

Change Number	Deposit Plan Ref	Location	Action Proposed	Matters Arising Change Proposed (edits to be shown as bold and underlined for inserts and strike-through for deletes.)	Reason the change is proposed or Rep Reference	Sustainability Appraisal Measures Needed	Habitats Regulations Assessment	Equality Impact Assessment
MAC1.Context.01	DP 1. CONTEXT AND KEY ISSUES	DP General	Page 24 of LDP 2. Deposit Plan 2 – Local Context – Pembrokeshire – the population figures set out in bullet point 1 are taken from the LHMA 2021. Therefore, they need to be updated and footnote 10 needs to be amended to refer to LHMA 2023 (not LHMA 2022 as currently drafted).	The 2018-based projections that are used to derive the future accommodation need within the preferred projection variant include data on the age of the future population in Pembrokeshire. These indicate that the population aged 65 or over is going to increase dramatically in the County over the plan period; from 32,343 in 2021, to 43,175 in 2033, a rise of 33.5% (some 10,832 people). The projections also suggest that there will be an increase in the number of households headed by someone over 65 in Pembrokeshire from 20,451 in 2021, 28,331 in 2033, an increase of 38.5%. The projections indicate that the proportion of older persons living alone in Pembrokeshire will decrease from 47.1% in 2021, to 43.9% in 2036, 10 Paragraph 6.35 of Pembrokeshire's Local Housing Market Assessment, 2023.	ED01 Initial Questions	N/A	Statistics update with no implications for policy.	Statistics update with no implication for policy.
MAC3.Strategy.01	DP 3. PLAN STRATEGY	DP General	Meeting the Identified (Housing) Need – paragraph 3.6 - this needs to be updated to refer to the LHMA 2023 (not LHMA 2022 as currently drafted).	Deposit Plan 2 – Meeting the Identified (Housing) Need – paragraph 3.6 - this needs to be updated to refer to the LHMA 2023 (not LHMA 2022 as currently drafted). The reference in this paragraph to 18.3% of the total housing stock being available as Lifetime Homes by 2036 remains correct in terms of the percentage figure quoted, but 2036 needs to be updated to 2037 (2036/37 being year 15 of the 2023 LHMA). Similarly, the reference to 4.1% of total housing stock being suitable for wheelchair users by 2036 remains correct in terms of the percentage figure quoted, but 2036 needs to be updated to 2037.	ED01 Initial Questions	N/A	Statistics update with no implications for policy.	Statistics update with no implication for policy.
MAC4.SP02.01	DP SP 2 Housing Requirement	DP General	Policy SP 2 – Housing Requirement – paragraph 4.11, bullet point 3 of the reasoned justification needs to be amended, to refer to the LHMA 2023.	Policy SP 2 paragraph 4.11, bullet point 3 – It will assist in meeting the significant backlog of affordable housing need identified in the Local Housing Market Assessment 2022 2023, and will make a greater contribution than a growth option based only on WG projections.	ED01 Initial Questions	N/A	Statistics update with no implications for policy.	Statistics update with no implication for policy.
MAC4.SP02.02	DP SP 2 Housing Requirement	DP General	Update to take account of recommendations from the Habitats Regulations Assessment Examination Version (February 2026).	Append this text to the Policy wording: Development will not be permitted that would result in an adverse effect on the integrity of sites of national nature conservation importance. Proposals where adverse effects on site integrity cannot be ruled out will not be supported. Insert new paragraphs at the end of the reasoned justification. 4.*Policy SP 2. makes provision for 5,840 additional houses in the plan area to 2033. It does so by a series of site-specific allocations for new housing development throughout the plan area in a schedule listed in Policy GN 16 and Policy GN 17. Windfall development for both large and small sites would also be permitted under Policy GN 13 Residential Development. 4.*However, some additional housing which would be provided for under these policies would be in the Cleddau and Teifi riverine catchment areas and would be likely to have a significant effect on a European site, because additional discharges from waste water treatment works would potentially increase the adverse effects on water quality in each river. The conservation objectives for each of the qualifying features for each riverine SAC is to return to Favourable condition status. 4.*An appropriate assessment of the plan indicates that it will not be possible to ascertain that such increased discharges would not have an adverse effect on the integrity of the European site. 4.*At the appropriate assessment stage of the Habitats Regulations Appraisal, therefore, a change has been made to the policy wording of the plan, so that a restriction is added to the strategic housing policy to ensure that avoiding the adverse effects depends on the appropriate timing of sewage treatment works improvement, along with other actions, required within the relevant Nutrient Management Plan – see Policy 12A (formerly Policy GN 47) Water Quality and Protection of Water Resources.	ED01 Initial Questions	N/A	Edits reflect the recommendations of the Habitats Regulations Assessment which are intended to avoid adverse effects on sites of national nature conservation importance. This is positive. Policy would require measures to minimise pollution to protect health and should have a positive benefit.	Edits reflect the recommendations of the Habitats Regulations Assessment which are intended to avoid adverse effects on sites of national nature conservation importance. This is positive. Policy would require measures to minimise pollution to protect health and should have a positive benefit.
MAC4.SP03.01	DP SP 3 Affordable Housing Target	DP General	No further change is required beyond referencing the Local Housing Market Assessment 2023 as being in its final form – by deleting the word 'Draft' from the table in FC4.SP03.01 and replacing it with the word 'Final'.	Update the reference in the table inserted in paragraph 4.15 15 Year Affordable Housing Estimate Table 4 page 89 of the LHMA Draft 2023 (as at March 2025)	ED01 Initial Questions	N/A	Statistics update with no implications for policy.	Statistics update with no implication for policy.
