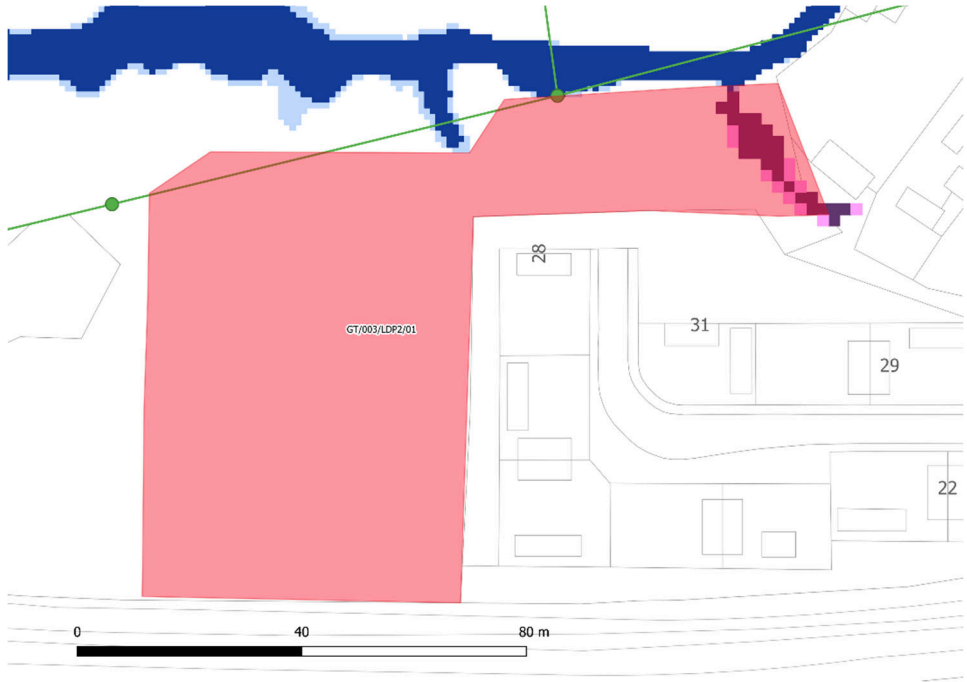

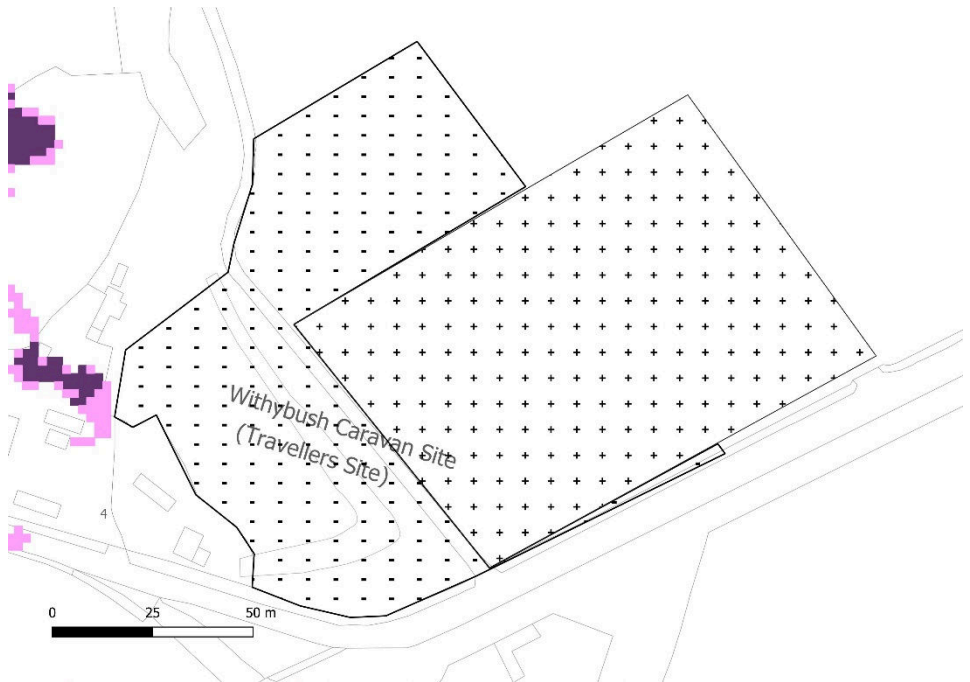

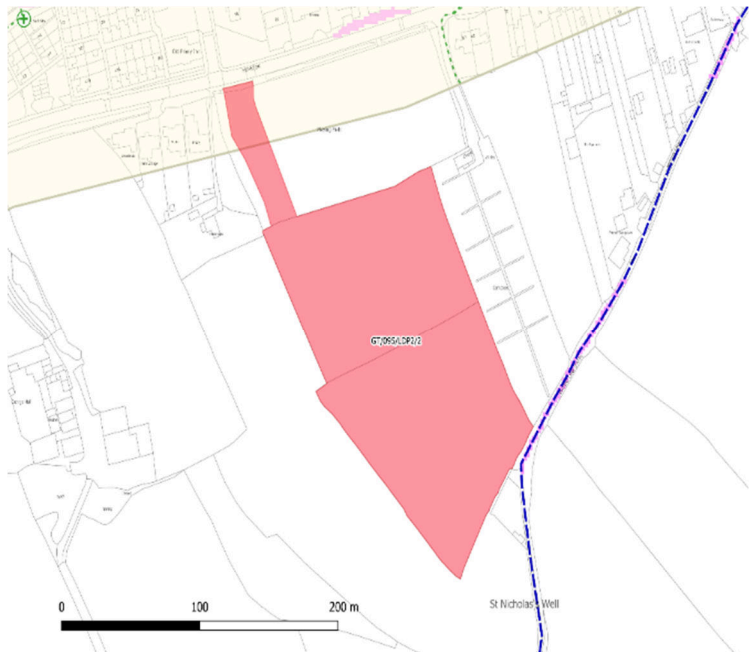



<p>Site Allocation Name / Ref</p> <p>Land west of Kingsmoor Common Gypsy and Traveller site, Begelly GT/003/LDP2/01</p>	<p>Site Size</p> <p>0.58 ha</p>	<p>Indicative net gain of pitch number</p> <p>11</p>	<p>Ownership</p> <p>PCC</p>	<p>Site Plan</p> 	<p>Map Key</p> <ul style="list-style-type: none"> Electric <ul style="list-style-type: none"> Western Power 11kv Poles_11kv OHL_11kv Natural Flood Map for Planning <ul style="list-style-type: none"> floodzone rivers and seas Flood Zone 2 Flood Zone 3 Floodzone Surface Water Small Watercourses <ul style="list-style-type: none"> Flood Zone 2 Flood Zone 3 LDP2_D_V2_Allocations <ul style="list-style-type: none"> Gypsy Site 	<p>Satellite Image</p> 																													
<p>Site Description</p> <p>This site is located to the west of the existing Gypsy Traveller site known as Kingsmoor Common and 65m to the south of Begelly settlement boundary. To the west and north are areas of scrubland and to the south is a mature tree lined boundary with the A477 Trunk Road. This area including the site is registered as Common Land.</p>				<table border="1"> <tr> <td colspan="3" data-bbox="1003 806 1923 856"> <p>Water and Drainage</p> <p>A water supply can be provided for this site. An off-site mains is needed to connect to the network.</p> <p>The public sewerage network can accept the potential foul flows from the proposed development site. Off-site sewers would be needed to connect to the network. Langdon WwTW can accommodate the foul flows from the proposed development site.</p> </td> <td colspan="2" data-bbox="1923 806 2896 856"> <p>Key Requirements and Contributions</p> </td> </tr> <tr> <td data-bbox="1003 856 1501 1171"> <p>Electricity supply</p> <p>An 11kv overhead line runs along the northern boundary of the site. This is unlikely to require rerouting as it largely sits outside the allocated area.</p> </td> <td colspan="2" data-bbox="1501 856 1923 1171"> <p>Flood Risk</p> <p>There is Flood Zone 3 risk outside the northern boundary of the site which adjoins the site boundary in several places. In addition, there is surface water flooding within the site near the north-eastern boundary. SuDS will be required and the site layout will need to take the adjacent flood risk into account.</p> </td> <td data-bbox="1923 856 2190 907"> <p>Highways</p> </td> <td colspan="2" data-bbox="2190 856 2896 907"> <p>Transport Assessment needed.