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<p>Historic Environment</p> <p>A geophysics survey of the site has been undertaken and no clear features of potential archaeological interest or significance were found.</p>	<p>Habitat</p> <p>Potential impact on a Natura 2000 site. Screening for a project level HRA may be required at application stage. There should careful consideration of the design to ensure any trees and mature hedgerows within and surrounding the site be retained and protected in addition to those protected by tree preservation orders (TPOs). Dormice are likely to be present in the area, a habitat area should be created and managed for dormice to mitigate for disturbance and provide biodiversity enhancements.</p>	<p>Contamination</p> <p>None known.</p>
<p>Landscape</p> <p>Trees and mature hedgerows within the site to be retained and protected in addition to those protected by Tree Preservation Orders.</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>Street View Photo 1</p> 
<p>Sustainability Appraisal Recommendations</p> <p>The site is well situated at the north-eastern edge of Narberth with good potential for active and sustainable travel. A pedestrian link to the town centre along Adams Drive would improve the active travel accessibility of the site. It is visually contained within the landscape. There are requirements to protect biodiversity at the site and a Historic Environment Appraisal will be required. A water supply can be provided and there is capacity for foul flows in the sewerage system and WWTW.</p> <p>In the Site Development and Infrastructure SPG recommend: including reference to Policy GN1 (6) Sustainable Transport.</p>		


Site Allocation Name / Ref East of Poppy Drive, Neyland HSG/093/00066	Site Size 3.39 ha	Total Units 101 Affordable	Ownership Private	Site Plan 	Map Key 	Satellite Image 														
Site Description This 3.39 ha greenfield site is located to the east of Neyland with residential development to the north and west and fields, woodland and a waterway to the east.																				
Highways Highway improvements may be needed to Poppy Drive to accommodate additional traffic generated, subject to a Transport Assessment. Public footpaths and permissive paths will need to be provided / retained. In particular, footpath linkages from the north of the site to provide important opportunities for active travel link to Primary School and into open space to the south, and connections to the east to The Brunel Trail.		Water and Drainage A water supply can be provided for the site and the public sewerage network and Neyland WwTW can accept the potential foul flows from the 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>Improvements required.</td> </tr> <tr> <td>Active Travel</td> <td>Yes</td> </tr> <tr> <td>Education</td> <td>Education contribution required to secondary school.</td> </tr> <tr> <td>Affordable Housing</td> <td>100%</td> </tr> <tr> <td>Recreational Open Space</td> <td>On site provision of 3 Local Areas of Play (LAPs) and 1 Local Equipped Area of Play (LEAP). Minimum area per space 0.04ha. One LAP can be incorporated into the LEAP. Off-site financial contribution to the existing Neighbourhood Equipped Area of Play at the rear of Harbour Close.</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	Yes	Education	Education contribution required to secondary school.	Affordable Housing	100%	Recreational Open Space	On site provision of 3 Local Areas of Play (LAPs) and 1 Local Equipped Area of Play (LEAP). Minimum area per space 0.04ha. One LAP can be incorporated into the LEAP. Off-site financial contribution to the existing Neighbourhood Equipped Area of Play at the rear of Harbour Close.	Welsh Language	No requirements.	Water & Drainage	No requirements.
Highways	Improvements required.																			
Active Travel	Yes																			
Education	Education contribution required to secondary school.																			
Affordable Housing	100%																			
Recreational Open Space	On site provision of 3 Local Areas of Play (LAPs) and 1 Local Equipped Area of Play (LEAP). Minimum area per space 0.04ha. One LAP can be incorporated into the LEAP. Off-site financial contribution to the existing Neighbourhood Equipped Area of Play at the rear of Harbour Close.																			
Welsh Language	No requirements.																			
Water & Drainage	No requirements.																			
Phosphorous and Nitrogen Nutrient neutrality for nitrogen required for this site.																				
Active Travel The site is in a strategically important location in terms of the potential to establish active travel links from Wood Lane to the north and the Primary School to the south, as well as west to east between Poppy Drive and The Brunel Trail. North-south and west-east routes are required within the site built to shared user path standards to accommodate cycling and walking. A financial		Electricity supply An 11kv substation is located on Wood Lane adjacent to the allocation boundary.		Key Supporting Information Requirements Detailed Site Plan Landscape Plan Transport Assessment Active Travel Plan																


<p>contribution will be required towards the eastern and southern extents of these routes that lie outside of the allocated site area.</p>		<p>Ecological Assessment</p>
<p>Historic Environment The site is within the Milford Waterway Landscape of Outstanding Historic Importance.</p>	<p>Habitat Existing hedged boundaries and trees are to be retained, and a new hedge boundary introduced at the eastern boundary of the site. A west-east path runs through the site which is not recorded on the definitive map. Retention of this path provides a green infrastructure opportunity and is required. This site is close to the Pembrokeshire Marine Special Area of Conservation, and on a B-Line- (connecting important pollinator habitats) and these will be considerations in the development of this site. Any lighting must avoid light spill on to boundary features. There are number of farmland bird records within close proximity, any ecological survey should consider this.</p> <p>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>Contamination None known.</p>
<p>Landscape Existing hedged boundaries and trees are to be retained, and a new hedge boundary to be introduced at the eastern boundary of the site.</p>		
<p>Sustainability Appraisal Recommendations This site is at the Urban Settlement of Neyland which 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, and that archaeological potential are considered. The majority of the site is Grade 2 land but there are no suitable alternative sites.</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>Street View Photo 1</p> 



Site Allocation Name / Ref Between St Daniels Hill & Norgans Hill, Pembroke HSG/095/LDP2/1	Site Size 4.9 ha	Total Units 147	Ownership Private	Site Plan 	Map Key Electric Underground Cable LRV Water & Sewerage Pressurised Main Clean Water Hydrant Clean Water Control Valve Clean Water Chamber COMBINED MANHOLE ROLL MANHOLE Sewer COMBINED GRAVITY ROLL CONNECTING SEWER ROLL GRAVITY ROLL LATERAL DRAIN Natural Flood Map for Planning river floodzone surface water small watercourses Flood Zone 2 Flood Zone 3 LDP2 Deposit V2 Main Town Residential Allocation	Satellite Image 
Site Description This greenfield site is located to the south of Pembroke and comprises a number of fields. It has an irregular shaped northern boundary defined largely by the existing extent of residential development with an amenity open space area at the centre. The eastern boundary is defined by the B4319 (St Daniel's Hill) which runs southwards from Pembroke. The western and southern boundaries are defined by the existing field boundaries.	Allocation Type Housing	Phasing Tranche 2028-2033	KEY SITE			
Phosphorous and Nitrogen Nutrient neutrality for nitrogen required for this site.	Water and Drainage A hydraulic modelling assessment (HMA) will be required to determine the point of connection to the water supply network and developers would be expected to fund investigations during pre-planning stages. The findings of the HMA would inform the extent of any necessary upgrades. The public sewerage network and Pembroke Dock WwTW can accept the potential foul flows from the site.	Flood risk This site is not within a flood zone, however there is a small risk of surface water flooding along the western and north-eastern boundaries and sustainable disposal of surface water as part of a SuDS approach is required.	Key Requirements and Contributions			
	Highways A single access would be required from St Daniel's Hill. A right-hand turning lane for the southbound direction on St Daniel's Hill will be required. This can be accommodated within the existing carriageway, as it is already three lanes wide with turning lanes for northbound traffic that may need to be shortened.			Highways	A new access and a turning lane within the width of the existing carriageway will be required.	
Active Travel	Electricity supply There is an 11Kv substation 75m to the northeast.		Active Travel	<ul style="list-style-type: none"> A new route either to be on the western side of St Daniel's Hill to connect to South Road, or a crossing point will be needed to connect to Rowland's Way on the eastern side of St Daniel's Hill. A shared user path (SUP) within the site and leading to Pembroke is required. 		
			Education	Available capacity at primary and secondary schools.		
			Affordable Housing	24.5%		
			Recreational Open Space	On-site provision of 4 Local Areas of Play (LAPs) and 2 Local Equipped Areas of Play (LEAPs). The site would also benefit from a nature walk in the 0.25ha parcel of amenity open space to the north		
			Welsh Language	No requirement.		
			Water & Drainage	Hydraulic Modelling Assessment.		
			Key Supporting Information Requirements Detailed Site Plan Active Travel Plan			


