

NEW Appendix D to the Habitats
Regulations Assessment Composite
Version for Examination
Proposed Edits to the Pembrokeshire
Local Development Plan 2 – Examination
Edits.

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SP 2 Housing Requirement

Provision is made for approximately 6,425 dwellings in the Plan period, to enable delivery of a housing requirement for 5,840 dwellings (365 per year).

Development will not be permitted that would result in an adverse effect on the integrity of sites of national nature conservation importance. Proposals where adverse effects on site integrity cannot be ruled out will not be supported.

Insert new paragraphs at the end of the reasoned justification:

4.* Policy SP 2 makes provision for 5,840 additional houses in the plan area to 2033. It does so by a series of site-specific allocations for new housing development throughout the plan area in a schedule listed in Policy GN 16 and Policy GN 17. Windfall development for both large and small sites would also be permitted under Policy GN 13 Residential Development.

4.*However, some additional housing which would be provided for under these policies would be in the Cleddau and Teifi riverine catchment areas and would be likely to have a significant effect on a European site, because additional discharges from waste water treatment works would potentially increase the adverse effects on water quality in each river. The conservation objectives for each of the qualifying features for each riverine SAC is to return to Favourable condition status.

4.*An appropriate assessment of the plan indicates that it will not be possible to ascertain that such increased discharges would not have an adverse effect on the integrity of the European site.

4.*At the appropriate assessment stage of the Habitats Regulations Appraisal, therefore, a change has been made to the policy wording of the plan, so that a restriction is added to the strategic housing policy to ensure that avoiding the adverse effects depends on the appropriate timing of sewage treatment works improvement, along with other actions required within the relevant Nutrient Management Plan – see Policy 12A (formerly Policy GN 47) Water Quality and Protection of Water Resources.

SP 4 Gypsy, Traveller and Show-people's Accommodation

Provision will be made for new Gypsy, Traveller and Show-people sites and pitches through the following measures:

1. The allocation of extension sites at ~~Castle Quarry, Pembroke~~, Kingsmoor Common, Begelly and Withybush and a new site adjacent to Monkton Recreation Ground; and
2. Providing a framework to assess proposals for additional Gypsy, Traveller and Show-people sites and pitches.

Development will not be permitted that would result in an adverse effect on the integrity of sites of national nature conservation importance. Proposals where adverse effects on site integrity cannot be ruled out will not be supported.

Linked Key Issues: Living and Working, Resourceful Communities.

This strategic policy will contribute towards achieving objectives: B, D.

Well-being Goals: A More Equal Wales, A Wales of Cohesive Communities.

SP 5 Supporting Prosperity

Based on economic forecasting, the Plan will support the delivery of an estimated 1,970 jobs across Pembrokeshire to support prosperity and economic growth. To enable this to happen, 164.91 hectares of employment land is allocated across the Plan area (this figure does not include the existing employment sites safeguarded by policy SP 15). In addition to this, the recent success of the Celtic Freeport bid provides an expectation that there will be further job growth over and above that based on previous economic forecasting. In the Plan period, it is anticipated that a further 1,000 jobs (over and above the 1,970 already forecast) might be delivered, although the Freeport proposals are currently at too early a stage in their development to provide a more accurate estimate, or differentiate between construction and operational phase jobs.

Development will not be permitted that would result in an adverse effect on the integrity of sites of national nature conservation importance. Proposals where adverse effects on site integrity cannot be ruled out will not be supported.

SP 8 Regional Growth Areas and Urban Settlements

Within Regional Growth Areas and other urban settlements, development will support sustainable communities, complementary relationships between growth towns, place-making and well-being by ensuring:

1. Accessibility by a range of sustainable modes of transport;
2. High quality accommodation that supports diversity within the residential market, access to existing and proposed services and the housing needs of communities;
3. Opportunities for new commercial, retail, employment, tourism, leisure, recreational, green infrastructure and community facilities.

Exceptionally, appropriate land uses which are well-related to the Settlement Boundary can take place provided they satisfy this and all other policy considerations, including compatibility with Regeneration Frameworks.

Development will not be permitted that would result in an adverse effect on the integrity of sites of national nature conservation importance. Proposals where adverse effects on site integrity cannot be ruled out will not be supported. Of particular concern are settlements where potentially nutrient issues may arise. Settlements are annotated with the suffix 'P' for phosphorous and/or 'N' for nitrogen to denote where screening and appropriate assessment for the Local Development Plan has identified nutrient issues requiring addressing.

...Haverfordwest P N... Milford Haven N... Pembroke Dock N... Pembroke N... Fishguard and Goodwick... Neyland... Narberth N

SP 9 Service Centres and Service Villages

In the various Service Centres and Service Villages, development will encourage sustainable communities, a thriving rural economy, place-making and well-being by ensuring:

1. Development is of a scale and nature identified as being appropriate for the settlement;
2. High quality accommodation of tenure(s) appropriate for the housing needs of the community;
3. Opportunities for new commercial, employment, retail, tourism, leisure, recreational, open space, green infrastructure and community facilities which are accessible and serve the local community.

Exceptionally, appropriate land uses which are well-related to the Settlement Boundary can take place provided they satisfy this and all other policy considerations.

Development will not be permitted that would result in an adverse effect on the integrity of sites of national nature conservation importance. Proposals where adverse effects on site integrity cannot be ruled out will not be supported. Of particular concern are settlements where potentially nutrient issues may arise. Settlements are annotated with the suffix 'P' for phosphorous and/or 'N' for nitrogen to denote where screening and appropriate assessment for the Local Development Plan has identified nutrient issues requiring addressing.

... Service Centres

4.* Nine settlements are identified in the Settlement Hierarchy as Service Centres: Cilgerran P, Crymych, Johnston N, Kilgetty N, Lamphey N, Letterston P N, Llangwm N, St. Dogmaels and Whitland N.

Service Villages

4.* There are 44 villages defined in this category of the Settlement Hierarchy.... Some of the Service Villages are affected by the phosphate and nitrogen pollution issue although as noted above, ways are now being found to allow development to take place in the future. The affected Service Villages are listed below.

<u>Settlement</u>	<u>Affected by Phosphates</u>	<u>Affected by Nitrogen</u>
<u>Begelly</u>	-	<u>N</u>
<u>Blaenffos</u>	<u>P</u>	-
<u>Boncath</u>	<u>P</u>	-
<u>Broadmoor</u>	-	<u>N</u>
<u>Carew</u>	-	<u>N</u>
<u>Clarbeston Road</u>	<u>P</u>	<u>N</u>
<u>Clunderwen</u>	<u>P</u>	<u>N</u>
<u>Cosheston</u>	-	<u>N</u>
<u>Crundale</u>	<u>P</u>	<u>N</u>
<u>Freystrop</u>	-	<u>N</u>
<u>Hill Mountain</u>	-	<u>N</u>
<u>Hook</u>	-	<u>N</u>
<u>Houghton</u>	-	<u>N</u>
<u>Hundleton</u>	-	<u>N</u>
<u>Jeffreyston</u>	-	<u>N</u>
<u>Keeston</u>	<u>P</u>	<u>N</u>
<u>Llanddewi Velfrey</u>	<u>P</u>	<u>N</u>
<u>Llandissilio</u>	<u>P</u>	<u>N</u>
<u>Llanstadwell</u>	-	<u>N</u>
<u>Maenclochog</u>	<u>P</u>	<u>N</u>
<u>Mathry</u>	<u>P</u>	<u>N</u>
<u>New Hedges</u>	-	<u>N</u>

Settlement	Affected by Phosphates	Affected by Nitrogen
Penally	-	N
Puncheston	P	N
Robeston Wathen	P	-
Roch	P	N
Rosemarket	-	N
Sageston	-	N
Scleddau	P	N
Simpson Cross	P	N
Spittal	P	N
Square and Compass	-	N
Tegryn	P	-
Wolfscastle	P	N

SP 10 Local Villages

In Local Villages, development will support and encourage sustainable communities, place-making and well-being of the local communities by ensuring:

1. Development is of a scale and nature identified as being appropriate to the village or cluster village
2. High quality accommodation of tenure(s) appropriate for the housing needs of the community
3. Employment or enterprise which would support the rural economy
4. Provides a recreational, open space, leisure, green infrastructure or community facility which serves the local community and is within or well related to the Settlement Boundary

Cluster Villages are identified as being:

Barnlake <u>N</u>	Burton <u>N</u>	Burton Ferry <u>N</u>
Camrose <u>P N</u>	Castlemorris <u>P N</u>	Cresselly <u>N</u>
Deerland <u>N</u>	East Williamston <u>N</u>	Little Newcastle <u>P N</u>
Llanrhian	Lower Freystrop <u>N</u>	Maddox Moor <u>N</u>
Maidenwells <u>N</u>	Mascle Bridge <u>N</u>	Pen-y-Bryn <u>P N</u>
Pleasant Valley <u>N</u>	Postgwyn <u>N</u>	Redberth <u>N</u>
Sardis <u>N</u>	Slade Cross <u>N</u>	Slade Villas <u>P N</u>
Thornton	Waterston <u>N</u>	Wiseman's Bridge

Development will not be permitted that would result in an adverse effect on the integrity of sites of national nature conservation importance. Proposals where adverse effects on site integrity cannot be ruled out will not be supported. Of particular concern are settlements where potentially nutrient issues may arise. Settlements are annotated with the suffix 'P' for phosphorous and/or 'N' for nitrogen to denote where screening and appropriate assessment for the Local Development Plan has identified nutrient issues requiring addressing.

