



# **Pembrokeshire County Council Employment Land Survey 2013**

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## **Pembrokeshire County Council Employment Land Survey 2013**

### **Summary of the outcomes from the 2013 survey and comparison of the 2013 data with the outcomes from previous surveys**

#### **1 Introduction**

- 1.1 Pembrokeshire County Council has undertaken employment surveys since 2000, with those undertaken since 2003 carried out on a similar basis to enable comparison of results and identification of trends. The latest survey is that for 2013, the results of which are incorporated into this report.
- 1.2 Surveys have been undertaken on a biennial basis since 2003, with the tables that follow presenting the information from the 2009, 2011 and 2013 surveys. Previous reports can be viewed on the LDP Evidence Base webpage.
- 1.3 Information presented is for sites allocated for employment purposes by Development Plans and also for sites otherwise granted planning permission for employment uses. For this purpose, employment uses are taken to be those in Use Classes B1, B2, B8, together with offices falling within Use Class A2.
- 1.4 The Local Development Plan for Pembrokeshire (LDP) was adopted on 28<sup>th</sup> February 2013. The previous Plan was the Joint Unitary Development Plan (JUDP) for Pembrokeshire.
- 1.5 This report is the first to reflect the adoption of the Council's LDP and in consequence a number of adjustments have been made, to incorporate new allocations (this sometimes involving amalgamation of and / or expansion of previously identified sites) and to conclude recording of information on other sites which are no longer identified for employment purposes.
- 1.6 The survey has two elements to it:
  - a) A consideration of land on 'new' employment sites, identifying areas of land developed since the previous survey and the residual of land that remains undeveloped; and
  - b) A consideration of land on 'existing' employment sites – those that have already been developed, but within which some land may have become disused, thus being potentially available for re-use for employment purposes.

1.7 Information collected during previous employment surveys provides part of the evidence base supporting the Council's LDP. This information, including the new additions for 2013, will continue to be used for Development Planning purposes, including preparation of Annual Monitoring Reports and will help to inform LDP review. It may also form a material consideration in the evaluation of employment-related planning applications.

1.8 The report separates the data collected into:

- a) That for the LDP employment allocations; and
- b) That for non LDP allocations.

It further disaggregates the data on a geographic basis, with separate sections for each of the towns and for the residual of sites in other locations.

1.9 Summary tables are provided, aggregating the data to provide a broader overview of the employment land supply position across the County.

## 2 Overview of what happened in the period from 2011 to 2013

- 2.1 2013 saw the adoption of the Council's LDP, a consequence of which has been to introduce several new employment allocations, amend the boundaries of some of the existing employment allocations and delete a smaller number of the employment allocations of the previous plan (the JUDP). The overall consequence of this has been to provide more land for employment purposes at a range of different locations and scales across the Council's planning area, although at individual settlement level the picture varies. The LDP includes criteria-based employment policies which provide a basis for evaluation of applications for employment uses coming forward on unallocated land. A further policy seeks to protect sites currently in employment use from change of use to other purposes.
- 2.2 Also of critical importance in the interpretation of the survey results is the global economic situation. From 2008 to 2013, the global economy was in recession and while this term masks some temporal and geographic variations, including brief periods of economic recovery, it is recession conditions that dominated during that period. A sustained move away from recession has only become apparent from 2013 onwards and even this has specific sectoral and geographic elements to it that have not always favoured Pembrokeshire.
- 2.3 A third element of significance has been the completion of several major development projects in Pembrokeshire over the last few years, including two Liquefied Natural Gas (LNG) terminals, the Bluestone visitor centre and the new Pembroke Power Station. These projects have helped to soften the blow of the concurrent recession, mainly through the creation of significant numbers of new jobs during the construction phases, albeit that in many cases these jobs were of a temporary nature. For the most part the construction phase of these projects is now concluded and the permanent jobs created for the operational phases have usually been modest in number in comparison to the temporary jobs available during construction.

2.4 One of the features of the local economy of Pembrokeshire is that, with the exception of major energy and port-related development schemes and larger-scale renewable energy projects, much of the remaining business activity is of a lesser scale and involves small and medium sized enterprises. This is evident in the tables that accompany this report, which identify a few very large sites (in most cases adjacent to the Milford Haven Waterway or at Withybush, Haverfordwest) but otherwise a much greater number of medium and small-sized sites (some of which are micro-scale sites for home-based working) which support local business activity. These smaller sites and the businesses they support cumulatively make a crucial contribution to the economy of the County.

### 3 Tabular representation of the survey results

- 3.1 The purpose of the Section 3A and Section 3B tables that follow is to provide comparative data, based on the employment surveys carried out in 2009, 2011 and 2013. The Section 3A tables present information for LDP allocations, while the Section 3B tables present information for many other employment sites. Some sites appear in a different section of this report, in comparison to their position in the reports accompanying earlier surveys. This is a reflection of the changes that have been introduced following LDP adoption.
- 3.2 Information is presented on total site areas for each site at each survey date, together with the proportions of undeveloped and developed land. Changes to the amount of undeveloped land and buildings on each site, between successive surveys, is also presented on a site-by-site basis.
- 3.3 The Section 3C and 3D tables aggregate the survey results for successive years and the changes to the areas of undeveloped land and buildings between successive surveys.
- 3.4 Two sets of maps accompany this report. In Appendix 1, maps of each of the LDP employment allocations are presented. In Appendix 2, a sporadic distribution map showing all employment sites in the County is presented. Individual employment site maps are available on request from the LDP team.

**Section 3A tables**

**Summary of site areas and undeveloped land / buildings from the 2009, 2011 and 2013 Employment Land Availability Studies – for sites allocated by the LDP**

**Pembroke and Pembroke Dock**

<i>Site name</i>	<i>Total site area in 2009 (ha)</i>	<i>Undeveloped land and buildings in 2009 (ha)</i>	<i>Total site area in 2011 (ha)</i>	<i>Undeveloped land and buildings in 2011 (ha)</i>	<i>Total site area in 2013 (ha)</i>	<i>Undeveloped land and buildings in 2013 (ha)</i>	<i>Change to undeveloped land and buildings between 2009 and 2011</i>	<i>Change to undeveloped land and buildings between 2011 and 2013</i>
Pembrokeshire Science and Technology Park, Pembroke Dock S/EMP/096/00001 <a href="#">LDP strategic employment allocation</a>	22.38	18.19 (4.19 developed)	22.38	18.19 (4.19 developed)	22.38	18.98 (3.40 developed)	No change	+0.79

**Summary of findings – LDP sites in Pembroke and Pembroke Dock**

3A.1 Within this site, the main element of developed land is at the Bridge Innovation Centre. Much of the remainder of the site awaits development. Other sites that were previously in this category are no longer allocated and hence are included in the Section 3B tables.

**Haverfordwest, including Merlins Bridge and Withybush**

<i>Site name</i>	<i>Total site area in 2009 (ha)</i>	<i>Undeveloped land and buildings in 2009 (ha)</i>	<i>Total site area in 2011 (ha)</i>	<i>Undeveloped land and buildings in 2011 (ha)</i>	<i>Total site area in 2013 (ha)</i>	<i>Undeveloped land and buildings in 2013 (ha)</i>	<i>Change to undeveloped land and buildings between 2009 and 2011</i>	<i>Change to undeveloped land and buildings between 2011 and 2013</i>
Withybush Business Park S/EMP/040/00001 (incorporating 040/00006, 040/00008 and 040/00010 from 2013) <a href="#">LDP strategic employment allocation</a>	14.03	14.03 (0.00 developed)	14.03	14.03 (0.00 developed)	20.61	16.16 (4.45 developed)	No change	+2.13
Old Hakin Road Industrial Estate – extension MXU/040/01 (previously 040/00002) <a href="#">LDP mixed use allocation</a>	1.31	1.31 (0.00 developed)	1.31	1.31 (0.00 developed)	1.31	1.31 (0.00 developed)	No change	No change
Merlins Bridge Creamery – extension EMP/040/00003 <a href="#">LDP employment allocation</a>	1.40	1.40 (0.00 developed)	1.40	1.40 (0.00 developed)	5.13	3.06 (2.07 developed)	No change	+1.66
Withybush – east of the Business Park EMP/040/00004 (incorporating 040/00009 from 2013) <a href="#">LDP employment allocation</a>	12.49	7.20 (5.29 developed)	12.49	7.20 (5.29 developed)	15.38	14.41 (0.97 developed)	No change	+7.21
Withybush – north of the Business Park EMP/040/00005 <a href="#">LDP employment allocation</a>	6.09	5.76 (0.33 developed)	6.09	5.34 (0.75 developed)	6.09	5.44 (0.65 developed)	-0.42	+0.10
Withybush – Business Park extension 040/00006 (recorded as part of S/EMP/040/00001 from 2013)	1.60	1.60 (0.00 developed)	1.60	1.47 (0.13 developed)			-0.13	



<i>Site name</i>	<i>Total site area in 2009 (ha)</i>	<i>Undeveloped land and buildings in 2009 (ha)</i>	<i>Total site area in 2011 (ha)</i>	<i>Undeveloped land and buildings in 2011 (ha)</i>	<i>Total site area in 2013 (ha)</i>	<i>Undeveloped land and buildings in 2013 (ha)</i>	<i>Change to undeveloped land and buildings between 2009 and 2011</i>	<i>Change to undeveloped land and buildings between 2011 and 2013</i>
Withybush Industrial Estate, site A 040/00008 (recorded as part of S/EMP/040/00001 from 2013)	1.32	0.00 (1.32 developed)	1.32	0.00 (1.32 developed)			No change	
Withybush Industrial Estate, site B 040/00009 (recorded as part of EMP/040/00004 from 2013)	1.51	0.51 (1.00 developed)	1.51	0.51 (1.00 developed)			No change	
Withybush Industrial Estate, site C 040/00010 (recorded as part of S/EMP/040/00001 from 2013)	0.97	0.00 (0.97 developed)	0.97	0.00 (0.97 developed)			No change	

#### **Summary of findings – LDP sites in Haverfordwest, including Merlins Bridge and Withybush**

- 3A.2 The sites allocated by the LDP include the strategic site at Withybush Business Park, together with two further sites at Withybush, a site at Merlins Bridge Creamery and a mixed-use site, also at Merlins Bridge. Several further sites at Withybush have been absorbed into expanded LDP allocations from 2013. The mixed use site is consented and will not be developed solely for employment purposes.
- 3A.3 Several sites have significantly expanded allocation areas for 2013, including Withybush Business Park, Merlins Bridge Creamery and Withybush – East of the Business Park.
- 3A.4 There are modest levels of development at some of the sites in this category and overall supply of available employment land at these sites has expanded since 2011, mainly as a consequence of the changes to allocations introduced through the LDP.

