 150mm diameter sewer.	Pembroke Dock Wastewater Treatment Works (WwTW) can accommodate the foul flows from the proposed development site.
HSG/095/LDP2/1 Between St Daniels Hill & Norgans Hill, Pembroke	147	A hydraulic modelling assessment (HMA) will be required to determine the point of connection to the water supply network and potential developers would be expected to fund investigations during pre-planning stages. The findings of the HMA would inform the extent of any necessary upgrades.	The public sewerage network can accept the potential foul flows from the proposed development site.	Pembroke Dock Wastewater Treatment Works (WwTW) can accommodate the foul flows from the proposed development site.
HSG/095/LDP2/2 SW of Southlands, St Daniels Hill, Pembroke	19	A hydraulic modelling assessment (HMA) will be required to determine the point of connection to the water supply network and potential developers would be expected to fund investigations during pre-planning stages. The findings of	The public sewerage network can accept the potential foul flows from the proposed development site.	Pembroke Dock Wastewater Treatment Works (WwTW) can accommodate the foul flows from the proposed development site.

		the HMA would inform the extent of any necessary upgrades.		
HSG/095/LDP2/4 East of Golden Hill Road, Pembroke	50	A water supply can be provided for this site	The public sewerage network can accept the potential foul flows from the proposed development site.	Pembroke Dock Wastewater Treatment Works (WwTW) can accommodate the foul flows from the proposed development site.
HSG/095/LDP2/5 Southeast of Southlands, St Daniel Hill, Pembroke	26	A hydraulic modelling assessment (HMA) will be required to determine the point of connection to the water supply network and potential developers would be expected to fund investigations during pre-planning stages. The findings of the HMA would inform the extent of any necessary upgrades.	The public sewerage network can accept the potential foul flows from the proposed development site.	Pembroke Dock Wastewater Treatment Works (WwTW) can accommodate the foul flows from the proposed development site.
HSG/096/00238 North of Pembroke Road, Pembroke Dock	38	A water supply can be provided for this site. Site is crossed by an abandoned watermain.	The public sewerage network can accept the potential foul flows from the proposed development site.	Pembroke Dock Wastewater Treatment Works (WwTW) can accommodate the foul flows from the proposed development site.
HSG/096/LDP2/1 Land at Hampshire Drive, Pembroke Dock	33	A water supply can be provided for this site	The public sewerage network can accept the potential foul flows from the proposed development site. Site is crossed by 100mm & 150mm diameter sewers.	Pembroke Dock Wastewater Treatment Works (WwTW) can accommodate the foul flows from the proposed development site.

HSG/096/LDP2/2 West of Stranraer Road, Pennar, Pembroke Dock	59	A hydraulic modelling assessment (HMA) will be required to determine the point of connection to the water supply network and potential developers would be expected to fund investigations during pre-planning stages. The findings of the HMA would inform the extent of any necessary upgrades.	The public sewerage network can accept the potential foul flows from the proposed development site. Site is crossed by a 300mm diameter pressurised rising main sewer.	Pembroke Dock Wastewater Treatment Works (WwTW) can accommodate the foul flows from the proposed development site.
S/HSG/034F/LDP2/1 Maesgwynne, Fishguard (GN 19A)	175	A hydraulic modelling assessment (HMA) will be required to determine the point of connection to the water supply network and potential developers would be expected to fund investigations during pre-planning stages. The findings of the HMA would inform the extent of any necessary upgrades.	A hydraulic modelling assessment (HMA) will be required to determine the point of connection to the public sewerage system and potential developers would be expected to fund investigations during pre-planning stages. The findings of the HMA would inform the extent of any necessary sewerage upgrades.	Fishguard Wastewater Treatment Works (WwTW) can accommodate the foul flows from the proposed development site.
HSG/093/00066 East of Poppy Drive, Neyland	101	A water supply can be provided for this site	The public sewerage network can accept the potential foul flows from the proposed development site.	Neyland Wastewater Treatment Works (WwTW) can accommodate the foul flows from the proposed development site.
HSG/088/LDP2/1 West of Bloomfield Gardens and North of	89	A water supply can be provided for this site	The public sewerage network can accept the potential foul flows from the proposed development site.	Narberth West Wastewater Treatment Works (WwTW) can accommodate the foul flows from the proposed development site.

