

Please note responses to representations can be found in:

- **‘Representations Report’ – Part 2**
- **‘Internal Representations Report’ – Part 3**
- **‘Issues Papers Reports’ – Part 4**

Part 1 provides an alphabetical index of representors and identifies which of the above documents each representation received is dealt with.

Representor Name	Representation Number	PCC Plan or Document Reference	Representor Comment/ Suggested Change	Location	Site Reference = Plan Allocation Ref/ Candidate Site Ref/ New Site Ref	PCC Agree	PCC Disagree	PCC Agree in Part	Edit not required as PCC Document or National Policy ref/paragraph ref below sufficient or explanation of the edit.	Edit Required	See Minor Edit No.	See Focussed Change No.
PCC Planning Service	10	DP Foreword	'Cllr. Jacob Williams, Cabinet lead Member for Planning and Regulatory Services, Pembrokeshire County Council' Delete the word 'lead' and replace with 'Member'.			Agree minor change needed.				Yes	ME6	
PCC Housing Department	7	DP SP 7 Settlement Boundaries	Former Hayscastle school in Pont-yr-Hafod. I support the fact that this site has been kept within the boundary as we will be looking to bring forward shortly. This site is likely also to be a mix site given the rural nature and level of social housing demand in that area.	Pont-yr-Hafod	Candidate Site 291	Comment noted. No change required.			The support for placing this site within the Pont-yr-Hafod Settlement Boundary is noted. This should be sufficient to facilitate the appropriate re-use of this site for mixed purposes, including social housing, in a manner that reflects the size and function of the village, in due course.	No		
PCC Housing Department	8	DP SP 7 Settlement Boundaries	Tiers cross. We would like to submit a request for inclusion of additional PCC owned land in this location. Currently an element of land opposite the bus depot is within the residential boundary. 3 additional fields behind we would request to be considered. This land	Tiers Cross	Candidate Site 077		The amendment suggested is not supported by the Plan's evidence base.		The Candidate Sites Register and Site Assessment (Sep 2024) ruled out candidate site 077 due to an objection from the Highway Authority. Whilst this representation puts forward additional land fronting the main route through the village to the south as a potential alternative access, rather than the secondary road to the north, no information has been provided to	No		

Representor Name	Representation Number	PCC Plan or Document Reference	Representor Comment/ Suggested Change	Location	Site Reference = Plan Allocation Ref/ Candidate Site Ref/ New Site Ref	PCC Agree	PCC Disagree	PCC Agree in Part	Edit not required as PCC Document or National Policy ref/paragraph ref below sufficient or explanation of the edit.	Edit Required	See Minor Edit No.	See Focused Change No.
			could provide substantial levels of additional affordable housing having noted the current allocation in Tiers Cross for 6 properties currently only offers an offsite contribution. We would request this land or part of this land be considered to be included within boundary and could be a site the authority could bring forward over the life of the next LDP. In order to retain flexibility, we would request a 50% affordable level put on the land which will allow us to consider future development options. The land is currently rough grazing land which has not been heavily farmed in recent times. PCC currently retain ownership to 1 and 2 Redberth View in Tiers Cross which if needed potentially allow us access into the field behind if an alternative entrance was needed for the site instead of through the field next to the bus depot.						demonstrate that the Highway Authority are satisfied that this would overcome the objection. In terms of the potential for 50% of this site to be affordable housing compared to the allocated site in the village providing an off-site contribution, the Deposit Plan 2 makes provision for the affordable housing target set out in policy SP 2 across the plan area. There is therefore no requirement for an additional housing allocation to be made.			