## Fishguard, Goodwick, Scleddau and Trecwn

Site name	Total site area in 2009 (ha)	Undeveloped land and buildings in 2009 (ha)	Total site area in 2011 (ha)	Undeveloped land and buildings in 2011 (ha)	Total site area in 2013 (ha)	Undeveloped land and buildings in 2013 (ha)	Change to undeveloped land and buildings between 2009 and 2011	Change to undeveloped land and buildings between 2011 and 2013
Celtic Link Business Park, near Scleddau EMP/034/00006 <a href="#">LDP employment allocation</a>	13.47	5.83 (7.64 developed)	13.47	5.83 (7.64 developed)	13.47	5.83 (7.64 developed)	No change	No change
Former Dewhirst Factory, Goodwick EMP/034/LDP/01 (previously 034/00007) (adjacent business units were included in the site area to 2011, but these are now included in a separate site, 034/00020) <a href="#">LDP employment allocation</a>	1.82	0.94 (0.88 developed)	1.82	0.94 (0.88 developed)	0.99	0.89 (0.10 developed)	No change	-0.05
Parrog, Goodwick EMP/034/LDP/02 (this site previously formed part of 034/00003) <a href="#">LDP employment allocation</a>					0.61	0.61 (0.00 developed)		
Former RNAD, Trecwn S/EMP/136/00001 <a href="#">LDP strategic employment allocation</a>	21.11	21.11 (0.00 developed)	21.11	21.11 (0.00 developed)	21.11	21.11 (0.00 developed)	No change	No change

### Summary of findings – LDP sites in Fishguard, Goodwick, Scleddau and Trecwn

- 3A.5 There are four sites in this category, two of which are at Goodwick, one at Scleddau and one at Trecwn. At Goodwick, the boundary of the former Dewhirst Factory site has been modified (reduced) for the LDP allocation, while the new allocation at the Parrog previously formed part of another site (Goodwick Industrial Estate), the residual of which is included in a Section 3B table.
- 3A.6 There has been little development of these sites so far, except at the Celtic Link Business Park, which is partially in use. The land area in use at the Dewhirst Factory site has fallen because of the reduction of the site area – with the unallocated residual now forming a separate site (034/00020) included in a Section 3B table.
- 3A.7 At Trecwn the allocated land comprises just over 21 hectares, close to the main site entrance.

**Milford Haven and Waterston**

<i>Site name</i>	<i>Total site area in 2009 (ha)</i>	<i>Undeveloped land and buildings in 2009 (ha)</i>	<i>Total site area in 2011 (ha)</i>	<i>Undeveloped land and buildings in 2011 (ha)</i>	<i>Total site area in 2013 (ha)</i>	<i>Undeveloped land and buildings in 2013 (ha)</i>	<i>Change to undeveloped land and buildings between 2009 and 2011</i>	<i>Change to undeveloped land and buildings between 2011 and 2013</i>
Haven Head Business Park northern extension (previously called Liddeston Ridge), Milford Haven EMP/086/00001 <a href="#">LDP employment allocation</a>	3.08	3.08 (0.00 developed)	3.08	3.08 (0.00 developed)	3.82	3.82 (0.00 developed)	No change	+0.74
Dale Road, Hubberston, Milford Haven MXU/086/01 (previously 086/00002) <a href="#">LDP mixed use allocation</a>	4.64	4.64 (0.00 developed)	4.64	4.64 (0.00 developed)	---	4.64 (0.00 developed)	No change	No change
Blackbridge, Milford Haven (incorporating former RNAD, Milford Haven) S/EMP/086/LDP/01 <a href="#">LDP strategic employment allocation</a>	5.96	5.96 (0.00 developed)	5.96	5.96 (0.00 developed)	33.45	33.45 (0.00 developed)	No change	+27.49
Adjacent to Marble Hall Road, Milford Haven EMP/086/LDP/01 <a href="#">LDP employment allocation</a>					6.86	6.86 (0.00 developed)		
Former Gas Holder Site, Milford Haven EMP/086/LDP/02 <a href="#">LDP employment allocation</a>					0.68	0.68 (0.00 developed)		

### **Summary of findings – LDP sites in Milford Haven and Waterston**

- 3A.8 Several sites previously in this section are now included in a Section 3B table, for instance South Hook LNG, Thornton Industrial Estate, Haven Head Business Park and Waterston Industrial Estate. The former RNAD site at Milford Haven now forms part of a much larger strategic employment allocation at Blackbridge.
- 3A.9 Several sites at Milford Haven are newly allocated by the LDP – including most of the Blackbridge Site, the site adjoining Marble Hall Road and the Former Gas Holder site. The Dale Road site is now identified for mixed uses, rather than exclusively for employment.
- 3A.10 The Haven Head Business Park Northern Extension site has slightly expanded for this survey, but the biggest change is for the strategic employment site at Blackbridge, which now extends to slightly over 33 hectares (in comparison with the previous allocation of the RNAD site, which was slightly less than 6 hectares).
- 3A.11 Development has not started on any of the sites in this category.

**Neyland, including Honeyborough**

<i>Site name</i>	<i>Total site area in 2009 (ha)</i>	<i>Undeveloped land and buildings in 2009 (ha)</i>	<i>Total site area in 2011 (ha)</i>	<i>Undeveloped land and buildings in 2011 (ha)</i>	<i>Total site area in 2013 (ha)</i>	<i>Undeveloped land and buildings in 2013 (ha)</i>	<i>Change to undeveloped land and buildings between 2009 and 2011</i>	<i>Change to undeveloped land and buildings between 2011 and 2013</i>
North of Honeyborough Industrial Estate EMP/093/00001 <a href="#">LDP employment allocation</a>	8.55	8.55 (0.00 developed)	8.55	8.55 (0.00 developed)	8.55	8.55 (0.00 developed)	No change	No change

**Summary of findings – LDP sites at Neyland, including Honeyborough**

3A.12 There has been no change to the total of developed land for this site since 2009 (development has yet to commence).

**Narberth**

<i>Site name</i>	<i>Total site area in 2009 (ha)</i>	<i>Undeveloped land and buildings in 2009 (ha)</i>	<i>Total site area in 2011 (ha)</i>	<i>Undeveloped land and buildings in 2011 (ha)</i>	<i>Total site area in 2013 (ha)</i>	<i>Undeveloped land and buildings in 2013 (ha)</i>	<i>Change to undeveloped land and buildings between 2009 and 2011</i>	<i>Change to undeveloped land and buildings between 2011 and 2013</i>
Rushacre Enterprise Park – extension EMP/088/LDP/01 <a href="#">LDP employment allocation</a>					1.32	1.32 (0.00 developed)		

**Summary of findings – LDP sites at Narberth**

3A.13 Development has yet to commence at this newly allocated site.

## Other locations

Site name	Total site area in 2009 (ha)	Undeveloped land and buildings in 2009 (ha)	Total site area in 2011 (ha)	Undeveloped land and buildings in 2011 (ha)	Total site area in 2013 (ha)	Undeveloped land and buildings in 2013 (ha)	Change to undeveloped land and buildings between 2009 and 2011	Change to undeveloped land and buildings between 2011 and 2013
Carew Airfield, Sageston EMP/000/LDP/01 (previously 015/00002) LDP employment allocation	1.86	0.00 (1.86 developed)	1.86	0.00 (1.86 developed)	5.60	3.13 (2.47 developed)	No change	+3.13
Adjacent to Riverlea / opposite Llygad-yr-Haul, Crymych EMP/030/00001 LDP employment allocation	5.20	5.20 (0.00 developed)	5.20	0.00 (5.20 under construction)	5.20	1.20 (4.00 developed)	-5.20	+1.20
Arnold's Yard, Johnston MXU/048/01 (previously 048/00001) LDP mixed use allocation	5.47	5.47 (0.00 developed)	5.47	5.47 (0.00 developed)	5.47	5.47 (0.00 developed)	No change	No change
Old Station Yard, Letterston (previously referred to as East of Letterston) EMP/053/00001 LDP employment allocation	1.26	1.26 (0.00 developed)	1.26	0.99 (0.27 developed)	1.23	1.17 (0.06 developed)	-0.27	+0.18
A4115, Templeton EMP/132/00001 LDP employment allocation	2.88	2.88 (0.00 developed)	2.88	2.88 (0.00 developed)	2.88	2.88 (0.00 developed)	No change	No change

### Summary of findings – other LDP sites

3A.14 At Carew, the site included in this category for the 2013 report is a significantly expanded version of a site that was not allocated by earlier plans.