MAC4.SP04.01	DP SP 4 Gypsy, Traveller and Show-people's Accommodation	DP General	Update to take account of recommendations from the Habitats Regulations Assessment Examination Version (February 2026).	Append this text to the Policy wording: Development will not be permitted that would result in an adverse effect on the integrity of sites of national nature conservation importance. Proposals where adverse effects on site integrity cannot be ruled out will not be supported.	ED01 Initial Questions	N/A	Edits reflect the recommendations of the Habitats Regulations Assessment which are intended to avoid adverse effects on sites of national nature conservation importance. This is positive. Policy would require measures to minimise pollution to protect health and should have a positive benefit.	Edits reflect the recommendations of the Habitats Regulations Assessment which are intended to avoid adverse effects on sites of national nature conservation importance. This is positive. Policy would require measures to minimise pollution to protect health and should have a positive benefit.
MAC4.SP05.01	DP SP 5 Supporting Prosperity	DP General	Update to take account of recommendations from the Habitats Regulations Assessment Examination Version (February 2026).	Append this text to the Policy wording: Development will not be permitted that would result in an adverse effect on the integrity of sites of national nature conservation importance. Proposals where adverse effects on site integrity cannot be ruled out will not be supported.	ED01 Initial Questions	N/A	Edits reflect the recommendations of the Habitats Regulations Assessment which are intended to avoid adverse effects on sites of national nature conservation importance. This is positive. Policy would require measures to minimise pollution to protect health and should have a positive benefit.	Edits reflect the recommendations of the Habitats Regulations Assessment which are intended to avoid adverse effects on sites of national nature conservation importance. This is positive. Policy would require measures to minimise pollution to protect health and should have a positive benefit.

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MAC4.SP08.01	DP SP 8 Regional Growth Areas and Urban Settlements	DP General	Update to take account of recommendations from the Habitats Regulations Assessment Examination Version (February 2026).	<p>Append this text to the Policy wording: <u>Development will not be permitted that would result in an adverse effect on the integrity of sites of national nature conservation importance. Proposals where adverse effects on site integrity cannot be ruled out will not be supported. Of particular concern are settlements where potentially nutrient issues may arise. Settlements are annotated with the suffix 'P' for phosphorous and/or 'N' for nitrogen to denote where screening and appropriate assessment for the Local Development Plan has identified nutrient issues requiring addressing.</u></p> <p><u>...Haverfordwest P N... Milford Haven N... Pembroke Dock N... Pembroke N... Fishguard and Goodwick... Neyland... Narberth N</u></p>	ED01 Initial Questions	N/A	Edits reflect the recommendations of the Habitats Regulations Assessment which are intended to avoid adverse effects on sites of national nature conservation importance. This is positive. Policy would require measures to minimise pollution to protect health and should have a positive benefit	Edits reflect the recommendations of the Habitats Regulations Assessment which are intended to avoid adverse effects on sites of national nature conservation importance. This is positive. Policy would require measures to minimise pollution to protect health and should have a positive benefit																																																																																																									
MAC4.SP09.01	DP SP 9 Service Centres and Service Villages	DP General	Update to take account of recommendations from the Habitats Regulations Assessment Examination Version (February 2026). Cont'd below	<p>Append this text to the Policy wording: <u>Development will not be permitted that would result in an adverse effect on the integrity of sites of national nature conservation importance. Proposals where adverse effects on site integrity cannot be ruled out will not be supported. Of particular concern are settlements where potentially nutrient issues may arise. Settlements are annotated with the suffix 'P' for phosphorous and/or 'N' for nitrogen to denote where screening and appropriate assessment for the Local Development Plan has identified nutrient issues requiring addressing.</u></p> <p>... Service Centres 4.50 Nine settlements are identified in the Settlement Hierarchy as Service Centres: Cilgerran P, Crymch, Johnston N, Kilgetty N, Lamphey N, Letterston P N, Llangwm N, St. Dogmaels and Whitland N Service Villages 4.51 There are 44 villages defined in this category of the Settlement Hierarchy.... Some of the Service Villages are affected by the phosphate and nitrogen pollution issue although as noted above, ways are now being found to allow development to take place in the future. <u>The affected Service Villages are listed below.</u></p> <p>All New Table inserting in 4.51 track changes not showing in picture below.</p> <table border="1"> <thead> <tr> <th>Settlement</th> <th>Affected by Phosphates</th> <th>Affected by Nitrogen</th> </tr> </thead> <tbody> <tr><td>Begelly</td><td></td><td>N</td></tr> <tr><td>Blaenffos</td><td>P</td><td></td></tr> <tr><td>Boncath</td><td>P</td><td></td></tr> <tr><td>Broadmoor</td><td></td><td>N</td></tr> <tr><td>Carew</td><td></td><td>N</td></tr> <tr><td>Clarbeston Road</td><td>P</td><td>N</td></tr> <tr><td>Clunderwen</td><td>P</td><td>N</td></tr> <tr><td>Cosheston</td><td></td><td>N</td></tr> <tr><td>Crundale</td><td>P</td><td>N</td></tr> <tr><td>Freystrop</td><td></td><td>N</td></tr> <tr><td>Hill Mountain</td><td></td><td>N</td></tr> <tr><td>Hook</td><td></td><td>N</td></tr> <tr><td>Houghton</td><td></td><td>N</td></tr> <tr><td>Hundleton</td><td></td><td>N</td></tr> <tr><td>Jeffreyton</td><td></td><td>N</td></tr> <tr><td>Keeston</td><td>P</td><td>N</td></tr> </tbody> </table> <table border="1"> <tbody> <tr><td>Llanddewi Velifrey</td><td>P</td><td>N</td></tr> <tr><td>Llandissilio</td><td>P</td><td>N</td></tr> <tr><td>Llanstadwell</td><td></td><td>N</td></tr> <tr><td>Maenlochog</td><td>P</td><td>N</td></tr> <tr><td>Mathry</td><td>P</td><td>N</td></tr> <tr><td>New