</p> </td> </tr> <tr> <td data-bbox="1003 907 1501 1171"> <p>Active Travel</p> <p>No external paths required as the extension will utilise the existing paths leading through the existing site towards Kilgetty and Begelly.</p> </td> <td colspan="2" data-bbox="1501 907 1923 1171"> <p>Welsh Language</p> </td> <td data-bbox="1923 907 2190 957"> <p>Education</p> </td> <td colspan="2" data-bbox="2190 907 2896 957"> <p>The Council's Housing Department is currently (Feb 2026) incorporating a play area on site. The Council's Housing Department is also able to apply for grant funding to make further provision. There is a play space requirement with this allocation.</p> </td> </tr> <tr> <td data-bbox="1003 1171 1501 1671"> <p>Phosphorous and Nitrogen</p> <p>Nutrient neutrality for nitrogen required for this site.</p> </td> <td colspan="2" data-bbox="1501 1171 1923 1671"> <p>Contamination</p> <p>Based on information obtained during previous development and extension of the site, the risk to human health from contact with contaminated soils and groundwater would appear to be low, provided that the pitches are fully hardstanding.</p> </td> <td data-bbox="1923 957 2190 1008"> <p>Recreational Open Space</p> </td> <td colspan="2" data-bbox="2190 957 2896 1008"> <p>No requirements.</p> </td> </tr> <tr> <td colspan="3" data-bbox="1003 1008 1923 1671"> <p>Water & Drainage</p> <p>Langdon WwTW has limited capacity so financial contribution may be required.</p> </td> <td colspan="3" data-bbox="1923 1008 2896 1671"> <p>Key Supporting Information Requirements</p> <p>A Transport Statement Detailed Contaminated Land Risk Assessment Ecological Assessment Landscaping Plan</p> </td> </tr> </table>			<p>Water and Drainage</p> <p>A water supply can be provided for this site. 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	<p>The primary concern would appear be the potential presence of ground gases.</p> <p>Given the history, and the time since the last assessment of the site, it is recommended that development should not proceed until a detailed contamination assessment has been undertaken by a suitably qualified professional in accordance with BS10175 Investigation of Potentially Contaminated Sites Code of Practice and should assess any contamination on the site, whether or not it originates on the site, and be submitted to the Local Planning Authority for review and approval.</p>	<p>Green Infrastructure Assessment Coal Mining Risk Assessment</p>