3A.15 Sites at Riverlea, Crymych and at Arnold's Yard, Johnston are carried forward as LDP allocations, but in the case of the Johnston site this is as a mixed use allocation, so it is unlikely to be released exclusively for employment purposes.

3A.16 New LDP employment allocations at the Old Station Yard, Letterston and adjacent to the A.4115 at Templeton are included in this section. The Carew Airfield and Riverlea, Crymych sites have now seen significant development, but on the other sites in this table there has been little if any development to date.

**Section 3B tables**

**Summary of site areas and undeveloped land / buildings from the 2009, 2011 and 2013 Employment Land Availability Studies – for sites not allocated by the LDP**

**Pembroke and Pembroke Dock**

<i>Site name</i>	<i>Total site area in 2009 (ha)</i>	<i>Undeveloped land and buildings in 2009 (ha)</i>	<i>Total site area in 2011 (ha)</i>	<i>Undeveloped land and buildings in 2011 (ha)</i>	<i>Total site area in 2013 (ha)</i>	<i>Undeveloped land and buildings in 2013 (ha)</i>	<i>Change to undeveloped land and buildings between 2009 and 2011</i>	<i>Change to undeveloped land and buildings between 2011 and 2013</i>
Valero Refinery (formerly Chevron and Texaco), Rhoscrowther, Pembroke 000/00002	215.30	0.00 (215.30 developed)	215.30	0.00 (215.30 developed)	215.30	0.00 (215.30 developed)	No change	No change
Pembroke Power Station 095/00001	195.10	0.00 (195.10 under construction)	195.10	0.00 (195.10 developed)	195.10	0.00 (195.10 developed)	No change	No change
Forever Art Tattoos, 6 Northgate Street, Pembroke 095/00004	0.01	0.01 (0.00 developed)	0.01	0.00 (0.01 developed)	0.01	0.00 (0.01 developed)	-0.01	No change
38, Main Street, Pembroke 095/00005	0.01	0.00 (0.01 under construction)	0.01	0.00 (0.01 developed)	0.01	0.00 (0.01 developed)	No change	No change
Windmill Hill Farm, Pembroke 095/00006	0.21	0.00 (0.21 developed)	0.21	0.00 (0.21 developed)	0.21	0.00 (0.21 developed)	No change	No change
Halsted DIY Ltd, Commons Road, Pembroke 095/00007			0.10	0.00 (0.10 developed)	0.10	0.00 (0.10 developed)		No change
Royal Dockyard, Pembroke Dock 096/00002 (incorporating 096/00014 from 2013)	21.27	1.81 (19.46 developed)	21.27	1.81 (19.46 developed)	28.54	14.75 (13.79 developed)	No change	+12.94
West Llanion, Pembroke Dock 096/00003	7.37	1.26 (6.11 developed)	7.37	1.26 (6.11 developed)	6.31	0.76 (5.55 developed)	No change	+0.50
Ferry Lane, Pembroke Dock 096/00004	3.59	0.28 (3.31 developed)	3.59	0.28 (3.31 developed)	3.59	0.50 (3.09 developed)	No change	+0.22
Kingswood, Pembroke Dock 096/00005	8.39	1.79 (6.60 developed)	8.39	1.79 (6.60 developed)	8.26	2.22 (6.04 developed)	No change	+0.43
Waterloo Industrial Estate and London Road Business Park, Pembroke Dock 096/00006	19.67	2.23 (17.44 developed)	19.67	2.23 (17.44 developed)	20.13	1.08 (19.05 developed)	No change	-1.15

<i>Site name</i>	<i>Total site area in 2009 (ha)</i>	<i>Undeveloped land and buildings in 2009 (ha)</i>	<i>Total site area in 2011 (ha)</i>	<i>Undeveloped land and buildings in 2011 (ha)</i>	<i>Total site area in 2013 (ha)</i>	<i>Undeveloped land and buildings in 2013 (ha)</i>	<i>Change to undeveloped land and buildings between 2009 and 2011</i>	<i>Change to undeveloped land and buildings between 2011 and 2013</i>
Cleddau Bridge Customer Centres, Pembroke Dock 096/00007	3.10	0.00 (3.10 developed)	3.10	0.00 (3.10 developed)	3.10	0.00 (3.10 developed)	No change	No change
Bramble Hall Farm, Ferry Lane, Pembroke Dock 096/00009	0.06	0.02 (0.04 developed)	0.06	0.02 (0.04 developed)	0.06	0.04 (0.02 developed)	No change	+0.02
Garage at Fern Villa, Owen Street, Pennar, Pembroke Dock 096/00010	0.10	0.00 (0.10 developed)	0.10	0.00 (0.10 under construction)	0.10	0.00 (0.10 developed)	No change	No change
CCW (now NRW) Offices, Llanion Park, Pembroke Dock 096/00011	0.18	0.00 (0.18 developed)	0.18	0.00 (0.18 developed)	0.18	0.00 (0.18 developed)	No change	No change
Flat 3, Paterchurch Court, Front Street, Pembroke Dock 096/00012	0.03	0.03 (0.00 developed)	0.03	0.00 (0.03 developed)	0.03	0.00 (0.03 developed)	-0.03	No change
Alexandra Vaults, 39 Dimond Street, Pembroke Dock 096/00013	0.03	0.00 (0.03 developed)	0.03	0.00 (0.03 developed)	0.03	0.00 (0.03 developed)	No change	No change
Royal Dockyard Building 53, Fort Road, Pembroke Dock 096/00014 (incorporated into 096/00002 from 2013)	0.01	0.00 (0.01 developed)	0.01	0.00 (0.01 developed)			No change	
Master Shipwright's House, 2 The Terrace, Pembroke Dock 096/00016					0.17	0.00 (0.17 developed)		
13, Melville Street, Pembroke Dock 096/00017					0.05	0.00 (0.05 developed)		



<i>Site name</i>	<i>Total site area in 2009 (ha)</i>	<i>Undeveloped land and buildings in 2009 (ha)</i>	<i>Total site area in 2011 (ha)</i>	<i>Undeveloped land and buildings in 2011 (ha)</i>	<i>Total site area in 2013 (ha)</i>	<i>Undeveloped land and buildings in 2013 (ha)</i>	<i>Change to undeveloped land and buildings between 2009 and 2011</i>	<i>Change to undeveloped land and buildings between 2011 and 2013</i>
Land west of South Pembrokeshire Hospital, Pembroke Dock 096/00018					0.20	0.20 (0.00 developed)		
46, Dimond Street, Pembroke Dock 096/00019					0.01	0.00 (0.01 developed)		

### **Summary of findings – non-LDP sites at Pembroke and Pembroke Dock**

- 3B.1 The sites in this category are highly varied, but fall within three broad categories. Firstly there are two major industrial sites, at Valero Refinery and Pembroke Power Station. Secondly, there are medium sized industrial sites at Pembroke Dock – the former Royal Dockyard and also the industrial estates at West Llanion, Ferry Lane, Kingswood and Waterloo / London Road, plus the Cleddau Bridge customer centre. Finally there are various small-scale sites at both Pembroke and Pembroke Dock.
- 3B.2 The new Pembroke Power Station is completed and hence both the major industrial sites on the south shore of the Milford Haven Waterway are now in use.
- 3B.3 The boundary of the Royal Dockyard site has been expanded for the 2013 survey to take in the land that was formerly used by the Ministry of Defence. Slightly less than half of the available land was in use in 2013.
- 3B.4 Some of the boundaries for the Pembroke Dock industrial estates have changed slightly for the 2013 survey, but overall there has been little change in available land on these estates, or at the Cleddau Bridge Customer Centre.
- 3B.5 Several further small sites have been added for the 2013 survey, but overall the contribution of these sites to the overall provision of employment land is modest.

**Haverfordwest, including Merlins Bridge and Withybush**

<i>Site name</i>	<i>Total site area in 2009 (ha)</i>	<i>Undeveloped land and buildings in 2009 (ha)</i>	<i>Total site area in 2011 (ha)</i>	<i>Undeveloped land and buildings in 2011 (ha)</i>	<i>Total site area in 2013 (ha)</i>	<i>Undeveloped land and buildings in 2013 (ha)</i>	<i>Change to undeveloped land and buildings between 2009 and 2011</i>	<i>Change to undeveloped land and buildings between 2011 and 2013</i>
Cuckoo Grove Farm, Haven Road, Haverfordwest 000/00005	0.04	0.00 (0.04 developed)	0.04	0.00 (0.04 developed)	0.04	0.00 (0.04 developed)	No change	No change
Old Hakin Road Industrial Estate, Merlins Bridge 040/00007	4.03	0.68 (3.35 developed)	4.03	0.00 (4.03 developed)	4.03	0.00 (4.03 developed)	-0.68	No change
Withybush Industrial Estate, site D 040/00011	4.87	0.00 (4.87 developed)	4.87	0.00 (4.87 developed)	4.87	0.55 (4.32 developed)	No change	+0.55
Withybush Industrial Estate, site E 040/00012	4.19	0.00 (4.19 developed)	4.19	0.00 (4.19 developed)	4.19	0.00 (4.19 developed)	No change	No change
Haverfordwest Station Yard 040/00013	1.46	0.59 (0.87 developed)	1.46	0.59 (0.87 developed)	1.46	1.31 (0.15 developed)	No change	+0.72
Merlins Bridge Creamery, Haverfordwest 040/00014	2.50	0.00 (2.50 developed)	2.50	0.00 (2.50 developed)	2.50	0.00 (2.50 developed)	No change	No change
Withybush Industrial Estate, site F 040/00015	1.29	0.60 (0.69 developed)	1.29	0.00 (1.29 developed)	1.29	0.00 (1.29 developed)	-0.60	No change
Ridgeway, Withybush, Haverfordwest 040/00016	0.98	0.98 (0.00 developed)	0.98	0.98 (0.00 developed)	0.98	0.98 (0.00 developed)	No change	No change
Tangiers Farm, Fishguard Road, Withybush, Haverfordwest 040/00017	0.16	0.00 (0.16 developed)	0.16	0.00 (0.16 developed)	0.16	0.00 (0.16 developed)	No change	No change
Keith T. Davies, 38 Jury Lane, Haverfordwest 040/00018	0.01	0.00 (0.01 developed)	0.01	0.00 (0.01 developed)	0.01	0.00 (0.01 developed)	No change	No change
Toyota Showroom, Narberth Road, Haverfordwest 040/00019	1.03	0.42 (0.61 developed)	1.03	0.42 (0.61 developed)	1.03	0.42 (0.61 developed)	No change	No change

