








CONTENTS

Lamphey – Adjacent to Lamphey School	1
Lamphey – South of Cleggars Park	3
Letterston – Between Longstone Court & 62 St Davids Rd	5
Llangwm – North of the Kilns	7
Llanstadwell – East of Hazelbank	9
Llandissilio – Adjacent to Maesybryn	11
Maenclochog – West of Globe Inn	13
Merlins Bridge – Rear of 76 Pembroke Rd	15
Milford Haven – East of Castle Pill Rd, Steynton	17
Milford Haven – Former Hakin Infants School	19
Milford Haven – Former Hakin Junior School	21
Milford Haven – Former Hubberston VC School	23
Milford Haven – Land at Myrtle Meadows	25
Milford Haven – North East of Beaconing Field	27
Milford Haven – South of Conway Drive	29
Milford Haven – South West of the Meads	32

Site Allocation Name / Ref Adjacent to Lamphey School, Lamphey HSG/052/LDP2/1	Site Size 1.75 ha	Total Units 40 (8 affordable)	Ownership Private	Site Plan 	Map Key Electric Highways Water Sewer Flood LDP2 Display NZ Proposed Allocation	Satellite Image 														
Site Description This greenfield site is located to the east of Lamphey and immediately east of Lamphey County Primary School. The northern boundary is defined by the railway line, with the school forming the western boundary and the A4139 creates the southern boundary. To the east there are agricultural fields. The Pembrokeshire Coast National Park boundary lies one field over to the east, which is defined by a Public Right of Way (PRoW). There is a level crossing to the north of the site.																				
Phosphorous and Nitrogen Nutrient neutrality for nitrogen required for this site.		Water and Drainage A water supply can be provided for the site. The public sewerage network and Lamphey WWTW can accommodate the foul flows from the proposed development site. The site is crossed by a 6" diameter watermain.		Flood risk This site is not within a flood zone, however there is a small risk of surface water flooding and sustainable disposal of surface water as part of a SuDS approach is required.	Key Requirements and Contributions <table border="1"> <tr> <td>Highways</td> <td>Improvements required.</td> </tr> <tr> <td>Active Travel</td> <td>Link required.</td> </tr> <tr> <td>Education</td> <td>No contribution likely to be required as there is sufficient capacity in local schools.</td> </tr> <tr> <td>Affordable Housing</td> <td>20%</td> </tr> <tr> <td>Recreational Open Space</td> <td>On-site Local Area of Play required, minimum area 0.04ha. Off-site financial contribution to Lamphey Playground.</td> </tr> <tr> <td>Welsh Language</td> <td>No requirements.</td> </tr> <tr> <td>Water & Drainage</td> <td>No major issues identified.</td> </tr> </table>		Highways	Improvements required.	Active Travel	Link required.	Education	No contribution likely to be required as there is sufficient capacity in local schools.	Affordable Housing	20%	Recreational Open Space	On-site Local Area of Play required, minimum area 0.04ha. Off-site financial contribution to Lamphey Playground.	Welsh Language	No requirements.	Water & Drainage	No major issues identified.
Highways	Improvements required.																			
Active Travel	Link required.																			
Education	No contribution likely to be required as there is sufficient capacity in local schools.																			
Affordable Housing	20%																			
Recreational Open Space	On-site Local Area of Play required, minimum area 0.04ha. Off-site financial contribution to Lamphey Playground.																			
Welsh Language	No requirements.																			
Water & Drainage	No major issues identified.																			
Highways Access will be provided onto the A4139. Mitigation may be required to ensure access is provided to appropriate standards. Sensitive provision of footpath towards the front of the site will be required, which retains existing hedge and trees and links existing built area to public rights of way. Crossing points will also be required. Recommendation of existing 20mph speed limit extended to the east of the access point for the site.				Key Supporting Information Requirements Detailed Site Plan Landscape Study Highway Access and Active Travel Plan Transport Assessment Ecological Assessment																
Active Travel Footpath links needed.		Electricity supply																		

<p>Historic Environment</p> <p>The site is not located within an RHL and there are no historic assets recorded within its boundary. Heneb considers the potential for the development site to have an adverse impact on the historic environment to be low.</p>	<p>Habitat</p> <p>Appropriate ecological surveys will be required in relation to protected species, including bats. A landscaping scheme will be required to protect the special qualities of the National Park, which lies one field to the east of the site.</p>	<p>Contamination</p> <p>There are no known contamination issues at this site.</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>Landscape</p> <p>Individual trees within the site to be retained and protected. There are open views across the countryside to the south that are within Pembrokeshire Coast National Park. A comprehensive landscape scheme will be required to protect the special qualities of the National Park. Creation of a new hedgerow along the north-western edge of the site.</p>	<p>Sustainability Appraisal Recommendations</p> <p>The site is at the edge of Lamphey and has active and sustainable travel options to a range of facilities, education and employment opportunities. The majority of the site is Grade 2 agricultural land but there are no suitable alternative sites. The site is close to the boundary of the National Park</p>	<p>Street View Photo 1</p> 	<p>Street View Photo 2</p> 



Site Allocation Name / Ref South of Cleggars Park, Lamphey HSG/052/00011	Site Size 2.43 ha	Total Units 55 (13 affordable)	Ownership Private	Site Plan 	Map Key 	Satellite Image 													
Site Description This greenfield site is located at the southern edge of Lamphey. There are residential properties to the west and north, with an agricultural field to the east and further residential development beyond. To the south there are agricultural fields and this boundary forms the edge of Pembrokeshire Coast National Park. An access road has been created to the west, which joins to the Freshwater East road.																			
Phosphorous and Nitrogen Nutrient neutrality for nitrogen required for this site.				Water and Drainage A water supply can be provided for the site. The public sewerage network and Lamphey WWTW can accommodate the foul flows from the proposed development site. The site is crossed by a 150mm diameter sewer.	Flood risk This site is not within a flood zone. There is a small risk of surface water flooding at the centre of the site and along the eastern boundary adjacent to a pond in the neighbouring field. The sustainable disposal of surface water as part of a SuDS approach is required.	Key Requirements and Contributions													
Highways An access road off the Freshwater East Road was formed some years ago and a relatively new pavement along the Freshwater East road would provide active travel links. This access will need bringing up to adoptable standards. Consideration should be given to an active travel links to Cleggars Park and Honeyhill Grove.						<table border="1"> <tr> <td>Highways</td> <td>Improvements required.</td> </tr> <tr> <td>Active Travel</td> <td>Link required.</td> </tr> <tr> <td>Education</td> <td>No requirement.</td> </tr> <tr> <td>Affordable Housing</td> <td>25%</td> </tr> <tr> <td>Recreational Open Space</td> <td>On site provision of one Local Area of Play, minimum area 0.04ha. Off-site financial contribution to Lamphey Playground.</td> </tr> <tr> <td>Welsh Language</td> <td>No requirements.</td> </tr> <tr> <td>Water & Drainage</td> <td>No requirements.</td> </tr> </table>		Highways	Improvements required.	Active Travel	Link required.	Education	No requirement.	Affordable Housing	25%	Recreational Open Space	On site provision of one Local Area of Play, minimum area 0.04ha. Off-site financial contribution to Lamphey Playground.	Welsh Language	No requirements.
Highways	Improvements required.																		
Active Travel	Link required.																		
Education	No requirement.																		
Affordable Housing	25%																		
Recreational Open Space	On site provision of one Local Area of Play, minimum area 0.04ha. Off-site financial contribution to Lamphey Playground.																		
Welsh Language	No requirements.																		
Water & Drainage	No requirements.																		
Active Travel Whilst a pavement now exists along Freshwater East Road, a feasibility assessment should be undertaken into active travel connections to Cleggars Park and Honeyhill Grove to improve connectivity within this area of the village. In the case on Honeyhill Grove, this should look at making provision for a future link but also a path across the existing agricultural field.				Electricity supply An 11kv overhead line and 3 poles are located along the northern boundary. There is potential for this to be left in position and not diverted.		Key Supporting Information Requirements Detailed Site Plan Landscape Study Active Travel Assessment Ecological Assessment													
Historic Environment				Habitat Appropriate ecological surveys will be required in relation to protected species.		Contamination None known.													


Landscape
Individual trees within the site to be retained and protected. There are open views across the countryside to the south that are within Pembrokeshire Coast National Park. A comprehensive landscape scheme will be required to protect the special qualities of the National Park.


Welsh Language
The site is not within the defined Welsh language-sensitive area. Policy SP19 encourages all proposals to retain and enhance the Welsh language.


Sustainability Appraisal Recommendations
The site is at the edge of Lamphey and has active and sustainable travel options to a range of facilities, education and employment opportunities. The majority of the site is Grade 2 agricultural land but there are no suitable alternative sites. The site is close to the boundary of the National Park.