<p>Habitat</p> <p>There are habitats and associated species for this site that will need comprehensive ecological surveys in order to progress the project. An ecological assessment will be required.</p>	<p>Landscape The site is low lying and screened by existing development and scrubland and a line of mature trees along the A477..</p>	<p>Historic Environment</p> <p>The site is not located within a Registered Historic Landscape and there are no historic assets recorded within its boundary. The archaeological potential is considered low.</p>
<p>Welsh Language</p> <p>The site is not within the defined Welsh language-sensitive area. Policy SP19 requires all proposals to retain and enhance the Welsh language.</p>	<p>Common Land</p> <p>The process to de-register the required part of Kingsmoor Common to extend the Gypsy traveller allocation is likely to be quite complex, as Kingsmoor has its own special legislation (Dyfed Act 1965 & 1987) and requires ratification by Welsh Ministers (actual determination is understood to be undertaken by PEDW). There is an overlap with the existing de-registered area. De-registration is estimated to take approximately one year to complete.</p>	<p>Contour Mapping</p>  <p>The diagram shows a site plan with a red-shaded area labeled 'Gypsy Site'. The site is overlaid on a map showing 2m contours (indicated by orange lines) and LDP2V2 allocations (indicated by grey lines). A scale bar at the bottom indicates 0, 40, and 80 meters. A key in the bottom right corner identifies the symbols: 'Contours 2m' (orange line), 'LDP2V2 Allocations' (grey line), and 'Gypsy Site' (red area). The site plan includes several numbered plots: 28, 29, 31, and 22.</p>

<p>Site Allocation Name / Ref</p> <p>Land east of Withybush Gypsy and Traveller site</p> <p>GT/040/LDP2/01</p>	<p>Site Size</p> <p>0.88 ha</p>	<p>Indicative net gain of pitch number</p> <p>5</p>	<p>Ownership</p> <p>PCC</p>	<p>Site Plan</p> 	<p>Map Key</p> <p>Constrants</p> <p>Natural</p> <p>Flood Map for Planning</p> <p>nrv_floodzone_surface_water_small_waterco</p> <p>Flood Zone 2</p> <p>Flood Zone 3</p> <p>FC Areas</p> <p>Amended Area</p> <p>Removed Area</p>	<p>Satellite Image</p> 															
<p>Site Description</p> <p>The site is located close to an existing Gypsy and Traveller site, 2km north of Haverfordwest settlement boundary. The site is situated within the south-western corner of a large field, and the northern and eastern boundaries do not align with any physical features on the ground. The western boundary abuts a paddock which is used for grazing of horses. A road forms the southern boundary, with Withybush airport beyond.</p>				<table border="1"> <tr> <td data-bbox="1006 837 1570 1707"> <p>Water and Drainage</p> <p>A water supply can be provided for this site. Off-site mains would be needed to connect to the network.