Hedges</td><td></td><td>N</td></tr> <tr><td>Penally</td><td></td><td>N</td></tr> <tr><td>Puncheston</td><td>P</td><td>N</td></tr> <tr><td>Robeston Wathen</td><td>P</td><td></td></tr> <tr><td>Roch</td><td>P</td><td>N</td></tr> <tr><td>Rosemarket</td><td></td><td>N</td></tr> <tr><td>Sageston</td><td></td><td>N</td></tr> <tr><td>Sceddau</td><td>P</td><td>N</td></tr> <tr><td>Simpson Cross</td><td>P</td><td>N</td></tr> <tr><td>Spittal</td><td>P</td><td>N</td></tr> <tr><td>Square and Compass</td><td></td><td>N</td></tr> <tr><td>Tegryn</td><td>P</td><td></td></tr> <tr><td>Wolfscastle</td><td>P</td><td>N</td></tr> </tbody> </table>	Settlement	Affected by Phosphates	Affected by Nitrogen	Begelly		N	Blaenffos	P		Boncath	P		Broadmoor		N	Carew		N	Clarbeston Road	P	N	Clunderwen	P	N	Cosheston		N	Crundale	P	N	Freystrop		N	Hill Mountain		N	Hook		N	Houghton		N	Hundleton		N	Jeffreyton		N	Keeston	P	N	Llanddewi Velifrey	P	N	Llandissilio	P	N	Llanstadwell		N	Maenlochog	P	N	Mathry	P	N	New Hedges		N	Penally		N	Puncheston	P	N	Robeston Wathen	P		Roch	P	N	Rosemarket		N	Sageston		N	Sceddau	P	N	Simpson Cross	P	N	Spittal	P	N	Square and Compass		N	Tegryn	P		Wolfscastle	P	N	ED01 Initial Questions	N/A	Edits reflect the recommendations of the Habitats Regulations Assessment which are intended to avoid adverse effects on sites of national nature conservation importance. This is positive. Policy would require measures to minimise pollution to protect health and should have a positive benefit	Edits reflect the recommendations of the Habitats Regulations Assessment which are intended to avoid adverse effects on sites of national nature conservation importance. This is positive. Policy would require measures to minimise pollution to protect health and should have a positive benefit
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MAC4.SP10.03	DP SP 10 Local Villages	DP SP 10 Local Villages	Con't'd Update to take account of recommendations from the Habitats Regulations Assessment Examination Version (February 2026). Table across is new.	<p>....Development will only be permitted if it can be demonstrated that there is no adverse effect on the integrity of phosphorus nutrient¹ sensitive Special Areas of Conservation (SACs). Proposals where adverse effects on site integrity cannot be ruled out will not be supported.</p> <p>New Footnote 1. It is anticipated that the delivery of fair share improvements will require a suite of steps/measures including: Regulatory measures – e.g. the NRW Review of Permits and enforcement of existing environmental legislative requirements. Management/Restoration measures - to reduce threats and pressures from surrounding activities and land use. (from Focused Changes). Proposals where adverse effects on site integrity cannot be ruled out will not be supported. Phosphorous: In the hydrological catchment area designated for riverine SACs, development creating wastewater discharges will be required to demonstrate there is capacity within the environmental permit limits set at the Wastewater Treatment Works to which it drains, taking account of fair share principles within the catchment into which the Works discharges. Phasing of housing development will be required to match the delivery of anticipated Sewage Treatment Work improvements as set out in Policy GN 13 Residential Development, Policy GN 16 Residential Allocations, Policy GN 17 Residential Commitments and the Local Development Plan's 'Delivery Appendix'. Improvements being delivered under the Review of Permits apply a 'fair share' approach where appropriate steps (other action) are secured to avoid deterioration. To grant permission the planning authority will, with the benefit of advice from the Natural Resources Wales, need to ensure that appropriate steps are 'secured' to avoid deterioration before granting planning permission. To be secure evidence will need to demonstrate how:-</p> <p>-Further improvements necessary to avoid adverse effects to site integrity have been quantified; and</p> <p>-The action to be taken has been clearly identified and is associated with an appropriate delivery mechanism; and</p> <p>-There is a clear timeframe for implementation to achieve the conservation objective phosphorus targets.</p> <p>Where new development relies upon other activity to be taken delaying development will be required if the planned improvements have not been carried out or where appropriate steps are not considered to be secured.</p> <p>Where a fair share approach cannot be shown to be secure, or shown to be securable, and evidence demonstrates that adverse effects on the integrity of river SAC can be avoided or offset using developer mitigation, the proposed mitigation measures must be agreed with the Council. In these circumstances developer led mitigation will need to achieve nutrient neutrality over the lifetime of proposed development.</p> <p>Developer provision of sustainable drainage systems in the affected catchments using three stages for treatment phosphorous removal to maximise removal rates will be required.</p>	ED01 Initial Questions	N/A	Edits reflect the recommendations of the Habitats Regulations Assessment which are intended to avoid adverse effects on sites of national nature conservation importance. This is positive. Policy would require measures to minimise pollution to protect health and should have a positive benefit	Edits reflect the recommendations of the Habitats Regulations Assessment which are intended to avoid adverse effects on sites of national nature conservation importance. This is positive.	Policy would require measures to minimise pollution to protect health and should have a positive benefit																																																																																																																																								