<i>Site name</i>	<i>Total site area in 2009 (ha)</i>	<i>Undeveloped land and buildings in 2009 (ha)</i>	<i>Total site area in 2011 (ha)</i>	<i>Undeveloped land and buildings in 2011 (ha)</i>	<i>Total site area in 2013 (ha)</i>	<i>Undeveloped land and buildings in 2013 (ha)</i>	<i>Change to undeveloped land and buildings between 2009 and 2011</i>	<i>Change to undeveloped land and buildings between 2011 and 2013</i>
A40 Garage, Slebech, near Haverfordwest 040/00020	0.35	0.00 (0.35 developed)	0.35	0.00 (0.35 developed)	0.35	0.00 (0.35 developed)	No change	No change
Merlins Autos, Magdalen Street, Merlins Bridge 040/00021	0.09	0.00 (0.09 developed)	0.09	0.00 (0.09 developed)	0.09	0.00 (0.09 developed)	No change	No change
Builders' Yard, Lower Dredgmans Hill, Merlins Bridge 040/00022	0.58	0.00 (0.58 developed)	0.58	0.00 (0.58 developed)	0.58	0.00 (0.58 developed)	No change	No change
Avallanau House, Merlins Bridge 040/00023	0.63	0.28 (0.35 developed)	0.63	0.28 (0.35 developed)	0.63	0.56 (0.07 developed)	No change	+0.28
Haverfordwest Tel' / MTW, Hawthorn Rise, Haverfordwest 040/00024	1.25	0.00 (1.25 developed)	1.25	0.00 (1.25 developed)	1.25	0.00 (1.25 developed)	No change	No change
Rear of frontage garages, 2A, Hill Street, Haverfordwest 040/00025	0.04	0.00 (0.04 developed)	0.04	0.00 (0.04 developed)	0.04	0.00 (0.04 developed)	No change	No change
C. E. M. Day, Fishguard Road, Withybush 040/00026	1.45	0.00 (1.45 developed)	1.45	0.00 (1.45 developed)	1.45	0.00 (1.45 developed)	No change	No change
Haverfordwest Airport 040/00027	1.54	0.00 (1.54 developed)	1.54	0.00 (1.54 developed)	1.54	0.00 (1.54 developed)	No change	No change
Outbuilding at r/o Gloster Arms and Greyhound, 13 Mariners Square, Haverfordwest 040/00028	0.02	0.02 (0.00 developed)	0.02	0.02 (0.00 developed)	0.02	0.00 (0.02 developed)	No change	No change
23, Bridge Street, Haverfordwest 040/00029	0.01	0.00 (0.01 developed)	0.01	0.00 (0.01 developed)	0.01	0.00 (0.01 developed)	No change	No change

<i>Site name</i>	<i>Total site area in 2009 (ha)</i>	<i>Undeveloped land and buildings in 2009 (ha)</i>	<i>Total site area in 2011 (ha)</i>	<i>Undeveloped land and buildings in 2011 (ha)</i>	<i>Total site area in 2013 (ha)</i>	<i>Undeveloped land and buildings in 2013 (ha)</i>	<i>Change to undeveloped land and buildings between 2009 and 2011</i>	<i>Change to undeveloped land and buildings between 2011 and 2013</i>
Shire Hall, High Street, Haverfordwest 040/00030	0.09	0.00 (0.09 developed)	0.09	0.00 (0.09 developed)	0.09	0.00 (0.09 developed)	No change	No change
14, Picton Place, Haverfordwest 040/00031	0.02	0.00 (0.02 developed)	0.02	0.00 (0.02 developed)	0.02	0.00 (0.02 developed)	No change	No change
Show Office, County Show Ground, Withybush 040/00032	0.22	0.22 (0.00 developed)	0.22	0.22 (0.00 developed)	0.22	0.22 (0.00 developed)	No change	No change
2, Victoria Place, Haverfordwest 040/00033			0.01	0.00 (0.01 developed)	0.01	0.00 (0.01 developed)		No change
The Yard, Creamston Road, Haverfordwest 040/00034			0.41	0.41 (0.00 developed)	0.41	0.41 (0.00 developed)		No change
The Oak Veterinary Surgery, Well Lane, Haverfordwest 040/00035			0.01	0.01 (0.00 developed)	0.01	0.01 (0.00 developed)		No change
Former Prendergast Junior School, Haverfordwest 040/00036					0.52	0.00 (0.52 developed)		
Brandon Tool Hire, Merlin's Hill, Haverfordwest 040/00037					0.02	0.00 (0.02 developed)		
Pope's Garage, Cambrian Place, Haverfordwest 040/00038					0.04	0.00 (0.04 developed)		
Former Station Hire Site, Cartlett, Haverfordwest 040/00040					0.10	0.00 (0.10 developed)		
Express Car Wash, Cardigan Road, Prendergast, Haverfordwest 040/00041					0.05	0.00 (0.05 developed)		

<i>Site name</i>	<i>Total site area in 2009 (ha)</i>	<i>Undeveloped land and buildings in 2009 (ha)</i>	<i>Total site area in 2011 (ha)</i>	<i>Undeveloped land and buildings in 2011 (ha)</i>	<i>Total site area in 2013 (ha)</i>	<i>Undeveloped land and buildings in 2013 (ha)</i>	<i>Change to undeveloped land and buildings between 2009 and 2011</i>	<i>Change to undeveloped land and buildings between 2011 and 2013</i>
Unit 2, 49 Pembroke Road, Merlins Bridge, Haverfordwest 040/00042					0.07	0.00 (0.07 developed)		
12, Winch Lane, Haverfordwest 040/00043					0.03	0.00 (0.03 developed)		
Agriculture House, Winch Lane, Haverfordwest 040/00044					0.18	0.00 (0.18 developed)		

**Summary of findings – non-LDP sites at Haverfordwest, including Merlins Bridge and Withybush**

3B.6 Within this category there are a mix of medium sized sites and much smaller sites. The majority of the medium sized sites are at Withybush and Merlins Bridge.

3B.7 Smaller sites are widely distributed around the town and contribute modestly to the overall totals.

3B.8 Generally, there has been little change in land availability between 2011 and 2013 on this group of sites. The majority of sites in this group were in full use at the time of the 2013 survey.

## Fishguard and Goodwick

Site name	Total site area in 2009 (ha)	Undeveloped land and buildings in 2009 (ha)	Total site area in 2011 (ha)	Undeveloped land and buildings in 2011 (ha)	Total site area in 2013 (ha)	Undeveloped land and buildings in 2013 (ha)	Change to undeveloped land and buildings between 2009 and 2011	Change to undeveloped land and buildings between 2011 and 2013
Maesgwynne, Fishguard 034/00001 (from 2013 an LDP allocation for housing)	5.79	5.79 (0.00 developed)	5.79	5.79 (0.00 developed)			No change	
Feidr Castell Industrial Estate, Fishguard – extension 034/00002	0.56	0.27 (0.29 developed)	0.56	0.27 (0.29 developed)	0.56	0.27 (0.29 developed)	No change	No change
Goodwick Industrial Estate 034/00003	5.29	0.00 (5.29 developed)	5.29	0.00 (5.29 developed)	4.63	0.00 (4.63 developed)	No change	No change
Feidr Castell Industrial Estate, Fishguard 034/00004	2.01	0.16 (1.85 developed)	2.01	0.00 (2.01 developed)	2.01	0.00 (2.01 developed)	-0.16	No change
Goodwick Station Yard 034/00005 (re-developed as a new railway station in 2012)	1.25	1.25 (0.00 developed)	1.25	1.25 (0.00 developed)			No change	
Ivybridge, Dyffryn, Goodwick 034/00008	0.01	0.00 (0.01 developed)	0.01	0.00 (0.01 developed)	0.01	0.00 (0.01 developed)	No change	No change
74, High Street, Fishguard 034/00010	0.08	0.04 (0.04 developed)	0.08	0.04 (0.04 developed)	0.07	0.00 (0.07 developed)	No change	-0.04
Part of 1, High Street, Fishguard 034/00011	0.01	0.01 (0.00 developed)	0.01	0.00 (0.01 developed)	0.01	0.00 (0.01 developed)	-0.01	No change
11, High Street, Fishguard 034/00012	0.02	0.02 (0.00 developed)	0.02	0.00 (0.02 developed)	0.02	0.00 (0.02 developed)	-0.02	No change
17 to 19, West Street, Fishguard 034/00013	0.06	0.06 (0.00 developed)	0.06	0.00 (0.06 developed)	0.06	0.00 (0.06 developed)	-0.06	No change
Redundant Reservoir, Heol Penlan, Stop and Call, Goodwick 034/00014	0.11	0.11 (0.00 developed)	0.11	0.11 (0.00 developed)	0.11	0.11 (0.00 developed)	No change	No change