Linked Key Issues: Living and Working, Resourceful Communities, Tackling Rurality, Protecting Our Environment.

This strategic policy will contribute towards achieving objectives: B,C,D,F,H,I,J

Well-being Goals: A Prosperous Wales, A Resilient Wales, A More Equal Wales A Wales of Cohesive Communities

....4.* Some of the Local Villages are affected by the phosphate pollution and other river water quality issues in the Cleddau and Teifi catchments

*

Settlement Hierarchy Position	Settlement	Affected by Phosphates	Affected by Nitrogen
Local Village	Abercych	P	-
Local Village	Ambleston	P	N
Local Village	Bwlch-y-Groes	P	-
Local Village	Cold Blow	P	N
Local Village	Cuffern	P	N
Local Village	Ffos Las	P	N
Local Village	Golden Hill	P	N
Local Village	Hayscastle Cross	P	N
Local Village	Leachpool	P	N
Local Village	Little Honeyborough	-	N
Local Village	Llangolman	P	N
Local Village	Llawhaden	P	N
Local Village	Llwyncelyn	P	-
Local Village	Martletwy	-	N
Local Village	Newchapel	P	-
Local Village	Panteg	P	N
Local Village	Pelcomb Cross	P	N
Local Village	Penygroes Villas	P	-
Local Village	Pont - yr - Hafod	P	-
Local Village	Portfield Gate	P	N
Local Village	Poyston Cross	P	-
Local Village	Princes Gate	P	N
Local Village	Reynalton	-	N
Local Village	Rhoshill	P	N
Local Village	St Twynells	P	-
Local Village	Trecwn	P	N
Local Village	Treffgarne	P	N
Local Village	Treffynnon	-	N
Local Village	Uzmaston	-	N
Local Village	Walton East	P	N
Local Village	Wiston	P	-
Local Village	Wolfsdale	P	N
Local Village	Woodstock	P	N

SP 12A Water Quality and Protection of Water Resources (formerly GN 47)

Proposals will be permitted where they do not have an adverse effect upon water resources, water quality, fisheries, elements of nature conservation, public access, or water related recreation use in the Plan area.

Development proposals must make efficient use of water resources and, contribute towards improvements in water quality by:

1. Incorporating Sustainable Drainage Systems (SuDS) into development proposals; and
2. Safeguarding watercourses through use of ecological buffer zones or corridors, protecting and where possible enhancing riparian habitats and species and water quality; and
3. Ensuring provision of flood plain capacity.

Development will only be permitted if it can be demonstrated that there is no adverse effect on the integrity of [phosphorus-nutrient](#)¹ sensitive Special Areas of Conservation (SACs). Proposals where adverse effects on site integrity cannot be ruled out will not be supported.

Phosphorous: In the hydrological catchment area designated for riverine SACs, development creating wastewater discharges will be required to demonstrate there is capacity within the environmental permit limits set at the Wastewater Treatment Works to which it drains, taking account of fair share principles within the catchment into which the Works discharges. Phasing of housing development will be required to match the delivery of anticipated Sewage Treatment Work improvements as set out in Policy GN 13 Residential Development, Policy GN 16 Residential Allocations, Policy GN 17 Residential Commitments and the Local Development Plan's 'Delivery Appendix'.

Improvements being delivered under the Review of Permits apply a 'fair share' approach where appropriate steps (other action) are secured to avoid deterioration. To grant permission the planning authority will, with the benefit of advice from the Natural Resources Wales, need to ensure that appropriate steps² are 'secured' to avoid deterioration before granting planning permission. To be secure evidence will need to demonstrate how:

¹ = Focussed Change

² It is anticipated that the delivery of fair share improvements will require a suite of steps/measures including: Regulatory measures – e.g. the NRW Review of Permits and enforcement of existing environmental legislative requirements. Management/Restoration measures - to reduce threats and pressures from surrounding activities and land use.

- Further improvements necessary to avoid adverse effects to site integrity have been quantified; and
- The action to be taken has been clearly identified and is associated with an appropriate delivery mechanism; and
- There is a clear timeframe for implementation to achieve the conservation objective phosphorus targets.

Where new development relies upon other action to be taken delaying development will be required if the planned improvements have not been carried out or where appropriate steps are not considered to be secured.

Where a fair share approach cannot be shown to be secure, or shown to be securable, -and evidence demonstrates that adverse effects on the integrity of river SAC can be avoided or offset using developer mitigation, the proposed mitigation measures must be agreed with the Council. In these circumstances developer led mitigation will need to achieve nutrient neutrality over the lifetime of proposed development.

Developer provision of sustainable drainage systems in the affected catchments using three stages for treatment phosphorous removal to maximise removal rates will be required.

Nitrogen: Where nutrient neutrality is required development involving an overnight stay (including dwellings and all forms of holiday accommodation) that discharges into a nutrient neutrality designated SAC catchment (either surface water, non mains drainage development or through wastewater treatment works) will be required to demonstrate that it will be nutrient neutral for the lifetime of the development, either by its own means or by means of agreed mitigation measures. In addition, proposals that serve a population from outside of a SAC catchment who are not already served by residential connections to existing public or private sewers discharging within the affected SAC catchment will also be required to demonstrate nutrient neutrality.

Developer provision of sustainable drainage systems in the affected catchment using the recommended options to maximise removal rates will be required.

Policy GN 3 Infrastructure and New Development also provides for the timely delivery of infrastructure (see criterion 2 bullet point 11). This would include water treatment infrastructure to ensure no adverse effects result.

In the case of both Nitrogen and Phosphate affected areas a Nutrient Mitigation Assessment should accompany the planning application, demonstrating a sufficiently certain mitigation approach, legally secured in perpetuity for the lifetime of the development.

Other attributes of river water quality may also need to be taken into consideration.

5.* Water as a resource is extremely valuable and matters such as pollutants, flood prevention, groundwater and the protection and enhancement of aquatic ecosystems are all important considerations reflected by legislation and guidance. The Water Environment ([Wales Framework Directive](#)) ([England and Wales](#)) Regulations 2017 set out the requirements in relation to the water environment and full regard should be had to its content when addressing matters relating to water quality and riverine ecological health. Flood risk hazard from water is managed through the Flood and Water Management Act, 2010, which covers matters such as use of SuDS and responses to lack of water resources, for example arising through droughts.

5.* Water pollution and consequent poor water quality can be from a single point source (e.g. a wastewater treatment works discharge), or from diffuse sources, from agricultural and urban land use. The WFD has provided the opportunity to work with partner organisations, particularly Natural Resources Wales, to recognise the need to improve the whole water environment and promote the sustainable use of water for the benefit of both people and wildlife. River Basin Management Plans (RBMP) have been prepared which set out environmental objectives and standards, and a programme of measures by which they can be achieved.

5.* Dŵr Cymru Welsh Water (DCWW) is responsible for the supply and treatment of water within the County. DCWW continues to meet increased demand for sewerage services through legislative and regulatory mechanisms, and supply / demand investment as set out within the Asset Management Programme (AMP) and other similar investment programmes. The AMP investment will help to support the future growth and regeneration proposed by this LDP in certain locations.

5.* The consideration of the environment is a key element of the sustainable development concept. Given that the impact of the Plan's allocations and commitments have already been considered by the Authority and deliverability established, this policy simply provides a means to explore project or application-level matters on a site-by-site basis, as and where appropriate. This policy seeks to provide the Authority with a means to consider the merits of proposals that come forward within the Plan period that are not specifically identified within the Plan.

5.* Water quality can be improved through measures such as effective design, construction and operation of sewerage systems, the use of green infrastructure such as wetlands or greenspace for flood alleviation, and the use of Sustainable Drainage Systems (SuDS). [In terms of using SuDS to reduce phosphorous in surface water runoff C808 Use of SuDS to reduce phosphorus in surface water runoff³ provides guidance on what forms of SuDS works best – pages 24 to 26.](#)

³ <https://epg-ltd.co.uk/wp-content/uploads/2024/03/c808-using-suds-to-reduce-phosphorus-in-surface-water-runoff-psg-1.pdf>

The guidance advises that using three stages for treatment produces the most results and gives examples at 3.3.3 where Train 1: pervious paving discharging into swale discharging into pond gives a mean removal of 51%.... Ponds are seen as the best method for dealing with this pollution. For nitrogen, the publication 'Construction Industry Research and Information Association [CIRIA] (2023) refers to using SuDS to reduce nitrogen in surface water runoff' and advises in Chapter 8 that 'Where the SuDS management trains described in Option 1 and 2 (Sections 7.1 and 7.2) are designed in accordance with CIRA C753 and where full treatment is provided for all sub annual rainfall events, these schemes can be considered to capture and remove 30% of the nitrogen in the run off from the development as an average over the year.'^[1] Such measures can also bring wider benefits such as biodiversity enhancements and flood alleviation. The promotion of good agricultural practice and the sustainable management of natural resources can also contribute to improvements in water quality. Where appropriate and applicable to the planning system, this plan identifies measures that can be taken forward. Reference is made to restoration as a key principle of the Water Environment Regulation 2017, such as the use of green engineering to restore the natural state and functioning of the river system by removing culverts to help support biodiversity, recreation, flood management and landscape development.