MAC4.SP12A.01	DP GN 47 Water Quality and Protection of Water Resources	DP GN 47 Water Quality and Protection of Water Resources	Update to take account of recommendations from the Habitats Regulations Assessment Examination Version (February 2026). Policy GN 47 will be elevated to become a strategic Policy SP12 A.	<p>Cont'd from above:</p> <p>Nitrogen: Where nutrient neutrality is required development involving an overnight stay (including dwellings and all forms of holiday accommodation) that discharges into a nutrient neutrality designated SAC catchment (either surface water, non mains drainage development or through wastewater treatment works) will be required to demonstrate that it will be nutrient neutral for the lifetime of the development, either by its own means or by means of agreed mitigation measures. In addition, proposals that serve a population from outside of a SAC catchment who are not already served by residential connections to existing public or private sewers discharging within the affected SAC catchment will also be required to demonstrate nutrient neutrality.</p> <p>Developer provision of sustainable drainage systems in the affected catchment using the recommended options to maximise removal rates will be required.</p> <p>Policy GN 3 Infrastructure and New Development also provides for the timely delivery of infrastructure (see criterion 2 bullet point 11). This would include water treatment infrastructure to ensure no adverse effects result.</p> <p>In the case of both Nitrogen and Phosphate affected areas a Nutrient Mitigation Assessment should accompany the planning application, demonstrating a sufficiently certain mitigation approach, legally secured in perpetuity for the lifetime of the development.</p> <p>Other attributes of river water quality may also need to be taken into consideration.....</p>	ED01 Initial Questions	N/A	Edits reflect the recommendations of the Habitats Regulations Assessment which are intended to avoid adverse effects on sites of national nature conservation importance. This is positive. Policy would require measures to minimise pollution to protect health and should have a positive benefit	Edits reflect the recommendations of the Habitats Regulations Assessment which are intended to avoid adverse effects on sites of national nature conservation importance. This is positive.	Policy would require measures to minimise pollution to protect health and should have a positive benefit																																																																																																																																								
MAC4.SP12A.02	DP GN 47 Water Quality and Protection of Water Resources	DP GN 47 Water Quality and Protection of Water Resources	Cont'd Update to take account of recommendations from the Habitats Regulations Assessment Examination Version (February 2026). Policy GN 47 will be elevated to become a strategic Policy SP12 A.	<p>Cont'd Update to take account of recommendations from the Habitats Regulations Assessment Examination Version (February 2026). Policy GN 47 will be elevated to become a strategic Policy SP12 A.</p>	ED01 Initial Questions	N/A	Edits reflect the recommendations of the Habitats Regulations Assessment which are intended to avoid adverse effects on sites of national nature conservation importance. This is positive. Policy would require measures to minimise pollution to protect health and should have a positive benefit	Edits reflect the recommendations of the Habitats Regulations Assessment which are intended to avoid adverse effects on sites of national nature conservation importance. This is positive.	Policy would require measures to minimise pollution to protect health and should have a positive benefit																																																																																																																																								

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MAC4.SP12A.03	DP GN 47 Water Quality and Protection of Water Resources	DP GN 47 Water Quality and Protection of Water Resources	Con'td Update to take account of recommendations from the Habitats Regulations Assessment Examination Version (February 2026). Policy GN 47 will be elevated to become a strategic Policy SP12 A.	<u>5.268. Water quality can be improved through measures such as effective design, construction and operation of sewerage systems, the use of green infrastructure such as wetlands or greenspace for flood alleviation, and the use of Sustainable Drainage Systems (SuDS). In terms of using SuDS to reduce phosphorus in surface water runoff C808 Use of SuDS to reduce phosphorus in surface water runoff provides guidance on what forms of SuDS works best – pages 24 to 26. The guidance advises that using three stages for treatment produces the most results and gives examples at 3.3.3 where Train 1: pervious paving discharging into swale discharging into pond gives a mean removal of 51%..... Ponds are seen as the best method for dealing with this pollution. For nitrogen, the publication 'Construction Industry Research and Information Association (CIRIA) (2023) refers to using SuDS to reduce nitrogen in surface water runoff' and advises in Chapter 8 that 'Where the SuDS management trains described in Option 1 and 2 (Sections 7.1 and 7.2) are designed in accordance with CIRA C753 and where full treatment is provided for all sub annual rainfall events, these schemes can be considered to capture and remove 30% of the nitrogen in the run off from the development as an average over the year.' Footnote (1) Such measures..... New Footnote (1) The performance of SuDS is extremely variable and dependent on the detailed design and the physical characteristics of the site. The figure of 30% is being used as a high-level assumption input for the calculator based on the findings of the CIRIA report.....</u> <u>.....</u> <u>development where there is the potential for increases in nutrients (phosphorus and / or nitrogen), particularly because of waste water discharges and land use changes, to have an adverse effect on the integrity of the Afon Cleddau, and Afon Teifi Special Areas of Conservation (SAC's) and the Pembrokeshire Marine SAC (Milford Haven inner sub-catchment), in line with the Habitats Regulations 2017 (as amended).</u>	ED01 Initial Questions	N/A	Edits reflect the recommendations of the Habitats Regulations Assessment which are intended to avoid adverse effects on sites of national nature conservation importance. This is positive. Policy would require measures to minimise pollution to protect health and should have a positive benefit.	Edits reflect the recommendations of the Habitats Regulations Assessment which are intended to avoid adverse effects on sites of national nature conservation importance. This is positive. Policy would require measures to minimise pollution to protect health and should have a positive benefit.