Site Allocation Name / Ref Between Longstone Court and 62 St Davids Road, Letterston HSG/053/LDP2/1	Site Size 1.69 ha	Total Units 38	Ownership Private	Site Plan 	Map Key Electric Ground Mounted Substation LRV Underground Cable LRV Water & Sewerage Pressurised Main/Clean Water Hydrant/Clean Water Chamber Foul Manhole Sewer Foul Connecting Sewer Foul Gravity Foul Lateral Drain LDP2 Deposit v2 Service Centre Residential Allocation Commitment	Satellite Image 																																															
Site Description This greenfield site is located on the south-eastern side of Letterston. The northern boundary is defined by Station Road. To the south-east and south are agricultural fields that lie outside the settlement boundary and to the west is a further agricultural field, which has planning permission for residential development. The north-west boundary is formed by an earlier phase of the development known as Longstone Court. A row of houses runs west from the north-east of the site.	Allocation Type Housing	Phasing Tranche 2023-2027																																																			
Phosphorous and Nitrogen <table border="1" data-bbox="97 890 958 1108"> <thead> <tr> <th>Year</th> <th>2023</th> <th>2024</th> <th>2025</th> <th>2026</th> <th>2027</th> <th>2028</th> <th>2029</th> <th>2030</th> <th>2031</th> <th>2032</th> <th>2033</th> </tr> </thead> <tbody> <tr> <td>Phasing</td> <td>-24</td> <td>-25</td> <td>-26</td> <td>-27</td> <td>-28</td> <td>-29</td> <td>-30</td> <td>-31</td> <td>-32</td> <td>-33</td> <td>2033</td> </tr> <tr> <td>Phosphate Permit</td> <td>PR1</td> <td></td> <td>PPC L2</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>PR1 – Issue date of reviewed phosphates permit at WwTW PPCL2 – Start date of 2nd Permit Phosphorous Concentration Limit</p> <p>Nutrient neutrality for nitrogen required for this site.</p>	Year	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Phasing	-24	-25	-26	-27	-28	-29	-30	-31	-32	-33	2033	Phosphate Permit	PR1		PPC L2									Water and Drainage A water supply can be provided for this site. The public sewerage network and Letterston WwTW can accommodate the foul flows from the site.	Flood risk There is no flood risk within the site. SUDS will be required for surface water drainage within the site.	Key Requirements and Contributions <table border="1" data-bbox="1926 877 2887 1696"> <tr> <td>Highways</td> <td>No specific requirements.</td> </tr> <tr> <td>Active Travel</td> <td>Pedestrian access and pedestrian/cycle route.</td> </tr> <tr> <td>Education</td> <td>Education contribution required to secondary school</td> </tr> <tr> <td>Affordable Housing</td> <td>An off-site contribution will be required</td> </tr> <tr> <td>Recreational Open Space</td> <td>On-site Local Area of Play required, minimum area 0.04ha. Off-site financial contribution to playground facilities at Letterston Recreation Ground.</td> </tr> <tr> <td>Welsh Language</td> <td>Phasing of development may be required to protect the Welsh language</td> </tr> <tr> <td>Water & Drainage</td> <td>No requirements</td> </tr> </table>	Highways	No specific requirements.	Active Travel	Pedestrian access and pedestrian/cycle route.	Education	Education contribution required to secondary school	Affordable Housing	An off-site contribution will be required	Recreational Open Space	On-site Local Area of Play required, minimum area 0.04ha. Off-site financial contribution to playground facilities at Letterston Recreation Ground.	Welsh Language	Phasing of development may be required to protect the Welsh language	Water & Drainage	No requirements
Year	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033																																										
Phasing	-24	-25	-26	-27	-28	-29	-30	-31	-32	-33	2033																																										
Phosphate Permit	PR1		PPC L2																																																		
Highways	No specific requirements.																																																				
Active Travel	Pedestrian access and pedestrian/cycle route.																																																				
Education	Education contribution required to secondary school																																																				
Affordable Housing	An off-site contribution will be required																																																				
Recreational Open Space	On-site Local Area of Play required, minimum area 0.04ha. Off-site financial contribution to playground facilities at Letterston Recreation Ground.																																																				
Welsh Language	Phasing of development may be required to protect the Welsh language																																																				
Water & Drainage	No requirements																																																				
Highways Vehicular access to be via Longstone Court.	Electricity supply An 11kv substation is located in nearby Parc Maen Hir.	Key Supporting Information Requirements Detailed Site Plan Full Ecological Survey Archaeological evaluation																																																			
Active Travel A pedestrian access onto Station Road and pedestrian/cycle route behind the hedge of the northern site boundary to be provided.																																																					



<p>Historic Environment</p> <p>The site is not within a Registered Historic Landscape and there are no historic assets recorded within the boundary. There is high potential for Neolithic and Bronze Age remains due to the site's proximity to known important archaeological remains. Archaeological evaluation of the site prior to determination of any planning application is required.</p>	<p>Habitat</p> <p>There are records for invasive non-native species nearby. There are likely to be bats and badgers foraging and commuting. Often the hedgerows offer the most biodiversity value. A full ecological survey will be required. Reptiles may be present due to the previous use of the site during construction of the adjacent houses and the subsequent management of the site. Dark corridors must be retained and biodiversity enhancement opportunities incorporated into the design. Green infrastructure must be incorporated into the design which should seek to build on and improve landscape connectivity for ecological features such as hedgerows and tree lines.</p>	<p>Contamination</p> <p>None known.</p> <p>Welsh Language</p> <p>Welsh Language Sensitive Area. Phased release of the allocation may be required, together with bilingual signage and if necessary other mitigation measures.</p>
<p>Landscape</p> <p>Hedgebank along Station Road and other natural boundaries to be retained wherever possible, to match neighbouring developments along Station Road.</p>	<p>Sustainability Appraisal Recommendations</p> <p>The site is at the eastern end of Letterston and whilst there are active and sustainable transport options available, these are some distance from the site. Much of the site is Grade 3a agricultural land but there are no suitable alternative sites. There may be archaeological interest within the site that will require investigation.</p>	<p>Street View Photo 1</p> 