5.* Proposals should seek wherever possible to incorporate water conservation techniques including rainwater harvesting and grey-water recycling.

5.* The water supply requirements for Pembrokeshire are in most cases met by Dwr Cymru Welsh Water, although there are some properties served by private systems. The Plan area is primarily within the Pembrokeshire Water Resource Zone. Most water supply comes from the Bolton Hill Water Treatment Works. The feed for this is from the Eastern Cleddau and Western Cleddau rivers, through Canaston Bridge and Crowhill respectively. The Canaston Bridge feed is the most significant and is supplied through water releases from Llys-y-Fran reservoir. There was a significant supply against demand deficit in Pembrokeshire, requiring demand management, identified by the DCWW Resource Management Plan, 2019. The draft DCWW Resource Management Plan for 2024 (not yet finalised) also references the supply risk. However, this more recent Plan references an upgraded link main from Llys-y-Fran reservoir to Preseli Water Treatment Works, which was completed in early 2023. It also refers to accelerated delivery of a Canaston Bridge Scheme, through installation of a temporary solution to reduce draw-down from Llys-y-Fran reservoir. The Pembrokeshire Water Resource Zone is now considered to be resilient to a 1 in 200-year drought event without the need for emergency drought orders. There are other water supply sources in the County in addition to those mentioned above,

^[1] The performance of SuDS is extremely variable and dependent on the detailed design and the physical characteristics of the site. The figure of 30% is being used as a high-level assumption input for the calculator based on the findings of the CIRIA report.

including various groundwater aquifers which are safeguarded from contamination through the use of Source Protection Zones.

5.* Development should seek to connect to the existing mains waste water infrastructure network in the first instance. Exceptionally, for development proposals where it is not feasible to connect to public waste water treatment works (WWTW), the proposer would need to justify why connection is not feasible and demonstrate compliance with WG Circular 008/2018 and Natural Resources Wales guidance for connections to private treatment works / systems.

5.* New development proposals which place pressure on the capacity of the existing water supply and the water and sewage treatment infrastructure must ensure the necessary infrastructure is in place to adequately serve what is proposed, or is programmed for delivery, for example by inclusion within an adopted AMP programme or similar. The increasing pressure on the infrastructure and on nature is an important consideration and new development proposals will be expected to demonstrate that conservation of water resources and the protection of water quality have been taken into account and appropriate provision has been made to address any issues identified.

5.* Additional considerations apply to new development where there is the potential for increases in nutrients (phosphorus and / or nitrogen), particularly because of waste water discharges and land use changes, to have an adverse effect on the integrity of the Afon Cleddau, ~~and~~ Afon Teifi Special Areas of Conservation (SAC's) and the Pembrokeshire Marine SAC (Milford Haven inner sub-catchment), in line with the Habitats Regulations 2017 (as amended).

5.* More development and connections ultimately means more nutrient generation. Dwr Cymru Welsh Water has a responsibility to manage the loads reaching a river or stream following post-treatment discharge from a wastewater treatment works. This policy seeks to manage waste-water discharges arising from new development to ensure compliance with the Habitats Regulations 2017 (as amended) and known WWTW constraints. It applies to all sections of watercourse within the riverine SAC's, including the rivers and their tributaries, within Pembrokeshire.

5.* In January 2021, Natural Resources Wales (NRW) set updated phosphorus standards for riverine Special Areas of Conservation (SACs). There have been further updates to the detail of those standards since. In Pembrokeshire, compliance tests undertaken by NRW found failure to meet these new standards in the Afon Cleddau and Afon Teifi catchments.

5.* Nutrient Management Boards have been established for the Afon Teifi and the Afon Cleddau river catchments. These, plus a further Nutrient Management Board for the Afon Tywi (in Carmarthenshire) are now under common management and the activities of the three west Wales NMBs are co-ordinated. These three Boards are organising and facilitating the delivery of long-term solutions for whole

catchments, both to address the issue of excessive phosphorus in rivers, generated from existing activities and land uses in the wider catchment, and to identify measures which seek to deliver wider benefits and net reductions across the catchment. These measures are outside the scope of the LDP but are important for a robust approach to reducing phosphorus in Pembrokeshire's riverine SAC's. If deemed necessary, Pembrokeshire County Council will prepare Supplementary Planning Guidance to support the policy and mitigation approaches identified and to further elaborate on the role of s106 legal agreements, including developer contributions, in this topic area. Mitigation can include assisting with the implementation of measures as set out in the Teifi or Cleddau Nutrient Management Plans Action Plans to achieve the targets for compliance for phosphorus loads in the relevant sub-catchments. Developer-led mitigation should not involve the delivery of measures which are already identified as restoration measures or which may compromise future restoration. Practical planning guidance to support development, particularly the delivery of affordable housing, in Special Areas of Conservation river catchments affected by phosphorus' Prepared for Welsh Government by DTA Ecology advises at paragraph 11.4.5: 'Integrated mitigation measures are to be identified centrally, through the Nutrient Management Board.' If measures associated with a given development are put in place so that that development does not lead to a net increase in phosphorus entering the SAC river environment phosphorus neutrality can be achieved.

5.*Matters relating to abstraction and water supply are in the first instance the responsibilities of Natural Resources Wales and of the water companies (in Pembrokeshire, Dwr Cymru Welsh Water). However, the LDP takes account of these matters, both in the context of protecting aquifers and ensuring that, as far as it is possible to know, there is capacity in the water supply and distribution network to serve new development proposals.

5.*The Council will continue to collaborate with and consult with Natural Resources Wales and Dwr Cymru Welsh Water on future development proposals, particularly (but not exclusively) those in and close to river corridors and estuaries. Prospective developers should seek the advice and consent of NRW whenever appropriate / necessary.

5.* An appropriate buffer adjoining both banks of a river and / or stream should be incorporated into any proposals to protect and encourage local biodiversity. The requirement is generally for an 8 meter buffer on each side of the channel where proposals relate to a main river, and 7 meters on each side of the channel where proposals relate to an ordinary watercourse. In some circumstances, activity near watercourses will need additional consents or permits, including Flood Risk Activity Permits (FRAP) from Natural Resources Wales on main rivers and / or Flood Defence Consents from the Lead Local Flood Authority on ordinary watercourses.

5.* Nitrogen: To ensure there is no net increase in nutrients, all relevant developments with drainage pathways into the nutrient neutrality waterbodies identified by Natural Resources Wales will need to demonstrate that they are nutrient neutral, either by their own means or through contributions to an agreed nutrient mitigation scheme, for the lifetime of the development. This requirement applies to residential development, tourist attractions, other development involving an overnight stay and development expected to serve a population from outside of an SAC catchment who are not already served by residential connections to existing public or private sewers discharging within the affected SAC catchment. The relevant catchments are identified from time to time in advice published by Natural Resources Wales. This advice, together with other information, including the All Wales Nutrient Budget calculator should be used to prepare a nitrogen budget to accompany applications, and is available on the Council's Nutrient Neutrality webpage⁴. Any guidance Natural Resources Wales produce will be considered a material consideration at that stage, together with Policy GN 47 on Water Quality and Protection of Water Resources. Drainage requirements will need to be considered at the design stage and be developed and implemented in accordance with recognised standards.⁵

⁴ Guide being prepared for the Council – consultancy preparing a draft for January 2026 circulation.

⁵ = Nitrogen Position Statement 8 October 25

SP 13 Port and Energy Related Development and Celtic Freeport

Development proposals for appropriate industrial and port related facilities and infrastructure, including energy proposals directly related to port locations, will be supported at the Ports of Milford Haven and Fishguard and within the Haven Waterway Enterprise Zone, where they can demonstrate that they respect and protect the landscape, natural and built environment.

Individual proposals coming forward under policy SP 13 will require project level Habitats Regulation Assessment to consider their likely significant effects on the features of the SAC. One element of this is that there must be no increase in nutrients into the Pembrokeshire Marine SAC and developers will have to demonstrate this within their proposals to ensure satisfactory HRA outcomes. Development will not be permitted that would result in an adverse effect on the integrity of sites of national nature conservation importance. Proposals where adverse effects on site integrity cannot be ruled out will not be supported.

...

...