<p>A new route either to be on the western side of St Daniels Hill to connect to South Road, or a crossing point will be needed to connect to Rowlands Way on the eastern side of St Daniels Hill.</p> <p>A shared user path (SUP) within the site and leading into Pembroke will be required.</p>		<p>Transport Statement Archaeological Evaluation Landscaping Plan Ecology Assessment</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. Care must also be taken to ensure that no unacceptable landscape impact occurs on the historic assets of Pembroke, including the castle. A historic environment appraisal may be required.</p>	<p>Habitat</p> <p>All ecological features, including hedgerows and trees are to be retained and any lighting should avoid these features. NRW has advised that bat SAC surveys will be required. A 0.25ha parcel of scrubland to the north has been designated as open space, which does not form part of the housing allocation and must be protected. If suitable, a nature walk should be incorporated into this area to provide residents with access to nature.</p> <p>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>The site represents a large extension of the built area in this part of Pembroke and is visible in the wider landscape/townscape, particularly the Keep at Pembroke Castle. A comprehensive landscaping scheme will be required to mitigate visual impact within the wider area.</p>
<p>Contamination</p> <p>No known issues.</p>	<p>Sustainability Appraisal Recommendations</p> <p>This site is at the Growth Centre of Pembroke which has good access to open space and a good range of services. 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 archaeological potential is considered. A small portion of the site is Grade 3a agricultural land with the remainder of lower quality. The distribution of the grades throughout the site does not lend itself to easy sub-division.</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 East of Golden Hill Road, Pembroke HSG/095/LDP2/4	Site Size 1.68 ha	Total Units 50	Ownership Private	Site Plan 	Map Key Electric: Pole 11KV Overhead Cable 11KV Underground Cable 11KV Water & Sewerage Pressure Main, Clean Water Hydrant, Clean Water Control Valve, Clean Water Chamber COMBINED MANHOLE Foul Manhole Sewer COMBINED CONNECTING SEWER COMBINED DRAINITY COMBINED LATERAL DRAIN Foul Connecting Sewer LDP2 Deposit V2 Plan Town National Allocation	Satellite Image 													
Site Description This greenfield site is located at the north-east of Pembroke town on agricultural land. Part of the western boundary is defined by the rear gardens of adjoining residential properties and the remainder adjoins Golden Hill Road. The Northern boundary follows the existing field boundary. The eastern boundary dissects the western portion of a large agricultural field, north to south but does not follow a physical boundary on the ground. The southern boundary is also defined by the rear gardens of residential properties. The land slopes upwards fairly steeply from south to north.																			
Phosphorous and Nitrogen Nutrient neutrality for nitrogen required for this site.				Water and Drainage A water supply can be provided for this site and the public sewerage network and Pembroke Dock WwTW can accommodate foul flows.	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													
Highways A new vehicular access onto Golden Hill Road is required in the southwestern boundary of the site and a contraflow within the existing carriageway to accommodate active travel links.						<table border="1"> <tr> <td data-bbox="1923 873 2136 961">Highways</td> <td data-bbox="2136 873 2887 961"> <ul style="list-style-type: none"> Contraflow OR Traffic Regulation Order </td> </tr> <tr> <td data-bbox="1923 961 2136 1129">Active Travel</td> <td data-bbox="2136 961 2887 1129"> <ul style="list-style-type: none"> Extension of existing footpaths on Golden Hill Road to the edge of the site (creating a contraflow for vehicular traffic) Active travel link into Oliver's View to the south </td> </tr> <tr> <td data-bbox="1923 1129 2136 1178">Education</td> <td data-bbox="2136 1129 2887 1178">No requirements.</td> </tr> <tr> <td data-bbox="1923 1178 2136 1266">Affordable Housing</td> <td data-bbox="2136 1178 2887 1266">14%</td> </tr> <tr> <td data-bbox="1923 1266 2136 1354">Recreational Open Space</td> <td data-bbox="2136 1266 2887 1354">1 Local Area of Play required (minimum area 0.04ha).</td> </tr> <tr> <td data-bbox="1923 1354 2136 1442">Welsh Language</td> <td data-bbox="2136 1354 2887 1442">No requirements.</td> </tr> <tr> <td data-bbox="1923 1442 2136 1520">Water & Drainage</td> <td data-bbox="2136 1442 2887 1520">No requirements.</td> </tr> </table>		Highways	<ul style="list-style-type: none"> Contraflow OR Traffic Regulation Order 	Active Travel	<ul style="list-style-type: none"> Extension of existing footpaths on Golden Hill Road to the edge of the site (creating a contraflow for vehicular traffic) Active travel link into Oliver's View to the south 	Education	No requirements.	Affordable Housing	14%	Recreational Open Space	1 Local Area of Play required (minimum area 0.04ha).	Welsh Language	No requirements.
Highways	<ul style="list-style-type: none"> Contraflow OR Traffic Regulation Order 																		
Active Travel	<ul style="list-style-type: none"> Extension of existing footpaths on Golden Hill Road to the edge of the site (creating a contraflow for vehicular traffic) Active travel link into Oliver's View to the south 																		
Education	No requirements.																		
Affordable Housing	14%																		
Recreational Open Space	1 Local Area of Play required (minimum area 0.04ha).																		
Welsh Language	No requirements.																		
Water & Drainage	No requirements.																		
Active Travel The existing footpaths on Golden Hill Road will need to be extended to the edge of the site to create an active travel route into the Town Centre, which will require a contraflow for vehicular traffic to create the required pavement width. An active travel link into Oliver's View to the south to be created.				Electricity supply An 11kv underground cable lies adjacent to the site under Golden Hill Road.		Key Supporting Information Requirements Detailed Site Plan Active Travel Plan Historic Environment Appraisal Landscaping Plan Ecology Assessment													

<p>Historic Environment</p> <p>The site is of possible archaeological interest and hence a Historic Environment Appraisal and appropriate mitigation will be needed.</p>	<p>Habitat</p> <p>Existing tree and/or hedge boundaries are to be retained, and a new hedgerow boundary is required along the eastern edge of the site. Sensitive lighting scheme is required which minimised light pollution. Existing scrub habitat should be retained where possible. NRW have advised that Bat SAC surveys will be required.</p> <p>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 along the southern and western boundaries are important to retain.</p>
<p>Contamination</p> <p>None known.</p>	<p>Sustainability Appraisal Recommendations</p> <p>This site is at the Growth Centre of Pembroke which has good access to open space and a good range of services. Care will be taken to ensure that existing and new opportunities for biodiversity are retained and sought through the development of this site, and that archaeological potential is considered.</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>		



<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>Development should prevent light spill to north and will be required to retain hedgerows. A Habitats Regulations Assessment (HRA) is required due to the proximity of designated areas and potential for protected species. The Northern boundary will need to be well buffered to protect watercourses and provide habitat connectivity for mobile species. NRW has identified a potential need for bat and otter 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>Buffering of the northern boundary is required to protect the watercourse and provide habitat connectivity.</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 requires all proposals to retain and enhance the Welsh language.</p>	<p>Street View Photo 1</p> 
<p>Sustainability Appraisal Recommendations</p> <p>This site is at the Growth Centre of Pembroke which has good access to open space and a good range of services. 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 archaeological potential is considered. The majority of the site 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-East of Southlands, St Daniel's Hill, Pembroke HSG/095/LDP2/5	Site Size 0.87 ha	Total Units 26 (23 Private & 3 Affordable)	Ownership Private	Site Plan 	Map Key Electric Overhead_Cable 11KV Underground_Cable 11KV LDP2 Deposit V2 Main Town Residential Allocation	Satellite Image 														
Site Description This 0.87 ha, greenfield site is located to the south of Pembroke. The northern boundary is defined by residential properties and access from the Southlands estate road into the site via a field gate. The east and south boundaries are defined by hedgerows with countryside beyond. A separate housing allocation reference HSG/095/LDP2/5 is situated immediately to the west of this site.																				
Phosphorous and Nitrogen Nutrient neutrality for nitrogen required for this site.		Water and Drainage A hydraulic modelling assessment (HMA) will be required to determine the point of connection to the water supply network and developers will be expected to fund investigations during pre-planning stages. The findings of the HMA would inform the extent of any necessary upgrades. The public sewerage network and Pembroke Dock 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>Link to adjoining allocation.</td> </tr> <tr> <td>Active Travel</td> <td>No requirements.</td> </tr> <tr> <td>Education</td> <td>No requirements.</td> </tr> <tr> <td>Affordable Housing</td> <td>15%</td> </tr> <tr> <td>Recreational Open Space</td> <td>Off-site financial contribution towards Play MUGA facilities at Lower Common Park.</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	Link to adjoining allocation.	Active Travel	No requirements.	Education	No requirements.	Affordable Housing	15%	Recreational Open Space	Off-site financial contribution towards Play MUGA facilities at Lower Common Park.	Welsh Language	No requirements.	Water & Drainage	Hydraulic Modelling Assessment.
Highways	Link to adjoining allocation.																			
Active Travel	No requirements.																			
Education	No requirements.																			
Affordable Housing	15%																			
Recreational Open Space	Off-site financial contribution towards Play MUGA facilities at Lower Common Park.																			
Welsh Language	No requirements.																			
Water & Drainage	Hydraulic Modelling Assessment.																			
Highways Access to be via the existing highway network at Southlands. Vehicular access into the adjoining allocation.		Electricity supply An 11kv pole and cable runs along the eastern boundary of the site, which may require minor re-routing.		Key Supporting Information Requirements Detailed Site Plan Archaeological Evaluation Ecology Assessment including bat survey																
Active Travel There is an existing shared user path (SUP) from the northern edge of Southlands linking to the wider path network in this part of Pembroke. Provided that the highway access is via Southlands and the footpath is extended into the allocation, this will be sufficient to meet active travel requirements.																				