Site Allocation Name / Ref North of the Kilns, Llangwm HSG/063/00024	Site Size 2.89 ha	Total Units 66	Ownership Private	Site Plan 	Map Key Electric Green, Moulded, Laminated 200V 230V 240V 250V 260V 270V 280V 290V 300V 310V 320V 330V 340V 350V 360V 370V 380V 390V 400V 410V 420V 430V 440V 450V 460V 470V 480V 490V 500V 510V 520V 530V 540V 550V 560V 570V 580V 590V 600V 610V 620V 630V 640V 650V 660V 670V 680V 690V 700V 710V 720V 730V 740V 750V 760V 770V 780V 790V 800V 810V 820V 830V 840V 850V 860V 870V 880V 890V 900V 910V 920V 930V 940V 950V 960V 970V 980V 990V 1000V 1010V 1020V 1030V 1040V 1050V 1060V 1070V 1080V 1090V 1100V 1110V 1120V 1130V 1140V 1150V 1160V 1170V 1180V 1190V 1200V 1210V 1220V 1230V 1240V 1250V 1260V 1270V 1280V 1290V 1300V 1310V 1320V 1330V 1340V 1350V 1360V 1370V 1380V 1390V 1400V 1410V 1420V 1430V 1440V 1450V 1460V 1470V 1480V 1490V 1500V 1510V 1520V 1530V 1540V 1550V 1560V 1570V 1580V 1590V 1600V 1610V 1620V 1630V 1640V 1650V 1660V 1670V 1680V 1690V 1700V 1710V 1720V 1730V 1740V 1750V 1760V 1770V 1780V 1790V 1800V 1810V 1820V 1830V 1840V 1850V 1860V 1870V 1880V 1890V 1900V 1910V 1920V 1930V 1940V 1950V 1960V 1970V 1980V 1990V 2000V 2010V 2020V 2030V 2040V 2050V 2060V 2070V 2080V 2090V 2100V 2110V 2120V 2130V 2140V 2150V 2160V 2170V 2180V 2190V 2200V 2210V 2220V 2230V 2240V 2250V 2260V 2270V 2280V 2290V 2300V 2310V 2320V 2330V 2340V 2350V 2360V 2370V 2380V 2390V 2400V 2410V 2420V 2430V 2440V 2450V 2460V 2470V 2480V 2490V 2500V 2510V 2520V 2530V 2540V 2550V 2560V 2570V 2580V 2590V 2600V 2610V 2620V 2630V 2640V 2650V 2660V 2670V 2680V 2690V 2700V 2710V 2720V 2730V 2740V 2750V 2760V 2770V 2780V 2790V 2800V 2810V 2820V 2830V 2840V 2850V 2860V 2870V 2880V 2890V 2900V 2910V 2920V 2930V 2940V 2950V 2960V 2970V 2980V 2990V 3000V 3010V 3020V 3030V 3040V 3050V 3060V 3070V 3080V 3090V 3100V 3110V 3120V 3130V 3140V 3150V 3160V 3170V 3180V 3190V 3200V 3210V 3220V 3230V 3240V 3250V 3260V 3270V 3280V 3290V 3300V 3310V 3320V 3330V 3340V 3350V 3360V 3370V 3380V 3390V 3400V 3410V 3420V 3430V 3440V 3450V 3460V 3470V 3480V 3490V 3500V 3510V 3520V 3530V 3540V 3550V 3560V 3570V 3580V 3590V 3600V 3610V 3620V 3630V 3640V 3650V 3660V 3670V 3680V 3690V 3700V 3710V 3720V 3730V 3740V 3750V 3760V 3770V 3780V 3790V 3800V 3810V 3820V 3830V 3840V 3850V 3860V 3870V 3880V 3890V 3900V 3910V 3920V 3930V 3940V 3950V 3960V 3970V 3980V 3990V 4000V 4010V 4020V 4030V 4040V 4050V 4060V 4070V 4080V 4090V 4100V 4110V 4120V 4130V 4140V 4150V 4160V 4170V 4180V 4190V 4200V 4210V 4220V 4230V 4240V 4250V 4260V 4270V 4280V 4290V 4300V 4310V 4320V 4330V 4340V 4350V 4360V 4370V 4380V 4390V 4400V 4410V 4420V 4430V 4440V 4450V 4460V 4470V 4480V 4490V 4500V 4510V 4520V 4530V 4540V 4550V 4560V 4570V 4580V 4590V 4600V 4610V 4620V 4630V 4640V 4650V 4660V 4670V 4680V 4690V 4700V 4710V 4720V 4730V 4740V 4750V 4760V 4770V 4780V 4790V 4800V 4810V 4820V 4830V 4840V 4850V 4860V 4870V 4880V 4890V 4900V 4910V 4920V 4930V 4940V 4950V 4960V 4970V 4980V 4990V 5000V 5010V 5020V 5030V 5040V 5050V 5060V 5070V 5080V 5090V 5100V 5110V 5120V 5130V 5140V 5150V 5160V 5170V 5180V 5190V 5200V 5210V 5220V 5230V 5240V 5250V 5260V 5270V 5280V 5290V 5300V 5310V 5320V 5330V 5340V 5350V 5360V 5370V 5380V 5390V 5400V 5410V 5420V 5430V 5440V 5450V 5460V 5470V 5480V 5490V 5500V 5510V 5520V 5530V 5540V 5550V 5560V 5570V 5580V 5590V 5600V 5610V 5620V 5630V 5640V 5650V 5660V 5670V 5680V 5690V 5700V 5710V 5720V 5730V 5740V 5750V 5760V 5770V 5780V 5790V 5800V 5810V 5820V 5830V 5840V 5850V 5860V 5870V 5880V 5890V 5900V 5910V 5920V 5930V 5940V 5950V 5960V 5970V 5980V 5990V 6000V 6010V 6020V 6030V 6040V 6050V 6060V 6070V 6080V 6090V 6100V 6110V 6120V 6130V 6140V 6150V 6160V 6170V 6180V 6190V 6200V 6210V 6220V 6230V 6240V 6250V 6260V 6270V 6280V 6290V 6300V 6310V 6320V 6330V 6340V 6350V 6360V 6370V 6380V 6390V 6400V 6410V 6420V 6430V 6440V 6450V 6460V 6470V 6480V 6490V 6500V 6510V 6520V 6530V 6540V 6550V 6560V 6570V 6580V 6590V 6600V 6610V 6620V 6630V 6640V 6650V 6660V 6670V 6680V 6690V 6700V 6710V 6720V 6730V 6740V 6750V 6760V 6770V 6780V 6790V 6800V 6810V 6820V 6830V 6840V 6850V 6860V 6870V 6880V 6890V 6900V 6910V 6920V 6930V 6940V 6950V 6960V 6970V 6980V 6990V 7000V 7010V 7020V 7030V 7040V 7050V 7060V 7070V 7080V 7090V 7100V 7110V 7120V 7130V 7140V 7150V 7160V 7170V 7180V 7190V 7200V 7210V 7220V 7230V 7240V 7250V 7260V 7270V 7280V 7290V 7300V 7310V 7320V 7330V 7340V 7350V 7360V 7370V 7380V 7390V 7400V 7410V 7420V 7430V 7440V 7450V 7460V 7470V 7480V 7490V 7500V 7510V 7520V 7530V 7540V 7550V 7560V 7570V 7580V 7590V 7600V 7610V 7620V 7630V 7640V 7650V 7660V 7670V 7680V 7690V 7700V 7710V 7720V 7730V 7740V 7750V 7760V 7770V 7780V 7790V 7800V 7810V 7820V 7830V 7840V 7850V 7860V 7870V 7880V 7890V 7900V 7910V 7920V 7930V 7940V 7950V 7960V 7970V 7980V 7990V 8000V 8010V 8020V 8030V 8040V 8050V 8060V 8070V 8080V 8090V 8100V 8110V 8120V 8130V 8140V 8150V 8160V 8170V 8180V 8190V 8200V 8210V 8220V 8230V 8240V 8250V 8260V 8270V 8280V 8290V 8300V 8310V 8320V 8330V 8340V 8350V 8360V 8370V 8380V 8390V 8400V 8410V 8420V 8430V 8440V 8450V 8460V 8470V 8480V 8490V 8500V 8510V 8520V 8530V 8540V 8550V 8560V 8570V 8580V 8590V 8600V 8610V 8620V 8630V 8640V 8650V 8660V 8670V 8680V 8690V 8700V 8710V 8720V 8730V 8740V 8750V 8760V 8770V 8780V 8790V 8800V 8810V 8820V 8830V 8840V 8850V 8860V 8870V 8880V 8890V 8900V 8910V 8920V 8930V 8940V 8950V 8960V 8970V 8980V 8990V 9000V 9010V 9020V 9030V 9040V 9050V 9060V 9070V 9080V 9090V 9100V 9110V 9120V 9130V 9140V 9150V 9160V 9170V 9180V 9190V 9200V 9210V 9220V 9230V 9240V 9250V 9260V 9270V 9280V 9290V 9300V 9310V 9320V 9330V 9340V 9350V 9360V 9370V 9380V 9390V 9400V 9410V 9420V 9430V 9440V 9450V 9460V 9470V 9480V 9490V 9500V 9510V 9520V 9530V 9540V 9550V 9560V 9570V 9580V 9590V 9600V 9610V 9620V 9630V 9640V 9650V 9660V 9670V 9680V 9690V 9700V 9710V 9720V 9730V 9740V 9750V 9760V 9770V 9780V 9790V 9800V 9810V 9820V 9830V 9840V 9850V 9860V 9870V 9880V 9890V 9900V 9910V 9920V 9930V 9940V 9950V 9960V 9970V 9980V 9990V 10000V 10001V 10002V 10003V 10004V 10005V 10006V 10007V 10008V 10009V 10010V 10011V 10012V 10013V 10014V 10015V 10016V 10017V 10018V 10019V 10020V 10021V 10022V 10023V 10024V 10025V 10026V 10027V 10028V 10029V 10030V 10031V 10032V 10033V 10034V 10035V 10036V 10037V 10038V 10039V 10040V 10041V 10042V 10043V 10044V 10045V 10046V 10047V 10048V 10049V 10050V 10051V 10052V 10053V 10054V 10055V 10056V 10057V 10058V 10059V 10060V 10061V 10062V 10063V 10064V 10065V 10066V 10067V 10068V 10069V 10070V 10071V 10072V 10073V 10074V 10075V 10076V 10077V 10078V 10079V 10080V 10081V 10082V 10083V 10084V 10085V 10086V 10087V 10088V 10089V 10090V 10091V 10092V 10093V 10094V 10095V 10096V 10097V 10098V 10099V 10100V 10101V 10102V 10103V 10104V 10105V 10106V 10107V 10108V 10109V 10110V 10111V 10112V 10113V 10114V 10115V 10116V 10117V 10118V 10119V 10120V 10121V 10122V 10123V 10124V 10125V 10126V 10127V 10128V 10129V 10130V 10131V 10132V 10133V 10134V 10135V 10136V 10137V 10138V 10139V 10140V 10141V 10142V 10143V 10144V 10145V 10146V 10147V 10148V 10149V 10150V 10151V 10152V 10153V 10154V 10155V 10156V 10157V 10158V 10159V 10160V 10161V 10162V 10163V 10164V 10165V 10166V 10167V 10168V 10169V 10170V 10171V 10172V 10173V 10174V 10175V 10176V 10177V 10178V 10179V 10180V 10181V 10182V 10183V 10184V 10185V 10186V 10187V 10188V 10189V 10190V 10191V 10192V 10193V 10194V 10195V 10196V 10197V 10198V 10199V 10200V 10201V 10202V 10203V 10204V 10205V 10206V 10207V 10208V 10209V 10210V 102
---	-----------------------------	--------------------------	-----------------------------	---	--


	<p>site is on a B-Line and close to core habitat for pollinators, any enhancement measures should include planting for pollinators. NRW have advised that bat and otter surveys may be required and discussions should take place with the LPA ecologist.</p>	<p>Only this south eastern corner falls within the Development High Risk Area (DHRA) identified by the Coal Authority. The remainder of the site is at Low Risk for development. A Coal Mining Risk Assessment will be required for the DHRA part of the site and submitted with any planning application.</p>
<p>Landscape Existing trees and hedges to be retained. Hedge translocation is preferable to removal for footway widening.</p>	<p>Sustainability Appraisal Recommendations This site is at the Service Centre of Llangwm which has good access to open space and services. There is the potential for significant effect due to proximity to the Pembrokeshire Marine Special Area of Conservation and this should be taken into consideration in planning the development of this site. Care will be taken to ensure that existing and new opportunities for biodiversity are retained and sought through the redevelopment of this site, and that the historic context including the Milford Haven Waterway Historic landscape, Conservation Area and archaeological potential are considered. A coal mining assessment will be required. Most of the site is Grade 3a agricultural land but there are no suitable alternative sites available.</p>	<p>Street View Photo 1</p> 
<p>Welsh Language The site is not within the defined Welsh language-sensitive area. Policy SP19 encourages all proposals to retain and enhance the Welsh language.</p>		

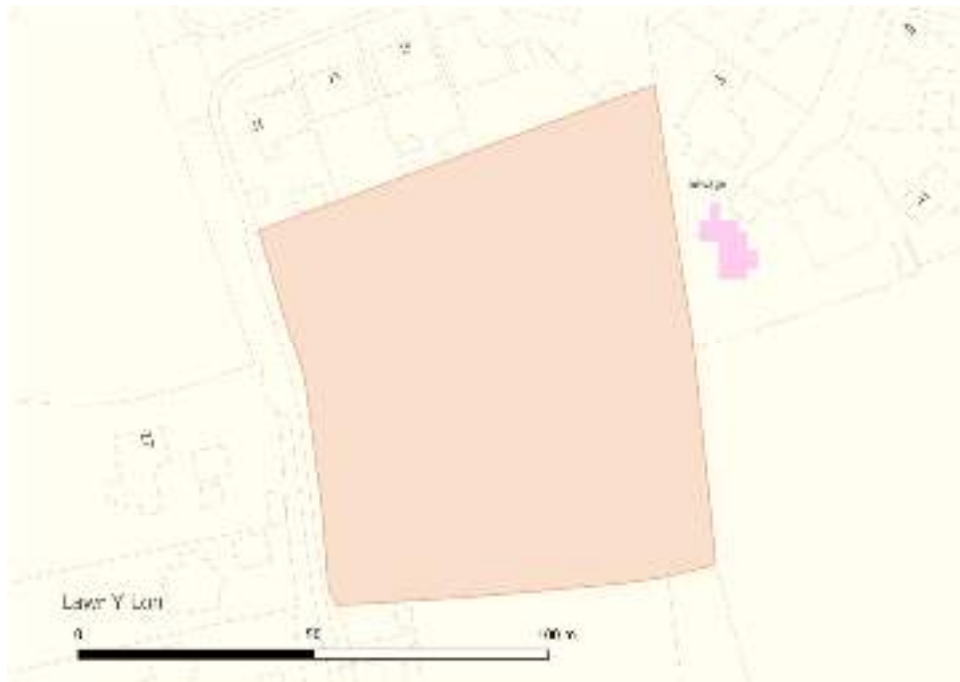

	<p>protection to the southern boundary. The site is on a B-Line. Enhancement should also provide planting for pollinators</p>	
<p>Landscape Retain and protect existing boundaries.</p>	<p>Sustainability Appraisal Recommendations</p> <p>This site is at the Service Village of Llanstadwell which has good access to open space and services. It is served by a frequent bus service. There are requirements to ensure that the nearby SAC is protected both in terms of pollution and protected species.</p> <p>Water supply and foul drainage is available but may require developer contributions. A small portion of the site is Grade 2 agricultural land.</p>	<p>Street View Photo 1</p> 
<p>Welsh Language The site is not within the defined Welsh language-sensitive area. Policy SP19 encourages all proposals to retain and enhance the Welsh language.</p>		