~~4.80 Individual proposals coming forward under policy SP 13 will require project level Habitats Regulation Assessment to consider their likely significant effects on the features of the SAC. One element of this is that there must be no increase in nutrients into the Pembrokeshire Marine SAC and developers will have to demonstrate this within their proposals to ensure satisfactory HRA outcomes....~~

SP 14 Strategic Employment Provision

Land will be provided for the development of employment land on a mix of strategic and local employment sites. Sites requiring mitigation for phosphorous or nitrogen are suffixed 'P' or 'N' respectively

Strategic Employment sites of regional significance are identified in the following areas:

Allocation Reference	Strategic Employment Cluster Reference	Site Name	Area (hectares)	Use classes
S/EMP/086/LDP/01		Blackbridge	32.93	B1;B2;B8
S/EMP/136/00001		Former RNAD Site, Trecwn <u>P N</u>	21.22	B1;B2;B8
S/EMP/034/LDP/02	S/EMP/034G/C1	Goodwick, Parrog	0.61	B1; B8
S/EMP/040/00004	S/EMP/040/C1	Withybush cluster (Trading Estate) <u>P N</u>	16.95	B1;B2;B8
S/EMP/040/00005	S/EMP/040/C1	Withybush cluster (East of Lodge Estate) <u>P N</u>	5.37	B1;B2;B8
S/EMP/040/00001	S/EMP/040/C1	Withybush cluster (West Estate) <u>P N</u>	20.75	B1
S/EMP/086/LDP2/01	S/EMP/086/C1	Thornton Industrial Estate cluster (Hayguard Hay, Thornton)	2.64	B1; B8
S/EMP/096/00001	S/EMP/096/C3	Pembrokeshire Science and Technology Park cluster <u>N</u>	21.69	B1

In some cases, partial development of the sites has already taken place, but a substantial amount of land within their boundaries still awaits development. Also, in some cases the site may have been previously developed, but most or all of the previous use(s) will have now ceased and the site may have been partially or totally cleared of buildings.

The use classes specified for each site will be allowed, together with other uses closely related to the main employment use. Where B2 uses are proposed, these must not cause significant adverse amenity impacts on nearby land uses.

Because of the significance of these sites to the local, regional and national economy, their release for non-employment uses will only be permitted a) where closely related to the main employment use or b) in exceptional circumstances.

Development will not be permitted that would result in an adverse effect on the integrity of sites of national nature conservation importance. Proposals where adverse effects on site integrity cannot be ruled out will not be supported. Of particular concern are sites where potentially nutrient issues may arise. Sites are annotated with the suffix 'P' for phosphorous and/or 'N' for nitrogen to denote where screening and appropriate assessment for the Local Development Plan has

identified nutrient issues requiring addressing under Policy 12A Water Quality and Protection of Water Resources (formerly Policy GN 47).

SP 15 Safeguarding of existing Strategic Employment Sites

Land at the following sites will be safeguarded for employment purposes: Sites with issues regarding phosphorous or nitrogen are suffixed 'P' or 'N' respectively

Allocation Reference	Strategic Employment Cluster Reference	Site Name	Area (hectares)	Use classes
S/EMP/000/00002		Pembroke Oil Refinery (Valero)	222.6	B2; B8
S/EMP/000/00003		Milford Haven petro-chemical storage facility (Puma Energy)	159.14	B8
S/EMP/000/00004		Waterston Tank Farm and LNG, Milford Haven N	177.35	B2; B8
S/EMP/000/00007		South Hook LNG (part)	59.75	B2; B8
S/EMP/095/00001		Pembroke Power Station N	139.95	Sui Generis
S/EMP/034/00003	S/EMP/034G/C1	Goodwick Industrial Estate	4.08	B1; B8
S/EMP/040/00011	S/EMP/040/C1	Withybush cluster (East Estate) P N	9.64	B1;B2;B8
S/EMP/040/00012	S/EMP/040/C1	Withybush cluster (North Estate) P N	5.19	B1;B2;B8
S/EMP/040/00015	S/EMP/040/C1	Withybush cluster (Lodge Estate) P N	0.96	B1;B2;B8
S/EMP/086/00003	S/EMP/086/C1	Thornton Industrial Estate cluster	20.51	B1;B2;B8
S/EMP/096/00003	S/EMP/096/C1	Pembroke Dock cluster (West Llanion) N	6.79	B1;B2;B8
S/EMP/096/00002	S/EMP/096/C1	Pembroke Dock cluster (Royal Dockyard) N	28.95	B1;B2;B8
S/EMP/096/00004	S/EMP/096/C2	Waterloo & London Road Industrial Estate cluster (Ferry Lane) N	3.61	B1;B2;B8
S/EMP/096/00005	S/EMP/096/C2	Waterloo & London Road Industrial Estate cluster (Kingswood) N	8.31	B1;B2;B8
S/EMP/096/00006	S/EMP/096/C2	Waterloo & London Road Industrial Estate cluster (Waterloo & London Road Industrial Estate) N	19.41	B1;B2;B8
S/EMP/096/00007	S/EMP/096/C3	Pembrokeshire Science & Technology Park cluster (Cleddau Bridge) N	2.33	B1

Because of the significance of these sites to the local, regional and national economy, their release for non-employment uses will only be permitted a) where closely related to the main employment use or b) in exceptional circumstances.

Development will not be permitted that would result in an adverse effect on the integrity of sites of national nature conservation importance. Proposals where adverse effects on site integrity cannot be ruled out will not be supported. Of particular concern are sites where potentially nutrient issues may arise. Sites are annotated with the suffix 'P' for phosphorous and/or 'N' for nitrogen to denote where screening and appropriate assessment for the Local Development Plan has identified nutrient issues requiring addressing under Policy 12A Water Quality and Protection of Water Resources (formerly Policy GN 47)

GN 2 Sustainable Design and Placemaking

....

5.23.....Climate changeThe introduction of the Sustainable Drainage Scheme (SuDS) consenting regime in early 2019 will make the inclusion of SuDS in all development of over 100m² or for 2 or more dwellings mandatory. Early consideration to the design layout requirement for SUDS should be given. Where planning applications require phosphate and/or nitrogen mitigation design details for onsite SuDS being used as phosphate and/or nitrogen mitigation must be reviewed, confirmed and secured prior to the determination of the application. (see also Policy SP 12a (formerly Policy GN 47). The application must include details for maintenance and monitoring to demonstrate how SuDS features will be maintained in perpetuity. This information needs to be specific to the use of SuDS in reducing P and N runoff, separate to the normal requirements for flood risk.

GN 3 Infrastructure and New Development

.....

11. Water (including water quality), Waste Water Treatment and Sewerage Infrastructure

In the event that viability considerations indicate that not all the identified contributions can reasonably be required, priority contributions will be determined on the basis of the individual circumstances of each case. In the case of housing developments, priority will be given to affordable housing unless there is an overwhelming need for the available contribution, in whole or in part, to be allocated for some other appropriate purpose(s).

..._add the following paragraph to the reasoned justification:

The need to ensure that proposals provide required mitigation to meet Policy 12 A (formerly Policy GN 47) Water Quality and Protection of Water Resources will be considered to be an 'overwhelming need' within the terms of this policy.

GN 9 Employment Allocations

The following sites are allocated for employment uses in use classes B1, B2 and / or B8. Sites with issues regarding phosphorous or nitrogen are suffixed 'P' or 'N' respectively

Site reference	Site name	Area (hectares)	Use classes
EMP/030/00001	Parc Gwynfryn, Crymych	6.92	B1, B8
EMP/034/00006	Celtic Link Business Park, near Scleddau <u>N</u>	13.29	B1, B2, B8
EMP/040/LDP2/01	Withybush Showground, Haverfordwest <u>P N</u>	9.74	B1, B2, B8
EMP/053/00001	Old Station Yard, Letterston <u>P N</u>	1.23	B1, B8
EMP/088/LDP/01	Rushacre Enterprise Park extension, Narberth <u>P N</u>	1.33	B1, B8
EMP/000/LDP2/01	Land at Princes Gate Spring Water	4.33	B1, B8
EMP/030/LDP2/01	South of Parc Gwynfryn, Crymych	1.79	B1, B8
EMP/132/LDP2/01	South of K.P. Thomas & Sons, near Templeton <u>N</u>	2.57	B1, B8
EMP/093/00001	North of Honeyborough Industrial Estate, Neyland <u>N</u>	1.55	B1, B8

... Development will not be permitted that would result in an adverse effect on the integrity of sites of national nature conservation importance. Proposals where adverse effects on site integrity cannot be ruled out will not be supported. Of particular concern are sites where potentially nutrient issues may arise. Sites are annotated with the suffix 'P' for phosphorous and/or 'N' for nitrogen to denote where screening and appropriate assessment for the Local Development Plan has identified nutrient issues requiring addressing.

GN 10 Mixed-Use Proposals

Mixed use proposals will be permitted where they are suitable for the location, assessed against the policies of this Plan and national planning policy. Impact on the amenity of those living on the site, or near the site will be a key consideration in the acceptability of proposals.