Site name	Total site area in 2009 (ha)	Undeveloped land and buildings in 2009 (ha)	Total site area in 2011 (ha)	Undeveloped land and buildings in 2011 (ha)	Total site area in 2013 (ha)	Undeveloped land and buildings in 2013 (ha)	Change to undeveloped land and buildings between 2009 and 2011	Change to undeveloped land and buildings between 2011 and 2013
The Old Glassworks, Ropewalk, Fishguard 034/00015					0.02	0.00 (0.02 developed)		
St. Mary's Church Hall, Main Street, Fishguard 034/00016					0.03	0.03 (0.00 developed)		
Fishguard Garden Centre, Cefn Road, Fishguard 034/00017					0.18	0.00 (0.18 developed)		
St. Teresa's Convent, Windy Hall, Fishguard 034/00018					0.02	0.02 (0.00 developed)		
15, West Street, Fishguard 034/00019					0.02	0.00 (0.02 developed)		
NE of former Dewhirst Factory 034/00020 (previously formed part of 034/00007, which is now re-referenced EMP/034/LDP/01)					0.25	0.00 (0.25 developed)		

### Summary of findings – non-LDP sites at Fishguard and Goodwick

3B.9 The JUDP identified land at Maesgwynne, Fishguard, for employment purposes, but this allocation was not carried forward into the successor plan, the LDP, which has allocated it for housing instead. Hence there is no information recorded for this site for 2013. The Goodwick Station Yard site is identified for a transport infrastructure project by the LDP and this has now been implemented. Hence there is no information recorded for this site for 2013 either.

3B.10 The main sites included in this category are at Feidr Castell (main and extension sites) and at Goodwick Industrial Estate. The site area for the Goodwick Industrial Estate has fallen since the 2011 survey because part of the site now forms an LDP employment allocation and is hence included separately in a Section 3A table. A small amount of land remains available at the Feidr Castell extension site, but otherwise these sites are full. Additionally, the site NE of the former Dewhirst Factory site previously formed part of the main Dewhirst Factory site, but does not form a part of the site allocated by the LDP for employment purposes and hence is now a separate site. This is also fully in use. Other sites in this category are of a very small-scale and contribute modestly to overall totals of employment land.

3B.11 The main changes to employment land availability in this category have arisen in consequence of the Maesgwynne and Goodwick Station Yard sites no longer being available for employment purposes. Aside from this, there has been little change to available employment land between 2011 and 2013.

**Milford Haven and Waterston**

<i>Site name</i>	<i>Total site area in 2009 (ha)</i>	<i>Undeveloped land and buildings in 2009 (ha)</i>	<i>Total site area in 2011 (ha)</i>	<i>Undeveloped land and buildings in 2011 (ha)</i>	<i>Total site area in 2013 (ha)</i>	<i>Undeveloped land and buildings in 2013 (ha)</i>	<i>Change to undeveloped land and buildings between 2009 and 2011</i>	<i>Change to undeveloped land and buildings between 2011 and 2013</i>
Milford Haven (Murco) Refinery 000/00003	123.70	0.00 (123.70 developed)	123.70	0.00 (123.70 developed)	123.70	0.00 (123.70 developed)	No change	No change
Petro Plus / Dragon LNG / SEM Logistics, Milford Haven 000/00004	177.20	0.00 (177.20 developed)	177.20	0.00 (177.20 developed)	177.20	0.00 (177.20 developed)	No change	No change
South Hook LNG Terminal (former Esso Refinery) 000/00007 *	201.00	0.00 (201.00 developed)	201.00	0.00 (201.00 developed)	201.00	0.00 (201.00 developed)	No change	No change
Thornton Industrial Estate 086/00003	22.07	5.46 (16.61 developed)	22.07	5.46 (16.61 developed)	22.07	2.17 (19.90 developed)	No change	-3.29
Milford Docks, Milford Haven 086/00005	7.47	0.00 (7.47 developed)	7.47	0.00 (7.47 developed)	7.02	0.00 (7.02 developed)	No change	No change
Haven Head Business Park, Milford Haven 086/00006	1.54	0.00 (1.54 developed)	1.54	0.00 (1.54 developed)	1.48	0.00 (1.48 developed)	No change	No change
30, Hamilton Terrace, Milford Haven 086/00007	0.08	0.00 (0.08 developed)	0.08	0.00 (0.08 developed)	0.08	0.00 (0.08 developed)	No change	No change
SE of Steynton, near Castle Pill Farm, Milford Haven 086/00008	0.02	0.00 (0.02 developed)	0.02	0.00 (0.02 developed)	0.02	0.00 (0.02 developed)	No change	No change
Enterprise Rent-a-Car Garage, adjacent to 61, Great North Road, Milford Haven 086/00010	0.08	0.00 (0.08 developed)	0.08	0.00 (0.08 developed)	0.08	0.00 (0.08 developed)	No change	No change
BDS Depot, Dale Road, Hubberston, Milford Haven 086/00012	0.45	0.00 (0.45 developed)	0.45	0.00 (0.45 developed)	0.45	0.00 (0.45 developed)	No change	No change



Site name	Total site area in 2009 (ha)	Undeveloped land and buildings in 2009 (ha)	Total site area in 2011 (ha)	Undeveloped land and buildings in 2011 (ha)	Total site area in 2013 (ha)	Undeveloped land and buildings in 2013 (ha)	Change to undeveloped land and buildings between 2009 and 2011	Change to undeveloped land and buildings between 2011 and 2013
Adjacent to Talbot Timber Calor Gas Compound, Hubberston, Milford Haven 086/00013	0.11	0.11 (0.00 developed)	0.11	0.00 (0.11 developed)	0.11	0.00 (0.11 developed)	-0.11	No change
St. Peter's House, Steynton, Milford Haven 086/00014					0.30	0.00 (0.30 developed)		
Celtic Hand Car Wash, St. Lawrence Hill, Hakin, Milford Haven 086/00015					0.06	0.00 (0.06 developed)		
Waterston Industrial Estate 146/00001	9.48	2.55 (6.93 developed)	9.48	0.00 (9.48 developed)	9.48	0.00 (9.48 developed)	-2.55	No change
Waterston to West Pennar Pipeline 146/00002 (This site has a north and south shore element)	41.98	0.00 (41.98 developed)	41.98	0.00 (41.98 developed)	41.98	0.00 (41.98 developed)	No change	No change
Green Farm, Main Road, Waterston 146/00003			0.21	0.00 (0.21 developed)	0.21	0.00 (0.21 developed)		No change
Former Waterston Service Station, Main Road, Waterston 146/00004					0.09	0.00 (0.09 developed)		

\* Part of this site is within the Pembrokeshire Coast National Park (the residual outside the National Park boundary is estimated at 59.70 hectares)

### Summary of findings – non-LDP sites at Milford Haven and Waterston

3B.12 This category includes three major industrial sites, at Milford Haven Refinery, Petro Plus / Dragon LNG and South Hook LNG, which together provide over 500 hectares of land in employment use. The South Hook LNG site is partly within the National Park, with the residual area in the Council's planning area comprising slightly less than 60 hectares (about 30% of the total site area). A major pipeline with south and north shore components is also recorded in this section, the site area in this case being about 42 hectares.

3B.13 Several medium sized sites are also included in this section, these being Thornton Industrial Estate, Haven Head Business Park, Milford Docks and Waterston Industrial Estate. Some land is still available for development at the Thornton Industrial Estate site, but otherwise the sites are recorded as fully in use at 2013.

3B.14 There are also a number of small sites which contribute modestly to the overall totals of employment land.

3B.15 There has been very little change to available employment land in this category between 2011 and 2013, aside from a fall in available land at Thornton Industrial Estate.

## Neyland and Honeyborough

<i>Site name</i>	<i>Total site area in 2009 (ha)</i>	<i>Undeveloped land and buildings in 2009 (ha)</i>	<i>Total site area in 2011 (ha)</i>	<i>Undeveloped land and buildings in 2011 (ha)</i>	<i>Total site area in 2013 (ha)</i>	<i>Undeveloped land and buildings in 2013 (ha)</i>	<i>Change to undeveloped land and buildings between 2009 and 2011</i>	<i>Change to undeveloped land and buildings between 2011 and 2013</i>
Brunel Quay and Neyland Marina 093/00002	3.06	0.07 (2.99 developed)	3.06	0.00 (3.06 developed)	3.06	0.00 (3.06 developed)	-0.07	No change
Honeyborough Industrial Estate, Neyland 093/00003	10.95	1.69 (9.26 developed)	10.95	1.69 (9.26 developed)	10.95	1.69 (9.26 developed)	No change	No change
Dale Sailing Co. Ltd, Brunel Quay, Neyland 093/00005	0.01	0.01 (0.00 developed)	0.01	0.00 (0.01 developed)	0.01	0.00 (0.01 developed)	-0.01	No change
Sinclair Garages (Neyland) Ltd, Haven Bridge Road, Honeyborough, Neyland 093/00006	0.87	0.00 (0.87 developed)	0.87	0.00 (0.87 developed)	0.87	0.00 (0.87 developed)	No change	No change
Brunel Chandlery Ltd, Brunel Quay, Neyland 093/00007	0.03	0.00 (0.03 developed)	0.03	0.00 (0.03 developed)	0.03	0.00 (0.03 developed)	No change	No change
109, High Street, Neyland 093/00008	0.03	0.03 (0.00 developed)	0.03	0.03 (0.00 developed)	0.03	0.00 (0.03 developed)	No change	-0.03

### Summary of findings – non-LDP sites at Neyland and Honeyborough

3B.16 The largest site in this category is at Honeyborough Industrial Estate, where a small amount of land remains to be developed. The other four sites are of smaller size and are fully in use.