<p>Historic Environment</p> <p>An archaeological condition will be applied to any planning consent and mitigation and investigation may be required.</p>	<p>Habitat</p> <p>Hedgerows and boundary trees are to be retained, a buffer is required at the southern end of the site to protect ecology, and any lighting should avoid these features. A bat survey will be required, and other ecological surveys may be required.</p> <p>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>Hedgerows and boundary trees will need to be retained to screen wider views of the site from the countryside, and from urban areas. A break in the hedgerow will be required to create a vehicular access into neighbouring allocation HSG/095/LDP2/2.</p>
<p>Contamination</p> <p>None known.</p>	<p>Sustainability Appraisal Recommendations</p> <p>This site is at the Growth Centre of Pembroke which has good access to open space and a good range of services. Care will be taken to ensure that existing and new opportunities for biodiversity are retained and sought through the development of this site, and that archaeological potential is considered. Approximately one-third of the site is Grade 3a agricultural land but there is an overriding need for the development, it would be difficult to separate out the higher-grade land within the site and there are no suitable alternative sites.</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 South-West of Southlands, St Daniel's Hill, Pembroke HSG/095/LDP2/2	Site Size 0.64 ha	Total Units 19 (17 Private & 2 Affordable)	Ownership Public.	Site Plan 	Map Key Electric Overhead_Cable 11KV Underground_Cable 11KV LDP2 Deposit V2 Main Town Residential Allocation	Satellite Image 														
Site Description This 0.64 hectare greenfield site is located to the south Pembroke alongside St Daniels Hill and adjacent (to the west of) allocation HSG/095/LDP2/5.																				
Phosphorous and Nitrogen Nutrient neutrality for nitrogen required for this site.		Water and Drainage A hydraulic modelling assessment (HMA) will be required to determine the point of connection to the water supply network and developers will be expected to fund investigations during pre-planning stages. The findings of the HMA would inform the extent of any necessary upgrades. The public sewerage network and Pembroke Dock 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>No specific requirements</td> </tr> <tr> <td>Active Travel</td> <td>Extend footpath into allocation.</td> </tr> <tr> <td>Education</td> <td>No requirements</td> </tr> <tr> <td>Affordable Housing</td> <td>12.5%</td> </tr> <tr> <td>Recreational Open Space</td> <td>Off-site financial contribution to Neighbourhood Equipped Area of Play at Lower Common Park and to informal play area at Lower Common.</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	No specific requirements	Active Travel	Extend footpath into allocation.	Education	No requirements	Affordable Housing	12.5%	Recreational Open Space	Off-site financial contribution to Neighbourhood Equipped Area of Play at Lower Common Park and to informal play area at Lower Common.	Welsh Language	No requirements	Water & Drainage	Hydraulic Modelling Assessment
Highways	No specific requirements																			
Active Travel	Extend footpath into allocation.																			
Education	No requirements																			
Affordable Housing	12.5%																			
Recreational Open Space	Off-site financial contribution to Neighbourhood Equipped Area of Play at Lower Common Park and to informal play area at Lower Common.																			
Welsh Language	No requirements																			
Water & Drainage	Hydraulic Modelling Assessment																			
Highways Access to be via Southlands via adjoining allocation reference HSG/095/LDP2/5 to avoid an additional entrance onto the B4319 St Daniels Hill, which forms part of the strategic road network to the industrial facilities on the Angle peninsula.		Electricity supply An 11kv underground cable lies 50m to the northeast in neighbouring Southlands.			Key Supporting Information Requirements Detailed Site Plan Archaeological Evaluation Ecology Assessment															
Active Travel There is an existing shared user path (SUP) from the northern edge of Southlands linking to the wider path network in this part of Pembroke. Provided that the highway access is via Southlands and the footpath is extended into the allocation, this will be sufficient to meet active travel requirements.																				






<p>Historic Environment</p> <p>An archaeological evaluation / investigation will be required prior to the issue of any planning consent.</p>	<p>Habitat</p> <p>Hedgerows and boundary trees are to be retained. A buffer is required at the southern end of the site to protect ecology and any lighting of this area should be avoided. A bat survey will be required. Other ecological surveys may be required.</p> <p>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>Hedgerows and boundary trees will need to be retained to screen wider views of the site from the countryside, and from urban areas. A break in the hedgerow will be required to create a vehicular access from neighbouring allocation HSG/095/LDP2/5.</p>
<p>Contamination</p> <p>None known.</p>	<p>Street View Photo 2 (from Southlands into adjoining allocation HSG/095/LDP2/5).</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>		
<p>Sustainability Appraisal Recommendations</p> <p>The site is well located in Pembroke with good active and sustainable travel links to a wide range of services, facilities, education and employment opportunities. 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 archaeological potential is considered. Water quality and ground water quality require protection from adverse impacts.</p>		



Site Allocation Name / Ref Land at Hampshire Drive, Pembroke Dock HSG/096/LDP2/1	Site Size 1.12 ha	Total Units 33	Ownership Private	Site Plan 	Map Key <ul style="list-style-type: none"> --- Development Date --- EPC Water & Sewerage <ul style="list-style-type: none"> --- Pressure, Main, Clean, Water --- Hydrant, Clean, Water Chamber <ul style="list-style-type: none"> --- COMBINED FANBELL --- FOG, FANBELL Green <ul style="list-style-type: none"> --- COMBINED QUALITY --- FOG, CONNECTING SOVER --- FOG, LATERAL DRAIN Habitat <ul style="list-style-type: none"> --- FRESHWATER/COAST --- GPO DRAIN VC --- Main Trench --- Residential Wastewater --- Combined 	Satellite Image 									
Site Description This 1.12ha, greenfield site is located within the urban area of Pembroke Dock and to the west of Waterloo Road. The site is surrounded on all sides by previous phases of residential development.															
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 Pembroke Dock WwTW can accept the potential foul flows from this site. The site is crossed by 100mm and 150mm diameter sewers.	Flood risk This site is not within a flood zone, however sustainable disposal of surface water as part of a SuDS approach is required.	Key Requirements and Contributions												
Highways Highways access will be onto existing estate roads.			<table border="1"> <tr> <td>Highways</td> <td>Active travel link onto Shropshire Drive required.</td> </tr> <tr> <td>Active Travel</td> <td>Active travel link to Shropshire Drive.</td> </tr> <tr> <td>Education</td> <td>No requirements.</td> </tr> <tr> <td>Affordable Housing</td> <td>An off-site contribution will be required, in line with the provisions of the Affordable Housing Supplementary Planning Guidance</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 requirements.</td> </tr> <tr> <td>Water & Drainage</td> <td>No requirements.</td> </tr> </table>	Highways	Active travel link onto Shropshire Drive required.	Active Travel	Active travel link to Shropshire Drive.	Education	No requirements.	Affordable Housing	An off-site contribution will be required, in line with the provisions of the Affordable Housing Supplementary Planning Guidance	Recreational Open Space	On site provision of one Local Area of Play, minimum area 0.04ha.	Welsh Language	No requirements.
Highways	Active travel link onto Shropshire Drive required.														
Active Travel	Active travel link to Shropshire Drive.														
Education	No requirements.														
Affordable Housing	An off-site contribution will be required, in line with the provisions of the Affordable Housing Supplementary Planning Guidance														
Recreational Open Space	On site provision of one Local Area of Play, minimum area 0.04ha.														
Welsh Language	No requirements.														
Water & Drainage	No requirements.														
Active Travel Provide an active travel link onto Shropshire Drive.	Electricity supply An 11kv underground cable lies immediately to the northwest of the site under the road known as Hampshire Drive.	Key Supporting Information Requirements Detailed Site Plan Ecology Assessment													
Historic Environment No specific requirements.	Habitat The site is identified as part of the network of B-lines within Pembrokeshire NRW has identified a potential need for bat and otter 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.	Landscape Trees along the southern boundary to be protected.													



<p>Contamination</p> <p>None known.</p>	<p>Sustainability Appraisal Recommendations</p> <p>This site is at the Growth Centre of Pembroke Dock which has good access to open space and a good range of services. Care will be taken to ensure that existing and new opportunities for biodiversity are retained and sought through the development of this site, and that archaeological potential are considered.</p>	<p>Street View Photo 1</p> 	<p>Street View Photo 2</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>The site is within the Milford Haven Waterway Landscape of Outstanding Historic Interest.</p>	<p>Habitat</p> <p>The site is identified as part of the network of B-lines within Pembrokeshire. NRW has identified a potential need for bat and otter surveys to accompany applications at this site. The site is approximately 140m from the Pembrokeshire Marine SAC and Milford Haven Waterways SSSI. Although there appears to be no hydrological connectivity, the SSSI is designated for use by horseshoe bats. The woodland corridor to the west and the tree line leading to the site is highly likely to be used by these very light-sensitive bats and so any development would require a very detailed lighting scheme with external lighting and window light spill kept to an absolute minimum. A full ecological survey will be required to consider the potential use of the site by other species. All existing trees on site should be retained where possible.</p> <p>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>The hedgerow and mature trees along the site perimeter should be retained where possible. The woodland beyond the site to the west should be protected. The tree and hedge in the south-western corner are valuable components of landscape and ecological corridors extending towards the site, to be retained to keep links with wider countryside.</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 requires all proposals to retain and enhance the Welsh language.</p>	<p>Street View Photo 1</p>  <p>Street View Photo 2</p> 

