

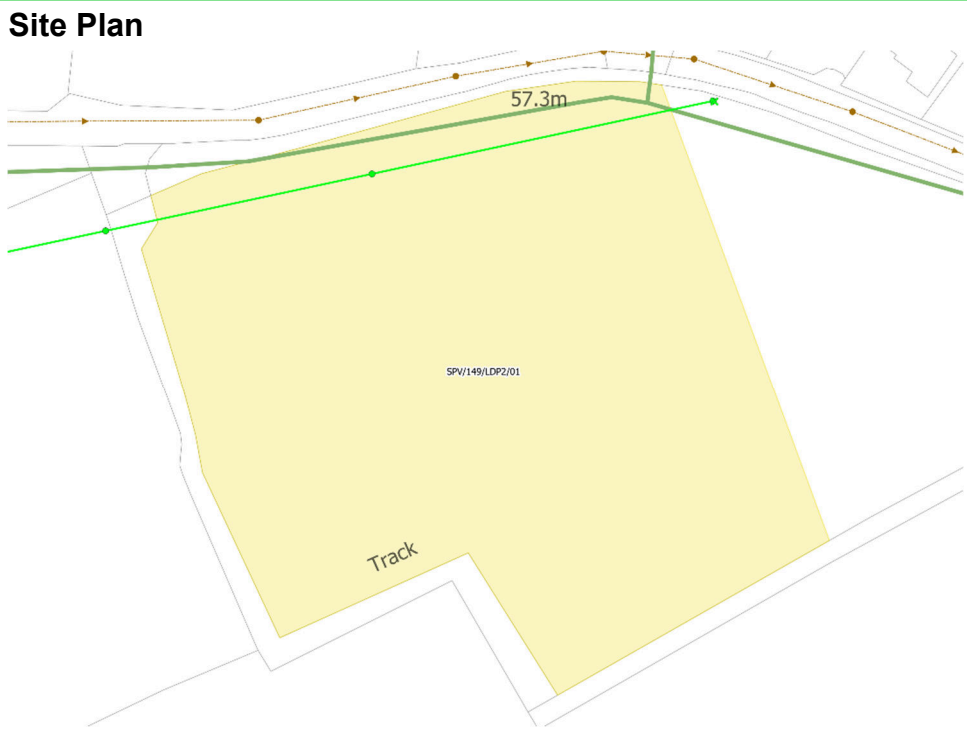



Site Allocation Name / Ref SPV/066/LDP2/01 East of Hazelbank, Llanstadwell	Site Size 0.68 ha Use Solar Photovoltaic Array	Ownership The site is owned by Pembrokeshire County Council.	Site Plan 		Map Key Constraints Historic Historic Landscapes Natural Flood Map for Planning nrw_floodzone_surface_water_small_water... Flood Zone 2 LDP2 Deposit V2 Public Consultation LDP2_D_V2_Settlement_Boundary Service Village LDP2_D_V2_Residential_Allocations Residential Allocation LDP2 D_V2 Allocations Solar Array	Satellite Image 
Site Description This 0.68 hectare greenfield site is located to the north east of Llanstadwell adjoining an existing play area and to the north of land allocated for housing development.						
Highways Access to the site will be from the existing highway at Hazelbank to the west of the site.	Water and Drainage No information available.	Flood risk The site is not in a flood risk area, but SuDS will be required.	Key Requirements and Contributions			
			Highways	No requirement.		
			Active Travel	No requirement.		
			Water & Drainage	No information available.		
			Flood Consequences Assessment	No requirement.		
			Air Quality Assessment	In line with Policy 1 of LDP2		
			Utilities	No information available.		
Active Travel No requirement.	Air Quality Development of the site will be required to meet the requirements of Policy 1 of LDP2.	Utilities No information available.	Contaminated Land Risk Assessment	No requirement.		
Phosphorous and Nitrogen Nutrient neutrality for nitrogen required for this site – however, given the nature of the use proposed, this is unlikely to be an issue.	Existing Services No information available.	Contamination The site is not known to be contaminated.	Landscape Impact Appraisal	No information available.		
			Environmental Assessment	A Habitats Regulation Assessment may be required. Hedgerows and trees on the site boundaries should be retained, and some new and reinstated hedgerows will be required.		
			Welsh Language	No requirement.		
Historic Environment There is no known archaeological interest at the site.	Natural Environment Hedgerows and trees at the boundaries of the site should be retained, strengthened and reinstated wherever possible at the		Key Supporting Information Requirements:			