MAC4.SP12A.04	DP GN 47 Water Quality and Protection of Water Resources	DP GN 47 Water Quality and Protection of Water Resources	Con'td Update to take account of recommendations from the Habitats Regulations Assessment Examination Version (February 2026). Policy GN 47 will be elevated to become a strategic Policy SP12 A.	<u>Append 5.276 Mitigation can include assisting with the implementation of measures as set out in the Teifi or Cleddau Nutrient Management Plans Action Plans to achieve the targets for compliance for phosphorus loads in the relevant sub-catchments. Developer-led mitigation should not involve the delivery of measures which are already identified as restoration measures or which may compromise future restoration. Practical planning guidance to support development, particularly the delivery of affordable housing, in Special Areas of Conservation river catchments affected by phosphorus 'Prepared for Welsh Government by DTA Ecology advises at paragraph 11.4.5: 'Integrated mitigation measures are to be identified centrally, through the Nutrient Management Board'. If measures associated with a given development are put in place so that that development does not lead to a net increase in phosphorus entering the SAC river environment phosphorus neutrality can be achieved..</u>	SD* Initial Questions	N/A	Edits reflect the recommendations of the Habitats Regulations Assessment which are intended to avoid adverse effects on sites of national nature conservation importance. This is positive. Policy would require measures to minimise pollution to protect health and should have a positive benefit.	Edits reflect the recommendations of the Habitats Regulations Assessment which are intended to avoid adverse effects on sites of national nature conservation importance. This is positive. Policy would require measures to minimise pollution to protect health and should have a positive benefit.
MAC4.SP12A.05	DP GN 47 Water Quality and Protection of Water Resources	DP GN 47 Water Quality and Protection of Water Resources	Con'td Update to take account of recommendations from the Habitats Regulations Assessment Examination Version (February 2026). Policy GN 47 will be elevated to become a strategic Policy SP12 A.	<u>Append 5.276 Mitigation can include assisting with the implementation of measures as set out in the Teifi or Cleddau Nutrient Management Plans Action Plans to achieve the targets for compliance for phosphorus loads in the relevant sub-catchments. Developer-led mitigation should not involve the delivery of measures which are already identified as restoration measures or which may compromise future restoration. Practical planning guidance to support development, particularly the delivery of affordable housing, in Special Areas of Conservation river catchments affected by phosphorus 'Prepared for Welsh Government by DTA Ecology advises at paragraph 11.4.5: 'Integrated mitigation measures are to be identified centrally, through the Nutrient Management Board'. If measures associated with a given development are put in place so that that development does not lead to a net increase in phosphorus entering the SAC river environment phosphorus neutrality can be achieved..</u>	ED01 Initial Questions	N/A	Edits reflect the recommendations of the Habitats Regulations Assessment which are intended to avoid adverse effects on sites of national nature conservation importance. This is positive. Policy would require measures to minimise pollution to protect health and should have a positive benefit.	Edits reflect the recommendations of the Habitats Regulations Assessment which are intended to avoid adverse effects on sites of national nature conservation importance. This is positive. Policy would require measures to minimise pollution to protect health and should have a positive benefit.
MAC4.SP12A.06	DP GN 47 Water Quality and Protection of Water Resources	DP GN 47 Water Quality and Protection of Water Resources	Con'td Update to take account of recommendations from the Habitats Regulations Assessment Examination Version (February 2026). Policy GN 47 will be elevated to become a strategic Policy SP12 A.	<u>Add a new paragraph to the reasoned justification: 5.* Nitrogen: To ensure there is no net increase in nutrients, all relevant developments with drainage pathways into the nutrient neutrality waterbodies identified by Natural Resources Wales will need to demonstrate that they are nutrient neutral, either by their own means or through contributions to an agreed nutrient mitigation scheme, for the lifetime of the development. This requirement applies to residential development, tourist attractions, other development involving an overnight stay and development expected to serve a population from outside of an SAC catchment who are not already served by residential connections to existing public or private sewers discharging within the affected SAC catchment. The relevant catchments are identified from time to time in advice published by Natural Resources Wales. This advice, together with other information, including the All Wales Nutrient Budget calculator should be used to prepare a nitrogen budget to accompany applications, and is available on the Council's Nutrient Neutrality webpage. [new footnote 1.] Any guidance Natural Resources Wales produce will be considered a material consideration at that stage, together with Policy GN 47 on Water Quality and Protection of Water Resources. Drainage requirements will need to be considered at the design stage and be developed and implemented in accordance with recognised standards.[new footnote] [New Footnote 1: Guide being prepared for the Council – consultancy preparing a draft for January 2026 circulation]</u>	ED01 Initial Questions	N/A	Edits reflect the recommendations of the Habitats Regulations Assessment which are intended to avoid adverse effects on sites of national nature conservation importance. This is positive. Policy would require measures to minimise pollution to protect health and should have a positive benefit.	Edits reflect the recommendations of the Habitats Regulations Assessment which are intended to avoid adverse effects on sites of national nature conservation importance. This is positive. Policy would require measures to minimise pollution to protect health and should have a positive benefit.