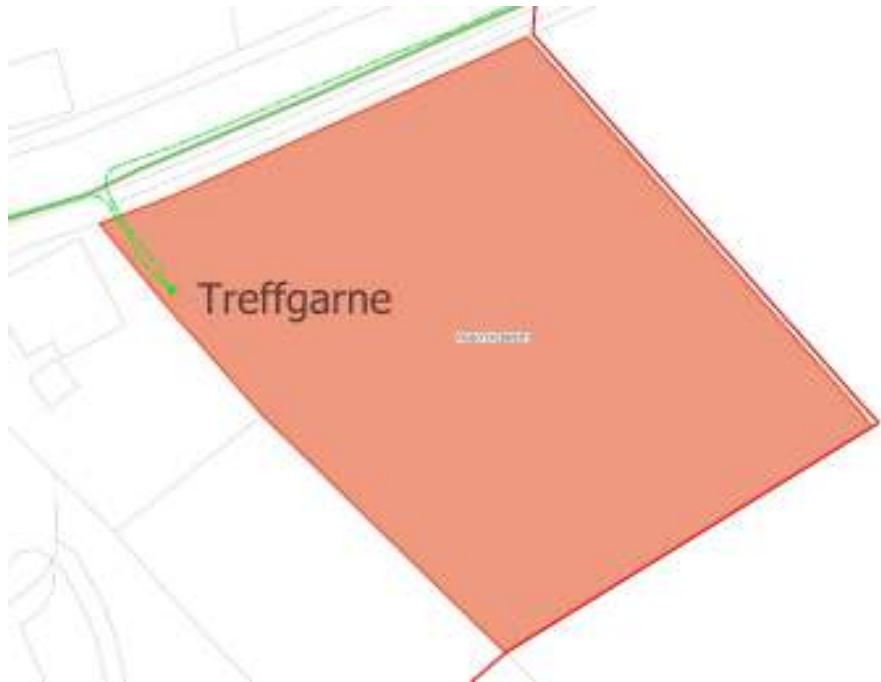

Site Allocation Name / Ref North of Pembroke Road, Pembroke Dock HSG/096/00238	Site Size 1.52 ha Allocation Type Housing	Total Units 38 Phasing Tranche 2023-2033	Ownership Public	Site Plan 	Map Key <ul style="list-style-type: none"> Electric Gas Overhead_Cable Underground_Cable Watermain Waste Water Water & Sewerage Pressurised_Non_Clear_Water Waste Water Drain POULTRIC HOUSE SURFACE WATER CHANNEL Sewer POULTRIC HOUSE SEWER POULTRIC HOUSE POULTRIC HOUSE SURFACE WATER CONNECTING SEWER SURFACE WATER CHANNEL Electric Gas Road Map for Planning Proposed Development Public Road LINE DEPOSIT Public Road Proposed Allocation Other 	Satellite Image 	
Phosphorous and Nitrogen				Water and Drainage	Flood risk	Key Requirements and Contributions	
Nutrient neutrality for nitrogen required for this site.				A water supply can be provided for the site and the public sewerage network and Pembroke Dock WwTW can accept the potential foul flows from this site. The site is crossed by an abandoned watermain.	This site is not within a flood zone, however there is a small risk of surface water flooding beyond the northern boundary of the site and sustainable disposal of surface water as part of a SuDS approach will be required.	Highways	A new vehicular access onto Pembroke Road across the Shared Use Path will be required.
Highways A single access point onto the highway is likely to be appropriate for this site. This will require careful consideration to avoid disrupting cycle traffic on the SUP. Active travel routes to the south and west will be required to link to the existing network and open space.						Active Travel	Routes will be required to the south and west to connect to the existing Shared Use Path and footpath.
Active Travel Routes will be required to the south and west to connect to the existing Shared Use Path and footpath.						Education	Primary education contribution.
						Affordable Housing	An off-site contribution will be required, in line with the provisions of the Affordable Housing Supplementary Planning Guidance
						Recreational Open Space	On site provision of one Local Area of Play, minimum area 0.04ha. Off-site financial contributions to NEAP and MUGA facilities at Memorial Park.
						Welsh Language	No requirement.
						Water & Drainage	No requirement.
						Other	11kw overhead electricity cable needs re-routing. An oil pipeline runs north south through the western edge of the site and an appropriate easement will be required.
Electricity supply						Key Supporting Information Requirements Detailed Site Plan Active Travel Plan Landscaping Study & Plan	


	An 11kv pole and overhead line intersects the site on a north-south axis, which will require re-routing. A 132kv underground cable also lies along the western boundary.	Ecology Assessment	
<p>Historic Environment</p> <p>The site is within the Milford Haven Waterway Landscape of Outstanding Historic Interest.</p> <p>Historic boundary along Pembroke Road.</p>	<p>Habitat</p> <p>A north–south green corridor is required through the west of this site to benefit protected species. The site is identified as part of the network of B-lines within Pembrokeshire. The northern boundary should be enhanced with pollinators in mind to compliment the open space designation to the north, which is envisaged to become part of a green corridor. This is a very light-sensitive site due to proximity of protected species. Particular thought should be given to minimising light spill onto any of the hedgerows/ecological corridors. This may be helped by ensuring gardens back on to any boundary features. NRW has identified a potential need for bat and otter 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. A Test for Likely Significant Effects is therefore required as part of an Appropriate Assessment. The potential for discharge of nitrates into the SAC is a particular concern.</p>	<p>Landscape</p> <p>Pembroke Road lies along a ridgeline with the land falling away to the north. The site is therefore highly visible to the north and will require a landscaping plan to minimise visual impact on the wider area. Open space and Green Infrastructure provision would ideally be located along the north-western boundary where links to existing parkland and open countryside can be maintained. The hedge along the southern boundary to be retained to maintain connectivity and separation from the safe route to school. The boundary with Pembroke Road is a historic boundary and so access into the site should be via the eastern or western edges of the site.</p>	
<p>Contamination</p> <p>None known.</p>		<table border="1"> <tr> <td data-bbox="1923 1087 2347 1442"> <p>Street View Photo 1</p>  </td> <td data-bbox="2347 1087 2875 1442"> <p>Street View Photo 2</p>  </td> </tr> </table>	<p>Street View Photo 1</p> 
<p>Street View Photo 1</p> 	<p>Street View Photo 2</p> 		
<p>Welsh Language</p> <p>The site is outside the defined Welsh language-sensitive area. Policy SP19 encourages all proposals to retain and enhance the Welsh language.</p>	<p>Sustainability Appraisal Recommendation</p> <p>This site is at the Growth Centre of Pembroke Dock which has good access to open space and a good range of services. Care will be taken to ensure that existing and new opportunities for biodiversity are retained and sought through the development of this site, and that archaeological potential is considered. The majority of the site is Grade 3a agricultural land but there is an overriding need for the development, it would be difficult to separate out the grades within the site and there are no suitable alternative sites.</p>		