Representor Name	Representation Number	PCC Plan or Document Reference	Representor Comment/ Suggested Change	Location	Site Reference = Plan Allocation Ref/ Candidate Site Ref/ New Site Ref	PCC Agree	PCC Disagree	PCC Agree in Part	Edit not required as PCC Document or National Policy ref/paragraph ref below sufficient or explanation of the edit.	Edit Required	See Minor Edit No.	See Focussed Change No.
PCC Planning Service	11	DP SP 16 Retail Hierarchy	Reasoned Justification numbering needs to change from '4.110 and '4.111' to '4.109A' and '4.109B'			Agree minor change needed.				Yes	ME7	
PCC Property Department	1	DP GN 16 Residential Allocations	Land at Ford Farm, Wolfscastle HSG/149/LDP2/1, 14 units, 0.61Ha, 23 dwellings per hectare in the Deposit 2 Plan 2 replace with HSG/149/LDP/01, 30 units, 1.21 Ha, 25 dwellings per hectare from the current adopted Local Development Plan. Reverting back to original LDP boundary. Due to constraints of creating a new access to the highway, topography and presence of existing mature trees on the boundary, we ask that the development boundary is moved to its previous boundary as per the current LDP. A new access further west (opposite Haul y Bryn) may be more appropriate and safer. Furthermore the	Wolfscastle	HSG/149/LDP2/1		The amendment suggested is not supported by the Plan's evidence base.		The Candidate Site at this location was submitted by the PCC Property Team and this representation has come from the same team, but reflects a change of view since the original submission. PCC evaluated the original Candidate Site proposal and has allocated in LDP 2, Deposit Plan 2, in part for residential development, but also for a Solar PV array on adjacent land. The representation asks for a reversion to the proposals of the current LDP, in other words allocating the whole site for housing. The assessment of the site established that there was limited support from PCC highways for access from the local road network but that direct access from the Trunk Road would not be possible. Retention of hedgerows was identified as being desirable and there were also comments relating to archaeology. The Deposit Plan 2 proposal presents an opportunity to co-locate a housing and renewable	No		

Representor Name	Representation Number	PCC Plan or Document Reference	Representor Comment/ Suggested Change	Location	Site Reference = Plan Allocation Ref/ Candidate Site Ref/ New Site Ref	PCC Agree	PCC Disagree	PCC Agree in Part	Edit not required as PCC Document or National Policy ref/paragraph ref below sufficient or explanation of the edit.	Edit Required	See Minor Edit No.	See Focussed Change No.
			allocation of Solar on the site may be against the land grade consideration, therefore reverting back to residential would be recommended.						energy proposal on a Council-owned site, which is both rare and desirable. The representor's comments regarding highway access are noted, but in the context of what the highway engineers have already said and reflecting that setting up a new cross-roads situation is generally not seen as desirable if there is a realistic alternative to doing so. By placing the site access opposite Haul-y-Bryn, this would also be at the point of maximum curvature on the inside of a bend, which would increase land-take for visibility splays. The reference to Best and Most Versatile agricultural land is noted, but much of the land adjoining the existing developed area of Wolfscastle is in the grade 2 and 3a ALC categories. Only the river corridor has lower grading. Substituting a Solar PV proposal for a residential one does not remove the issue, but this is a site constraint. It is worth noting that a residential use would have a greater degree of permanency than a Solar PV array. A view has been taken that a residential allocation is needed in this village, this is the best opportunity available and that the chance to co-locate a renewable energy proposal is desirable and deliverable, with topography and alignment assisting in a solar PV context.			