The following sites are allocated for mixed use. Sites with issues regarding phosphorous or nitrogen are suffixed 'P' or 'N' respectively

Site reference	Site name	Area (hectares)	Use
MXU/040/01	Old Hakin Road, Haverfordwest	1.32	Housing (C3 use class) and employment (B1 and B8 use classes)
MXU/095/LDP2/01	South Quay, Pembroke N	0.50	Retail, commercial and community uses

The allocation at Old Hakin Road site is a for mixed housing and employment use development, within which a considerable proportion of the development will be employment-related.

The allocation at South Quay, Pembroke is within Pembroke Town Centre and Policy GN 31 Town Centre and Local Retail Centre Development will be a key consideration in the acceptability of any proposals. Redevelopment proposals at this location have been taken forward through planning applications and are currently being implemented.

Individual proposals coming forward under policy GN 10 will require screening for project level Habitats Regulation Assessment to consider their likely significant effects on Special Areas of Conservation and Special Protection Areas. One element of this is that there must be no increase in nutrients into the Milford Haven Inner Pembrokeshire Marine SAC and developers will have to demonstrate this within their proposals to ensure satisfactory HRA outcomes (see also Policy GN 47 Water Quality and Protection of Water Resources as proposed for amendment). Sites are annotated with the suffix 'N' for nitrogen to denote where screening and appropriate assessment for the Local Development Plan has identified nutrient issues requiring addressing.

GN 13 Residential Development

Residential development ~~including self-build~~ will be permitted ~~where the proposal is for one or more of the following:~~

- ~~1~~ ~~Open market housing (including self-catering accommodation) or affordable housing to meet local needs, located~~ within the Settlement Boundary of a Main or Rural Town, Service Centre, Service Village or Local Village as defined in the settlement hierarchy;

21. Where it is for the replacement or sub-division of an existing dwelling;
32. The conversion of an historic building to residential use; or
43. A rural enterprise worker's dwelling or One Planet development

New homes on allocated sites in Service Centres and Service Villages and otherwise on sites of 0.10 hectares and above will be built at a density of at least 23 dwellings per hectare, rising to at least 30 dwellings per hectare for sites in Towns. A lower density may be justified in exceptional circumstances, such as where there is evidence of infrastructure or physical constraints ~~may justify a lower density.~~

Development will not be permitted that would result in an adverse effect on the integrity of sites of national nature conservation importance. Proposals where adverse effects on site integrity cannot be ruled out will not be supported. Of particular concern are locations where potentially nutrient issues may arise.

GN 16 Residential Allocations

<p>The following sites are allocated for residential development: Sites or phases of sites with a WwTW permit review programmed are suffixed with ‘*’ Sites with phosphorous or nitrogen issues are suffixed ‘P’ and/or ‘N’ respectively</p>									
LDP2 Reference	Site Name	Settlement	Expected Minimum Units In Plan Period	Indicative Affordable Housing Requirement Percentage (%)	Indicative Affordable Housing Requirement Unit Number	Delivery timescale Year 1-5 (ST) Year 6-10 (MT) Year 11-16 (LT)	Expected Units Beyond The Plan Period	Area Ha	Potential For Self Build Indicated By Site Promoter
HSG/040/LDP2/1	Former Community Education Centre, Dew Street <u>P N</u>	Haverfordwest	22	100%	22	MT	0	0.63	No
S/HSG/040/LDP2/6 (summary)	Slade Lane (see policy GN 18) <u>P N</u>	Haverfordwest	330	83 <u>50%</u>	275 <u>165</u>	MT/LT	680	38.88	Not Known
S/HSG/040/LDP2/6 (phase 1)			<u>115</u>	<u>48%</u>	<u>55</u>				<u>No</u>
S/HSG/040/LDP2/6 (phase 2)			<u>103</u>	<u>52%</u>	<u>54</u>				<u>Not Known</u>
S/HSG/040/LDP2/6 (phase 3)			<u>112</u>	<u>50%</u>	<u>56</u>				<u>Yes</u>

HSG/040/LDP2/3	Rear of 76 Pembroke Road N	Merlins Bridge	51	22.5%	11	LT	0	1.71	Yes
HSG/086/00222	South West of The Meads	Milford Haven	93	100%	93	MT/LT	0	3.1	Not Known
HSG/086/LDP2/1	Land at Myrtle Meadows, Steynton	Milford Haven	60	15%	9	LT	0	3.07	No
HSG/086/LDP2/2	East of Castle Pill Road Steynton	Milford Haven	23	Off-site contribution		MT/LT	0	0.78	Yes
HSG/086/LDP2/4	Former Hakin Infants' School	Milford Haven	14	100%	14	LT	0	0.49	No
LDP2 Reference	Site Name	Settlement	Expected Minimum Units In Plan Period	Indicative Affordable Housing Requirement Percentage (%)	Indicative Affordable Housing Requirement Unit Number	Delivery timescale Year 1-5 (ST) Year 6-10 (MT) Year 11-16 (LT)	Expected Units Beyond The Plan Period	Area Ha	Potential For Self Build Indicated By Site Promoter
HSG/086/LDP2/5	Former Hubberston VC School, Hakin	Milford Haven	26	100%	26	MT	0	0.9	No
HSG/086/LDP2/6	Former Hakin Junior School	Milford Haven	43	100%	43	LT	0	1.46	No
HSG/086/LDP2/7	North East of Beaconing, Steynton N	Milford Haven	14	Off-site contribution		MT	0	0.49	Yes
S/HSG/086/LDP2/ 3	South of Conway Drive, Castle Pill Road, Steynton (see policy GN 19B)	Milford Haven	117	15%	17	LT	163	9.32	NoYes

HSG/095/00144	North of Gibbas Way N	Pembroke	43	25%	10	MT/LT	43	2.86	No
HSG/095/LDP2/1	Between St Daniels Hill & Norgans Hill N	Pembroke	147	25%	36	LT	0	4.9	Yes
HSG/095/LDP2/2	South West of Southlands, St. Daniels Hill N	Pembroke	19	12.5%	2	LT	0	0.64	No
HSG/095/LDP2/4	East of Golden Hill Road N	Pembroke	50	20%	10	MT/LT	0	1.68	No
HSG/095/LDP2/5	South East of Southlands St.Daniels Hill N	Pembroke	26	15%	3	LT	0	0.87	Yes
LDP2 Reference	Site Name	Settlement	Expected Minimum Units In Plan Period	Indicative Affordable Housing Requirement Percentage (%)	Indicative Affordable Housing Requirement Unit Number	Delivery timescale Year 1-5 (ST) Year 6-10 (MT) Year 11-16 (LT)	Expected Units Beyond The Plan Period	Area Ha	Potential For Self Build Indicated By Site Promoter
HSG/096/00238	North of Pembroke Road N	Pembroke Dock	38	Off-site contribution		MT/LT	0 7	4.52 1.81	Not Known
HSG/096/LDP2/1	Land at Hampshire Drive N	Pembroke Dock	33	Off-site contribution		MT/LT	0	1.12	No
HSG/096/LDP2/2	West of Stranraer Road N	Pembroke Dock	59	15%	8	LT	0	1.99	Yes
HSG/096/LDP2/3	Land south of Sycamore Woods and west of Lavinia Drive N	Pembroke Dock	9	Off-site contribution		MT	0	0.31	Yes

S/HSG/034F/LDP2 /1	Maesgwynne (see policy GN 19A)	Fishguard	175	10%	17	MT/LT	167	11.39	No
HSG/093/00066	East of Poppy Drive <u>N</u>	Neyland	101	100%	101	MT/LT	0	3.39	No
HSG/088/LDP2/1	West of Bloomfield Gardens and North of Adams Drive & Highfield Park <u>PN*</u>	Narberth	89	40%	35	MT/LT	64	5.75	Yes
Urban Settlements Total			<u>1576</u> <u>1582</u> CE				<u>1117</u> <u>1124</u> CE	<u>96.86</u> <u>97.54</u> CE	
Urban Settlements Total as percentage of total allocations			<u>67%</u> <u>66.6%</u> CE				<u>85%</u> <u>83.4%</u> CE	<u>68.3%</u> CE	
LDP2 Reference	Site Name	Settlement	<u>Expected</u> Minimum Units In Plan Period	Indicative Affordable Housing Requirement Percentage (%)	Indicative Affordable Housing Requirement Unit Number	Delivery timescale Year 1-5 (ST) Year 6-10 (MT) Year 11-16 (LT)	<u>Expected</u> Units Beyond The Plan Period	Area Ha	Potential For Self Build Indicated By Site Promoter
HSG/020/LDP2/1	Land at Tan Ffynnon Fields <u>P*</u>	Cilgerran	50	17.5%	8	LT	40	3.95	No
HSG/030/LDP/01	East of Waunaeron	Crymych	28	Off-site contribution		LT	0	1.23	Yes
HSG/048/00038	North of Hayston View <u>N</u>	Johnston	50	6%	3	MT/LT	<u>42</u> <u>63</u>	<u>4.04</u> <u>4.96</u>	Yes
HSG/048/LDP2/1	Maes yr Ysgol <u>N</u>	Johnston	13	Off-site contribution		MT/LT	0	0.58	No