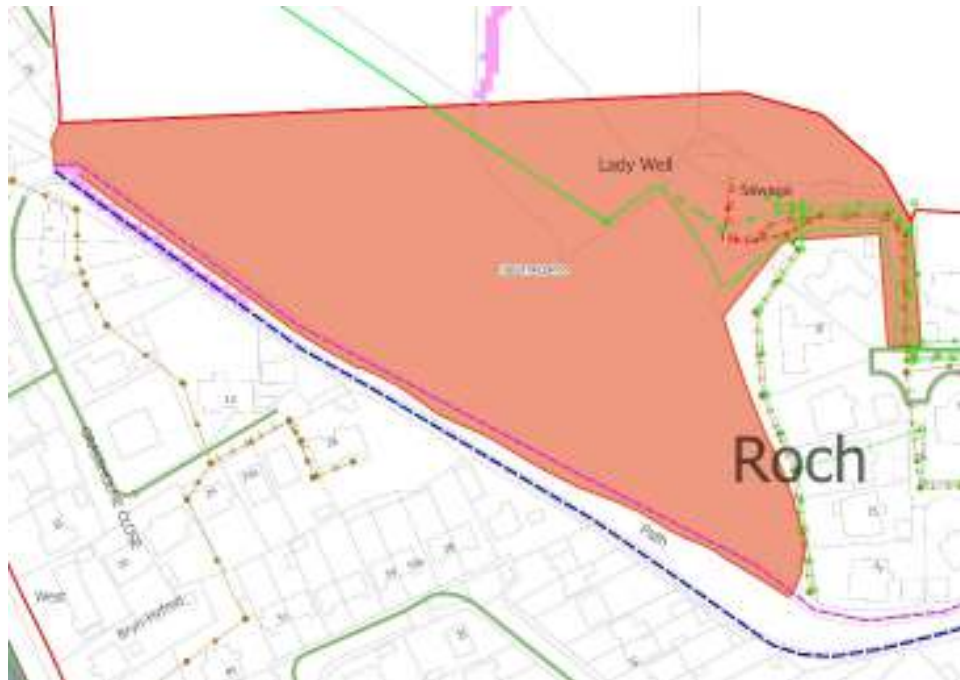


Site Allocation Name / Ref West of Stranraer Road, Pembroke Dock HSG/096/LDP2/2	Site Size 1.99 ha	Total Units 59	Ownership Private	Site Plan 	Map Key Electric Pole, Transformer, Substation ● 11kV Pole ● 11kV Overhead Cable — 11kV Water & Sewerage — Potable/Main/Clean Water Chamber ● Foul Manhole Sewer — Foul Collecting Sewer — Foul Gravity Natural Flood Map for Planning new floodzone surface water small watercourse Flood zone 2 LDP2 Design 2 Service Village Residential Allocation	Satellite Image 															
Site Description This flat, greenfield site is located at the western edge of Pembroke Dock and fronts onto Military Road to the north. The site in an L-shaped parcel, wrapping around an area of open space and residential dwelling to the east. The southern edge is not defined by any physical features, and the western edge is formed by a hedgerow. The site is situated on high ground within an established residential area with some views over the Haven Waterway.																					
Phosphorous and Nitrogen Nutrient neutrality for nitrogen required for this site.				Water and Drainage A hydraulic modelling assessment (HMA) will be required to determine the point of connection to the water supply network and developers will be expected to fund investigations during pre-planning stages. The findings of the HMA would inform the extent of any necessary upgrades. The public sewerage network and Pembroke Dock 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>Access from Military Road and Stranraer Road.</td> </tr> <tr> <td>Active Travel</td> <td>Shared User Path</td> </tr> <tr> <td>Education</td> <td>Contribution required for primary education</td> </tr> <tr> <td>Affordable Housing</td> <td>15.3%</td> </tr> <tr> <td>Recreational Open Space</td> <td>On site provision of a Local Area of Play (minimum area 0.04ha). Off-site financial contribution to exiting Neighbourhood Equipped Area of Play off Military Road and for MUGA adjacent to the site.</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	Access from Military Road and Stranraer Road.	Active Travel	Shared User Path	Education	Contribution required for primary education	Affordable Housing	15.3%	Recreational Open Space	On site provision of a Local Area of Play (minimum area 0.04ha). Off-site financial contribution to exiting Neighbourhood Equipped Area of Play off Military Road and for MUGA adjacent to the site.	Welsh Language	No requirements.	Water & Drainage	Hydraulic Modelling Assessment.
Highways	Access from Military Road and Stranraer Road.																				
Active Travel	Shared User Path																				
Education	Contribution required for primary education																				
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Recreational Open Space	On site provision of a Local Area of Play (minimum area 0.04ha). Off-site financial contribution to exiting Neighbourhood Equipped Area of Play off Military Road and for MUGA adjacent to the site.																				
Welsh Language	No requirements.																				
Water & Drainage	Hydraulic Modelling Assessment.																				
Highways Highways access is required onto Military Road and Stranraer Road.				Electricity supply An 11kv underground cable runs adjacent to the northern boundary.		Key Supporting Information Requirements Detailed Site Plan Ecological Assessment to include surveys for bats and otters Contaminated Land Risk Assessment															
Active Travel Shared User Path between Chapel Road and link on Military Road, across public open space.																					



<p>Historic Environment</p> <p>No known issues.</p>	<p>Habitat</p> <p>Ecological and landscape requirements for this site are to establish an acceptable buffer along the southern boundary. The site forms part of a wider B-Line area. The design and layout of the site should relate well to the adjacent open space and should not back onto it. The western boundary should be strengthened to allow for landscape connectivity, and a new hedgerow should be instated. New walkways and verges will be important. This site sits on a wider Regionally Important Geological Site (RIGS). NRW has identified a potential need for bat and otter 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>Contamination</p> <p>The site is on or forms part of a site that has historically had a potentially contaminative use. Further Investigations may be required depending on end use to establish risk posed to end users.</p>	
<p>Landscape</p> <p>The internal site layout needs to create strong enclosure with robust hedges to existing open space to the west and south.</p>		<p>Street View Photo 1</p>  <p>Street View Photo 2</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>Sustainability Appraisal Recommendations</p> <p>This site is at the Growth Centre of Pembroke Dock which has good access to open space and a good range of services. 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 archaeological potential are considered.</p>		



<p>Landscape Retain and protect existing hedgerows.</p>	<p>Sustainability Appraisal Recommendations This site allocation relates well to the settlement. It is a service village with good access to facilities. The majority of the site is Grade 3a agricultural land which provides access to the remaining lower grade areas within the site. There are no suitable alternative sites. Dormice may need to be considered as part of an ecological survey and hedgerows retained. Screening for project level HRA may be required.</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 South of Robeston Court, Robeston Wathen HSG/113/LDP2/01	Site Size 0.27 ha	Total Units 5	Ownership Private	Site Plan 	Map Key Electric Pole, Mounted Substation 11kV Pole 11kV Underground Cable 11kV Water & Sewerage Pressurised Main, Clean Water LDP2 Deposit V2 Service Village Residential Allocation	Satellite Image 									
Site Description This housing allocation is located in the southeastern part of Robeston Wathen Village, and is greenfield in nature. The site is bounded by the B4314 to the north and residential properties to the west. There are no physical features defining the east and southern boundaries, as the site forms part of a wider sloping field and the A40 to the south.															
Phosphorous and Nitrogen Nutrient neutrality for nitrogen required for this site.		Water and Drainage A water supply can be provided for this site. There are no public sewers in close proximity to this site. The nearest sewer is in Narberth. The nearest WwTW catchment is Narberth West.		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										
Highways Access required directly onto the B4314, which may require improvements to existing visibility and alterations to established hedgebank.					Highways	No specific requirements.	Active Travel	No requirements.	Education	No specific requirements.	Affordable Housing	An off-site contribution will be required.	Recreational Open Space	No requirement.	Welsh Language
Active Travel No specific requirements.		Electricity supply An 11kv pole lies within the northwest corner of the site, with an underground cable running within the highway verge along the northern boundary of the site.			Key Supporting Information Requirements Detailed Site Plan Ecological Assessment Archaeological Evaluation (trial trenching)										
Historic Environment The site is not within a Registered Historic Landscape. Assets and features have been recorded within the site which is considered to have archaeological potential. A second phase of evaluation through trial trenching is required.		Habitat Trees and hedges to be retained and a new hedgebank to be created along the southern and eastern boundaries to ensure connectivity of landscape and wildlife corridors.			Contamination None known.										



<p>Landscape</p> <p>Trees and hedges to be retained and a new hedgebank to be created along the southern and eastern boundaries to ensure connectivity of landscape and wildlife corridors.</p>	<p>Sustainability Appraisal Recommendations</p> <p>There are active and sustainable travel options to a range of facilities, education and employment opportunities from this site.</p>	<p>Street View Photo 1</p> 
<p>Welsh Language</p> <p>The site is within the defined Welsh language-sensitive area. Phasing of development and other mitigation may be required.</p>		


Site Allocation Name / Ref East of Pilgrim's Way, Roch HSG/114/LDP/01	Site Size 2.19 ha	Total Units 52	Ownership Private	Site Plan 	Map Key 	Satellite Image 														
Site Description This housing allocation is located to the northwest of Roch Village, and is greenfield in nature.																				
Highways There are two potential vehicular access points, with one being off Pilgrim's Way and the other off Maes Ffynnon. Access directly onto Pilgrim's Way and then onto the A487 may require a consultation with SWTRA and preparation of a Transport Assessment.	Water and Drainage A water supply can be provided for this site. The public sewerage network and Newgale WwTW can accommodate the foul flows from the site. The site is crossed by 100mm diameter foul sewer, 225mm diameter surface water sewers and 100mm pressurised rising main sewer. Maes Ffynnon Sewage Pumping Station is located on the site and hence there is a potential for local odour nuisance, which may require mitigation.	Flood risk This site is not within a flood zone, however there is a small risk of surface water flooding beyond the northern and south-western boundaries of the site and sustainable disposal of surface water as part of a SuDS approach will be required.	Key Requirements and Contributions <table border="1" data-bbox="1923 907 2873 1516"> <tr> <td>Highways</td> <td>Yes</td> </tr> <tr> <td>Active Travel</td> <td>Yes</td> </tr> <tr> <td>Education</td> <td>A contribution towards secondary school provision may be required</td> </tr> <tr> <td>Affordable Housing</td> <td>13%</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	Yes	Active Travel	Yes	Education	A contribution towards secondary school provision may be required	Affordable Housing	13%	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	Yes																			
Active Travel	Yes																			
Education	A contribution towards secondary school provision may be required																			
Affordable Housing	13%																			
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 The frontage along Pilgrim's way is currently a Public Right of Way, which will need to be upgraded to support vehicle access to the access point, with the remainder of the PROW upgraded to support improved accessibility.	Electricity supply An 11kv line crosses the site on a northwest to southeast access. The section from Maes Ffynnon is underground leading to a pole in the centre of the site, with the remainder being an overhead line. The overhead and undergrounding sections may require re-routing to maximise the potential number of units on the site. The overhead section may also require undergrounding.		Key Supporting Information Requirements Detailed Site Plan Active Travel Plan Ecological Assessment Archaeological Evaluation																	