Adams Drive & Highfield Park, Narberth		Site is crossed by an abandoned water main and a 6" diameter watermain.		
Service Centres				
HSG/020/LDP2/1 Land at Tan Ffynnon Fields, Cilgerran	50	A water supply can be provided to serve the proposed development site.	The public sewerage network can accept the potential foul flows from the proposed development site.	Cilgerran Wastewater Treatment Works (WwTW) has limited capacity and the growth being proposed for the catchment area may require improvements which would need to be funded through our Asset Management Plan (AMP) or potentially earlier through developer contributions.
HSG/030/LDP/01 East of Waunaeron, Crymych	28	A water supply can be provided for this site	The public sewerage network can accept the potential foul flows from the proposed development site.	Crymych WwTW can accommodate the foul flows from the proposed development site.
HSG/048/00038 North of Hayston View, Johnston	50	A water supply can be provided for this site	The public sewerage network can accept the potential foul flows from the proposed development site. Site is crossed by a 7" diameter sewer.	Hook WwTW can accommodate the foul flows from the proposed development site.
HSG/048/LDP2/1 Maes yr Ysgol, Johnston	13	A water supply can be provided for this site	The public sewerage network can accept the potential foul flows from the proposed development site.	Hook WwTW can accommodate the foul flows from the proposed development site.

			Site is crossed by a 150mm diameter sewer.	
HSG/050/LDP2/1 South of Rock Park, Kilgetty	19	A water supply can be provided for this site	The public sewerage network can accept the potential foul flows from the proposed development site.	Langdon WwTW can accommodate the foul flows from the proposed development site.
HSG/052/00011 South of Cleggars Park, Lamphey	55	A water supply can be provided for this site	The public sewerage network can accept the potential foul flows from the proposed development site. Site is crossed by a 150mm diameter sewer.	Lamphey WwTW can accommodate the foul flows from the proposed development site.
HSG/052/LDP2/1 Adjacent to Lamphey School, Lamphey	40	A water supply can be provided to serve the proposed development site. Site is crossed by a 6" diameter watermain.	The public sewerage network can accept the potential foul flows from the proposed development site.	Lamphey WwTW can accommodate the foul flows from the proposed development site.
HSG/053/LDP2/1 Between Longstone Court and 62, St. Davids Road, Letterston	38	A water supply can be provided for this site	The public sewerage network can accept the potential foul flows from the proposed development site.	Letterston West WwTW can accommodate the foul flows from the proposed development site.
HSG/063/00024 North of The Kilns, Llangwm	66	A water supply can be provided for this site	The public sewerage network can accept the potential foul flows from the proposed development site.	Llangwm WwTW can accommodate the foul flows from the proposed development site.

HSG/122/00035 Awel y Mor extension, St Dogmaels	28	A water supply can be provided for this site.	The public sewerage network can accept the potential foul flows from the proposed development site. The site is crossed by a 150mm diameter foul sewer, a 225mm surface water sewer, and a private culverted watercourse	A scheme is currently being delivered at Cardigan WwTW, planned for completion by 31 March 2027. A Grampian planning condition would be required to prevent connection of the development site until the completion of the scheme.
Service Villages				
HSG/003/LDP2/01 North of Begelly Farm, Begelly	46	A water supply can be provided for this site	The public sewerage network can accept the potential foul flows from this site	Langdon WwTW can accommodate the foul flows from the proposed development site.
HSG/006/00003 Adjacent to Hafod, Blaenffos	6	A water supply can be provided for this site	The public sewerage network can accept the potential foul flows from the proposed development site.	Blaenffos WwTW can accommodate the foul flows from the proposed development site.
HSG/022/LDP2/1 Land at Dungleddy Court, Clarbeston Road	19	A water supply can be provided for this site	The public sewerage network can accept the potential foul flows from the proposed development site.	Clarbeston Road Wastewater Treatment Works (WwTW) has limited capacity and the growth being proposed for the catchment area may require improvements which would need to be funded through our Asset Management Plan (AMP) or potentially earlier through developer contributions.
HSG/152/LDP2/1 South of Bro'r Dderwen, Clynderwen	31	A water supply can be provided for this site	The public sewerage network can accept the potential foul flows	Clynderwen WwTW can accommodate the foul flows