HSG/050/LDP2/1	South of Rock Park <u>N</u>	Kilgetty	19	12.5%	2	MT/LT	0	0.85	Yes
HSG/052/00011	South of Cleggars Park <u>N</u>	Lamphey	55	25%	13	MT/LT	0	2.43	Yes
HSG/052/LDP2/1	Adjacent to Lamphey School <u>N</u>	Lamphey	40	20%	8	LT	0	1.75	No
HSG/053/LDP2/1	Between Longstone Court and 62, St. Davids Road <u>P N</u> *	Letterston	38	Off-site contribution		LT	0	1.69	No
HSG/063/00024	North of The Kilns <u>N</u>	Llangwm	66	15%	9	MT	0	2.89	Yes
HSG/122/00035	Awel y Mor extension	St Dogmaels	28	Off-site contribution		LT	0	1.23	Not Known
Service centre Total			387				82 <u>103</u> CE	20.58 <u>21.56</u> CE	
Service centre Total as percentage of total allocations			16.3% CE				6% <u>7.6%</u> CE	14.5% <u>14.5%</u> CE	
LDP2 Reference	Site Name	Settlement	<u>Expected</u> Minimum Units In Plan Period	Indicative Affordable Housing Requirement Percentage (%)	Indicative Affordable Housing Requirement Unit Number	Delivery timescale Year 1-5 (ST) Year 6-10 (MT) Year 11-16 (LT)	<u>Expected</u> Units Beyond The Plan Period	Area Ha	Potential For Self Build Indicated By Site Promoter
HSG/003/LDP2/01	North of Begelly Farm <u>N</u>	Begelly	46	100%	46	MT/LT	0	2.58	Yes

HSG/006/00003	Adjacent to Hafod <u>P</u>	Blaenffos	6	Off-site contribution		MT	9	0.93	No
HSG/022/LDP2/1	Land at Dungleddy Court <u>N P *</u>	Clarbeston Road	19	Off-site contribution		MT/LT	0	0.83	Yes
HSG/152/LDP2/1	South of Bro'r Dderwen <u>N P *</u>	Clunderwen	31	25%	7	LT	31	2.71	No
HSG/029/00014	Opposite Woodholm Close <u>N P</u>	Crundale	15	12.5%	1 (as an off-site contribution)	MT/LT	0	0.66	Yes
HSG/029/LDP2/1	West of Ashford Park <u>N P</u>	Crundale	22	15%	3	MT/LT	18	1.77	Yes
HSG/043/LDP2/1	Adjacent to Brackenhurst <u>N</u>	Hill Mountain	15	Off-site contribution		MT/LT	44 <u>15</u>	4.16 <u>1.35</u>	Yes
HSG/046/LDP2/1	Land at West End Cottages <u>N</u>	Hundleton	14	12.5%	1 (as an off-site contribution)	LT	0	0.65	Yes
HSG/047/LDP2/1	South of The Crown <u>N</u>	Jeffreyston	8 <u>10</u>	Off-site contribution		LT	0	0.42 <u>0.79</u>	Yes
HSG/049/LDP2/1	East of Brookfield Close and West of Bridge Lane <u>P N *</u>	Keeston	27	Off-site contribution		MT/LT	0	1.21	No
HSG/060/LDP2/1	Adjacent to Maesybryn <u>P N *</u>	Llandissilio	26	100%	26	LT	17	1.9	No
HSG/066/LDP2/1	East of Hazelbank <u>N</u>	Llanstadwell	10	Off-site contribution		LT	0	1.04	No
LDP2 Reference	Site Name	Settlement	<u>Expected</u> Minimum Units In Plan Period	Indicative Affordable Housing Requirement	Indicative Affordable Housing Requirement Unit Number	Delivery timescale Year 1-5 (ST) Year 6-10 (MT)	<u>Expected</u> Units Beyond The Plan Period	Area Ha	Potential For Self Build Indicated

				Percentage (%)		Year 11-16 (LT)			By Site Promoter
HSG/081/LDP2/1	West of Globe Inn <u>PN*</u>	Maenclochog	15	<u>Off-site contribution 100%</u>	15	MT/LT	21	1.57	No
HSG/099/LDP2/1	Land at Coppins Park	Pentlepoir	11	12.5%	1 (as an off-site contribution)	LT	0	0.49	Yes
HSG/113/LDP2/01	South of Robeston Court <u>PN</u>	Robeston Wathen	5	Off-site contribution		MT	0	0.27	No
HSG/114/LDP/01	East of Pilgrim's Way	Roch	52	13%	4		0	2.19	Not Known
HSG/119/LDP2/1	Between Cornerways and Austalise <u>PN*</u>	Simpson Cross	18	Off-site contribution		MT/LT	0	0.8	Yes
HSG/120/00018	North West of Wesley Way <u>PN*</u>	Spittal	10	Off-site contribution		MT/LT	10	0.89	Not Known
HSG/123/LDP/01	North of Parsons Green	St Florence	20	30%	6	MT/LT	0	0.88	Yes
HSG/132/LDP2/1	West of Kings Park Farm	Templeton	14	25%	3	LT	0	0.61	No
HSG/135/LDP2/1	North of Bulford Road Bypass <u>N</u>	Tiers Cross	6	Off-site contribution		LT	0	0.28	Yes
HSG/149/LDP2/1	Land at Ford Farm <u>PN*</u>	Wolfscastle	14	Off-site contribution		LT	0	0.61	No
Service Village Total			<u>404</u> <u>406</u> ^{CE}				<u>117</u> <u>121</u> ^{CE}	<u>25.03</u> <u>25.01</u> ^{CE}	

Service Village Total as percentage of total allocations	17.1% ^{CE}				9%	17.2% ^{CE}	
Housing Allocation Total	2605 2375 ^{CE}				1075 1348 ^{CE}	142 144.1 1 ^{CE}	

Development will not be permitted that would result in an adverse effect on the integrity of sites of national nature conservation importance. Proposals where adverse effects on site integrity cannot be ruled out will not be supported. Of particular concern are sites where potentially nutrient issues may arise. Sites are annotated for phosphorous and/or nitrogen issues will require addressing under Policy 12A Water Quality and Protection of Water Resources (formerly Policy GN 47).

GN 17 Residential Commitments

Sites or phases of sites with a WwTW permit review programmed are suffixed with '**'

Sites requiring mitigation for phosphorous or nitrogen are suffixed 'P' or 'N' respectively

DM Ref	Site Name	Settlement / Growth Zone	Site Total	Units under construction	Commitment Units Remaining in Plan period	Open Market Unit Number	Affordable Housing Unit Number	Delivery timescale Year 1-5 (ST), Year 6-10 (MT), Year 11-16 (LT)	Units beyond the Plan period	Area (ha)
040/00431	Scarrowscant	Haverfordwest	181	9	0	0	0	ST/MT	0	0.85
040/00397	141, Portfield	Haverfordwest	20	0	20	15	5	MT	0	0.42
040/00077	Area of land behind City Rd	Haverfordwest	133	3	2	5	0	ST/MT	44	1.68
040/00373	Calvary Church <u>P N</u>	Haverfordwest	8	0	8	6	2	MT	0	0.16
040/00430	Snooker Club <u>N</u>	Haverfordwest	16	0	8	8	0	MT	8	0.06
040/00106	Brooklands Park	Haverfordwest	21	0	18	13	5	ST/MT	0	0.72
040/00445	7, Dew Street	Haverfordwest	5	0	5	5	0	MT	0	0.02

DM Ref	Site Name	Settlement / Growth Zone	Site Total	Units under construction	Commitment Units Remaining in Plan period	Open Market Unit Number	Affordable Housing Unit Number	Delivery timescale Year 1-5 (ST), Year 6-10 (MT), Year 11-16 (LT)	Units beyond the Plan period	Area (ha)
086/00129	Steynton Beaconing Field	Milford Haven	81	2	28	30	0	ST/MT	0	2.45
086/00223	Thornton Rd	Milford Haven	10	10	0	0	10	ST/MT	0	0.57
086/00377	Land at Milford Marina	Milford Haven	190	0	45	43	2	MT/LT	145	23.12
086/00378	132 Robert Street	Milford Haven	8	0	8	8	0	MT	0	0.02
086/00381	72-78 Charles Street	Milford Haven	15	0	15	0	15	MT	0	0.09
086/00282	Woodlands Park	Milford Haven	7	0	4	4	0	ST/MT	0	0.31
096/00373	Imble Lane	Pembroke Dock	100	30	70	0	100	MT	0	3.58

DM Ref	Site Name	Settlement / Growth Zone	Site Total	Units under construction	Commitment Units Remaining in Plan period	Open Market Unit Number	Affordable Housing Unit Number	Delivery timescale Year 1-5 (ST), Year 6-10 (MT), Year 11-16 (LT)	Units beyond the Plan period	Area (ha)
096/00274	Land N of Cleddau Bridge Hotel <u>N</u>	Pembroke Dock	5	1	2	3	0	MT	2	0.22
096/00375	Land N of Cleddau Bridge Hotel <u>N</u>	Pembroke Dock	14	0	7	7	0	MT/LT	7	0.92
096/00230	Hampshire Drive	Pembroke Dock	6	2	4	6	0	ST/MT	0	1
095/00147	Land adjacent to Long Mains and Monkton Priory	Pembroke	208	0	70	70	0	MT/LT	138	7.45
095/00180	Green Haven, Monkton <u>N</u>	Pembroke	30	0	11	11	0	ST/MT	12	0.87
095/00240	Springfield <u>N</u>	Pembroke	5	0	2	2	0	ST/MT	0	0.15