		Ecological Assessment to include a bat survey
<p>Historic Environment No known issues.</p>	<p>Habitat Habitat area to the North has been designated as open space and excluded from the development site to remain unlit to retain functionality as a dark corridor. This site is on a B-line, and so any biodiversity enhancement measures must consider planting for pollinators.</p>	<p>Contamination None known.</p>
<p>Landscape There is a clear definition of the amenity and developable space across the north boundary of the site. Where present, hedges and trees along boundaries will need to be retained.</p>		
<p>Sustainability Appraisal Recommendations This allocated site relates well to Llandissilio with active and sustainable transport opportunities to a range of facilities, education and employment opportunities. Retention of hedgerows and biodiversity enhancement will be required.</p>	<p>Welsh Language The site is within the defined Welsh language-sensitive area Phased release of the allocation may be required, together with bilingual signage and if necessary other mitigation measures.</p>	<p>Street View Photo 1</p> 


Site Allocation Name / Ref West of Globe Inn, Maenclochog HSG/081/LDP2/1	Site Size 1.57 ha	Total Units 15	Ownership Private	Site Plan 	Map Key Electric Pole Mounted Substation 11KV Pole 11KV Overhead_Cable 11KV Underground_Cable 11KV Water & Sewerage Pressurised_Main_Clean_Water Hydrant_Clean_Water Chamber Foul Manhole Sewer Foul Connecting Sewer Foul Gravity Foul Lateral Drain Historic Historic Landscapes LDP2 Deposit V2 Service Village Residential Allocation Commitment	Satellite Image 																																				
Allocation Type Housing Phasing Tranche 2023-2033																																										
Site Description This greenfield site is close to the village centre and the B4313 road, which runs west to east and then south to north through the village. The land slopes down gently to the south. There is existing development to the east and south, with open agricultural land to the north and west. Existing development around the village centre demonstrates a variety of uses and densities, but with residential uses dominating.				Water and Drainage A water supply can be provided for this site. The public sewerage network can accept the potential foul flows from this site. Maenclochog WwTW can accommodate the foul flows from the proposed development site.	Flood risk The site is not in a flood risk zone. The sustainable disposal of surface water as part of a SuDS approach is required.	Key Requirements and Contributions <table border="1"> <tr> <td>Highways</td> <td>No specific requirements</td> </tr> <tr> <td>Active Travel</td> <td>Footway link to Maes Roslyn required.</td> </tr> <tr> <td>Education</td> <td>No requirement.</td> </tr> <tr> <td>Affordable Housing</td> <td>An off-site contribution will be required.</td> </tr> <tr> <td>Recreational Open Space</td> <td>No requirement.</td> </tr> <tr> <td>Welsh Language</td> <td>Phasing of development and other mitigation measures may be required.</td> </tr> <tr> <td>Water & Drainage</td> <td>No requirement.</td> </tr> </table>	Highways	No specific requirements	Active Travel	Footway link to Maes Roslyn required.	Education	No requirement.	Affordable Housing	An off-site contribution will be required.	Recreational Open Space	No requirement.	Welsh Language	Phasing of development and other mitigation measures may be required.	Water & Drainage	No requirement.																						
Highways	No specific requirements																																									
Active Travel	Footway link to Maes Roslyn required.																																									
Education	No requirement.																																									
Affordable Housing	An off-site contribution will be required.																																									
Recreational Open Space	No requirement.																																									
Welsh Language	Phasing of development and other mitigation measures may be required.																																									
Water & Drainage	No requirement.																																									
Phosphorous and Nitrogen <table border="1"> <thead> <tr> <th>Year</th> <th>2023</th> <th>2024</th> <th>2025</th> <th>2026</th> <th>2027</th> <th>2028</th> <th>2029</th> <th>2030</th> <th>2031</th> <th>2032</th> <th>2033</th> </tr> </thead> <tbody> <tr> <td>Phasing</td> <td>-24</td> <td>-25</td> <td>-26</td> <td>-27</td> <td>-28</td> <td>-29</td> <td>-30</td> <td>-31</td> <td>-32</td> <td>-33</td> <td>2033</td> </tr> <tr> <td>Phosphate Permit</td> <td>PR1</td> <td colspan="10">→</td> </tr> </tbody> </table> <p>PR1 – Issue date of reviewed phosphates permit at WwTW Nutrient neutrality for nitrogen required for this site.</p>				Year	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Phasing	-24	-25	-26	-27	-28	-29	-30	-31	-32	-33	2033	Phosphate Permit	PR1	→										Electricity supply Two 11kv overhead lines intersect the site on a north south and northeast to southwest axis and three poles within the site. They will require rerouting to maximise the number of units on the site. Undergrounding may also be required.	Active Travel A new footway to the north should be created to connect with Maes Roslyn.	Key Supporting Information Requirements Detailed Site Plan Ecological Assessment to include a bat survey Historic Environment desk-based assessment.
Year	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033																															
Phasing	-24	-25	-26	-27	-28	-29	-30	-31	-32	-33	2033																															
Phosphate Permit	PR1	→																																								
Highways Access can be connected on to Ger Y Lein Fach, which connects to the existing footway infrastructure formed.																																										



<p>Historic Environment</p> <p>The site is located within the Preseli Registered Landscape of Outstanding Historic Importance. There are no historic assets within the site boundary but it is close to the medieval village core with both the Castle and Church within 120m. A historic environment desk-based assessment to be undertaken pre-determination of any development proposal.</p>	<p>Habitat</p> <p>Ecological survey required. Hedgebanks to be retained. Bats recorded on site.</p>	<p>Contamination</p> <p>None known.</p>
<p>Landscape</p> <p>Retain and protect existing boundary hedgerows and hedgerows within the site. Create new hedgerow along western boundary.</p>	<p>Welsh Language</p> <p>The site is within the defined Welsh language-sensitive area. Phased release of the allocation may be required, together with bilingual signage and if necessary other mitigation measures.</p> <p>Sustainability Appraisal Recommendations</p> <p>This site allocation relates well to the settlement. It is a service village with good access to facilities. The site is close to the Cleddau Rivers SAC. Hedgerows to be retained and biodiversity enhanced within the site.</p>	<p>Street View Photo 1</p> 



<p>Historic Environment</p> <p>No known issues.</p>	<p>Habitat</p> <p>There is an important tree belt along Haylett Lane, immediately west of the site. Efforts should be made to ensure that development of this site does not adversely affect this. The woodland belt forms a dark corridor whose integrity should be preserved. There are Tree Preservation Orders in place to the north and west of this site. Hedgerows and trees on the site boundary should be protected wherever possible. The houses along the Western boundary of the site should include bat roosting opportunities. NRW has noted that a bat survey may be required.</p>	<p>Landscape</p> <p>Boundary hedges and trees to be retained. Internal layout should accommodate significant tree planting in fronts of gardens or fronting public realm areas. Additional planting along boundaries would assist with green infrastructure. Landscape provision to be incorporated into any SuDS scheme.</p>
<p>Contamination</p> <p>No known issues.</p>	<p>Sustainability Appraisal Recommendations</p> <p>This allocation adjoins existing residential development in Merlins Bridge, which lies to the north and east. The site is accessible to a range of facilities and services, with nearby access to several different travel modes, including, walking, cycling and public transport. It is also located in an area where employment opportunities are likely to be found. There is uncertainty over the outcomes in terms of several SA Objectives.</p>	<p>Street View Photo 1</p> 
<p>Welsh Language</p> <p>The site is outside the defined Welsh language-sensitive area. Policy SP19 requires all proposals to retain and enhance the Welsh language.</p>		