			from the proposed development site. Site is crossed by a 225mm diameter sewer.	from the proposed development site.
HSG/029/00014 Opposite Woodholm Close, Crundale	15	A water supply can be provided for this site	The public sewerage network can accept the potential foul flows from this site	Merlin's Bridge Wastewater Treatment Works (WwTW) has limited capacity and the growth being proposed for the catchment area may require improvements which would need to be funded through our Asset Management Plan (AMP) or potentially earlier through developer contributions.
HSG/029/LDP2/1 West of Ashford Park, Crundale	22	A water supply can be provided for this site	The public sewerage network can accept the potential foul flows from this site Site is in close proximity to Cardigan Slade Sewage Pumping Station (SPS) and the LPA may wish to contact their Environmental Health Department for their views on whether there is the potential for odour nuisance on the proposed allocation	Merlin's Bridge Wastewater Treatment Works (WwTW) has limited capacity and the growth being proposed for the catchment area may require improvements which would need to be funded through our Asset Management Plan (AMP) or potentially earlier through developer contributions.
HSG/043/LDP2/1 Adjacent to Brackenhurst, Hill Mountain	15	A water supply can be provided for this site	The public sewerage network can accept the potential foul flows from the proposed development site.	Llangwm WwTW can accommodate the foul flows from the proposed development site.

HSG/046/LDP2/1 Land at West End Cottages, Hundleton	14	A water supply can be provided for this site. Site is crossed by a 6" diameter watermain.	The public sewerage network can accept the potential foul flows from the proposed development site.	Hundleton WwTW can accommodate the foul flows from the proposed development site.
HSG/047/LDP2/1 South of The Crown, Jeffreyston	8	A water supply can be provided for this site. Site is crossed by a 100mm diameter watermain.	There are no public sewers in close vicinity to this site. The nearest public sewers are in Broadmoor.	The nearest WwTW catchment is Tenby.
HSG/049/LDP2/1 East of Brookfield Close and West of Bridge Lane, Keeston	27	A water supply can be provided for this site	The public sewerage network can accept the potential foul flows from the proposed development site. Site is crossed by a 300mm diameter sewer.	Keeston Wastewater Treatment Works (WwTW) can accommodate the foul flows from the proposed development site.
HSG/060/LDP2/1 Adjacent to Maesybryn, Llandissilio	26	A water supply can be provided for this site.	The public sewerage network can accept the potential foul flows from the proposed development site.	Clynderwen Wastewater Treatment Works (WwTW) can accommodate the foul flows from the proposed development site.
HSG/066/LDP2/1 East of Hazelbank, Llanstadwell	10	A water supply can be provided for this site.	The public sewerage network can accept the potential foul flows from the proposed development site.	Neyland Wastewater Treatment Works (WwTW) can accommodate the foul flows from the proposed development site
HSG/081/LDP2/1 West of Globe Inn, Maenclochog	15	A water supply can be provided to serve the proposed development site.	The public sewerage network can accept the potential foul flows from the proposed development site.	Maenclochog WwTW can accommodate the foul flows from the proposed development site.