DM Ref	Site Name	Settlement / Growth Zone	Site Total	Units under construction	Commitment Units Remaining in Plan period	Open Market Unit Number	Affordable Housing Unit Number	Delivery timescale Year 1-5 (ST), Year 6-10 (MT), Year 11-16 (LT)	Units beyond the Plan period	Area (ha)
034/00165	West of Clos-Y-Bigney	Fishguard	50	0	50	0	50	MT	0	1.87
034/00165	Maesgwynne Farm Complex	Fishguard	5	1	2	3	0	MT	2	0.39
034/00099	Delfryn, Heol Penlan, Stop & Call	Goodwick	9	0	5	5	0	MT	4	0.26
034/00292	Main Street	Goodwick	26	0	26	26	0	MT	0	1.02
088/00077	Rushacre Gardens <u>PN*</u>	Narberth	54	0	27	22	5	MT	27	2.35
088/00074	Dingle Farm <u>N</u>	Narberth	33	0	16	16	0	LT	17	1.22
088/00360	Old Narberth CP School	Narberth	11	0	8	8	0	ST/MT	0	0.11

DM Ref	Site Name	Settlement / Growth Zone	Site Total	Units under construction	Commitment Units Remaining in Plan period	Open Market Unit Number	Affordable Housing Unit Number	Delivery timescale Year 1-5 (ST), Year 6-10 (MT), Year 11-16 (LT)	Units beyond the Plan period	Area (ha)
030/00043	Between the School and Station Road	Crymych	56	0	56	0	56	MT	0	2.55
030/00019	Crug yr Efydd	Crymych	26	2	5	5	2	ST/MT	0	0.37
048/00017	Pond Bridge Farm	Johnston	123	14	40	54	0	ST/MT	0	1.73
050/00043	Land to rear of Newton Hall	Kilgetty	19	0	19	15	4	MT	0	0.98
053/00034	Parc Maen Hir	Letterston	26	0	26	0	26	MT	0	0.78
053/00009	Phase 2, Court Meadow	Letterston	27	0	27	27	0	MT	26	1.28
053/00052	Former Go Cart Track	Letterston	23	2	11	13	0	ST/MT	11	0.75

DM Ref	Site Name	Settlement / Growth Zone	Site Total	Units under construction	Commitment Units Remaining in Plan period	Open Market Unit Number	Affordable Housing Unit Number	Delivery timescale Year 1-5 (ST), Year 6-10 (MT), Year 11-16 (LT)	Units beyond the Plan period	Area (ha)
007/00047	Old Station Yard <u>P*</u>	Boncath	30	0	20	20	0	MT	10	1.34
003/00040	North of New Road <u>N</u>	Begelly	70	0	35	32	3	ST/MT	35	3.01
003/00025	Barley Park Close	Begelly	26	3	17	28	2	ST/MT	0	0.87
025/00028	South of Tinker's Fold <u>N</u>	Cosheston	6	2	4	6	0	ST/MT	0	0.69
028/00012	North of the Forge	Croesoch	22	0	22	22	0	ST/MT	0	0.82
029/00013	Dingle Lane <u>P</u> <u>N</u>	Crundale	40	0	1	1	0	ST/MT	0	0.29
029/00026	Woodholm Farm <u>P</u> <u>N</u>	Crundale	5	1	2	3	0	LT	2	0.25

DM Ref	Site Name	Settlement / Growth Zone	Site Total	Units under construction	Commitment Units Remaining in Plan period	Open Market Unit Number	Affordable Housing Unit Number	Delivery timescale Year 1-5 (ST), Year 6-10 (MT), Year 11-16 (LT)	Units beyond the Plan period	Area (ha)
033/00035	South West of Eglwysrwr School	Eglwysrwr	23	23	0	0	23	MT	0	1.23
035/00021	Poplar Meadow	Freystrop	7	1	0	1	0	ST/MT	0	0.19
035/00030	Will Meadows	Freystrop	28	2	11	13	0	ST/MT	0	2.34
042/00013	North of Cartref	Hermon	15	0	8	8	0	ST/MT	7	0.78
044/00050	Leven Close <u>N</u>	Hook	13	0	1	1	0	ST/MT	0	0.1
044/00063	Cyfin Barn Farm <u>N</u>	Hook	11	1	3	4	0	ST/MT	0	0.35
044/00015	Harcourt Close <u>N</u>	Hook	40	0	<u>14</u> <u>28</u>	<u>14</u> <u>28</u>	0	MT	<u>14</u> <u>0</u>	0.88

DM Ref	Site Name	Settlement / Growth Zone	Site Total	Units under construction	Commitment Units Remaining in Plan period	Open Market Unit Number	Affordable Housing Unit Number	Delivery timescale Year 1-5 (ST), Year 6-10 (MT), Year 11-16 (LT)	Units beyond the Plan period	Area (ha)
046/00015	Bowett Close	Hundleton	29	0	5	5	0	ST/MT	0	0.25
081/LDP/01	Ger Y Lein Fach	Maenclochog	13	0	2	2	0	ST/MT	0	0.43
081/LDP/01	Maes Roslyn <u>P</u> <u>N*</u>	Maenclochog	13	0	13	13	0	MT	0	0.51
085/00022	Parc Yr Odyn	Mathry	7	1	4	5	0	ST/MT	0	0.3
099/00045	Sycamore Close	Pentlepoir	6	0	3	2	1	ST/MT	0	0.43
015/00024	Cornfields Walk	Sageston	100	30	0	30	0	ST/MT	0	0.85
015/00022	Sageston Fields <u>N</u>	Sageston	38	0	7	7	0	ST/MT	0	0.75
119/LDP/01	East of Hill Lane	Simpson Cross	20	0	20	16	4	MT	0	0.75

DM Ref	Site Name	Settlement / Growth Zone	Site Total	Units under construction	Commitment Units Remaining in Plan period	Open Market Unit Number	Affordable Housing Unit Number	Delivery timescale Year 1-5 (ST), Year 6-10 (MT), Year 11-16 (LT)	Units beyond the Plan period	Area (ha)
119/00028	Old Smithy Craft Centre	Simpson Cross	4	4	0	4	0	MT	0	0.12
119/00030	Pembrokeshire Motor Museum	Simpson Cross	26	0	13	13	0	MT	13	1.27
123/00045	Ash Grove Gardens	St Florence	11	2	3	3	2	ST/MT	0	0.37
131/00021	Land adj Blaenffynnon Farm	Tegryn	30	1	13	14	0	MT	12	1.53
154/00001	Barnlake Point N	Barnlake	22	1	11	11	0	MT/LT	11	1.12
011/00011	Hawn Lake N	Burton	13	0	1	1	0	ST/MT	0	0.18
012/00004	Land to the S of Kiln Park N	Burton Ferry	8	1	6	7	0	ST/MT	0	1.55

DM Ref	Site Name	Settlement / Growth Zone	Site Total	Units under construction	Commitment Units Remaining in Plan period	Open Market Unit Number	Affordable Housing Unit Number	Delivery timescale Year 1-5 (ST), Year 6-10 (MT), Year 11-16 (LT)	Units beyond the Plan period	Area (ha)
110/00015	Maes Elwyn John	Reynalton	7	1	1	2	0	ST/MT	0	0.24
125/00009	St Twynnels Farm	St Twynnels	5	2	0	2	0	ST/MT	3	0.25
000/01202	Bluebell Lane	Wolfsdale	7	1	0	1	0	ST/MT	2	0.32

Development will not be permitted that would result in an adverse effect on the integrity of sites of national nature conservation importance. Proposals where adverse effects on site integrity cannot be ruled out will not be supported. Of particular concern are sites where potentially nutrient issues may arise. Sites are annotated for phosphorous and/or 'nitrogen to denote where screening and appropriate assessment for the Local Development Plan has identified nutrient issues requiring addressing under Policy 12A Water Quality and Protection of Water Resources (formerly Policy GN 47).

GN 30 Community Facility Allocations

The following sites are allocated for community facilities:

Sites or phases of sites with a WwTW permit review programmed are suffixed with ‘*’
Sites requiring mitigation for phosphorous or nitrogen are suffixed ‘P’ or ‘N’ respectively

Site Reference	Site Name	Proposed Use	Area (ha)
CF/040/01	New Primary School, Slade Lane, Haverfordwest <u>NP</u>	Primary School	Subject to the outcome of the Master-planning of the site.
CF/086/LDP2/01	New Primary and Secondary Schools, Milford Haven	New build primary and secondary schools on the existing Secondary School site	15.01

Development will not be permitted that would result in an adverse effect on the integrity of statutorily designated sites of national importance for nature conservation. Proposals where adverse effects on site integrity cannot be ruled out will not be supported. Of particular concern are sites where potentially nutrient issues may arise. Sites are annotated for phosphorous and/or ‘nitrogen to denote where screening and appropriate assessment for the Local Development Plan has identified nutrient issues requiring addressing under Policy 12A Water Quality and Protection of Water Resources (formerly Policy GN 47). To further address nutrient issues sites dependant on WwTW permit reviews are also highlighted and must be phased as set out in Policy 12A.