MAC4.SP13.01	DP SP 13 Port and Energy Related Development and Celtic Freeport	DP SP 13 Port and Energy Related Development and Celtic Freeport	Con'td Update to take account of recommendations from the Habitats Regulations Assessment Examination Version (February 2026).	<u>Add a new paragraph after the first paragraph of the Policy: Individual proposals coming forward under policy SP 13 will require project level Habitats Regulation Assessment to consider their likely significant effects on the features of the SAC. One element of this is that there must be no increase in nutrients into the Pembrokeshire Marine SAC and developers will have to demonstrate this within their proposals to ensure satisfactory HRA outcomes. Development will not be permitted that would result in an adverse effect on the integrity of sites of national nature conservation importance. Proposals where adverse effects on site integrity cannot be ruled out will not be supported. Delete paragraph 4.80 4.80 Individual proposals coming forward under policy SP 13 will require project level Habitats Regulation Assessment to consider their likely significant effects on the features of the SAC. One element of this is that there must be no increase in nutrients into the Pembrokeshire Marine SAC and developers will have to demonstrate this within their proposals to ensure satisfactory HRA outcomes.....</u>	ED01 Initial Questions	N/A	Edits reflect the recommendations of the Habitats Regulations Assessment which are intended to avoid adverse effects on sites of national nature conservation importance. This is positive. Policy would require measures to minimise pollution to protect health and should have a positive benefit.	Edits reflect the recommendations of the Habitats Regulations Assessment which are intended to avoid adverse effects on sites of national nature conservation importance. This is positive. Policy would require measures to minimise pollution to protect health and should have a positive benefit.

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MAC5.GN01.01	DP GN 1 General Development Policy	DP General	It is proposed to update Criterion 10 and supporting paragraph 5.16 of Policy GN.1 (General Development Policy) to reflect the published guidance to better support the implementation of national planning policy for lighting in Section 6.8 of Planning Policy Wales (Ed. 12) and Policy 9 (Resilient Ecological Networks and Green Infrastructure) of Future Wales: the national plan 2040. Section 1.4 of the Good Practice Guidance 'Security and Crime' explains that there is little evidence to suggest that security lighting prevents crime. The suggested removal of security as justification for lighting in paragraph 5.16 will encourage a better approach to lighting on sites that require security measures.	GN.1 General Development Policy Development will be permitted where the following criteria are met: ... 10) Any light pollution must be necessary and fully justified and proposals with significant light pollution must include a lighting scheme. Proposals must minimise their light impact through appropriate mitigation wherever possible; 10) It is demonstrated that there will be no unacceptable adverse effects on biodiversity, amenity, local character or quality caused by external lighting. Where lighting is necessary, appropriate justification and evidence should be provided to ensure the impact of any lighting is minimised and of an acceptable style/design for the site. Proposals with significant levels of external lighting must include a full lighting scheme. Paragraph 5.16: Light pollution...and justified, for example on the basis of security concerns and where proposals have a significant impact, they must include a full lighting scheme and mitigation proposals. Light can adversely affect a sense of place, with cumulative impacts affecting landscapes, settings. Guidance on appropriate lighting design and mitigation measures have been published in Good Practice Guidance: Planning for Conservation and Enhancement of Dark Skies in Wales (February 2025). The Biodiversity SPG provides guidance on how lighting can impact on important and protected species. There may be an opportunity to prepare joint SPG on Lighting and Dark Skies, working collaboratively with the Pembrokeshire Coast National Park Authority.	SD13 Preliminary Questions	N/A	Change updates this criterion to reflect the latest national planning policy application in this policy area.	Change updates this criterion to reflect the latest national planning policy application in this policy area.	Change updates this criterion to reflect the latest national planning policy application in this policy area.
MAC5.GN01.02	DP GN 1 General Development Policy	DP General	Some updates to the explanatory text to Policy GN 1 General Development are required to reflect the Flood Zone categories set out in the updated TAN15, but these minor changes are descriptive only and will not change the meaning or application of the Policy	4th sentence of paragraph 5.9 of the Deposit Plan: No housing allocations have been identified within C4 Zone 2 or C2 Zone 3 flood zones in the Plan. A small number of other allocations are located within C4 Zone 2 or C2 Zone 3 flood zones	SD13 Preliminary Questions	N/A	Change updates this criterion to reflect the latest national planning policy application in this policy area.	Change updates this criterion to reflect the latest national planning policy application in this policy area.	Change updates this criterion to reflect the latest national planning policy application in this policy area.