<p>Historic Environment</p> <p>Three non-designated archaeological assets are likely to directly impacted by development of this site. Watching briefs are recommended regarding the medieval well and field boundaries – prior to any removal of field boundaries, a record should be kept of their form and structure. A 2m buffer zone should be established to protect the hollow way during construction.</p>	<p>Habitat</p> <p>The site is used or is close to habitats used by a variety of species, including protected species such as bats, dormice, reptiles and breeding birds. Land to the north of the site could be used to mitigate for loss of reptile habitat. Integrated bat boxes and bee bricks should be included in development, in line with the Planning Policy Wales requirement to provide net benefit for biodiversity.</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>Landscape</p> <p>The site is in an elevated position and hence is visually prominent from some parts of the adjacent countryside. Care should be taken to ensure that the development is sensitively designed, with a view to minimising visual impacts, particularly in relation to the nearby Pembrokeshire Coast National Park.</p>	<p>Sustainability Appraisal Recommendations</p> <p>There are active and sustainable transport options to a range of facilities, education and employment opportunities from the site. Much of the land is Grades 2 and 3a agricultural land but there are no suitable alternative sites. The site is close to the National Park boundary.</p>	<p>Street View Photo 1</p> 	<p>Street View Photo 2</p> 



Site Allocation Name / Ref Between Cornerways and Austalise, Simpson Cross HSG/119/LDP2/1	Site Size 0.8 ha	Total Units 18	Ownership Private	Site Plan 		Map Key E 200M Public Sewer Substation Control Gate Water & Sewerage Sewer Road Flood Risk for Planning L2PPCL2 L2PPCL2	Satellite Image 																																																			
Site Description Primarily a greenfield site, located on the south-eastern side of Simpson Cross. The land slopes gently downwards from north to south and east to west and is bounded to the south-west by the A487. Adjacent and to the north-west is a recently built residential development and to the south-east is the property known as Austalise. The land to the north-east and east of the site is undeveloped, agricultural land.				Water and Drainage A water supply can be provided for this site. The public sewerage network and Keeston WwTW can accommodate the foul flows from the proposed development. The site is crossed by a 90mm diameter watermain.		Flood risk There is no flood risk within this site, but a SUDS scheme will be required to control surface water drainage.	Key Requirements and Contributions <table border="1"> <tr> <td>Highways</td> <td>No access from A487</td> </tr> <tr> <td>Active Travel</td> <td>Pedestrian/cycle link to the village.</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>No requirement</td> </tr> <tr> <td>Water & Drainage</td> <td>No requirement</td> </tr> </table>		Highways	No access from A487	Active Travel	Pedestrian/cycle link to the village.	Education	No requirement	Affordable Housing	An off-site contribution will be required	Recreational Open Space	No requirement	Welsh Language	No requirement	Water & Drainage	No requirement																																				
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Highways Access to the site will be from Hill Lane, which leads to the A487. Access may be linked to the development site to the north-west. No access to be taken directly from the A487.				Water and Drainage A water supply can be provided for this site. The public sewerage network and Keeston WwTW can accommodate the foul flows from the proposed development. The site is crossed by a 90mm diameter watermain.		Flood risk There is no flood risk within this site, but a SUDS scheme will be required to control surface water drainage.	Key Requirements and Contributions <table border="1"> <tr> <td>Highways</td> <td>No access from A487</td> </tr> <tr> <td>Active Travel</td> <td>Pedestrian/cycle link to the village.</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>No requirement</td> </tr> <tr> <td>Water & Drainage</td> <td>No requirement</td> </tr> </table>		Highways	No access from A487	Active Travel	Pedestrian/cycle link to the village.	Education	No requirement	Affordable Housing	An off-site contribution will be required	Recreational Open Space	No requirement	Welsh Language	No requirement	Water & Drainage	No requirement																																				
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<p>Active Travel A pedestrian/cycle access and link into the village should be provided from the site.</p>	<p>Electricity supply An 11kv overhead line intersects the site on a north-south axis with 2 poles located in the hedgerow boundaries. This is likely to require re-routeing or undergrounding to maximise the number of units on the site.</p>	<p>Key Supporting Information Requirements Detailed Site Plan Ecological Assessment Archaeological Evaluation</p>
<p>Historic Environment There is archaeological interest within the site and mitigation will need to be secured by planning condition.</p>	<p>Habitat Hedgerows along site boundaries to be retained. Reptiles to be considered as part of any ecological survey. There is potential for impacts on a Natura 2000 site. Screening for project level HRA may be required at application stage.</p>	<p>Contamination None known.</p>
<p>Landscape Hedgerows and individual trees to be retained. This is a visually prominent site from the wider countryside and therefore will require a landscape assessment and mitigation plan.</p>	<p>Sustainability Appraisal Recommendations The allocated site is well related to the settlement with active and sustainable travel options to a range of facilities, education and employment opportunities. Just over one third of the site is Grade 2 agricultural land but there are no suitable alternative sites.</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>Site Allocation Name / Ref North-West of Wesley Way, Spittal HSG/120/00018</p>	<p>Site Size 0.89 ha</p>	<p>Total Units 10</p>	<p>Ownership Private</p>	<p>Site Plan</p> 	<p>Map Key</p> <ul style="list-style-type: none"> BOOK Proposed Substation 11kV 10kV Control Gate 11kV Water & Sewerage Remains of Main Sewer Line Clubs 100% PAVED Serve 100% CONNECTION SPARK 100% UNPAVED Natural Flood Risk for Planning 100% Flood Risk (100% Annual Exceedance) 100% Flood Risk (100% Annual Exceedance) LEP2 Designated VC Service Village Specialist Provision 	<p>Satellite Image</p> 																																																			
<p>Site Description</p> <p>This is a flat, greenfield site located to the northern side of Spittal, adjacent to the village school. It comprises part of an agricultural enclosure with hedgerow boundaries. The north-western boundary does not have a physical definition on the ground. There is residential development to the south-east of the site and the school to the south-west. Beyond the other site boundaries are undeveloped agricultural fields.</p>																																																									
<p>Phosphorous and Nitrogen</p> <table border="1" data-bbox="97 1010 917 1213"> <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></td> <td></td> <td></td> <td>2</td> <td>2</td> <td>2</td> <td>2</td> <td>2</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>PR1 – Issue date of reviewed phosphates permit at WwTW</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				2	2	2	2	2				<p>Water and Drainage</p> <p>A water supply can be provided for this site, and the public sewerage network can accept the potential foul flows. Spittal WwTW can accommodate the foul flows from the proposed development. The site is crossed by a 6" diameter sewer.</p>	<p>Flood risk</p> <p>There is no flood risk within this site but a SuDS scheme will be required to control surface water drainage.</p>	<p>Key Requirements and Contributions</p> <table border="1" data-bbox="1932 999 2870 1759"> <tr> <td>Highways</td> <td>Agreement from School for use of site access required.</td> </tr> <tr> <td>Active Travel</td> <td>Footway provision.</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>Contribution to Spittal Green Playground</td> </tr> <tr> <td>Welsh Language</td> <td>No requirement</td> </tr> <tr> <td>Water & Drainage</td> <td>No requirement</td> </tr> </table>		Highways	Agreement from School for use of site access required.	Active Travel	Footway provision.	Education	No requirement	Affordable Housing	An off-site contribution will be required	Recreational Open Space	Contribution to Spittal Green Playground	Welsh Language	No requirement	Water & Drainage	No requirement
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<p>Active Travel</p> <p>A footway is to be provided.</p>				<p>Electricity supply</p> <p>An 11kv overhead line runs a few metres to the north of the site.</p>	<p>Key Supporting Information Requirements</p> <p>Detailed Site Plan Ecological Assessment</p>																																																				

		Archaeological Evaluation
<p>Historic Environment</p> <p>No known issues.</p>	<p>Habitat</p> <p>Screening for project level HRA may be required to address potential impacts on a nearby Natura 2000 site.</p>	<p>Contamination</p> <p>None known.</p>
<p>Landscape</p> <p>Existing boundary hedgerows to be retained. A hedgerow boundary is to be created along the north-western boundary and additional planting is required to reinforce the western boundary.</p>	<p>Sustainability Appraisal Recommendations</p> <p>The site is within Spittal with active travel access to some facilities. There is a very limited bus service which would not be suitable for most journeys to reach destinations with a wider range of facilities. Car travel is the only option in most cases. The majority of the site is Grade 3a agricultural land, but there are no suitable alternative site. Hedgerows are to be retained and biodiversity protected and enhanced. Screening for project level HRA may be required.</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>		