GN 23 Specialist and Supported Accommodation Allocations

Land is allocated for additional specialist and supported accommodation facilities. at: Sites with issues regarding phosphorous or nitrogen are suffixed 'P' or 'N' respectively

Site Reference	Site Name	Area (hectares)	Facility allocated
SSA/089/01	South west of Park House, Tenby	3.20	Extra care facility for older persons
SSA/089/LDP2/01	East of Park House, Tenby	0.25	Residential / Nursing facility extension.
SSA/135/LDP2/01	North of Bulford Road Bypass, Tiers Cross <u>N</u>	0.44	Older persons care facility / people with learning disabilities.
SSA/088/LDP2/01	Redstone, Narberth <u>P N</u>	1.97	Older persons care facility

Development will not be permitted that would result in an adverse effect on the integrity of sites of national nature conservation importance. Proposals where adverse effects on site integrity cannot be ruled out will not be supported. Of particular concern are sites where potentially nutrient issues may arise. Sites are annotated with the suffix 'P' for phosphorous and/or 'N' for nitrogen to denote where screening and appropriate assessment for the Local Development Plan has identified nutrient issues requiring addressing under Policy 12A Water Quality and Protection of Water Resources (formerly Policy GN 47).

GN 24 Gypsy and Traveller Site Allocations

Land is allocated for extensions to the Gypsy and Traveller sites at ~~four~~three locations, each shown on the Proposals Map: Sites with issues regarding phosphorous or nitrogen are suffixed 'P' or 'N' respectively.

Site Reference	Site Name	Area (hectares)	Indicative net gain of pitch number
GT/095/LDP2/01	Land to the east of Castle Quarry Gypsy and Traveller site, Monkton, Pembroke	0.35	4
GT/003/LDP2/01	Land west of Kingsmoor Common Gypsy and Traveller site, Begelly <u>N</u>	0.58	11
GT/040/LDP2/01	Land east of Withybush Gypsy and Traveller site <u>P N</u>	1.2 <u>1.088</u>	205
GT/095/LDP2/02	Adjacent to Monkton Playing Field <u>N</u>	2.43	20 <u>15+</u> (with potential for further pitches beyond the Plan period)

Indicative net gain of pitch numbers at the three sites: ~~5531~~ Development will not be permitted that would result in an adverse effect on the integrity of sites of national nature conservation importance. Proposals where adverse effects on site integrity cannot be ruled out will not be supported. Of particular concern are sites where potentially nutrient issues may arise. Sites are annotated with the suffix 'P' for phosphorous and/or 'N' for nitrogen to denote where screening and appropriate assessment for the Local Development Plan has identified nutrient issues requiring addressing under Policy 12A Water Quality and Protection of Water Resources (formerly Policy GN 47).

GN 25 Gypsy, Traveller and Show-people's Sites

Proposals for new permanent or transit Gypsy ...

.... adverse impact on local amenity or neighbouring uses.

Development will not be permitted that would result in an adverse effect on the integrity of sites of national nature conservation importance. Proposals where adverse effects on site integrity cannot be ruled out will not be supported. Of particular concern are sites where potentially nutrient issues may arise. Screening and appropriate assessment for the Local Development Plan has identified nutrient issues in certain locations within the Plan area requiring addressing under Policy 12A Water Quality and Protection of Water Resources (formerly Policy GN 47) .

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GN 30 Community Facility Allocations

The following sites are allocated for community facilities:

Sites or phases of sites with a WwTW permit review programmed are suffixed with ‘*’

Sites requiring mitigation for phosphorous or nitrogen are suffixed ‘P’ or ‘N’ respectively

Site Reference	Site Name	Proposed Use	Area (ha)
CF/040/01	New Primary School, Slade Lane, Haverfordwest <u>N P</u>	Primary School	Subject to the outcome of the Master-planning of the site.
CF/086/LDP2/01	New Primary and Secondary Schools, Milford Haven	New build primary and secondary schools on the existing Secondary School site	15.01

Development will not be permitted that would result in an adverse effect on the integrity of statutorily designated sites of national importance for nature conservation. Proposals where adverse effects on site integrity cannot be ruled out will not be supported. Of particular concern are sites where potentially nutrient issues may arise. Sites are annotated for phosphorous and/or ‘nitrogen to denote where screening and appropriate assessment for the Local Development Plan has identified nutrient issues requiring addressing under Policy 12A Water Quality and Protection of Water Resources (formerly Policy GN 47). To further address nutrient issues sites dependant on WwTW permit reviews are also highlighted and must be phased as set out in [Policy 12A](#).

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GN 36 Transport Routes and Improvements

Sites with issues regarding phosphorous or nitrogen are suffixed 'P' or 'N' respectively.

Reference	Scheme Type	Scheme Name	Location
TS/LDP2/03	Road & Footpath	Well Hill improvement, Pembroke <u>N</u>	Well Hill - Pembroke
TS/LDP2/04	Public Transport Interchange	Milford Haven public transport interchange	Milford Haven Train Station
TS/LDP2/05	Public Transport Interchange	Haverfordwest public transport interchange <u>N P</u>	Haverfordwest Train Station
TS/LDP2/08	Public Transport Interchange	Haverfordwest public transport interchange	Haverfordwest Bus Station

Development will not be permitted that would result in an adverse effect on the integrity of sites of national nature conservation importance. Proposals where adverse effects on site integrity cannot be ruled out will not be supported. Of particular concern are sites where potentially nutrient issues may arise. Sites are annotated with the suffix 'P' for phosphorous and/or 'N' for nitrogen to denote where screening and appropriate assessment for the Local Development Plan has identified nutrient issues requiring addressing under Policy 12A Water Quality and Protection of Water Resources (formerly Policy GN 47).

GN 38 Safeguarding and Prior Extraction of the Mineral Resource

...

2. Extraction would not have an unacceptable impact on environmental or amenity considerations; or

GN 41 Protection of National Statutory Environmental Designations

Development in Pembrokeshire's statutorily designated sites of national importance will be strictly controlled in order to protect the important features of the designation. National Statutory Designations comprise of: Special Areas of Conservation (SACs) and Special Protection Areas (SPAs), which form part of the National Site Network; Sites of Special Scientific Interest; RAMSAR Sites and National Nature Reserves.

Development proposals within National Statutory Designations must demonstrate there would be no adverse effect on the integrity of the species or features for which a site has been designated and

1. The proposal is directly connected with, or necessary for the protection, enhancement and positive management of the sites for conservation purposes; or
2. The development proposal is of a minor scale and is considered necessary to secure the role of the designation as a living landscape.

An appropriate zone of influence for national statutory designations will be used to ensure that development is assessed for its likely impact on the protected features or species of the statutory protected site. Development will not be permitted that would result in an adverse effect on the integrity of sites of national nature conservation importance. Proposals where adverse effects on site integrity cannot be ruled out will not be supported.

In exceptional circumstances, where there is no alternative solution and which must be carried out for imperative reasons of overriding public interest (IROPI), development may be authorised notwithstanding a negative assessment of the implications, subject to notifying Welsh Ministers.

Proposals likely to have a direct or indirect adverse effect on Special Areas of Conservation (SACs), Special Protection Areas (SPAs) will be subject to a Habitats Regulation Assessment (HRA).

GN 59 Waste Management Facilities

Proposals for the development of new waste management facilities (those relating to minimisation...

Site reference	Site location	Area (hectares)
S/EMP/000/00003	Milford Haven petro-chemical storage facility (Puma Energy)	159.14
S/EMP/000/00004	Waterston – tank farm and LNG	177.35
EMP/146/00001	Waterston Industrial Estate <u>N</u>	9.52
S/EMP/095/00001	Pembroke Power Station Site <u>N</u>	139.35
S/EMP/096/00005	Kingswood Industrial Estate, Pembroke Dock	8.31
S/EMP/096/00006	Waterloo and London Road Industrial Estate, Pembroke Dock	19.41
S/EMP/000/00002	Valero Refinery, Rhoscrowther	222.60
EMP/034/00006	Celtic Link Business Park, Scleddau <u>P N</u>	13.29

Development will not be permitted that would result in an adverse effect on the integrity of sites of national nature conservation importance. Proposals where adverse effects on site integrity cannot be ruled out will not be supported. Of particular concern are sites where potentially nutrient issues may arise. Sites are annotated with the suffix 'P' for phosphorous and/or 'N' for nitrogen to denote where screening and appropriate assessment for the Local Development Plan has identified nutrient issues requiring addressing under Policy 12A Water Quality and Protection of Water Resources (formerly Policy GN 47).