HSG/099/LDP2/1 Land at Coppins Park, Pentlepoir	11	A water supply can be provided for this site.	<p>The public sewerage network can accept the potential foul flows from this site.</p> <p>Site is crossed by a 225mm diameter surface water sewer.</p> <p>Site is located in close proximity to a Sewage Pumping Station (SPS) and the LPA may wish to contact their Environmental Health Department for their views on whether there is the potential for odour nuisance on the proposed allocation</p>	Tenby WwTW can accommodate the foul flows from the proposed development site.
HSG/113/LDP2/01 South of Robeston Court, Robeston Wathen	5	A water supply can be provided for this site	There are no public sewers in close vicinity to this site. The nearest public sewers are in Narberth.	The nearest WwTW catchment is Narberth West
HSG/114/LDP/01 East of Pilgrim's Way, Roch	52	A water supply can be provided for this site	<p>The public sewerage network can accept the potential foul flows from this site.</p> <p>Site is crossed by a 100mm diameter foul sewer, 225mm diameter surface water sewers, and 100mm pressurised rising main sewer.</p> <p>Maes Ffynnon Sewage Pumping Station (SPS) is located on the</p>	Newgale Wastewater Treatment Works (WwTW) can accommodate the foul flows from the proposed development site.

			site and the LPA may wish to contact their Environmental Health Department for their views on whether there is the potential for odour nuisance on the proposed allocation.	
HSG/119/LDP2/1 Between Cornerways and Austalise, Simpson Cross	18	A water supply can be provided for this site. Site is crossed by a 90mm diameter watermain.	The public sewerage network can accept the potential foul flows from the proposed development site.	Keeston Wastewater Treatment Works (WwTW) can accommodate the foul flows from the proposed development site.
HSG/120/00018 Northwest of Wesley Way, Spittal	10	A water supply can be provided for this site.	The public sewerage network can accept the potential foul flows from the proposed development site. Site is crossed by a 6" diameter sewer	Spittal Wastewater Treatment Works (WwTW) can accommodate the foul flows from the proposed development site.
HSG/123/LDP/01 North of Parsons Green, St Florence	20	A water supply can be provided for this site. Site is crossed by a 90mm diameter watermain.	The public sewerage network can accept the potential foul flows from the proposed development site.	St Florence Wastewater Treatment Works (WwTW) can accommodate the foul flows from the proposed development site.
HSG/132/LDP2/1 West of Kings Park Farm, Templeton	14	A water supply can be provided to serve the proposed development site.	The public sewerage network can accept the potential foul flows from the proposed development site.	Templeton Wastewater Treatment Works (WwTW) can accommodate the foul flows from the proposed development site.
HSG/135/LDP2/1 North of Bulford Road Bypass, Tiers Cross	6	A water supply can be provided for this site.	The public sewerage network can accept the potential foul flows	Tiers Cross WwTW can accommodate the foul flows from the proposed development site.

		Site is crossed by a 600mm diameter watermain. The requirement for a substantial easement width to protect the watermain on this small site may impact the achievable development density onsite.	from the proposed development site.	
HSG/149/LDP2/1 Land at Ford Farm, Wolfscastle	14	A water supply can be provided for this site. Site is crossed by a 3" diameter watermain.	The public sewerage network can accept the potential foul flows from this site.	Wolfscastle WwTW can accommodate the foul flows from the proposed development site.

Other allocated sites

Site	Water Supply	Sewerage	Wastewater Treatment Works (WwTW)
GN10 Mixed use housing and employment			
MXU/040/01 Old Hakin Road, Haverfordwest	Site has planning permission, 12/0593/PA		
MXU/095/LDP2/01 South Quay, Pembroke	A water supply can be provided to serve the proposed development site.	The public sewerage network can accept the potential foul flows from the proposed development site. Site is crossed by a 150mm diameter sewer.	Pembroke Dock Wastewater Treatment Works (WwTW) can accommodate the foul flows from the proposed development site.