		Lighting Scheme EIA Geotechnical -slope stability study
<p>Historic Environment</p> <p>St Dogmaels Conservation Area extends to the western boundary of the site and St.Dogmaels Abbey is a Scheduled Ancient Monument (SAM). The design will need to be sympathetic to avoid a negative impact on the character of the conservation area and SAM.</p> <p>There is archaeological potential within the site requiring monitoring of intrusive groundworks to record any archaeological remains present. A written scheme of investigation is required to demonstrate how adverse effects to the historic environment are to be mitigated.</p>	<p>Habitat</p> <p>Reptiles - A reptile survey report has been received with a previous planning application. There is a large population of slow worms on the site. A reptile strategy must have been decided upon. If translocation is considered to be the most appropriate then the location, ownership and management of the site must be made clear with any application. A strategy for site clearance under the watching brief of a suitably qualified ecologist will also be necessary.</p> <p>Bats – It is noted that further survey work to assess the significance of the site for bats is required. The results of this survey work should inform scheme design, in particular vegetation retention and lighting proposals.</p> <p>Lighting – A full lighting scheme must be submitted with any application. This must include the assessment of lux levels of both street and household external lighting. Any boundary vegetation must be kept dark.</p> <p>Invasive Non-native Species (INNS) – In line with the recommendations made within the ecological report, a suitable scheme for the removal and eradication of invasive species from the site must be submitted.</p>	<p>Contamination</p> <p>None known.</p>
<p>Landscape</p> <p>The site is located on an elevated hillside that is visible from the waterfront areas of the village. The site will need to be designed to mitigate visual impact in the locality. All perimeter trees and hedges to be retained.</p>		
<p>Sustainability Appraisal Recommendations</p> <p>This site allocation relates well to the settlement and there are active and sustainable travel options to a range of facilities, education and employment opportunities. This allocated site is an extension to a previous allocation. Ecological assessments will be required. It is a service centre with good access to facilities.</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>Street View Photo 1</p> 

Site Allocation Name / Ref North of Parson's Green, St Florence HSG/123/LDP/01	Site Size 0.88 ha	Total Units 20	Ownership Private	Site Plan 	Map Key Electric Pole Mounted Substation 11KV Pole 11KV Underground Cable 11KV Water & Sewerage Presumed Main Drain Water LDP2 Deposit VZ Service Village Residential Allocation	Satellite Image 														
Site Description This greenfield site is situated at the north-east of St Florence village. It is bounded to the south by Paron's Green residential development and to the east by a garden centre. It forms part of extensive domestic garden with a significant leylandii hedgerow at the centre and further hedgerows along the site boundaries. The northern site boundary is not defined by a physical feature on the ground.																				
Highways Access is via Parson's Green.		Water and Drainage A water supply can be provided for this site. The public sewerage network and St Florence WwTW can accommodate foul flows from the site. The site is crossed by a 90mm diameter watermain.	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>Financial contribution towards public right of way network.</td> </tr> <tr> <td>Education</td> <td>No requirements.</td> </tr> <tr> <td>Affordable Housing</td> <td>6 units (30%)</td> </tr> <tr> <td>Recreational Open Space</td> <td>No requirement.</td> </tr> <tr> <td>Welsh Language</td> <td>No requirements.</td> </tr> <tr> <td>Water & Drainage</td> <td>No requirements.</td> </tr> </table>			Highways	No specific requirements.	Active Travel	Financial contribution towards public right of way network.	Education	No requirements.	Affordable Housing	6 units (30%)	Recreational Open Space	No requirement.	Welsh Language	No requirements.	Water & Drainage	No requirements.
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Active Travel A financial contribution towards the public rights of way network will be required. A footway connected to Parson's Green to be provided.		Electricity supply An 11Kv underground cable is located under Parson's Green.		Key Supporting Information Requirements Detailed Site Plan Ecological Assessment																
Historic Environment No known issues.		Habitat Ecological surveys are required to consider habitats on site. There are dormice records in the area.		Contamination None known.																

Landscape

Trees and hedges to be retained.

Welsh Language

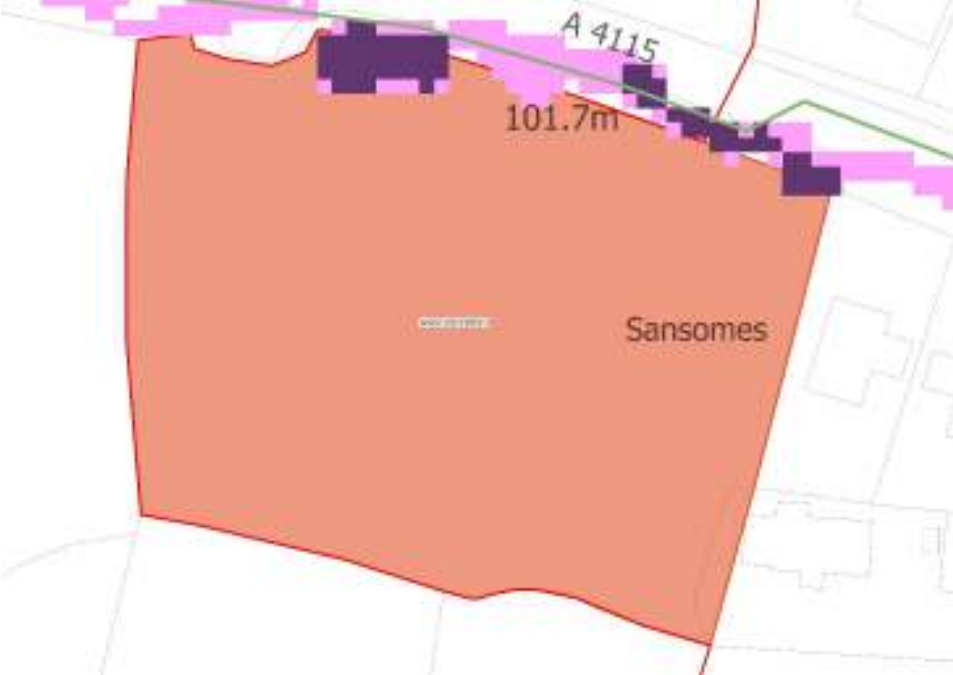

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Sustainability Appraisal Recommendations

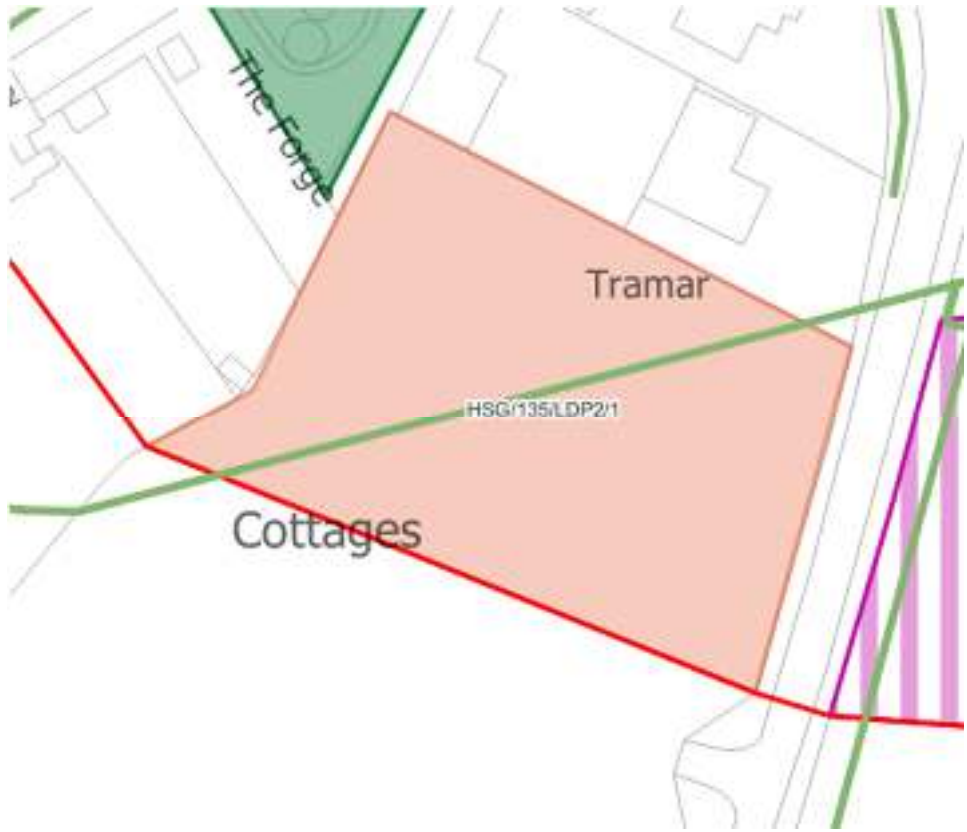

There are active and sustainable travel options to a range of facilities, education and employment opportunities. The majority of the site is Grade 3a agricultural land but there are no suitable alternative sites. Green boundaries and trees are to be retained. Ecological surveys will need to consider dormice.