Site Allocation Name / Ref East of Castle Pill Road, Steynton, Milford Haven HSG/086/LDP2/2	Site Size 0.78 ha	Total Units 23	Ownership Private.	Site Plan 	Map Key Haven: - Housing Allocation - Flood Plain for Planning - Jointline Surface Water Flood Constraints - Flood Zone 1 LDP2/2 Residential Allocation - Residential Allocation	Satellite Image 														
Site Description This is a flat, greenfield site located to the south of recent residential development in Milford Haven with residential development to the west, north and part of the eastern edge. Land to the south and south-east is undeveloped, agricultural land.																				
Highways This site will require a supporting Transport Assessment / Transport Statement to address potential impacts at Steynton Cross (Trunk Road Agency). Access via Castle Pill Road may be acceptable. A foot path extension to the town, and within the boundaries of the site (retaining hedge/hedgebank) will be required.		Water and Drainage A water supply can be provided for the site. A hydraulic modelling assessment (HMA) may be required to determine the point of connection to the public sewerage system and developers would be expected to fund investigations during pre-planning stages. The findings of the HMA would inform the extent of any necessary sewerage upgrades. Milford Haven WwTW can accommodate the foul flows from this site.	Flood risk This site is not within a flood zone. Sustainable disposal of surface water as part of a SuDS approach is required.	Key Requirements and Contributions <table border="1"> <tr> <td>Highways</td> <td>Highway improvements needed.</td> </tr> <tr> <td>Active Travel</td> <td>Contribution towards the Milford Haven to Johnston Shared User Path.</td> </tr> <tr> <td>Education</td> <td>Education contribution required to primary school and secondary schools due to lack of capacity.</td> </tr> <tr> <td>Affordable Housing</td> <td>Off-site requirement.</td> </tr> <tr> <td>Recreational Open Space</td> <td>Off-site financial contribution to existing Local Equipped Area of Play at end of Conway Drive. Pedestrian access through residential allocation S/HSG/086/LDP2/3 is required.</td> </tr> <tr> <td>Welsh Language</td> <td>No requirements.</td> </tr> <tr> <td>Water & Drainage</td> <td>Hydraulic Modelling Assessment</td> </tr> </table>			Highways	Highway improvements needed.	Active Travel	Contribution towards the Milford Haven to Johnston Shared User Path.	Education	Education contribution required to primary school and secondary schools due to lack of capacity.	Affordable Housing	Off-site requirement.	Recreational Open Space	Off-site financial contribution to existing Local Equipped Area of Play at end of Conway Drive. Pedestrian access through residential allocation S/HSG/086/LDP2/3 is required.	Welsh Language	No requirements.	Water & Drainage	Hydraulic Modelling Assessment
Highways	Highway improvements needed.																			
Active Travel	Contribution towards the Milford Haven to Johnston Shared User Path.																			
Education	Education contribution required to primary school and secondary schools due to lack of capacity.																			
Affordable Housing	Off-site requirement.																			
Recreational Open Space	Off-site financial contribution to existing Local Equipped Area of Play at end of Conway Drive. Pedestrian access through residential allocation S/HSG/086/LDP2/3 is required.																			
Welsh Language	No requirements.																			
Water & Drainage	Hydraulic Modelling Assessment																			
Active Travel A shared user path (SUP) to the neighbouring allocation to the southeast is required. Consideration should be given for this link to go through the site on a northwest to southeast axis, to create a more direct route from allocation S/HSG/086/LDP2/3 (South of Conway Drive, Milford Haven) to Castle Pill Road and onwards to Thornton Road. All housing allocations in the Steynton area of Milford Haven will be required to provide a financial contribution towards the creation of the Milford Haven to Johnston SUP.		Electricity supply An 11kv overhead line is located 75m to the east of the site.		Key Supporting Information Requirements Detailed Site Plan - Consider Area Specific Master plan in conjunction with allocation S/HSG/086/LDP2/3 (South of Conway Drive, Milford Haven) Transport Statement Green Infrastructure Assessment Ecology Assessment																




<p>Historic Environment</p> <p>The site is within the Milford Haven Waterway Landscape of Outstanding Historic Interest.</p>	<p>Habitat</p> <p>Boundary trees and hedges are to be retained to ensure both ecology and landscape are protected. Minimal loss will be permitted to achieve safe access into the site. NRW has identified a potential need for bat surveys to accompany applications at this site. NRW has also noted a potential for impacts on the Pembrokeshire Marine SAC arising from the development of this site. For that reason, it requires a Test for Likely Significant Effects to be included as part of an Appropriate Assessment. The potential for discharge of nitrates into the SAC is a particular concern.</p>	<p>Landscape</p> <p>Boundary trees and hedges are to be retained to ensure both ecology and landscape are protected. Large native species of trees to be included along the eastern boundary.</p>
<p>Contamination</p> <p>None known.</p>	<p>Sustainability Appraisal Recommendations</p> <p>This site is at the Growth Centre of Milford Haven and has good access to open space and services. The site is accessible to a range of facilities and services, with nearby access to several different travel modes, including, walking, cycling and public transport. It is also located in an area where employment opportunities are likely to be found. A significant area of the site is Grade 2 agricultural land but there is an overriding need for the development and no suitable alternative sites. There is uncertainty over the outcomes in terms of some SA Objectives.</p>	<p>Street View Photo 1</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>Historic Environment</p> <p>No known issues.</p>	<p>Habitat</p> <p>Bats are likely to be within buildings and surveys will be required prior to any demolition. Peripheral trees on the site must be retained. A new hedgerow is to be established on northern boundary and a verge width to the path (reflecting opposite side of lane) introduced. This site is within a Lighting Sensitive Area and light pollution is a key consideration. The site is identified as part of the network of B-lines within Pembrokeshire. NRW has identified a potential need for bat surveys to accompany applications at this site. NRW has also noted a potential for impacts on the Pembrokeshire Marine SAC arising from the development of this site. For that reason, it requires a Test for Likely Significant Effects to be included as part of an Appropriate Assessment. The potential for discharge of nitrates into the SAC is a particular concern.</p>	<p>Landscape</p> <p>No specific requirements.</p>
<p>Contamination</p> <p>The site forms part of a site that has historically had a potentially contaminative use. Further investigation may be required to establish whether there is any risk to end users of this site.</p>	<p>Sustainability Appraisal Recommendations</p> <p>This brownfield site is at the Growth Centre of Milford Haven and has good access to open space and services. Care will be taken to ensure that existing and new opportunities for biodiversity are retained and sought through the redevelopment of this site.</p>	<p>Street View Photo 1</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>		

Site Allocation Name / Ref Former Hakin Junior School, Milford Haven HSG/086/LDP2/6	Site Size 1.46 ha	Total Units 43 Affordable	Ownership Public.	Site Plan 	Map Key <ul style="list-style-type: none"> Background, Cells LSV Water & Sewerage Proposed Urban Open Space Hydro. Class. Area Starts COMBINED MAINS Foul Mains Name COMBINED CONNECTING MAINS COMBINED SANITY COMBINED LAYING BRASH Foul CONNECTING SOWTS Foul GRAFTY Foul LAYING BRASH Historic Archaeological Nature Flood Map for Planning Im. Protection, Areas, with some Exclusionary Flood Area 2 LDP2 Output V2 Map Year Boundary Allocation 	Satellite Image 																	
Site Description This 1.46 hectare brownfield site is located within Milford Haven on the site of a former school.				<table border="1"> <tr> <td data-bbox="1003 848 1495 1461"> Water and Drainage A water supply can be provided for the site. The public sewerage network can accept the potential foul flows from the site. Milford Haven WwTW can accommodate the foul flows from this site. </td> <td data-bbox="1495 848 1917 1461"> Flood risk This site is not within a flood zone. There is a small area of surface water flooding at the north-eastern edge of the site and small areas to the east and west outside of the site boundary. Sustainable disposal of surface water as part of a SuDS approach is required. </td> <td data-bbox="1917 848 2887 1461"> Key Requirements and Contributions <table border="1"> <tr> <td>Highways</td> <td>No requirement.</td> </tr> <tr> <td>Active Travel</td> <td>Contributions for local improvements to Victoria Bridge to Picton Road.</td> </tr> <tr> <td>Education</td> <td>Education contribution required to primary school and secondary school.</td> </tr> <tr> <td>Affordable Housing</td> <td>100%</td> </tr> <tr> <td>Recreational Open Space</td> <td>On-site provision of one Local Area of Play, minimum area 0.04ha.</td> </tr> <tr> <td>Welsh Language</td> <td>No requirement.</td> </tr> <tr> <td>Water & Drainage</td> <td>No requirement.</td> </tr> </table> </td> </tr> </table>			Water and Drainage A water supply can be provided for the site. The public sewerage network can accept the potential foul flows from the site. Milford Haven WwTW can accommodate the foul flows from this site.	Flood risk This site is not within a flood zone. There is a small area of surface water flooding at the north-eastern edge of the site and small areas to the east and west outside of the site boundary. Sustainable disposal of surface water as part of a SuDS approach is required.	Key Requirements and Contributions <table border="1"> <tr> <td>Highways</td> <td>No requirement.</td> </tr> <tr> <td>Active Travel</td> <td>Contributions for local improvements to Victoria Bridge to Picton Road.</td> </tr> <tr> <td>Education</td> <td>Education contribution required to primary school and secondary school.</td> </tr> <tr> <td>Affordable Housing</td> <td>100%</td> </tr> <tr> <td>Recreational Open Space</td> <td>On-site provision of one Local Area of Play, minimum area 0.04ha.</td> </tr> <tr> <td>Welsh Language</td> <td>No requirement.</td> </tr> <tr> <td>Water & Drainage</td> <td>No requirement.</td> </tr> </table>	Highways	No requirement.	Active Travel	Contributions for local improvements to Victoria Bridge to Picton Road.	Education	Education contribution required to primary school and secondary school.	Affordable Housing	100%	Recreational Open Space	On-site provision of one Local Area of Play, minimum area 0.04ha.	Welsh Language	No requirement.	Water & Drainage	No requirement.
Water and Drainage A water supply can be provided for the site. The public sewerage network can accept the potential foul flows from the site. Milford Haven WwTW can accommodate the foul flows from this site.	Flood risk This site is not within a flood zone. There is a small area of surface water flooding at the north-eastern edge of the site and small areas to the east and west outside of the site boundary. Sustainable disposal of surface water as part of a SuDS approach is required.	Key Requirements and Contributions <table border="1"> <tr> <td>Highways</td> <td>No requirement.</td> </tr> <tr> <td>Active Travel</td> <td>Contributions for local improvements to Victoria Bridge to Picton Road.</td> </tr> <tr> <td>Education</td> <td>Education contribution required to primary school and secondary school.</td> </tr> <tr> <td>Affordable Housing</td> <td>100%</td> </tr> <tr> <td>Recreational Open Space</td> <td>On-site provision of one Local Area of Play, minimum area 0.04ha.</td> </tr> <tr> <td>Welsh Language</td> <td>No requirement.</td> </tr> <tr> <td>Water & Drainage</td> <td>No requirement.</td> </tr> </table>	Highways	No requirement.	Active Travel	Contributions for local improvements to Victoria Bridge to Picton Road.	Education	Education contribution required to primary school and secondary school.	Affordable Housing	100%	Recreational Open Space	On-site provision of one Local Area of Play, minimum area 0.04ha.	Welsh Language	No requirement.	Water & Drainage	No requirement.							
Highways	No requirement.																						
Active Travel	Contributions for local improvements to Victoria Bridge to Picton Road.																						
Education	Education contribution required to primary school and secondary school.																						
Affordable Housing	100%																						
Recreational Open Space	On-site provision of one Local Area of Play, minimum area 0.04ha.																						
Welsh Language	No requirement.																						
Water & Drainage	No requirement.																						
Active Travel Contributions for local improvements to Victoria Bridge to Picton Road.				Electricity supply An 11kv substation lies 120m to the east. There is also an 11kv underground cable 50m to the north, which could provide a supply.																			
Historic Environment The site is within the Milford Haven Waterway Landscape of Outstanding Historic Interest. There is no known archaeological interest within the site.				Habitat Peripheral trees on the site must be retained and where possible incorporated into open space. The site is identified as part of the network of B-lines within Pembrokeshire. NRW has also noted a potential for impacts on the Pembrokeshire Marine SAC arising from the development of this site. For that reason, it requires a Test for Likely Significant Effects to be included as part of an																			
Key Supporting Information Requirements Detailed Site Plan Green Infrastructure Assessment Ecology Assessment				Landscape Boundary trees to be protected.																			