GN23 Specialist and Supported Accommodation			
SSA/089/01 Southwest of Park House, New Hedges, Tenby (extra care for older people)	Site has planning permission, 15/1224/PA		
SSA/089/LDP2/01 East of Park House, New Hedges, Tenby (residential/nursing)	A water supply can be provided to serve the proposed development site.	The public sewerage network can accept the potential foul flows from the proposed development site.	Tenby WwTW can accommodate the foul flows from the proposed development site.
SSA/135/LDP2/01 North of Bulford Road Bypass, Tiers Cross (care facility)	A water supply can be provided to serve the proposed development site. Site is crossed by a 450mm diameter watermain.	The public sewerage network can accept the potential foul flows from the proposed development site.	Tiers Cross WwTW can accommodate the foul flows from the proposed development site.
SSA/088/LDP2/01 Redstone, Narberth (care facility)	A water supply can be provided to serve the proposed development site.	There are no public sewers close to this site. The nearest public sewers are in Narberth.	The nearest WwTW catchment is Narberth West.
GN24 Gypsy & Traveller Sites			
GT/095/LDP2/01 Land to the east of Castle Quarry Gypsy and Traveller site, Monkton, Pembroke	A water supply can be provided for this site. Off-site mains would be needed to connect to the network	The public sewerage network can accept the potential foul flows from the proposed development site. Off-site sewers would be needed to connect to the network.	Pembroke Dock Wastewater Treatment Works (WwTW) can accommodate the foul flows from the proposed development site.

GT/003/LDP2/01 Land west of Kingsmoor Common Gypsy and Traveller site, Begelly	A water supply can be provided for this site. Off-site mains would be needed to connect to the network	The public sewerage network can accept the potential foul flows from the proposed development site. Off-site sewers would be needed to connect to the network.	Langdon WwTW can accommodate the foul flows from the proposed development site.
GT/040/LDP2/01 Land east of Withybush Gypsy and Traveller site	A water supply can be provided for this site. Off-site mains would be needed to connect to the network.	The public sewerage network can accept the potential foul flows from the proposed development site. Off-site sewers would be needed to connect to the network.	Merlin's Bridge Wastewater Treatment Works (WwTW) has limited capacity and the growth being proposed for the catchment area will require improvements which would need to be funded through our Asset Management Plan (AMP) or potentially earlier through developer contributions.
GT/095/LDP2/02 Adjacent to Monkton Playing Field	A hydraulic modelling assessment (HMA) will be required to determine the point of connection to the water supply network and potential developers would be expected to fund investigations during pre-planning stages. The findings of the HMA would inform the extent of any necessary upgrades.	The public sewerage network can accept the potential foul flows from the proposed development site. Off-site sewers would be needed to connect to the network.	Pembroke Dock Wastewater Treatment Works (WwTW) can accommodate the foul flows from the proposed development site.

GN30 Community Facility			
CF/040/01 New Primary School, Slade Lane, Haverfordwest	<p>A water supply can be provided for this site.</p> <p>Site is crossed by an 18” diameter raw water main that would require a significant easement.</p>	<p>The public sewerage network can accept the potential foul flows from the proposed development site.</p>	<p>Merlin’s Bridge Wastewater Treatment Works (WwTW) has limited capacity and the growth being proposed for the catchment area may require improvements which would need to be funded through our Asset Management Plan (AMP) or potentially earlier through developer contributions.</p>
CF/086/LDP2/01 New Primary and Secondary Schools, Milford Haven	<p>A water supply can be provided for this site</p>	<p>An assessment of the capacity of the sewerage network will be made at the time of a planning application once flows are known. There may be a requirement for a Hydraulic Modelling Assessment (HMA) to be undertaken.</p> <p>The site is crossed by a 150mm diameter sewer.</p>	<p>Milford Haven Wastewater Treatment Works (WwTW) can accommodate the foul flows from the proposed development site.</p>
GN37 Working of Minerals			
MN/000/LDP2/001 Trefigin Quarry extension	<p>There are no watermains near the site.</p>	<p>There are no public sewers near the site.</p>	<p>N/a</p>

Employment Allocations

Please note these comments do not assess capacity, they advise if there are assets crossing the sites and identify the Wastewater Treatment Works Catchment that the sites are located within.