Street View Photo 1







Site Allocation Name / Ref West of Kings Farm, Templeton HSG/135/LDP2/1	Site Size 0.61 ha	Total Units 14	Ownership Private	Site Plan 	Map Key Water & Sewerage Proposed Main Over Water A4115 Flood Map for Planning Flood Zone 2 Flood Zone 1 ICFP Design 1/03 Service Lane Road to Allotment	Satellite Image 													
Site Description The site is located at the western edge of Templeton, directly south of the A4115. The site comprises a field with hedged boundaries around. To the east is existing residential development and undeveloped open countryside to the west and south.																			
Highways Access would be taken from the A4115. An extension of the speed limit may be required. A footway is required along the site frontage to link with the employment land to the west and Sentence Gardens to the east. Dropped kerb required for road crossing to public right of way opposite the site entrance.	Water and Drainage A water supply can be provided and the public sewerage network can accept the potential foul flows from this site. Templeton WWTW can accommodate the foul flows from the site.	Flood risk There is no flood risk within this site. There is a small risk of surface water flooding along the northern boundary with the A4115. A SuDS scheme will be required to control surface water drainage.	Key Requirements and Contributions <table border="1"> <tr> <td>Highways</td> <td>Local footway provision.</td> </tr> <tr> <td>Active Travel</td> <td>Provision of local footways</td> </tr> <tr> <td>Education</td> <td>No requirements.</td> </tr> <tr> <td>Affordable Housing</td> <td>To be provided in line with the Plan requirements.</td> </tr> <tr> <td>Recreational Open Space</td> <td>Off-site financial contribution to Templeton 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	Local footway provision.	Active Travel	Provision of local footways	Education	No requirements.	Affordable Housing	To be provided in line with the Plan requirements.	Recreational Open Space	Off-site financial contribution to Templeton Playground.	Welsh Language	No requirements.	Water & Drainage	No requirements.
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Water & Drainage	No requirements.																		
Active Travel Provision of local footways will form part of longer-distance Templeton to Carew Shared User Path.	Electricity supply An 11KV underground line is located under the adjacent A4115.		Key Supporting Information Requirements Detailed Site Plan Contaminated Land Risk Assessment Ecological Assessment Archaeological Evaluation																
Historic Environment The site is not within a Registered Historic Landscape.	Habitat Hedgerows and tree lines to be retained, protected and kept dark. There is good pollinator habitat in close proximity to the site. The southern boundary is an important flight path for bats which should be kept dark and buffered.		Contamination The site is on or forms part of a site that has historically had a potentially contaminative use. Investigations may be required to establish any risk posed to end users.																

<p>Landscape</p> <p>Retention after modification of roadside hedgebank essential for landscape and ecological continuity. Trees and hedges along the south and western boundaries to be retained.</p>	<p>Sustainability Appraisal Recommendations</p> <p>There are active and sustainable travel options to a range of facilities, education and employment opportunities.</p> <p>Hedgerows and treelines to be retained, protected and kept dark. Southern boundary to be buffered and kept dark.</p> <p>There is a footpath requirement within 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 encourages all proposals to retain and enhance the Welsh language.</p>		

Site Allocation Name / Ref North of Bulford Road Bypass, Tiers Cross HSG/135/LDP2/1	Site Size 0.28 ha	Total Units 6	Ownership Private	Site Plan 	Map Key Electric Pole Mounted Substation x 11KV Pole • 11KV Underground Cable --- 11KV Water & Sewerage --- Pressurised Main Clean Water LDP2 Deposit V2 □ Service Village □ Residential Allocation	Satellite Image 														
Site Description This greenfield site is located at the southern edge of Tiers Cross. To the north and west are residential properties and to the east there is a supported and specialist accommodation allocation. There is no physical feature to mark the southern boundary, as the allocation forms part of a wider agricultural field with the Bulford Road bypass beyond.																				
Phosphorous and Nitrogen Nutrient neutrality for nitrogen required for this site.		Water and Drainage A water supply can be provided for this site. The public sewerage network and Tiers Cross WwTW can accommodate foul flows from the site. The site is crossed by a 600mm diameter water main. The requirement for a substantial easement width to protect the watermain on this site may affect the achievable development density on the 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" data-bbox="1923 1035 2873 1612"> <tr> <td>Highways</td> <td>No requirements</td> </tr> <tr> <td>Active Travel</td> <td>No requirements</td> </tr> <tr> <td>Education</td> <td>Contributions for primary and second schools required</td> </tr> <tr> <td>Affordable Housing</td> <td>Off-site contribution</td> </tr> <tr> <td>Recreational Open Space</td> <td>No requirement</td> </tr> <tr> <td>Welsh Language</td> <td>No requirements</td> </tr> <tr> <td>Water & Drainage</td> <td>No requirements</td> </tr> </table>			Highways	No requirements	Active Travel	No requirements	Education	Contributions for primary and second schools required	Affordable Housing	Off-site contribution	Recreational Open Space	No requirement	Welsh Language	No requirements	Water & Drainage	No requirements
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Welsh Language	No requirements																			
Water & Drainage	No requirements																			
Highways Access will be from the minor land running south from the centre of Tiers Cross village.		Electricity supply There is an 11Kv overhead line 140m to the east of the site.	Key Supporting Information Requirements Detailed Site Plan Ecological Assessment																	
Active Travel A footway is required to link to the existing village footway network at Parkhouse.		Habitat The site is in a core habitat area for pollinators, and any biodiversity enhancements should include planting for pollinators.		Contamination None known.																
Historic Environment No known issues.																				

<p>Landscape</p> <p>Retain existing hedgerows and trees and create a new hedgebank boundary to the south to maintain landscape and ecological continuity.</p>	<p>Sustainability Appraisal Recommendations</p> <p>This site is well related to a village which has access to limited facilities. There is no public transport available and so future occupants of the housing will need to rely on private transport to access a wider range of facilities. Water supply and foul drainage are available. There are requirements relating to biodiversity which will need to be taken into account through the design and layout of 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 encourages all proposals to retain and enhance the Welsh language.</p>		

Site Allocation Name / Ref Land at Ford Farm, Wolfscastle HSG/149/LDP2/1	Site Size 0.61 ha	Total Units 14	Ownership Pembrokeshire County Council	Site Plan 		Map Key <ul style="list-style-type: none"> Electricity: Proposed Substation Control Gate Water & Sewerage Remainder of Planning Zone Other 100% PLANNED 100% COMMUNITY SPACE 100% UNPLANNED Roads Flood Risk for Planning High Water Level (with wind and waves) Flood Zone 2 LEP2 Designated Area Service Village Special Flood Risk 	Satellite Image 																																																														
Site Description This greenfield site is located at the southern side of Wolfscastle, adjacent to the country road running west out of the village towards Hayscastle Cross. To the east is the village pub and to the south is a farm. The road forms the northern boundary. The western boundary is not defined by a physical feature on the ground but forms part of the wider agricultural field. The land to the west is allocated by LDP2 for a solar photovoltaic development.																																																																					
Phosphorous and Nitrogen <table border="1" data-bbox="100 863 923 1066"> <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>Year</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>Phasing</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>4</td> <td>4</td> <td>4</td> <td>2</td> <td></td> </tr> <tr> <td>Phosphate Permit</td> <td></td> <td>PR1</td> <td>PPC L2</td> <td colspan="8" style="text-align: center;">→</td> </tr> </tbody> </table>				Year	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Year	-24	-25	-26	-27	-28	-29	-30	-31	-32	-33	2033	Phasing							4	4	4	2		Phosphate Permit		PR1	PPC L2	→								Water and Drainage A water supply can be provided for the site, and potential foul flows can be accepted by the public sewerage network. Wolfscastle WwTW can accommodate the foul flows from the proposed development. The site is crossed by a 3" diameter watermain.		Flood risk There is no flood risk within this site, but a SUDS scheme will be required to control surface water drainage.	Key Requirements and Contributions <table border="1" data-bbox="1932 1136 2881 1612"> <tr> <td>Highways</td> <td>Transport Assessment for Trunk Road impacts.</td> </tr> <tr> <td>Active Travel</td> <td>No specific requirements.</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>Phased development and other mitigation may be required.</td> </tr> <tr> <td>Water & Drainage</td> <td>No requirement.</td> </tr> </table>	Highways	Transport Assessment for Trunk Road impacts.	Active Travel	No specific requirements.	Education	No requirement.	Affordable Housing	An off-site contribution will be required.	Recreational Open Space	No requirement.	Welsh Language	Phased development and other mitigation may be required.	Water & Drainage	No requirement.
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Active Travel No specific requirements.				Electricity supply There is an 11Kv line extending westwards from the most northern corner of the site.		Key Supporting Information Requirements Detailed Site Plan																																																															

<p>Historic Environment</p> <p>No known issues.</p>	<p>Habitat</p> <p>The site is on a B-Line, and any biodiversity enhancement should include planting for pollinators. The site is close to the Western Cleddau SSSI and SAC and this will need to be taken into consideration in preparing plans for the development of the site.</p> <p>Screening for project level HRA may be required to address potential impacts on a nearby Natura 2000 site.</p>	<p>Contamination</p> <p>None known.</p>	
<p>Landscape</p> <p>Hedgerows and trees along the site boundaries to be retained wherever possible. A new site boundary to be planted along the western extent of the site. Any hedgerows affected by visibility splays should be translocated.</p>		<p>Street View Photo 1</p> 	<p>Street View Photo 2</p> 
<p>Sustainability Appraisal Recommendations</p> <p>There are active and sustainable travel options to a range of facilities, education and employment opportunities. The site is near the Cleddau Rivers SAC, policies on design will need to ensure development includes water conservation measures and sustainable drainage systems. The site is Grade 2 agricultural land but there are no suitable alternative sites. Site boundaries are to be retained. Proximity to the Western Cleddau SSSI and SAC needs to be considered.</p> <p>Screening for project-level HRA may be required.</p>	<p>Welsh Language</p> <p>The site is within the defined Welsh language-sensitive area. Phased development of the site and other mitigations measures may be required.</p>		