MAC5.GN02.01	DP GN 2 Sustainable Design and Placemaking	DP General	The reference to local and sustainable construction materials might not be deliverable and at Examination the Council would support its modification to the use of local construction materials where they are available and their use is economically viable and environmentally acceptable.	GN 2 criterion 3: It incorporates a resource efficient and climate responsive design that embeds circular economy principles, where possible through location, orientation, density, layout, land use, local and sustainable construction materials where they are available and their use is economically viable and environmentally acceptable , water conservation and the use of sustainable drainage systems (SuDS); Append paragraph 5.23: Where planning applications require phosphate and/or nitrogen mitigation design details for onsite SuDS being used as phosphate and/or nitrogen mitigation, must be reviewed, confirmed and secured prior to the determination of the application. (see also Policy SP 12a (formerly Policy GN 47). The application must include details for maintenance and monitoring to demonstrate how SuDS features will be maintained in perpetuity. This information needs to be specific to the use of SuDS in reducing P and N runoff, separate to the normal requirements for flood risk.	FC 4409/5 and FC 4394/1 and FC 4410/5 FC 4480/1	N/A	Clarification provided to ensure deliverability of the Plan's proposals	Clarification provided to ensure deliverability of the Plan's proposals	Clarification provided to ensure deliverability of the Plan's proposals
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MAC5.GN06.01	DP GN 6 Development Proposals in Pre-Assessed Areas for Wind Energy (as set out in Future Wales)	DP GN 6 Development Proposals in Pre-Assessed Areas for Wind Energy (as set out in Future Wales)	Amend reasoned justification on the likely impact on peatland. New paragraph 5.55a is proposed for amendment	New paragraph 5.55a: If peat is identified within a proposed development it will be necessary to refuse permission unless other significant material considerations indicate otherwise. It will be necessary for proposals to avoid areas of peatland in line with the step-wise approach as laid out in paragraph 6.4.15.1a in Planning Policy Wales Edition 12.	FC 1507/1	N/A	Change clarifies national planning policy application to this safeguarded area.	Change clarifies national planning policy application to this safeguarded area.	Change clarifies national planning policy application to this safeguarded area.

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MAC5.GN10.02	DP GN 10 Mixed-Use Proposals	DP GN 10 Mixed-Use Proposals	Cont'd Update to take account of recommendations from the Habitats Regulations Assessment Examination Version (February 2026).	Append Policy wording: Individual proposals coming forward under policy GN 10 will require screening for project level Habitats Regulation Assessment to consider their likely significant effects on Special Areas of Conservation and Special Protection Areas. One element of this is that there must be no increase in nutrients into the Milford Haven Inner, Pembrokeshire Marine SAC and developers will have to demonstrate this within their proposals to ensure satisfactory HRA outcomes (see also Policy GN 47 Water Quality and Protection of Water Resources as proposed for amendment). Sites are annotated with the suffix 'N' for nitrogen to denote where screening and appropriate assessment for the Local Development Plan has identified nutrient issues requiring addressing.	ED01 Initial Questions	N/A	Edits reflect the recommendations of the Habitats Regulations Assessment which are intended to avoid adverse effects on sites of national nature conservation importance. This is positive. Policy would require measures to minimise pollution to protect health and should have a positive benefit	Edits reflect the recommendations of the Habitats Regulations Assessment which are intended to avoid adverse effects on sites of national nature conservation importance. This is positive.	Policy would require measures to minimise pollution to protect health and should have a positive benefit																																								

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MAC5.GN13.01	DP GN 13 Residential Development	DP GN 13 Residential Development	Update to take account of recommendations from the Habitats Regulations Assessment Examination Version (February 2026).	Append Policy GN 13 policy wording: Development will not be permitted that would result in an adverse effect on the integrity of sites of national nature conservation importance. Proposals where adverse effects on site integrity cannot be ruled out will not be supported. Of particular concern are sites where potentially nutrient issues may arise.	ED01 Initial Questions	N/A	Edits reflect the recommendations of the Habitats Regulations Assessment which are intended to avoid adverse effects on sites of national nature conservation importance. This is positive. Policy would require measures to minimise pollution to protect health and should have a positive benefit	Edits reflect the recommendations of the Habitats Regulations Assessment which are intended to avoid adverse effects on sites of national nature conservation importance. This is positive. Policy would require measures to minimise pollution to protect health and should have a positive benefit	
