



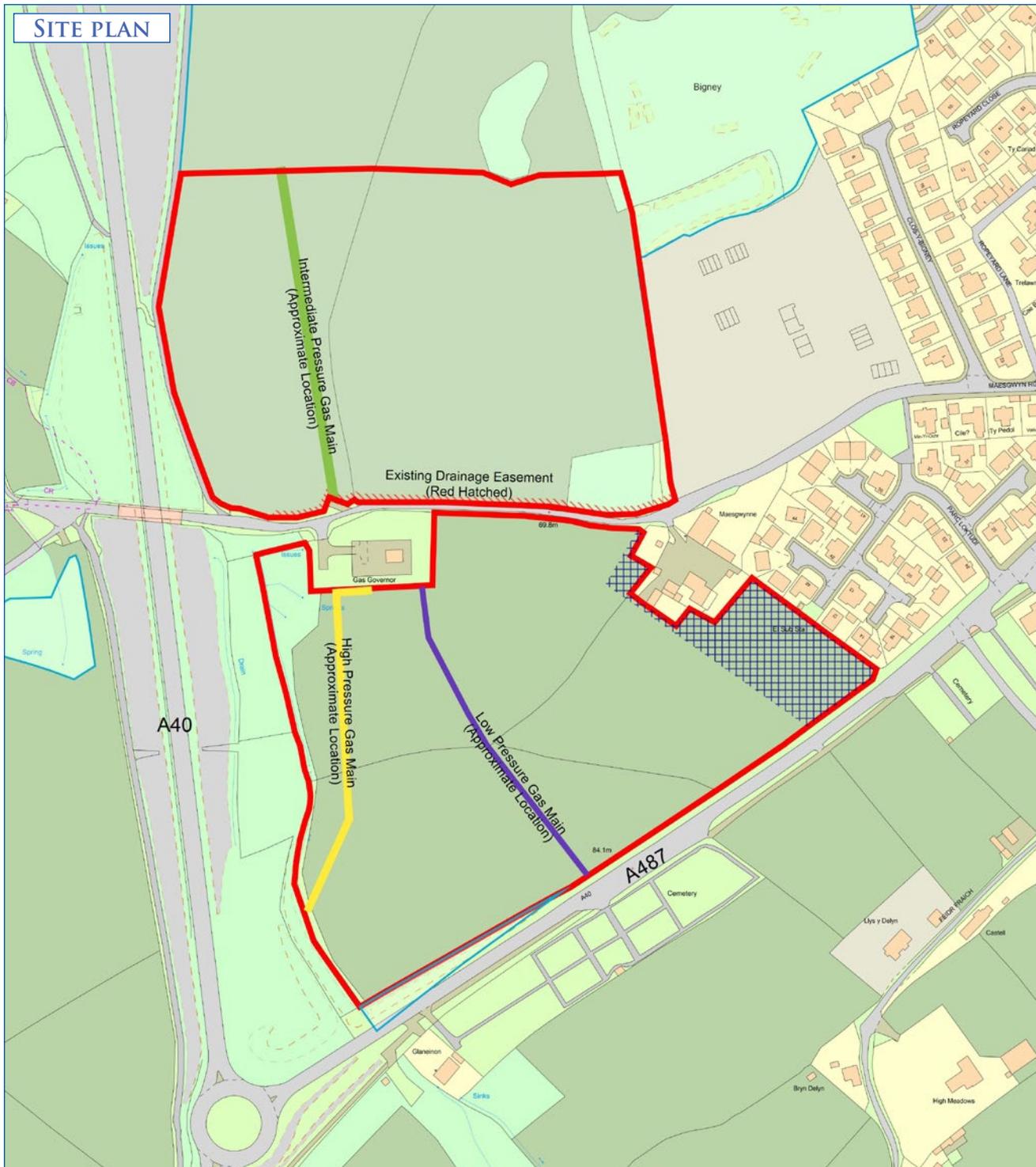
Fishguard

LAND AT MAESGWYNNE

FISHGUARD | PEMBROKESHIRE



SITE PLAN



LAND AT MAESGWYNNE

FISHGUARD | PEMBROKESHIRE | SA65 9BQ

STRATEGIC LAND OPPORTUNITY – INVITING OPTION / SUBJECT TO PLANNING PROPOSALS

POWELLS ARE INSTRUCTED TO INVITE PROPOSALS FROM DEVELOPERS TO TAKE FORWARD THE CONTINUED PROMOTION OF THE SITE THROUGH THE PEMBROKESHIRE REPLACEMENT LOCAL DEVELOPMENT PLAN (LDP2 / RLDP) EXAMINATION PROCESS, SECURE THE ALLOCATION THROUGH ADOPTION, AND THEREAFTER OBTAIN A PLANNING CONSENT FOR RESIDENTIAL DEVELOPMENT, WITH COMPLETION ON PURCHASE WITHIN A TIMESCALE TO BE AGREED.