3B.17 There has been very little change to available employment land in this category between 2011 and 2013.

**Narberth**

<i>Site name</i>	<i>Total site area in 2009 (ha)</i>	<i>Undeveloped land and buildings in 2009 (ha)</i>	<i>Total site area in 2011 (ha)</i>	<i>Undeveloped land and buildings in 2011 (ha)</i>	<i>Total site area in 2013 (ha)</i>	<i>Undeveloped land and buildings in 2013 (ha)</i>	<i>Change to undeveloped land and buildings between 2009 and 2011</i>	<i>Change to undeveloped land and buildings between 2011 and 2013</i>
East of Narberth 088/00001 (unallocated from 2013 / no pp for employment uses)	9.40	9.40 (0.00 developed)	9.40	9.40 (0.00 developed)			No change	
Rear of Maes-yr-Awel, Redstone Road / Rushacre Lane, Narberth 088/00002	2.43	0.16 (2.27 developed)	2.43	0.00 (2.43 developed)	2.39	0.00 (2.39 developed)	-0.16	No change
Narberth Bridge Business Park 088/00003	0.68	0.00 (0.68 developed)	0.68	0.00 (0.68 developed)	0.68	0.00 (0.68 developed)	No change	No change
East of Redstone Road, Narberth 088/00004	0.37	0.00 (0.37 developed)	0.37	0.00 (0.37 developed)	0.37	0.19 (0.18 developed)	No change	+0.19
Ferndale Garage, Cold Blow Road, Narberth 088/00005	0.01	0.00 (0.01 developed)	0.01	0.00 (0.01 developed)	0.01	0.00 (0.01 developed)	No change	No change
17, High Street, Narberth 088/00006	0.01	0.01 (0.00 developed)	0.01	0.00 (0.01 developed)	0.01	0.00 (0.01 developed)	-0.01	No change
1 <sup>st</sup> and 2 <sup>nd</sup> floors, 15a and 15b, High Street, Narberth 088/00007	0.01	0.01 (0.00 developed)	0.01	0.00 (0.01 developed)	0.01	0.00 (0.01 developed)	-0.01	No change
15, Market Square, Narberth 088/00008	0.01	0.01 (0.00 developed)	0.01	0.00 (0.01 developed)	0.01	0.00 (0.01 developed)	-0.01	No change
Former CCF Ltd premises, Spring Gardens, Narberth 088/00009	0.07	0.00 (0.07 developed)	0.07	0.00 (0.07 developed)	0.07	0.00 (0.07 developed)	No change	No change
The Old Station Yard, Narberth 088/00010	0.01	0.00 (0.01 developed)	0.01	0.00 (0.01 developed)	0.01	0.00 (0.01 developed)	No change	No change
The Dingle, Jesse Road, Narberth 088/00011	0.01	0.00 (0.01 developed)	0.01	0.00 (0.01 developed)	0.01	0.00 (0.01 developed)	No change	No change

<i>Site name</i>	<i>Total site area in 2009 (ha)</i>	<i>Undeveloped land and buildings in 2009 (ha)</i>	<i>Total site area in 2011 (ha)</i>	<i>Undeveloped land and buildings in 2011 (ha)</i>	<i>Total site area in 2013 (ha)</i>	<i>Undeveloped land and buildings in 2013 (ha)</i>	<i>Change to undeveloped land and buildings between 2009 and 2011</i>	<i>Change to undeveloped land and buildings between 2011 and 2013</i>
Redstone Mill, Redstone Road, Narberth 088/00012					0.57	0.00 (0.57 developed)		
Rushacre Garage, Redstone Road, Narberth 088/00013					0.09	0.00 (0.09 developed)		

**Summary of findings – non-LDP sites at Narberth**

3B.18 Excepting the site East of Narberth, which is no longer allocated for employment purposes and does not have consent for such use, there has been minimal change to available employment land in this category between 2011 and 2013.

3B.19 Sites in this category are generally of a modest size.

**Other locations**

<i>Site name</i>	<i>Total site area in 2009 (ha)</i>	<i>Undeveloped land and buildings in 2009 (ha)</i>	<i>Total site area in 2011 (ha)</i>	<i>Undeveloped land and buildings in 2011 (ha)</i>	<i>Total site area in 2013 (ha)</i>	<i>Undeveloped land and buildings in 2013 (ha)</i>	<i>Change to undeveloped land and buildings between 2009 and 2011</i>	<i>Change to undeveloped land and buildings between 2011 and 2013</i>
South of Former Airfield, Templeton 000/00001	1.37	0.00 (1.37 developed)	1.37	0.00 (1.37 developed)	1.37	0.54 (0.83 developed)	No change	+0.54
Yamaha Farm Bikes, Llysawel, Postgwyn, Eglwysrwrw 000/00006	0.03	0.00 (0.03 developed)	0.03	0.00 (0.03 developed)	0.03	0.00 (0.03 developed)	No change	No change
Land at Bluestone Resorts Ltd, Narberth 000/00008			2.12	0.00 (2.12 developed)	2.12	0.00 (2.12 developed)		No change
Unit 1, Pinner Parc, Whitland 000/00009					0.33	0.00 (0.33 developed)		
Cil-yr-Yn, Boncath 000/00010					0.03	0.00 (0.03 developed)		
Croft Farm, Llantood, Cardigan 000/00011					0.01	0.00 (0.01 developed)		
Land at Swmbarch Isaf Farm, Letterston 000/00012					0.01	0.00 (0.01 developed)		
Land NW of Talar Aur, Croft, Cardigan 000/00013					0.06	0.03 (0.03 developed)		
Land at Torbant Farm, Croesgoch 000/00014					0.08	0.08 (0.00 developed)		
Glyn Bach, Efailwen, Clunderwen 000/00015					0.31	0.00 (0.31 developed)		
Pantlleuci, Cilrhedyn, Llanfyrnach 000/00016					0.15	0.00 (0.15 developed)		
Disused Quarry, Vaynor Farm, Bethesda 005/00001	0.40	0.00 (0.40 developed)	0.40	0.00 (0.40 developed)	0.40	0.00 (0.40 developed)	No change	No change

<i>Site name</i>	<i>Total site area in 2009 (ha)</i>	<i>Undeveloped land and buildings in 2009 (ha)</i>	<i>Total site area in 2011 (ha)</i>	<i>Undeveloped land and buildings in 2011 (ha)</i>	<i>Total site area in 2013 (ha)</i>	<i>Undeveloped land and buildings in 2013 (ha)</i>	<i>Change to undeveloped land and buildings between 2009 and 2011</i>	<i>Change to undeveloped land and buildings between 2011 and 2013</i>
Sarngwm, Bethesda 005/00002	0.03	0.00 (0.03 developed)	0.03	0.00 (0.03 developed)	0.03	0.00 (0.03 developed)	No change	No change
Derw Glass Ltd, Pant-y-Deri, Blaenffos 006/00001	0.21	0.00 (0.21 developed)	0.21	0.00 (0.21 developed)	0.22	0.00 (0.22 developed)	No change	No change
Dylan Thomas (Cenarth Forge), adjacent to The Old Station Yard, Boncath 007/00001	0.45	0.00 (0.45 developed)	0.45	0.00 (0.45 developed)	0.45	0.00 (0.45 developed)	No change	No change
Meigan Wells, Boncath 007/00002	0.45	0.00 (0.45 developed)	0.45	0.00 (0.45 developed)	0.45	0.00 (0.45 developed)	No change	No change
Adjacent to Station Yard, Boncath – extension site 007/00003					0.25	0.25 (0.00 developed)		
Ty Sar, Bwlch-y-Groes 013/00001	0.05	0.00 (0.05 developed)	0.05	0.00 (0.05 developed)	0.05	0.00 (0.05 developed)	No change	No change
Opposite Fairlawn, Slade Farm, Wolfsdale 014/00001	0.01	0.01 (0.00 developed)	0.01	0.00 (0.01 developed)	0.01	0.00 (0.01 developed)	-0.01	No change
Carew Airfield 015/00001	8.94	4.32 (4.62 developed)	8.94	3.54 (5.40 developed)	10.08	4.91 (5.17 developed)	-0.78	+1.37
Bartlett Engineering, Birds Lane, Sageston 015/00003	0.25	0.00 (0.25 developed)	0.25	0.00 (0.25 developed)	0.21	0.00 (0.21 developed)	No change	No change
Welsh Wildlife Centre – Teifi Marshes Nest Reserve, Cilgerran 020/00001	0.01	0.00 (0.01 developed)	0.01	0.00 (0.01 developed)	0.01	0.00 (0.01 developed)	No change	No change
J.E.Lawrence and Sons, Clarboston Road 022/00001	2.17	0.00 (2.17 developed)	2.17	0.00 (2.17 developed)	1.85	0.00 (1.85 developed)	No change	No change