Representor Name	Representation Number	PCC Plan or Document Reference	Representor Comment/ Suggested Change	Location	Site Reference = Plan Allocation Ref/ Candidate Site Ref/ New Site Ref	PCC Agree	PCC Disagree	PCC Agree in Part	Edit not required as PCC Document or National Policy ref/paragraph ref below sufficient or explanation of the edit.	Edit Required	See Minor Edit No.	See Focused Change No.
									For these reasons, no change to the Plan is proposed at this location.			
PCC Housing Department	1	DP GN 16 Residential Allocations	1. Former Mount Airey Primary school, Haverfordwest Former school site recently decommissioned by Education and now surplus to their needs. The site is within the settlement boundary of Haverfordwest which is Pembrokeshire's county town. The housing department retain an interest to develop the site long term given its proximity to current council housing stock. Some surveys have been undertaken to date in regards to the demolition of the old school building and indicative layouts considered for meanwhile accommodation which we envisage being 20+ units.	Haverfordwest & Merlins Bridge	LDP2/DEPOSIT2/ PCC NEW SITE			It is agreed that this site should be retained within the Haverfordwest Settlement Boundary. However, a specific residential allocation under policy GN 16 is not proposed.	PCC allocated this site for residential purposes in LDP 2, Deposit Plan 1, as well as placing it within the Haverfordwest Settlement Boundary. Feedback received on Deposit Plan 1 was that the site should be de-allocated and instead should be retained for educational purposes, hence the residential allocation was not taken forward into LDP 2, Deposit Plan 2, although it was retained within the Haverfordwest Settlement Boundary. Feedback on LDP 2, Deposit Plan 2 is that the site is now surplus to educational needs and its use for housing purposes is once more envisaged. From a planning perspective, there is no objection to future residential use, which has been previously evaluated. However, given the recent history of regular re-consideration of future use preferences, it is concluded that it is best to retain the site within	No		

Representor Name	Representation Number	PCC Plan or Document Reference	Representor Comment/ Suggested Change	Location	Site Reference = Plan Allocation Ref/ Candidate Site Ref/ New Site Ref	PCC Agree	PCC Disagree	PCC Agree in Part	Edit not required as PCC Document or National Policy ref/paragraph ref below sufficient or explanation of the edit.	Edit Required	See Minor Edit No.	See Focussed Change No.
									the Haverfordwest Settlement Boundary but not allocate it for residential purposes. Sufficient land is allocated elsewhere in the town to meet the LDP 2 residential development requirements and by not allocating this maintains an element of flexibility with regard to the future re-use of the site.			
PCC Planning Service	12	DP GN 16 Residential Allocations	HSG/095/LDP2/5 South East of Southlands, St Daniels Hill, Pembroke Dock on P.126. The information related to the site has been inserted into the wrong columns. Namely, Delivery Timescale, Units Beyond The Plan Period, Area Ha, Potential For Self Build Indicated for Promoter. In addition, there is no column for Indicative Affordable Housing Requirement Unit Number for this site.	Pembroke Dock	HSG/095/LDP2/5	Agree minor change needed.			Edit to Policy GN 16 Residential Allocations required in respect of HSG/095/LDP2/5 South East of Southlands, St Daniels Hill, Pembroke Dock. Indicative Affordable Housing Requirement Unit Number should state '3', Delivery Timescale should state 'LT', Units Beyond The Plan Period should state '0', Area Ha should state '0.87', Potential For Self Build Indicated for Promoter should state 'Yes'.	Yes	ME4	
PCC Planning Service	2	DP GN 20 Local Needs Affordable Housing	Certain settlements are not listed in the Banding tables in the reasoned justification of Policy GN 20 which sets the affordable housing %. • Llandewi Velfrey – Band 2. Area Name - Central • Llanstadwell – Band 2. Area Name – Cleddau Estuary North and West • Scleddau – Band 1. Area Name - North •			Agree focussed change needed.				Yes		FC5.GN20.04