</p> <p>There are no public sewers in close proximity, and the site lies within the Cleddau Rivers SAC.</p> <p>A private treatment system will need to be provided in line with NRW advice. This could be achieved by replacing the current packaged treatment plan serving the existing gypsy and traveller site with a new one to serve the existing and new sites. New packaged treatment plants can often demonstrate lower phosphorous and nitrogen outputs, even with higher foul flows, compared to existing (older) private treatment systems.</p> </td> <td data-bbox="1570 837 1923 1707"> <p>Electricity supply</p> <p>An 11kv overhead line is located 160m to the west.</p> </td> <td data-bbox="1923 837 2211 1707"> <p>Key Requirements and Contributions</p> <table border="1"> <tr> <td>Highways</td> <td>New access needed.</td> </tr> <tr> <td>Active Travel</td> <td>Internal path needed.</td> </tr> <tr> <td>Education</td> <td>No requirement.</td> </tr> <tr> <td>Recreational Open Space</td> <td>No requirement.</td> </tr> <tr> <td>Welsh Language</td> <td>No requirement.</td> </tr> <tr> <td>Water & Drainage</td> <td>A new packaged treatment plant is needed.</td> </tr> </table> </td> </tr> </table>			<p>Water and Drainage</p> <p>A water supply can be provided for this site. Off-site mains would be needed to connect to the network.</p> <p>There are no public sewers in close proximity, and the site lies within the Cleddau Rivers SAC.</p> <p>A private treatment system will need to be provided in line with NRW advice. This could be achieved by replacing the current packaged treatment plan serving the existing gypsy and traveller site with a new one to serve the existing and new sites. New packaged treatment plants can often demonstrate lower phosphorous and nitrogen outputs, even with higher foul flows, compared to existing (older) private treatment systems.</p>	<p>Electricity supply</p> <p>An 11kv overhead line is located 160m to the west.</p>	<p>Key Requirements and Contributions</p> <table border="1"> <tr> <td>Highways</td> <td>New access needed.</td> </tr> <tr> <td>Active Travel</td> <td>Internal path needed.</td> </tr> <tr> <td>Education</td> <td>No requirement.</td> </tr> <tr> <td>Recreational Open Space</td> <td>No requirement.</td> </tr> <tr> <td>Welsh Language</td> <td>No requirement.</td> </tr> <tr> <td>Water & Drainage</td> <td>A new packaged treatment plant is needed.</td> </tr> </table>	Highways	New access needed.	Active Travel	Internal path needed.	Education	No requirement.	Recreational Open Space	No requirement.	Welsh Language	No requirement.	Water & Drainage	A new packaged treatment plant is needed.