<i>Site name</i>	<i>Total site area in 2009 (ha)</i>	<i>Undeveloped land and buildings in 2009 (ha)</i>	<i>Total site area in 2011 (ha)</i>	<i>Undeveloped land and buildings in 2011 (ha)</i>	<i>Total site area in 2013 (ha)</i>	<i>Undeveloped land and buildings in 2013 (ha)</i>	<i>Change to undeveloped land and buildings between 2009 and 2011</i>	<i>Change to undeveloped land and buildings between 2011 and 2013</i>
Melindawood, Crundale 029/00001	0.09	0.00 (0.09 developed)	0.09	0.00 (0.09 developed)	0.09	0.00 (0.09 developed)	No change	No change
Midway Motors, Crymych 030/00003	0.05	0.00 (0.05 developed)	0.05	0.00 (0.05 developed)	0.05	0.00 (0.05 developed)	No change	No change
The Ford, East Williamston 032/00001	0.06	0.00 (0.06 developed)	0.06	0.00 (0.06 developed)	0.06	0.00 (0.06 developed)	No change	No change
Chestnut Cottage, Eglwysrw 033/00001	0.08	0.00 (0.08 developed)	0.08	0.00 (0.08 developed)	0.08	0.00 (0.08 developed)	No change	No change
The Furniture Directory, Pembroke Road, Freystrop 035/00001			0.11	0.00 (0.11 developed)	0.11	0.00 (0.11 developed)		No change
Gelli Aur, Glanrhyd 038/00001	0.57	0.00 (0.57 developed)	0.57	0.00 (0.57 developed)	0.57	0.00 (0.57 developed)	No change	No change
Mountain Water, Hayscastle Cross 041/00001	0.09	0.09 (0.00 developed)	0.09	0.09 (0.00 developed)	0.09	0.09 (0.00 developed)	No change	No change
The Garage, Hermon Square, Hermon 042/00001	0.03	0.00 (0.03 developed)	0.03	0.00 (0.03 developed)	0.04	0.00 (0.04 developed)	No change	No change
Siop Isaf, Hermon 042/00002					0.08	0.07 (0.01 developed)		
Brickhurst Park Industrial Estate, Johnston 048/00002	2.55	0.00 (2.55 developed)	2.55	0.00 (2.55 developed)	2.55	0.00 (2.55 developed)	No change	No change
Station Industrial Estate, Johnston 048/00003	2.03	0.61 (1.42 developed)	2.03	0.32 (1.71 developed)	1.76	0.37 (1.39 developed)	-0.29	+0.05
The Forge, St. Peter's Road, Johnston 048/00004	0.21	0.00 (0.21 developed)	0.21	0.00 (0.21 developed)	0.21	0.00 (0.21 developed)	No change	No change
Halfway Motor Spares, Johnston 048/00005	0.01	0.00 (0.01 developed)	0.01	0.00 (0.01 developed)	0.01	0.00 (0.01 developed)	No change	No change

<i>Site name</i>	<i>Total site area in 2009 (ha)</i>	<i>Undeveloped land and buildings in 2009 (ha)</i>	<i>Total site area in 2011 (ha)</i>	<i>Undeveloped land and buildings in 2011 (ha)</i>	<i>Total site area in 2013 (ha)</i>	<i>Undeveloped land and buildings in 2013 (ha)</i>	<i>Change to undeveloped land and buildings between 2009 and 2011</i>	<i>Change to undeveloped land and buildings between 2011 and 2013</i>
Station Garage, Carmarthen Road, Kilgetty 050/00001	0.25	0.00 (0.25 developed)	0.25	0.00 (0.25 developed)	0.25	0.00 (0.25 developed)	No change	No change
Haulwen, Ryelands Lane, Kilgetty 050/00002	0.07	0.07 (0.00 developed)	0.07	0.07 (0.00 developed)	0.07	0.00 (0.07 developed)	No change	-0.07
Adjacent to Avondale Glass, Kilgetty 050/00003	0.16	0.16 (0.00 developed)	0.16	0.00 (0.16 developed)	0.16	0.00 (0.16 developed)	-0.16	No change
Gas Pressure Reduction Station, Cross Lanes, Kilgetty 050/00004					0.01	0.00 (0.01 developed)		
Former Coal Yard, East Llyn, Letterston 053/00002	0.24	0.24 (0.00 developed)	0.24	0.00 (0.24 developed)	0.25	0.00 (0.25 developed)	-0.24	No change
Gwaun Garage, Letterston 053/00003	0.02	0.00 (0.02 developed)	0.02	0.00 (0.02 developed)	0.02	0.00 (0.02 developed)	No change	No change
Trelawney / The Bungalow, Llanddewi Velfrey 057/00001	0.07	0.00 (0.07 developed)	0.07	0.00 (0.07 developed)	0.07	0.00 (0.07 developed)	No change	No change
Jays Metals, Wern Glyd, Cilrhedyn, near Llanfyrnach 061/00001	0.01	0.00 (0.01 developed)	0.01	0.00 (0.01 developed)	0.01	0.00 (0.01 developed)	No change	No change
Henfeddau, Llanfyrnach 061/00002	0.21	0.21 (0.00 developed)	0.21	0.00 (0.21 developed)	0.21	0.00 (0.21 developed)	-0.21	No change
Plot adjacent to 14, Waterston Road, Llanstadwell 066/00001					0.08	0.07 (0.01 developed)		
Sea Breeze, Llanteg 067/00001	0.04	0.00 (0.04 developed)	0.04	0.00 (0.04 developed)	0.04	0.00 (0.04 developed)	No change	No change



<i>Site name</i>	<i>Total site area in 2009 (ha)</i>	<i>Undeveloped land and buildings in 2009 (ha)</i>	<i>Total site area in 2011 (ha)</i>	<i>Undeveloped land and buildings in 2011 (ha)</i>	<i>Total site area in 2013 (ha)</i>	<i>Undeveloped land and buildings in 2013 (ha)</i>	<i>Change to undeveloped land and buildings between 2009 and 2011</i>	<i>Change to undeveloped land and buildings between 2011 and 2013</i>
Rose Park Farm, Amroth Road, Llanteg 067/00002	0.30	0.00 (0.30 developed)	0.30	0.00 (0.30 developed)	0.30	0.00 (0.30 developed)	No change	No change
Old School, Llawhaden 072/00001					0.35	0.00 (0.35 developed)		
Chapelfields, Ludchurch 079/00001					0.15	0.00 (0.15 developed)		
Ysgol Hill, Rosebush 081/00001	0.04	0.00 (0.04 developed)	0.04	0.00 (0.04 developed)	0.04	0.00 (0.04 developed)	No change	No change
West Furston Farm, Maidenwells 082/00001	0.03	0.00 (0.03 developed)	0.03	0.00 (0.03 developed)	0.03	0.00 (0.03 developed)	No change	No change
Old Mill, Milton 087/00001	0.01	0.00 (0.01 developed)	0.01	0.00 (0.01 developed)	0.01	0.00 (0.01 developed)	No change	No change
Rumbleway Service Station, New Hedges 089/00002	0.02	0.00 (0.02 developed)	0.02	0.00 (0.02 developed)	0.02	0.00 (0.02 developed)	No change	No change
Well Park Caravan Site, New Hedges 089/00003	0.60	0.00 (0.60 under construction)	0.60	0.00 (0.60 developed)	0.60	0.00 (0.60 developed)	No change	No change
2, Clayford Cottages, Clayford Road, Moreton 099/00001	0.01	0.00 (0.01 developed)	0.01	0.00 (0.01 developed)	0.01	0.00 (0.01 developed)	No change	No change
Brawdy Business Park 101/00001	3.09	0.00 (3.09 developed)	3.09	0.00 (3.09 developed)	3.09	0.00 (3.09 developed)	No change	No change
Cawdor Barracks, Brawdy, near Penycwm 101/00002	0.06	0.00 (0.06 developed)	0.06	0.00 (0.06 developed)	0.06	0.00 (0.06 developed)	No change	No change
Princes Gate Spring Water, Princes Gate 106/00001	1.72	0.67 (1.05 developed)	1.72	0.67 (1.05 developed)	1.72	0.67 (1.05 developed)	No change	No change
Catershill Farm, Reynalton 110/00001	0.17	0.00 (0.17 developed)	0.17	0.00 (0.17 developed)	0.17	0.00 (0.17 developed)	No change	No change