RLDP ALLOCATION

The site is allocated in the Deposit Plan under Policy GN 19A – Maesgwynne, Fishguard (S/HSG/034F/LDP2/1)

- Site area: c. 11.39 ha (28.14 acres)
- Total indicative capacity: 342 dwellings (175 within the plan period + 167 beyond)
- Minimum yield (plan period): 175 dwellings
- Affordable housing (indicative): 10%
- Delivery timescale: Medium / Long term (Years 6–16)
- Additional units beyond plan period: 167 dwellings

POLICY GN 19A – KEY REQUIREMENTS

The Deposit Plan confirms that part of the wider Maesgwynne site ("Parc Loktudi") has already been developed and the remainder should be progressed via a co-ordinated masterplanned approach.

A masterplan is required for the remainder of the site, to incorporate (amongst other matters):

- Public and amenity open space;
- SuDS;
- A buffer zone adjacent to the Maesgwynne Farm complex (including listed building setting considerations);
- Areas protected for nature conservation (including Maesgwyn Lane and related hedgerows/trees);
- Sustainable access and movement.

Vehicular access must meet the requirements of the Trunk Road Authority.

LAND AT MAESGWYNNE

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STRATEGIC LAND OPPORTUNITY – OPTION/SUBJECT TO PLANNING PROPOSALS INVITED

SITE INFORMATION

Land at Maesgwynne, Fishguard comprises a strategic residential land opportunity identified within the Pembrokeshire County Council LDP2 (Deposit 2). The site extends to approximately 11.39 hectares (28.14 acres).

The site requires a comprehensive approach to bring forward residential development, consistent with the masterplanning requirements set out in Policy GN 19A. The area hatched in blue on the Site Plan is expressly intended to safeguard the setting of the existing farmhouse and will be retained free from built development, with use limited to non-built form only.

Services: Interested parties must make and rely upon their own enquiries regarding the availability, capacity, routeing, and cost of connections to all mains services and utilities, together with any necessary off-site works.

Wayleaves, Easements and Rights of Way: The land is to be offered subject to, and with the benefit of, all existing wayleaves, easements, covenants, and all public and private rights of way, whether or not referred to in these particulars. Interested parties attention is drawn to the fact there is gas pipeline infrastructure crossing parts of the site and a private drainage easement between the owner and Wales and West Housing Association.

VAT: The VAT status of the land is to be confirmed. Interested parties must satisfy themselves as to any VAT implications.

Viewing Arrangements: The land may be viewed from the public highway. On site viewings are strictly by prior appointment through the agent only.

PLANNING CONTEXT

The RLDP is currently progressing through the examination process. The appointed Inspectors have raised a number of evidence-base matters which the Council must address to enable the Plan to proceed.

In broad terms, the Inspectors have sought:

- A clearer and more robust position on Habitats Regulations Assessment (HRA) and the mitigation approach to European site constraints, including in-combination effects;
- Strengthened evidence on infrastructure delivery (costs, funding sources, delivery bodies and timescales);
- Clarification and justification on the Plan's alignment with updated flood policy / TAN 15 and the role of SFCA evidence;
- Improved transparency and robustness on deliverability, phasing and implementation for allocations.

These points are relevant to the site and should be addressed within a developer's promotion and planning strategy, particularly in respect of ecology/HRA, drainage, highways, and deliverability.

The Deposit Plan records that a consent for 50 homes (100% affordable) has been granted on land adjacent to Clos-y-Bigney / land north of Maesgwyn.

Interested parties should set out a clear strategy for:

- Engagement with the RLDP team / examination process;
- Masterplanning (including safeguarding/buffers to the existing farm complex);
- Technical workstreams (highways, drainage/SuDS, ecology/HRA, heritage setting, landscape/visual);
- Programme to planning submission, determination and completion.