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<p>Highways</p> <p>A new access will be required off the unclassified road at the eastern edge of the site. The visibility splay requirement will be 120m in both directions (west and east). A pedestrian link between the new site and the existing site will be required.</p>				<p>Flood Risk</p> <p>This site is not within a flood zone. However, there are surface water flooding issues in this area, and a suitable SuDS scheme will be required to ensure any flood risk is not exacerbated.</p>																	
<p>Active Travel</p> <p>A new path is required to link the new site with the existing site, to provide a safe off-road connection between the two.</p>				<p>Contamination</p> <p>There is a potential contamination issue, related to the historic use of this and other land in this area as part of the airfield. The proposed development involves highly vulnerable receptors,</p> <p>Key Supporting Information Requirements</p> <p>Detailed Site Plan</p> <p>Detailed Contaminated Land Risk Assessment</p> <p>Ecology Assessment</p>																	
<p>Phosphorous and Nitrogen</p> <p>Nutrient neutrality for nitrogen required for this site.</p>																					

	<p>necessitating a comprehensive assessment of potential contamination risks. Appropriate mitigation measures must be implemented where required to ensure the site poses no threat to human health or the environment.</p> <p>It is recommended that the development should not proceed until a detailed contamination assessment has been undertaken by a suitably qualified professional, in accordance with BS 10175: Investigation of Potentially Contaminated Sites – Code of Practice. The assessment should evaluate any contamination present on the site, regardless of its origin, and the findings should be submitted to the Local Planning Authority for review and approval. Investigations may be required depending on end use to establish risk posed to end users.</p>	<p>Shadow Appropriate Assessment in accordance with Habitat Regulations Assessment (HRA) requirements</p> <p>Archaeological Investigation</p>
<p>Habitat</p> <p>There are a heavily vegetated area and a pond not far from this site, which indicate possible ecological constraints. An ecological assessment will be required.</p>	<p>Landscape</p> <p>A hedgebank enclosure, along the road and field sides, is required to provide a physical constraint and good landscape integration.</p>	<p>Historic Environment</p> <p>The site is not located within a Registered Historic Landscape and there are no historic assets recorded within its boundary. However, a Neolithic chambered tomb, to the northwest, indicates archaeological potential and should development of the site entail intrusive groundworks, an archaeological evaluation should be carried out in advance, with geophysics survey as the first phase.</p>
<p>Welsh Language</p> <p>The site is not within the defined Welsh language-sensitive area. Policy SP19 requires that all proposals retain and enhance the Welsh language.</p>	<p>.</p>	

<p>Site Allocation Name / Ref</p> <p>Adjacent to Monkton Playing Field</p> <p>GT/095/LDP2/2</p>	<p>Site Size</p> <p>2.43 ha</p>	<p>Indicative net gain of pitch number</p> <p>15+</p>	<p>Ownership</p> <p>Recently purchased by PCC</p>	<p>Site Plan</p> 	<p>Map Key</p> <ul style="list-style-type: none"> Electric Western Power 11kv UG_11kv GM_Subst_11KV Historic PRoW Bridleway Historic Landscapes Natural Flood Map for Planning Floodzone Surface Water Small Watercourses Flood Zone 2 LDP2_D_V2_Allocations Gypsy Site 	<p>Satellite Image</p> 
<p>Site Description</p> <p>The site is situated to the south of the B4320 Monkton Road, to the west of the municipal cemetery. The access from the road is alongside a playing field. The land is generally flat and currently comprises two field enclosures.</p>						