	<p>Appropriate Assessment. The potential for discharge of nitrates into the SAC is a particular concern.</p>	
<p>Contamination None known.</p>	<p>Sustainability Appraisal Recommendations This brownfield site is at the Growth Centre of Milford Haven and has good access to open space and services. Care will be taken to ensure that existing and new opportunities for biodiversity are retained and sought through the redevelopment of this site.</p>	<p>Street View Photo 1</p> 
<p>Welsh Language 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>Site Photo</p> 




	<p>Assessment. The potential for discharge of nitrates into the SAC is a particular concern.</p>	
<p>Contamination None known.</p>	<p>Sustainability Appraisal Recommendations This brownfield site is at the Growth Centre of Milford Haven and has good access to open space and services. Care will be taken to ensure that existing and new opportunities for biodiversity are retained and sought through the redevelopment of this site.</p>	<p>Street View Photo 1</p> 
<p>Welsh Language The site is not within the defined Welsh language-sensitive area. Policy SP19 encourages all proposals to retain and enhance the Welsh language.</p>		



Site Allocation Name / Ref Land at Myrtle Meadows, Milford Haven HSG/086/LDP2/1	Site Size 3.07 ha	Total Units 65	Ownership Private.	Site Plan 	Map Key 	Satellite Image 																
Site Description This greenfield site is located at the eastern edge of Milford Haven. It is adjacent to existing residential development to the north and west, with a wooded valley to the south and east.																						
Highways This site will require a supporting Transport Assessment / Transport Statement to address potential impacts at Steynton Cross (Trunk Road Agency). Additional works may be required to address the findings of the statement / assessment.				Water and Drainage A water supply can be provided. A hydraulic modelling assessment (HMA) will be required to determine the point of connection to the public sewerage system and developers would be expected to fund investigations during pre-planning stages. The findings of the HMA would inform the extent of any necessary sewerage upgrades. The site is crossed by 100mm and 250mm diameter sewers. Milford Haven WWTW can accommodate proposed foul flows from this site.	Flood risk This site is not within a flood zone, however there is a small risk of surface water flooding at the north-east corner of the site and sustainable disposal of surface water as part of a SuDS approach is required.	Key Requirements and Contributions <table border="1"> <tr> <td data-bbox="1917 856 2101 905">Highways</td> <td data-bbox="2101 856 2873 905">Transport Assessment</td> </tr> <tr> <td data-bbox="1917 905 2101 1346">Active Travel</td> <td data-bbox="2101 905 2873 1346"> <ul style="list-style-type: none"> • Pedestrian/cycle link onto Conway Drive or Beaconing Drive (SUP) • Castle Pill footway to existing¹ • Verge crossing onto Ferry Lane/St Peter's Way • SUP link between Ferry Lane and Myrtle Meadows to cross entire sites² • Contribution to Milford Haven to Johnston SUP • <i>Tied into Myrtle Meadows site HSG/086/LDP2/1</i> • <i>Vehicles to be directed along Ferry Lane towards St Peter's Way or Castle Pill and not along Beaconing Drive nor Conway Drive.</i> </td> </tr> <tr> <td data-bbox="1917 1346 2101 1436">Education</td> <td data-bbox="2101 1346 2873 1436">Education contribution required to primary school and secondary schools.</td> </tr> <tr> <td data-bbox="1917 1436 2101 1526">Affordable Housing</td> <td data-bbox="2101 1436 2873 1526">15.4 %</td> </tr> <tr> <td data-bbox="1917 1526 2101 1703">Recreational Open Space</td> <td data-bbox="2101 1526 2873 1703">On site provision of one Local Area of Play (minimum area 0.04ha). Off-site financial contribution to existing Local Equipped Area of Play at the end of Conway Drive. A pedestrian access through residential allocation S/HSG/086/LDP2/3) is required.</td> </tr> <tr> <td data-bbox="1917 1703 2101 1793">Welsh Language</td> <td data-bbox="2101 1703 2873 1793">No requirement.</td> </tr> <tr> <td data-bbox="1917 1793 2101 1869">Water & Drainage</td> <td data-bbox="2101 1793 2873 1869">Hydraulic Modelling Assessment</td> </tr> </table>			Highways	Transport Assessment	Active Travel	<ul style="list-style-type: none"> • Pedestrian/cycle link onto Conway Drive or Beaconing Drive (SUP) • Castle Pill footway to existing¹ • Verge crossing onto Ferry Lane/St Peter's Way • SUP link between Ferry Lane and Myrtle Meadows to cross entire sites² • Contribution to Milford Haven to Johnston SUP • <i>Tied into Myrtle Meadows site HSG/086/LDP2/1</i> • <i>Vehicles to be directed along Ferry Lane towards St Peter's Way or Castle Pill and not along Beaconing Drive nor Conway Drive.</i> 	Education	Education contribution required to primary school and secondary schools.	Affordable Housing	15.4 %	Recreational Open Space	On site provision of one Local Area of Play (minimum area 0.04ha). Off-site financial contribution to existing Local Equipped Area of Play at the end of Conway Drive. A pedestrian access through residential allocation S/HSG/086/LDP2/3) is required.	Welsh Language	No requirement.	Water & Drainage	Hydraulic Modelling Assessment
Highways	Transport Assessment																					
Active Travel	<ul style="list-style-type: none"> • Pedestrian/cycle link onto Conway Drive or Beaconing Drive (SUP) • Castle Pill footway to existing¹ • Verge crossing onto Ferry Lane/St Peter's Way • SUP link between Ferry Lane and Myrtle Meadows to cross entire sites² • Contribution to Milford Haven to Johnston SUP • <i>Tied into Myrtle Meadows site HSG/086/LDP2/1</i> • <i>Vehicles to be directed along Ferry Lane towards St Peter's Way or Castle Pill and not along Beaconing Drive nor Conway Drive.</i> 																					
Education	Education contribution required to primary school and secondary schools.																					
Affordable Housing	15.4 %																					
Recreational Open Space	On site provision of one Local Area of Play (minimum area 0.04ha). Off-site financial contribution to existing Local Equipped Area of Play at the end of Conway Drive. A pedestrian access through residential allocation S/HSG/086/LDP2/3) is required.																					
Welsh Language	No requirement.																					
Water & Drainage	Hydraulic Modelling Assessment																					