Representor Name	Representation Number	PCC Plan or Document Reference	Representor Comment/ Suggested Change	Location	Site Reference = Plan Allocation Ref/ Candidate Site Ref/ New Site Ref	PCC Agree	PCC Disagree	PCC Agree in Part	Edit not required as PCC Document or National Policy ref/paragraph ref below sufficient or explanation of the edit.	Edit Required	See Minor Edit No.	See Focussed Change No.
			Cresselly – Band 2. Area Name - Central • Wiseman’s Bridge – Band 3. Area Name – Southern A477 corridor									
PCC Planning Service	5	DP GN 28 Protection and Enhancement of the Historic Environment	Please check the appropriateness of the reference to <i>'The Council will seek to create and adopt a register of Historic Assets of Special Local Interest to support the inclusion of policies in the Local Development Plan at review stage'</i> in RJ 5.155 without a corresponding reference in the Policy text.				The amendment suggested is contrary to National Planning Policy and/or Guidance.		The Historic Environment (Wales) Act 2016 (Section 35 and 36) and PPW outline a requirement for the compilation, adoption and maintenance of an up-to-date and publicly accessible Historic Environment Record (HER), which provides details of all the historic assets in individual local planning authority areas. As part of the HER, local planning authorities can include details of buildings which are not subject to any statutory protection but are historic assets of special local interest that make an important contribution to the character and appearance of the area. Guidance in relation to the designation of local heritage assets is contained in 'Managing Lists of Historic Assets of Special Local Interest in Wales' (2017). The document sets out the process of preparing a list of historic assets of special local interest and makes clear that only once a list has been formally adopted, can it be used as evidence to support the inclusion of policies in development plans.	No	-	

Representor Name	Representation Number	PCC Plan or Document Reference	Representor Comment/ Suggested Change	Location	Site Reference = Plan Allocation Ref/ Candidate Site Ref/ New Site Ref	PCC Agree	PCC Disagree	PCC Agree in Part	Edit not required as PCC Document or National Policy ref/paragraph ref below sufficient or explanation of the edit.	Edit Required	See Minor Edit No.	See Focussed Change No.
PCC Planning Service	14	DP GN 28 Protection and Enhancement of the Historic Environment	Policy GN 28 reasoned justification – paragraph 5.154 – point i – delete ‘helped by (insert successor organisation to the Dyfed Archaeological Trust)’ and replace with ‘helped by Heneb – The Trust for Welsh Archaeology – Dyfed Region.’			Agree minor change needed.				Yes	ME5	
PCC Planning Service	15	DP GN 37 Safeguarding and Prior Extraction of the Mineral Resource	Policy GN 37 reasoned justification – paragraph 5.213 – insert full stop after ‘minerals’ on line 2.			Agree minor change needed.				Yes	ME10	
PCC Planning Service	8	DP GN 38 Safeguarding and Prior Extraction of the Mineral Resource	Remove Proposal Map drafting error where sand and gravel is safeguarded within the settlement boundary at Pennar Point, Pembroke Dock.	Pembroke Dock		Agree minor change needed.				Yes	ME11	
PCC Planning Service	7	DP GN 48 Green Wedges	Paragraph 5.281 of LDP 2, Deposit Plan 2 should have referred to the Background Paper on Green Wedges, 2019 Typo needs resolving. <i>Specific details of each of the designations...LDP Background Paper ‘Green Wedges’ 2022 2019.’</i>			Agree focussed change needed.				Yes	N/A	FC5.GN48.01
PCC Planning Service	9	DP GN 51 Protection and Creation of Outdoor	Google 2024 aerial photography and the Streetview identifies a new football pitch in Narberth and needs to	Narberth		Agree focussed change needed.				Yes	N/A	FC5.GN51. Narberth.01

Representor Name	Representation Number	PCC Plan or Document Reference	Representor Comment/ Suggested Change	Location	Site Reference = Plan Allocation Ref/ Candidate Site Ref/ New Site Ref	PCC Agree	PCC Disagree	PCC Agree in Part	Edit not required as PCC Document or National Policy ref/paragraph ref below sufficient or explanation of the edit.	Edit Required	See Minor Edit No.	See Focussed Change No.
		Recreation Areas	be shown on the Inset Map as open space. Aerial provided.									
PCC Planning Department	1	Proposal Map & Inset Map Key	Milford Haven has two market areas one for Steynton and one for the rest of the settlement that needs to be highlighted on the Inset Map.	Milford Haven		Agree focussed change needed.				Yes		FC5.GN20.03