INVITATION OF PROPOSALS

The site is available for promotion and acquisition via an option / subject to planning structure and parties are invited to submit terms as follows:

- Type of agreement (option / conditional)
- Purchase price / valuation mechanism, including assumptions, abnormal costs and any caps/deductibles
- Premium payment(s) (if applicable)
- Term(s) of agreement / longstop
- Detailed Planning strategy, including approach to RLDP examination engagement and securing allocation through adoption
- Masterplanning approach, including safeguarding/buffers to the Maesgwynne Farm complex and delivery of open space and SuDS
- Highways strategy, including engagement with the Trunk Road Authority in respect of A40
- Confirmation of payment of landowner's professional fees (agent and legal)
- Deliverability evidence, including funding / board approvals / track record on comparable strategic allocations

For further details, please contact:

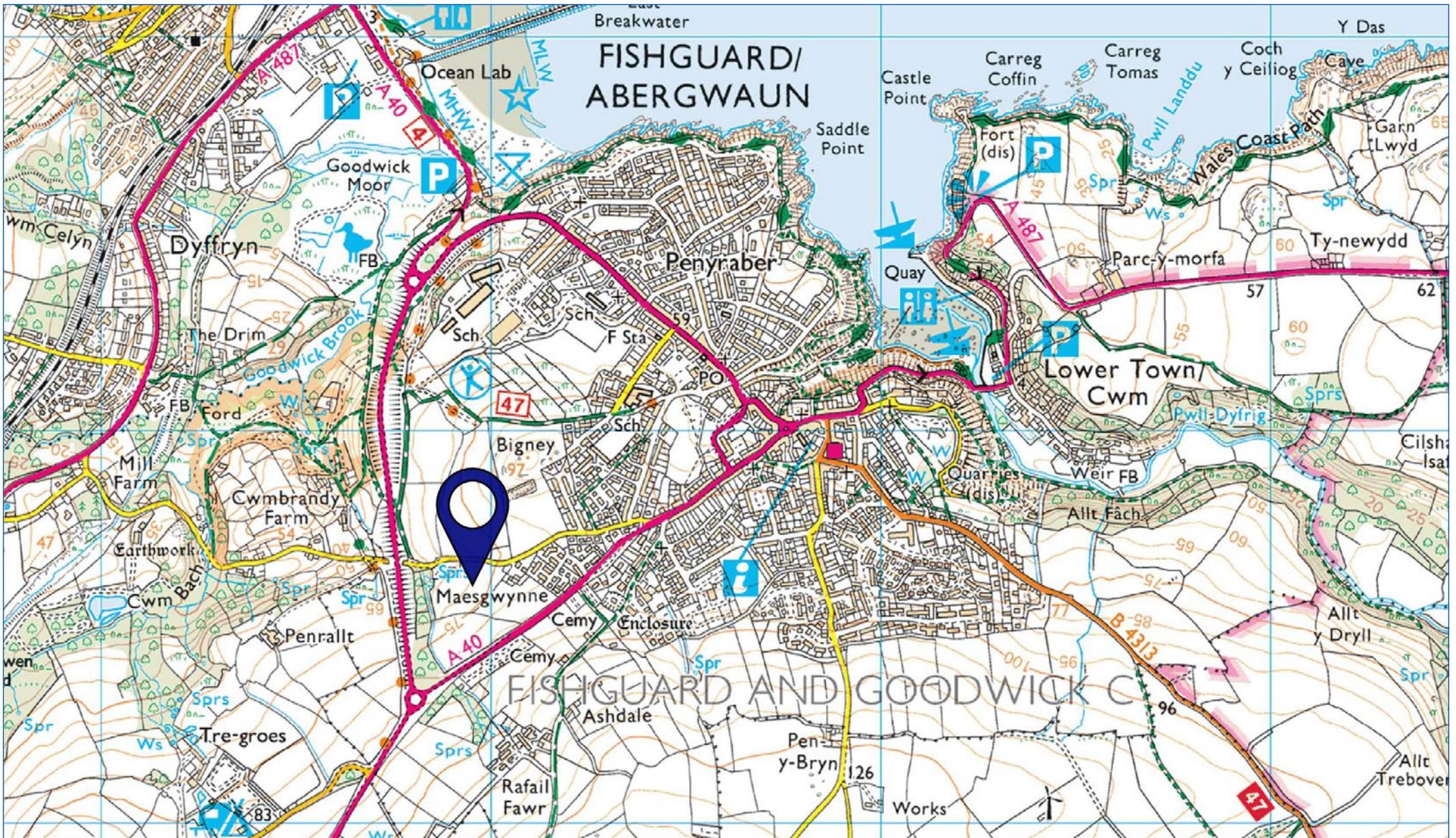
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Expressions of Interest

To register interest and receive the information pack and sales process updates, please contact the agent using the details on this brochure.



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