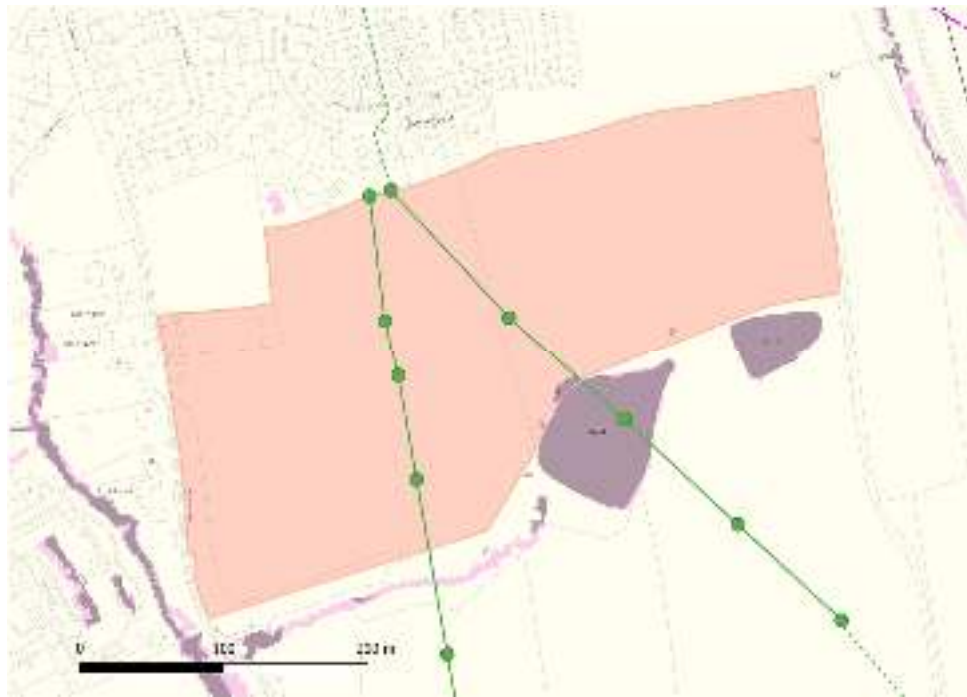

<p>Active Travel</p> <p>A Shared User Path (SUP) will be required across the site from the northwestern to northeastern boundaries to provide direct links to the northeastern areas of Steynton via Castle Pill Road and Neyland road via a further section of SUP in neighbouring allocation S/HSG/086/LDP2/3 (South of Conway Drive). The route should be located as close as possible to the north boundary and exit onto Castle Pill Road as close as possible to the northeast corner of the site. All housing allocations in the Steynton area of Milford Haven will be required to provide a financial contribution towards the creation of the Milford Haven to Johnston SUP.</p>	<p>Electricity supply</p> <p>An 11kV substation from a previous phase of development lies to the west. A further 11kv overhead line and 2 poles run along the southeastern boundary, which may need to be moved.</p>	<p>Key Supporting Information Requirements</p> <ul style="list-style-type: none"> Detailed Site Plan Active Travel Plan Transport Statement Archaeological Evaluation Green Infrastructure Assessment Ecology Assessment
<p>Historic Environment</p> <p>The site is within the Milford Haven Waterway Landscape of Outstanding Historic Interest. There is archaeological potential at this site, and a pre-determination evaluation will be required and should be supplied to help inform planning application decision making.</p>	<p>Habitat</p> <p>Buffers will be required to separate development from woodland to the south and east, and from the river corridor, which feeds into the Pembrokeshire marine Special Area of Conservation. Dark corridors are to be retained for the benefit of protected species, paying particular attention to these areas. Trees and hedges at the boundaries and within the site must be retained or if their loss is agreed, suitable replacements made. NRW has identified a potential need for bat surveys to accompany applications at this site. NRW has also noted a potential for impacts on the Pembrokeshire Marine SAC arising from the development of this site. For that reason, it requires a Test for Likely Significant Effects to be included as part of an Appropriate Assessment. The potential for discharge of nitrates into the SAC is a particular concern.</p>	<p>Landscape</p> <p>Trees and hedges at the boundaries and within the site must be retained or if their loss is agreed, suitable replacements made.</p>
<p>Contamination</p> <p>None known.</p>	<p>Sustainability Appraisal Recommendations</p> <p>The allocation is a greenfield extension to an existing, recently developed residential estate within Milford Haven. It has good sustainable and active travel accessibility to a wide range of facilities and services. The site is contained by a wooded river corridor to the south and east. There is a need to protect the water course and woodland from potential pollution and for its biodiversity value. There is also potential for archaeological interest at the site.</p>	<p>Street View Photo 1</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>		

¹ Link to Myrtle Meadow site HSG/086/LDP2/1



² Should be absorbed into construction/design costs as part of internal network.



Site Allocation Name / Ref North East of Beaconsing Field, Steynton, Milford Haven HSG/086/LDP2/7	Site Size 0.49 ha	Total Units 14	Ownership Private.	Site Plan 	Map Key 	Satellite Image 																
Site Description -This greenfield site is located to the North East of Beaconsing Field, Steynton, Milford Haven. The northern boundary is defined by a hedgerow along Neyland Road and the eastern boundary is defined by a hedgerow running along a former railway line. The newly created estate road known as St Peter's Way forms the western and southern boundary.																						
Highways This site will require a supporting Transport Assessment / Transport Statement to address potential impacts at Steynton Cross (Trunk Road Agency). All vehicular access for this site must be via St Peter Way to avoid a new access across the cycle path along Neyland Road.				Water and Drainage A water supply can be provided for the site. A hydraulic modelling assessment (HMA) may be required to determine the point of connection to the public sewerage system and developers would be expected to fund investigations during pre-planning stage. The findings of the HMA would inform the extent of any necessary sewage upgrades. Milford Haven WwTW can accommodate the foul flows from this site.	Flood risk This site is not within a flood zone. There is surface water flooding to the east of the site along the railway line which is within a cutting well below the level of the site. Sustainable disposal of surface water as part of a SuDS approach will be required.	Key Requirements and Contributions <table border="1"> <tr> <td>Highways</td> <td>Highway improvements.</td> </tr> <tr> <td>Active Travel</td> <td>Financial contributions towards Milford Haven to Johnston Shared User Path.</td> </tr> <tr> <td>Education</td> <td>Education contribution required to primary school and secondary school.</td> </tr> <tr> <td>Affordable Housing</td> <td>A contribution to offsite provision of affordable housing will be required, in line with the provisions of the Affordable Housing Supplementary Planning Guidance.</td> </tr> <tr> <td>Recreational Open Space</td> <td>Off-site financial contribution to existing Local Equipped Area of Play at end of Conway Drive.</td> </tr> <tr> <td>Welsh Language</td> <td>No requirements.</td> </tr> <tr> <td>Water & Drainage</td> <td>No requirements.</td> </tr> </table>			Highways	Highway improvements.	Active Travel	Financial contributions towards Milford Haven to Johnston Shared User Path.	Education	Education contribution required to primary school and secondary school.	Affordable Housing	A contribution to offsite provision of affordable housing will be required, in line with the provisions of the Affordable Housing Supplementary Planning Guidance.	Recreational Open Space	Off-site financial contribution to existing Local Equipped Area of Play at end of Conway Drive.	Welsh Language	No requirements.	Water & Drainage	No requirements.
Highways	Highway improvements.																					
Active Travel	Financial contributions towards Milford Haven to Johnston Shared User Path.																					
Education	Education contribution required to primary school and secondary school.																					
Affordable Housing	A contribution to offsite provision of affordable housing will be required, in line with the provisions of the Affordable Housing Supplementary Planning Guidance.																					
Recreational Open Space	Off-site financial contribution to existing Local Equipped Area of Play at end of Conway Drive.																					
Welsh Language	No requirements.																					
Water & Drainage	No requirements.																					
Active Travel All housing allocations in the Steynton area of Milford Haven will be required to provide a financial contribution towards the creation of the Milford Haven to Johnston SUP.				Electricity supply There is likely to be a 11kv underground cable in the newly created road known as St Peter's Way.		Key Supporting Information Requirements Detailed Site Plan Transport Statement Ecology Assessment																

<p>Historic Environment</p> <p>The site is within the Milford Haven Waterway Landscape of Outstanding Historic Interest.</p>	<p>Habitat</p> <p>The railway boundary provides a bat flyway which is to be maintained and enhanced. Hedgerows are to be retained. NRW has identified a potential need for bat surveys to accompany applications at this site. NRW has also noted a potential for impacts on the Pembrokeshire Marine SAC arising from the development of this site. For that reason, it requires a Test for Likely Significant Effects to be included as part of an Appropriate Assessment. The potential for discharge of nitrates into the SAC is a particular concern.</p>	<p>Landscape</p> <p>Retain the roadside hedgerow.</p>
<p>Contamination</p> <p>None known.</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>Street View Photo 1</p> 	<p>Street View Photo 2</p> 
<p>Sustainability Appraisal Recommendations</p> <p>This site is at the Growth Centre of Milford Haven and has good access to open space and services. Care will be taken to ensure that existing and new opportunities for biodiversity are retained and sought through the redevelopment of this site. The land is Grade 2 agricultural land but there is an overriding need for the development, and no suitable alternative sites are available.</p>		

Site Allocation Name / Ref South of Conway Drive, Milford Haven S/HSG/086/LDP2 /3	Site Size 9.32 ha	Total Units 117 during Plan period 163 beyond Plan period	Ownership Private	Site Plan 	Map Key Electric Water Main Police LAP 11kV Line 11kV HV FOC Station Gas Transformer Hedgerow Road Footpath HMA boundary National Flood Map 2 Planning Flood Zone 1 Flood Zone 2 Flood Zone 3 LDP2 Residential Allocation Strategic Allocation	Satellite Image 													
Site Description This greenfield site is located in the Steynton area of Milford Haven. To the north-east there is new area of housing known as Beaoning Fields and to the northwest there is an earlier phase of housing known as Conway Drive. The southern and eastern edges of the site are defined by hedgerows and border countryside. Beyond the southern boundary are a series of ponds. The western boundary is denoted by Castle Pill Road, which also has a mature hedgerow. The site itself is comprised of two fields, with the western field being largely square in shape, measuring 5.3 hectares and the eastern field being rectangular in shape, measuring 3.9 hectares. The hedgerow separating the fields is largely on a north to south axis.																			
Highways This site will require a Transport Assessment (TA) for the impact on the A4076 Steynton Road, Thornton Road and Neyland Road four-way signalised junction. There will need to be at least two vehicular access points to the site to ensure emergency vehicles can access the site at all times, namely from Castle Pill Road and Neyland Road via Beaoning Drive, St Peter's Way and Hilton View. The vehicular accesses must be developed in consultation with the Welsh Government Transport Division/ South Wales Trunk Road Agency and the Local Highway Authority. The TA should be used to inform how many vehicles from the development could have access via Castle Pill Road, which adjoins the A4076 immediately to the south of the four-way signalised junction.	Water and Drainage A water supply can be provided for the site. A hydraulic modelling assessment will be required to determine the point of connection to the public sewerage system and developers would be expected to fund investigations during pre-planning stages. The findings of the HMA would inform the extent of any necessary sewerage upgrades. Milford Haven WwTW can accommodate the foul flows from this site.	Flood risk This site is not within a flood zone, however there is a small risk of surface water flooding and sustainable disposal of surface water as part of a SuDS approach is required.	Key Requirements and Contributions <table border="1"> <tr> <td>Highways</td> <td>Yes – TA to advise</td> </tr> <tr> <td>Active Travel</td> <td>Shared User Path linking the site to the town centre, secondary school and employment sites Contribution to Milford Haven to Johnston SUP</td> </tr> <tr> <td>Education</td> <td>Education contribution likely to be required for primary schools due to lack of capacity.</td> </tr> <tr> <td>Affordable Housing</td> <td>15.4%</td> </tr> <tr> <td>Recreational Open Space</td> <td>On site provision of 3 Local Areas of Play (LAPs) and one Local Equipped Area of Play (LEAP). This calculation is based on 117 dwellings. Future phases beyond the Plan period will require additional open space provision.</td> </tr> <tr> <td>Welsh Language</td> <td>No requirements.</td> </tr> <tr> <td>Water & Drainage</td> <td>Hydraulic Modelling Assessment.</td> </tr> </table>			Highways	Yes – TA to advise	Active Travel	Shared User Path linking the site to the town centre, secondary school and employment sites Contribution to Milford Haven to Johnston SUP	Education	Education contribution likely to be required for primary schools due to lack of capacity.	Affordable Housing	15.4%	Recreational Open Space	On site provision of 3 Local Areas of Play (LAPs) and one Local Equipped Area of Play (LEAP). This calculation is based on 117 dwellings. Future phases beyond the Plan period will require additional open space provision.	Welsh Language	No requirements.	Water & Drainage	Hydraulic Modelling Assessment.
Highways	Yes – TA to advise																		
Active Travel	Shared User Path linking the site to the town centre, secondary school and employment sites Contribution to Milford Haven to Johnston SUP																		
Education	Education contribution likely to be required for primary schools due to lack of capacity.																		
Affordable Housing	15.4%																		
Recreational Open Space	On site provision of 3 Local Areas of Play (LAPs) and one Local Equipped Area of Play (LEAP). This calculation is based on 117 dwellings. Future phases beyond the Plan period will require additional open space provision.																		
Welsh Language	No requirements.																		
Water & Drainage	Hydraulic Modelling Assessment.																		
Active Travel A Shared User Path (SUP) will be required across the site from the western to northeastern boundaries to provide direct links to the Town Centre, Secondary School and employment sites on Thornton Road via a further section of SUP in neighbouring	Electricity supply Two 11kv overhead lines cross the site. One intersects the western field from north to south using 3 poles within the interior of the site. The second also starts in the western field heading southeast,		Key Supporting Information Requirements Detailed Master Plan Flood Consequence Assessment Transport Statement																