	<p>boundaries of the site. This site is in proximity to the Special Area of Conservation (SAC) to the south. The site is also on a B-Line. Enhancement should also provide planting for pollinators. NRW advises that due to the close proximity of the site to the Pembrokeshire Marine SAC, a Habitats Regulation Assessment may be required.</p>	<p>It is not anticipated that a detailed masterplan will be drawn up for the development of this site.</p> <p>The site is close to the Special Area of Conservation (Milford Haven Waterway), which lies a short distance to the south. It is also on a B-Line. Planting for pollinators should be possible in conjunction with this proposal. Habitats Regulation Assessment may be required, due to close proximity to the Pembrokeshire Marine SAC.</p>
<p>Landscape</p> <p>No detailed information available, but to note that this is a south-facing site that is visible from the opposite shore of the Milford Haven Waterway.</p>	<p>Welsh Language</p> <p>The site is not within the defined Welsh language-sensitive area. Policy SP19 encourages all proposals to retain and enhance the Welsh language.</p>	<p>Water supply, sewerage and waste water treatment are not relevant considerations in the context of a solar PV array allocation.</p> <p>An Agricultural Land Classification survey will be required.</p>

Site Allocation Name / Ref SPV/149/LDP2/01 West of Ford Farm, Wolfscastle	Site Size 1.55 ha Use Solar Photovoltaic Array	Ownership The site is owned by Pembrokeshire County Council.	Site Plan 	Map Key Constraints Electric Pole_Mounted_Substation X 11KV Pole ● 11KV Overhead_Cable — 11KV Water & Sewerage — Pressurised_Main_Clean_Water Chamber ● FOUL MANHOLE Sewer — FOUL GRAVITY LDP2 Deposit V2 Public Consultation LDP2_D_V2 Settleme nt_Boundary □ Service Village LDP2_D_V2_Residential_Allocations □ Residential Allocation LDP2_D_V2_Allocations □ Solar Array	Satellite Image 
Site Description This 1.55 hectare greenfield site is located on the SW side of Wolfscastle village, adjoining land allocated for housing development. Pembrokeshire County Council owns the site.					
Highways Access to the site will be from the country road running towards Hayscastle Cross. A Transport Assessment will be required, in particular to address potential impacts on the nearby A.40 trunk road. Any proposals to use an access direct from the A.40 trunk road to serve this site will not be acceptable.	Water and Drainage The site is crossed by a water main and protection measures in the form of an easement width or a diversion of the main will be required.	Flood risk The site is not in a flood risk area, but SuDS will be required.	Key Requirements and Contributions		
			Highways	A Transport Assessment will be required.	
			Active Travel	No requirement.	
			Water & Drainage	Yes - an easement width or diversion of the water main will be required.	
			Flood Consequences Assessment	No requirement.	
			Air Quality Assessment	In line with Policy 1 of LDP2	
Active Travel No requirement.	Air Quality Development of the site will be required to meet the requirements of Policy 1 of LDP2.	Utilities Extension of utilities and services into this site will be required.	Contaminated Land Risk Assessment	No requirement.	
Phosphorous and Nitrogen Nutrient neutrality for nitrogen required for this site – however, given the nature of the use proposed, this is unlikely to be an issue.	Existing Services All services will require extension onto this greenfield site. A grid connection to facilitate the operation of the solar PV array will be needed, unless the power generated can be fully used locally (which is unlikely). There is an 11kV sub-station within the site that may require relocation.	Contamination The site is not known to be contaminated.	Landscape Impact Appraisal	No information available.	
			Environmental Assessment	Protected Species Survey needed, the site is also close to the Western Cleddau SSSI and SAC and this should be taken into consideration in preparing plans for the development of this site. Hedgerows and trees on the site boundaries should be retained.	
			Welsh Language	No requirement.	

<p>Historic Environment</p> <p>There is archaeological interest on the site and mitigation will be secured by planning condition.</p>	<p>Natural Environment</p> <p>Hedgerows and trees on the site boundaries should be retained wherever possible. On the part of the site boundary that is undefined, new hedgerows should be planted. The site is close to the Western Cleddau SSSI and SAC and this should be taken into consideration in preparing plans for the development of this site. A Protected Species Survey will be required, due to the presence of bats, a European Protected Species.</p>	<p>Key Supporting Information Requirements:</p> <p>It is not anticipated that a detailed masterplan will be drawn up for the development of this site.</p> <p>This site is within a Welsh language sensitive area, but the nature of the proposals means that a Welsh Language Assessment is not needed. Any signage connected to this site should be bilingual.</p> <p>A Transport Assessment will be needed, focusing on potential impacts on the A.40 trunk road. However, given the nature of the proposal, this is unlikely to be a significant issue, other than during the construction phase.</p> <p>The site is near to the Western Cleddau SSSI and SAC and this will need to be taken into consideration in drawing up development proposals for the site. However, the nature of this allocation makes it unlikely that there will be significant impacts in this respect.</p> <p>Archaeological mitigation will be required.</p> <p>An Agricultural Land Classification survey will be required.</p>
<p>Landscape</p> <p>No information available.</p>	<p>Welsh Language</p> <p>The site is located in a Welsh Language sensitive area. However, this is not a relevant consideration in the context of a solar PV array allocation. However, if signage is needed, this should be bilingual.</p>	