<p>Highways</p> <p>A new access will be required off the B4320 Monkton Road. The access road will then run alongside the playing field, which will require a new hedgerow along the eastern edge. Access will require relocation of existing utilities. Footway extended along B4320 and existing crossing point moved. Access will need to take into account trailer and caravan access.</p>	<p>Water and Drainage</p> <p>A hydraulic modelling assessment (HMA) will be required to determine the point of connection to the water supply network and potential developers would be expected to fund investigations during pre-planning stages. The findings of the HMA would inform the extent of any necessary upgrades.</p> <p>Pembroke Dock Wastewater Treatment Works (WwTW) can accommodate the foul flows from the proposed development site.</p> <p>The public sewerage network can accept the potential foul flows from the proposed development site. Off-site sewers would be needed to connect to the network.</p>	<p>Electricity supply</p> <p>An 11kv underground cable is located 150m to the east of the site entrance onto Monkton Road.</p>	<p>Key Requirements and Contributions</p>			
<p>Active Travel</p> <p>A pavement and crossing island already exist in this location (which will need to be moved as part of the application), so only a link into the network at the site entrance along with a path alongside the internal access will be required.</p>				<p>Highways</p>	<p>Requirements are set out across.</p>	
				<p>Active Travel</p>	<p>Path required.</p>	
			<p>Education</p>	<p>The Council's Housing Department is able to apply for grant funding to make further provision for play space provision on this new site (Feb 2026). There is a play space requirement with this allocation.</p>		
			<p>Recreational Open Space</p>			
			<p>Welsh Language</p>	<p>No requirement.</p>		
			<p>Water & Drainage</p>	<p>Potential developers would be expected to fund investigations during pre-planning stages for hydraulic modelling.</p>		

<p>Phosphorous and Nitrogen</p> <p>Nutrient neutrality for nitrogen required for this site.</p>	<p>Contamination</p> <p>No known constraints related to the past use of the proposed site.</p> <p>Due to the site's proximity to the cemetery, it is recommended that appropriate precautions be implemented, and an investigation be conducted to assess any potential risks.</p>	<p>Key Supporting Information Requirements</p> <p>Detailed Master Plan Contaminated Land Assessment Ecology Assessment Heritage Impact Assessment Transport Statement</p>
<p>Habitat</p> <p>There are habitats and associated species for this site that will need comprehensive ecological surveys in order to progress the projects.</p>	<p>Landscape</p> <p>Strong hedgerow boundaries along the northern and eastern site boundaries will be required. Hedgebanks should be created to protect ecological interests. The most valuable vegetation is to the south, to be retained and not compromised by ancillary issues such as drainage.</p>	<p>Historic Environment</p> <p>The intervisibility of the site and impact upon the setting of Pembroke Castle Scheduled Monument will need to be considered, however, the proximity of the site to existing development and the low-rise nature of the buildings is likely to be acceptable.</p> <p>The site is not located within a Registered Historic Landscape and there are no historic assets recorded within its boundary. The potential for development to have a direct impact on archaeological deposits is considered low. There is a holy well – St Nicholas' Well (PRN 3290) just beyond the southern boundary consultation with the HM department of Heneb is required to provide appropriate mitigation to safeguard the setting of this historic asset.</p>
<p>Welsh Language</p> <p>The site is not within the defined Welsh language-sensitive area. Policy SP19 requires all proposals to retain and enhance the Welsh language.</p>		