<p>allocation HSG/086/LDP2/1 (Land at Myrtle Meadows) as well as the nearby employment sites at Waterston and the settlements of Johnston, Neyland along with other villages. The route should include the following:</p> <ul style="list-style-type: none"> • A connection to Castle Pill Road as close as possible to the southwest corner, to create the Town Centre and Secondary school route via allocation reference HSG/086/LDP2/1 (Land at Myrtle Meadows, Steynton) • A link to allocation reference HSG/086/LDP2/2 (East of Castle Pill Road Steynton) to the northwest corner to ensure good placemaking. • A connection to Castle Pill Road as close as possible to the northwest corner to create a route to Thornton Road and the A4076 for onward travel to Johnston. Consideration should be given to combining this connection with the link to HSG/086/LDP2/2 (East of Castle Pill Road Steynton) • Investigate the feasibility of a connection to Conway Drive between properties 60 and 62 Conway Drive. • A connection to Beaconing Drive/St Peter's Way/Hilton View to the northwest to provide a link to Neyland Road and onward travel to employment sites at Waterston, Neyland and other villages. • The ability to create a future link to the eastern boundary of the site. This provides the option for land to the east to be linked to the SUP. <p>In addition to the on-site routes, all housing allocations in the Steynton area of Milford Haven will be required to provide a financial contribution towards the creation of the Milford Haven to Johnston SUP.</p>	<p>crossing over the eastern field using 1 pole near the hedgerow between the two fields. Discussion will need to take place with Western Power Distribution regarding diversion or undergrounding these lines.</p>	<p>Active Travel Assessment and Plan Green Infrastructure Assessment Ecological Assessment Historic Impact Assessment Historic Environment pre-determination evaluation Landscape Study Archaeological Evaluation</p>
<p>Historic Environment</p> <p>There is archaeological potential at this site, and a pre-determination evaluation will be required and should be supplied to help inform planning application decision making.</p>	<p>Habitat</p> <p>Ponds to the south of this site are likely to feed into the Pembrokeshire Marine Special Area of Conservation towards the Haven and a separation buffer from development is required. Boundary trees and hedgerows must be retained. This will protect the SAC from run-off as well as provide a buffer to habitats likely to be used by otters and other disturbance-sensitive species. Gardens should back on to the buffers to further reduce any impacts of light spill. NRW has identified a potential need for bat</p>	<p>Landscape</p> <p>The site represents a large extension of the built area in this part of Milford Haven. A comprehensive landscaping scheme will be required to mitigate visual impact to the wider area, in addition to retaining the existing hedgerows and trees. A green corridor should be developed by strengthening the existing hedgerow separating the two fields and linking it with the corridor between Beaconing Drive and Conway Drive to the north. There is also an opportunity for amenity open</p>

<p>Welsh Language 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>surveys to accompany applications at this site. NRW has also noted a potential for impacts on the Pembrokeshire Marine SAC arising from the development of this site. For that reason, it requires a Test for Likely Significant Effects to be included as part of an Appropriate Assessment. The potential for discharge of nitrates into the SAC is a particular concern.</p>	<p>space to be located along the woodland valley to the south. The wind turbines will need to be considered when designing the orientation and aspect of dwellings on the site.</p>	
<p>Sustainability Appraisal Recommendations The allocation is a greenfield extension to an existing, recently developed residential estate within Milford Haven. The land is Grade 2 agricultural quality but there is an overriding need for the development and there are no suitable alternative sites available. It has good sustainable and active travel accessibility to a wide range of facilities and services. The site is contained by a wooded river corridor to the south and east. There is a need to protect the water course and woodland from potential pollution and for its biodiversity value. There is also potential for archaeological interest at the site.</p>		<p>Street View Photo 1</p> 	<p>Street View Photo 2</p> 

Site Allocation Name / Ref South West of The Meads HSG/086/00222	Site Size 3.1 ha	Total Units 93 (100% affordable)	Ownership Private.	Site Plan		Map Key 	Satellite Image 														
Site Description This site is located 450m to the north of Milford Haven Town Centre. To the north is amenity and recreational open space, with Milford Haven Leisure centre to the northeast. To the east and southeast are residential properties, with the remainder of the boundary defined by mature trees. The site itself is largely rectangular in shape, comprised of two fields separated by a hedgerow.																					
Highways This site will require a supporting Transport Assessment / Transport Statement to address potential impacts at Steynton Cross (Trunk Road Agency). Additional works may be required to address the findings of the statement / assessment. There is currently no access onto the adopted highway network. The existing entrance off Priory Road that serves the leisure centre will need to be upgraded and extended into the site.				Water and Drainage A water supply can be provided and the public sewage network and Milford Haven WwTW can accept the potential foul flows from the site. The site is crossed by 225mm and 375mm diameter sewers.	Flood risk This site is not within a flood zone, however there is a small risk of surface water flooding and sustainable disposal of surface water as part of a SuDS approach is required.	Key Requirements and Contributions <table border="1"> <tr> <td data-bbox="1923 741 2154 785">Highways</td> <td data-bbox="2154 741 2875 785">Transport Assessment/Statement.</td> </tr> <tr> <td data-bbox="1923 785 2154 835">Active Travel</td> <td data-bbox="2154 785 2875 835">Improvements to active travel routes.</td> </tr> <tr> <td data-bbox="1923 835 2154 921">Education</td> <td data-bbox="2154 835 2875 921">Education contribution required to primary school and secondary school.</td> </tr> <tr> <td data-bbox="1923 921 2154 1005">Affordable Housing</td> <td data-bbox="2154 921 2875 1005">100%</td> </tr> <tr> <td data-bbox="1923 1005 2154 1157">Recreational Open Space</td> <td data-bbox="2154 1005 2875 1157">Two Local Areas of Play (LAPs) and one Local Equipped Area of Play (LEAP) to be provided on site. Off site financial contribution to Albion street and/or Prioryville Play Areas.</td> </tr> <tr> <td data-bbox="1923 1157 2154 1241">Welsh Language</td> <td data-bbox="2154 1157 2875 1241">No requirement.</td> </tr> <tr> <td data-bbox="1923 1241 2154 1325">Water & Drainage</td> <td data-bbox="2154 1241 2875 1325">Milford Haven WwTW has limited capacity so financial contribution may be required</td> </tr> </table>		Highways	Transport Assessment/Statement.	Active Travel	Improvements to active travel routes.	Education	Education contribution required to primary school and secondary school.	Affordable Housing	100%	Recreational Open Space	Two Local Areas of Play (LAPs) and one Local Equipped Area of Play (LEAP) to be provided on site. Off site financial contribution to Albion street and/or Prioryville Play Areas.	Welsh Language	No requirement.	Water & Drainage	Milford Haven WwTW has limited capacity so financial contribution may be required
Highways	Transport Assessment/Statement.																				
Active Travel	Improvements to active travel routes.																				
Education	Education contribution required to primary school and secondary school.																				
Affordable Housing	100%																				
Recreational Open Space	Two Local Areas of Play (LAPs) and one Local Equipped Area of Play (LEAP) to be provided on site. Off site financial contribution to Albion street and/or Prioryville Play Areas.																				
Welsh Language	No requirement.																				
Water & Drainage	Milford Haven WwTW has limited capacity so financial contribution may be required																				
Active Travel Improve opportunities for active travel using existing and newly formed footpath links, particularly along the northern boundary and connecting with the recreational ground.				Electricity supply An 11kV underground cable runs along part of the southern and western boundaries with a further route following the hedgerow separating the two fields that make up the allocation. There is also a substation 60m to the southwest.		Key Supporting Information Requirements Detailed Site Plan Transport Statement Contaminated Land Risk Assessment Ecology Assessment															
Historic Environment The site is within the Milford Haven Waterway Registered Landscape of Outstanding Historic Interest. There are no historic assets recorded within the site. Consultation with Cadw is advised as the Scheduled rath is approximately 460m to the north. A Grade II listed building known as Priory Lodge lies 50m to the south.				Habitat Hubberston Pill lies to the west of the site and forms an important ecological corridor that will need to be protected.		Landscape Retain the central footpath and trees around the tennis courts close to the north-eastern boundary of the site. Perimeter trees, hedgerows and central hedgerow to be retained.															

Contamination

Previously used to dispose of refuse. Also, potential contaminative sources on / adjacent to site (from the former Milford Haven gasworks, the Dyfed Cleaning Services building and Milford Brewers. A contaminated land risk assessment will be required.

Welsh Language

The site is not within the defined Welsh language-sensitive area. Policy SP19 encourages all proposals to retain and enhance the Welsh language.

Sustainability Appraisal Recommendations

The site is within Milford Haven settlement and will be seen within the built environment context. It is close to a wide range of facilities and services with good active and sustainable transport access. There may be contamination issues on the site. Development will need to ensure protection of biodiversity. The site has had planning permission since 2013 (twice renewed and due to expire in November 2024.)

Street View Photo 1