Site	Water Supply	Sewerage	Wastewater Treatment Works (WwTW)
SP14 Strategic Employment Provision			
S/EMP/086.LDP/01 Blackbridge	The site is crossed by a 6" diameter watermain.	No sewers crossing the site.	Site is in the catchment area of Milford Haven WwTW
S/EMP/136/00001 Former RNAD Site, Trecwn	There are no watermains near the site.	There are no public sewers near the site.	N/a
S/EMP/034/LDP/02 Goodwick, Parrog	The site is crossed by a 160mm diameter watermain.	The site is crossed by 100mm and 900mm diameter sewers, a 400mm pressurised rising main sewer, and a Sewage Pumping Station (SPS) is located on the site	Site is in the catchment area of Fishguard WwTW.
S/EMP/040/00004 Withybush Cluster (Trading Estate)	No watermains crossing the site.	The site is crossed by a 225mm diameter sewer.	Site is in the catchment area of Merlin's Bridge WwTW.
S/EMP/040/00005 Withybush Cluster (East of Lodge Estate)	No watermains crossing the site.	No sewers crossing the site.	Site is in the catchment area of Merlin's Bridge WwTW.
S/EMP/040/00001 Withybush Cluster (West Estate)	The site is crossed by a 6" diameter watermain.	The site is crossed by a 150mm diameter sewer.	Site is in the catchment area of Merlin's Bridge WwTW.

S/EMP/086/LDP2/01 Thornton Industrial Estate cluster	No watermains crossing the site.	No sewers crossing the site.	Site is in the catchment area of Milford Haven WwTW.
S/EMP/096/00001 Pembrokeshire Science and Technology Park Cluster	The site is crossed by a 110mm, 160mm and 600mm diameter watermains.	No sewers crossing the site.	Site is in the catchment area of Pembroke Dock WwTW.
GN9 Employment allocations			
EMP/030/00001 Parc Gwynfryn, Crymych	The site is crossed by a 90mm diameter watermain.	The site is crossed by an 80mm diameter pressurised rising main sewer, and a Sewage Pumping Station (SPS) is located on the site.	Site is in the catchment area of Crymych WwTW.
EMP/034/00006 Celtic Link Business Park, nr Scleddau	The site is crossed by a 3" diameter watermain.	There are no public sewers near the site.	N/a
EMP/040/LDP2/01 Withybush Showground, Haverfordwest	No watermains crossing the site.	No sewers crossing the site.	Site is in the catchment area of Merlin's Bridge WwTW
EMP/053/00001 Old Station Yard, Letterston	The site is crossed by an 80mm diameter watermain.	The site is crossed by a 150mm diameter sewer.	Site is in the catchment area of Letterston West WwTW
EMP/088/LDP/01 Rushacre Enterprise Park extension, Narberth	The site is crossed by a 90mm diameter watermain.	No sewers crossing the site.	Site is in the catchment area of Narberth West WwTW

EMP/000/LDP2/01 Land at Princes Gate Spring Water	No watermains crossing the site.	There are no public sewers near the site.	N/a
EMP/030/LDP2/01 South of Parc Gwynfryn, Crymych	No watermains crossing the site.	No sewers crossing the site.	Site is in the catchment area of Crymych WwTW
EMP/132/LDP2/01 South of KP Thomas & Sons, Templeton	No watermains crossing the site.	There are no public sewers near the site.	N/a
EMP/093/00001 North of Honeyborough Industrial Estate, Neyland	No watermains crossing the site.	No sewers crossing the site.	Site is in the catchment area of Neyland WwTW