<i>Site name</i>	<i>Total site area in 2009 (ha)</i>	<i>Undeveloped land and buildings in 2009 (ha)</i>	<i>Total site area in 2011 (ha)</i>	<i>Undeveloped land and buildings in 2011 (ha)</i>	<i>Total site area in 2013 (ha)</i>	<i>Undeveloped land and buildings in 2013 (ha)</i>	<i>Change to undeveloped land and buildings between 2009 and 2011</i>	<i>Change to undeveloped land and buildings between 2011 and 2013</i>
Bromleigh, Reynalton 110/00002			0.11	0.11 (0.00 developed)	0.11	0.00 (0.11 developed)		-0.11
Pumping Station at Reynalton 110/00003			0.05	0.00 (0.05 developed)	0.05	0.00 (0.05 developed)		No change
46, St. Brides View, Roch 114/00001			0.03	0.00 (0.03 developed)	0.03	0.00 (0.03 developed)		No change
Gareth J. Hughes (Motors) Ltd, 25 Sardis 117/00001	0.19	0.05 (0.14 developed)	0.19	0.00 (0.19 developed)	0.20	0.00 (0.20 developed)	-0.05	No change
Lilli-Moor Farm, St. Florence 123/00001			0.01	0.00 (0.01 developed)	0.01	0.00 (0.01 developed)		No change
Stepaside Coachworks 127/00001	0.03	0.00 (0.03 developed)	0.03	0.00 (0.03 developed)	0.03	0.00 (0.03 developed)	No change	No change
Merrixton House Farm, Stepaside 127/00002	1.21	0.00 (1.21 developed)	1.21	0.00 (1.21 developed)	1.21	0.00 (1.21 developed)	No change	No change
Cwmrath Farm, Stepaside 127/00003	0.01	0.00 (0.01 developed)	0.01	0.00 (0.01 developed)	0.01	0.00 (0.01 developed)	No change	No change
The Coalyard, Yerbeston Road, Templeton 132/00002	1.05	0.40 (0.65 developed)	1.05	0.00 (1.05 developed)	1.05	0.00 (1.05 developed)	-0.40	No change
Old Forge, Templeton 132/00003	0.09	0.00 (0.09 developed)	0.09	0.00 (0.09 developed)	0.10	0.00 (0.10 developed)	No change	No change
Templeton Highway Depot 132/00004	0.89	0.00 (0.89 developed)	0.89	0.00 (0.89 developed)	0.89	0.00 (0.89 developed)	No change	No change
Adjacent to Rowlands View, Templeton 132/00005	4.67	0.91 (3.76 developed)	4.67	0.00 (4.67 developed)	4.67	0.00 (4.67 developed)	-0.91	No change

<i>Site name</i>	<i>Total site area in 2009 (ha)</i>	<i>Undeveloped land and buildings in 2009 (ha)</i>	<i>Total site area in 2011 (ha)</i>	<i>Undeveloped land and buildings in 2011 (ha)</i>	<i>Total site area in 2013 (ha)</i>	<i>Undeveloped land and buildings in 2013 (ha)</i>	<i>Change to undeveloped land and buildings between 2009 and 2011</i>	<i>Change to undeveloped land and buildings between 2011 and 2013</i>
Former MoD Security Compound, Templeton Airfield 132/00006	0.43	0.00 (0.43 developed)	0.43	0.00 (0.43 developed)	0.43	0.00 (0.43 developed)	No change	No change
Course Hill Cottage, Templeton 132/00007	0.06	0.00 (0.06 developed)	0.06	0.00 (0.06 developed)	0.06	0.00 (0.06 developed)	No change	No change
Edwards Brothers Coach and Minibus Centre, Tiers Cross 135/00001	0.46	0.12 (0.34 developed)	0.46	0.12 (0.34 developed)	0.46	0.00 (0.46 developed)	No change	-0.12
Stoddart Tyres, Tiers Cross 135/00002					0.08	0.00 (0.08 developed)		
Welsh Hook Garage 147/00001	0.26	0.00 (0.26 developed)	0.26	0.00 (0.26 developed)	0.26	0.00 (0.26 developed)	No change	No change

#### **Summary of findings – other non-LDP sites**

3B.20 This section includes information on 77 sites. Only one of these sites exceeds 10 hectares in extent, this being at Carew Airfield. Several small industrial estates are also included in this category, for instance at Brickhurst Park and Station Road, Johnston and Brawdy Business Park. Seven further sites of between one and five hectares are also listed, the largest of which is adjacent to Rowlands View, between Templeton and Narberth (4.67 hectares). Aside from these sites, most of the remaining sites in this section are of very small size.

3B.21 The majority of the sites in this category have been developed, although there is available land at a small number of the sites, the 4.91 hectares of undeveloped land at Carew Airfield being the most significant contributor.

3B.22 Generally, there has been very little change to available employment land in this category between 2011 and 2013.

## Section 3C table

### Aggregated summary of findings

<i>Site type and location</i>	<i>Number of sites in group</i>	<i>Land available 2009 (ha)</i>	<i>Land available 2011 (ha)</i>	<i>Land available 2013 (ha)</i>
LDP allocation site – Pembroke and Pembroke Dock	1	18.19	18.19	18.98
LDP allocation sites – Haverfordwest, including Merlins Bridge and Withybush	9	31.81	31.26	40.38
LDP allocation sites – Fishguard, Goodwick, Scleddau and Trecwn	4	27.88	27.88	28.44
LDP allocation sites – Milford Haven and Waterston	5	13.68	13.68	49.45
LDP allocation site– Neyland, including Honeyborough	1	8.55	8.55	8.55
LDP allocation site– Narberth	1	---	---	1.32
LDP allocation sites – other locations	5	14.81	9.34	13.85
Sites not allocated by the LDP – Pembroke and Pembroke Dock	22	7.42	7.39	19.55
Sites not allocated by the LDP – Haverfordwest, including Merlins Bridge and Withybush	35	3.79	2.93	4.46
Sites not allocated by the LDP – Fishguard and Goodwick	17	7.71	7.46	0.43
Sites not allocated by the LDP – Milford Haven and Waterston*	17	8.12	5.46	2.17
Sites not allocated by the LDP – Neyland and Honeyborough	6	1.80	1.72	1.69
Sites not allocated by the LDP – Narberth	13	9.59	9.40	0.19
Sites not allocated by the LDP – other locations	77	7.86	4.92	7.08
<b>TOTALS</b>	<b>213</b>	<b>161.21</b>	<b>148.18</b>	<b>196.54</b>

\* Part of the South Hook LNG Terminal site is within the Pembrokeshire Coast National Park (the residual outside the National Park boundary is estimated at 59.70 hectares)

3C.1 This table aggregates the site totals for LDP allocations and planning permissions, so as to present totals for overall employment land availability in various locations for 2009, 2011 and 2013.

3C.2 Significant changes to available land took place several years ago following development of major sites adjoining the Milford Haven Waterway, but more recent changes have been of a lesser scale.

3C.3 The 2013 survey results reflect the adoption of the LDP in February of that year, which introduced a number of new employment allocations. This is a significant factor when comparing 2011 and 2013 survey data.

3C.4 Other changes in employment land availability between 2011 and 2013 are modest in comparison with these.

3C.5 In terms of the detail, the LDP allocations provide most of the land area available for employment purposes in 2013, their distribution having a strong correlation with the settlement hierarchy set out in the LDP. Available employment land on unallocated sites is generally of a more modest scale, although the Pembroke / Pembroke Dock figures are noteworthy, reflecting the large number of industrial estates in Pembroke Dock and, in a 2013 survey context, the expansion of the site area of the Royal Dockyard to include former Ministry of Defence land.

**Section 3D table**

**Aggregated changes to the areas of undeveloped land and buildings for 2009 to 2011 and 2011 to 2013**

<i>Site type and location</i>	<i>Number of sites in group</i>	<i>Changes to undeveloped land and buildings 2009 to 2011 (ha)</i>	<i>Changes to undeveloped land and buildings 2011 to 2013 (ha)</i>
LDP allocation site – Pembroke and Pembroke Dock	1	No change	+0.79
LDP allocation sites – Haverfordwest, including Merlins Bridge and Withybush	9	-0.55	+11.10
LDP allocation sites – Fishguard, Goodwick, Scleddau and Trecwn	4	No change	-0.05
LDP allocation sites – Milford Haven and Waterston	5	No change	+28.23
LDP allocation site– Neyland, including Honeyborough	1	No change	No change
LDP allocation site– Narberth	1	---	---
LDP allocation sites – other locations	5	-5.47	+4.51
Sites not allocated by the LDP – Pembroke and Pembroke Dock	22	-0.04	+12.96
Sites not allocated by the LDP – Haverfordwest, including Merlins Bridge and Withybush	35	-1.28	+1.55
Sites not allocated by the LDP – Fishguard and Goodwick	17	-0.25	-0.04
Sites not allocated by the LDP – Milford Haven and Waterston*	17	-2.66	-3.29
Sites not allocated by the LDP – Neyland and Honeyborough	6	-0.08	-0.03
Sites not allocated by the LDP – Narberth	13	-0.19	+0.19
Sites not allocated by the LDP – other locations	77	-3.05	+1.66
<b>TOTALS</b>	<b>+213</b>	<b>-13.57</b>	<b>+57.58</b>

\* Part of the South Hook LNG Terminal site is within the Pembrokeshire Coast National Park (the residual outside the National Park boundary is estimated at 59.70 hectares)

3D.1 This table sets out the changes in availability of undeveloped land and buildings for 2009 to 2011 and 2011 to 2013. It incorporates changes arising from the development of land for employment purposes over successive survey periods, together with changes to site areas and site status (for instance due to new or amended allocations and / or new, renewed and expired planning consents). It is therefore not a pure indication of land take-up.

3D.2 As with the Section 3C table, the biggest influences on the overall figures are the developments on major sites adjoining the Milford Haven Waterway and expiry of a major planning permission at Trecwn, which took place several years ago.

3D.3 LDP adoption has added to available employment land, as can be seen in the right hand column of the table, which records changes to undeveloped land and buildings between 2011 and 2013. The changes at Milford Haven and at Haverfordwest (including Merlins Bridge and Withybush) are particularly noteworthy. On unallocated sites, changes are of a modest scale, except at Pembroke Dock where the significant positive figure is partly attributable to the extended site boundary for the Royal Dockyard site.

3D.4 Between 2009 and 2011, 13.57 hectares of land was taken out of the available total, while between 2011 and 2013, 57.58 hectares was added in. LDP allocations play a major part in this change, particularly allocation of the large Blackbridge site on the eastern side of Milford Haven.