MAC5.GN15.01	DP GN 15 Housing Mix, Second Homes and Short-term Holiday Lets, Space Standards and Requirements for Lifetime Homes Standards	DP General	Referencing the latest published evidence on the LHMA in paragraph 5.99.	Paragraph 5.99 The Council has identified an ageing population as a key issue for LDP2. Alongside the trend for increasing numbers of over-65s is a trend for an increasing need for properties to be adaptable and potentially accommodate wheelchairs. The Local Housing Market Assessment 2022 identifies that there will be a significant increase in the proportion of the population with a disability between 2017 and 2033. Paragraph 6.11 of the Local Housing Market Assessment 2023 advises that 'In total 11,518 adaptable homes are required in 2036 in Pembrokeshire, of which 7,014 should be in the market sector and 4,504 in affordable accommodation. Of the 11,518 adaptable homes required, 9,957 should be in the general housing stock and 1,561 in supported accommodation.' Paragraph 6.12 adds that 'Whilst the future requirement for Lifetime Homes has been identified, there is limited information on the number of dwellings that fulfill this criterion in Pembrokeshire and therefore there is not a detailed profile of the current stock from which to derive a net requirement. However, the Regional Housing Market Assessment for South West and Mid Wales report estimates that there are currently around 7,000 such homes that fulfill this criterion.' Paragraph 6.13 concludes that 'Overall, the requirement for 11,518 adaptable homes implies that a notable uplift will be required to the number of homes that meet this standard currently, and that by the end of the plan period around about 18.3% of the total stock should be available that meet this criterion.' On this basis, 20% of properties on sites of 5 or more must be built to Lifetime Homes standards. Where market properties are proposed on a site, the percentage requirement will apply to the market properties specifically as Lifetime Homes standards is a requirement of Welsh Development Quality Requirements 2021. Lifetime Homes standards ensure that two-storey properties have a standard wheelchair-accessible ground-floor and that the stairs are straight to potentially accommodate a stair lift without a need for a bespoke track. Bungalows built under these standards have a wider turning circle in the hall areas. Ensuring an appropriate mix of properties to meet the needs of the population is a critical element of ensuring that the Council meets the requirements of the Health and Well-being Act. In addition, the Local Housing Market Assessment 2022 predicts that by 2036, there will be a requirement for 4.4% of the total housing stock to be wheelchair accessible and homes built to wheelchair accessible standard will be supported. Paragraph 6.14 of the LHMA 2023 advises that 'There is also a requirement for wheelchair user dwellings. Using the same data sources but focusing specifically on those that require fully wheelchair accessible housing within the letting figures, it is possible to follow the same method to produce equivalent results that identify the future requirement for a wheelchair accessible home in Pembrokeshire in 2036.' Subsequent paragraph 6.15 elaborates on this, saying 'In total 2,562 wheelchair user dwellings are required in 2036 in Pembrokeshire, of which 1,630 should be in the market sector and 931 in affordable accommodation. Of the 2,562 wheelchair user dwellings required, 1,974 should be in the general housing stock and 588 in supported accommodation. The Regional Housing Market Assessment for South West and Mid Wales report estimates that there are currently around 1,440 wheelchair accessible homes in the market sector with 710 in the affordable sector. This implies that the net requirement between 2020 and 2036 is for 190 new wheelchair homes in Pembrokeshire in market accommodation and 221 in affordable housing.' Paragraph 6.16 adds that by the end of the plan period, around about 4.1% of the total stock should be available to meet this criterion.'	ED01 Initial Questions	N/A	Statistics update with no implications for policy.	Statistics update with no implication for policy.	Statistics update with no implication for policy.
MAC5.GN16.01	DP GN 16 Residential Allocations	DP GN 16 Residential Allocations	Update to take account of recommendations from the Habitats Regulations Assessment Examination Version (February 2026).	Insert at the beginning of Policy GN 16 policy wording: The following sites are allocated for residential development. Sites or phases of sites with a WvTW permit review programmed are suffixed with 'W'. Sites with phosphorous or nitrogen issues are suffixed 'P' and/or 'N' respectively	ED01 Initial Questions	N/A	Edits reflect the recommendations of the Habitats Regulations Assessment which are intended to avoid adverse effects on sites of national nature conservation importance. This is positive. Policy would require measures to minimise pollution to protect health and should have a positive benefit	Edits reflect the recommendations of the Habitats Regulations Assessment which are intended to avoid adverse effects on sites of national nature conservation importance. This is positive. Policy would require measures to minimise pollution to protect health and should have a positive benefit	

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MAC5.GN16.02	DP GN 16 Residential Allocations	DP GN 16 Residential Allocations	Cont'd Update to take account of recommendations from the Habitats Regulations Assessment Examination Version (February 2026).	<table border="1"> <thead> <tr> <th>LDP2 Reference</th> <th>Site Name</th> <th>Settlement</th> </tr> </thead> <tbody> <tr> <td>HSG/040/LDP2/1</td> <td>Former Community Education Centre, Dew Street P N</td> <td>Haverfordwest</td> </tr> <tr> <td>S/HSG/040/LDP2/6 (summary)</td> <td rowspan="4">Stade Lane (see policy GN 18) P N</td> <td rowspan="4">Haverfordwest</td> </tr> <tr> <td>S/HSG/040/LDP2/6 (phase 1)</td> </tr> <tr> <td>S/HSG/040/LDP2/6 (phase 2)</td> </tr> <tr> <td>S/HSG/040/LDP2/6 (phase 3)</td> </tr> <tr> <td>HSG/040/LDP2/3</td> <td>Rear of 76 Pembroke Road N</td> <td>Merlins Bridge</td> </tr> <tr> <td>HSG/086/00222</td> <td>South West of The Meads</td> <td>Milford Haven</td> </tr> <tr> <td>HSG/086/LDP2/1</td> <td>Land at Myrtle Meadows, Steynton</td> <td>Milford Haven</td> </tr> <tr> <td>HSG/086/LDP2/2</td> <td>East of Castle Pili Road Steynton</td> <td>Milford Haven</td> </tr> <tr> <td>HSG/086/LDP2/4</td> <td>Former Hakin Infants' School</td> <td>Milford Haven</td> </tr> </tbody> </table>	LDP2 Reference	Site Name	Settlement	HSG/040/LDP2/1	Former Community Education Centre, Dew Street P N	Haverfordwest	S/HSG/040/LDP2/6 (summary)	Stade Lane (see policy GN 18) P N	Haverfordwest	S/HSG/040/LDP2/6 (phase 1)	S/HSG/040/LDP2/6 (phase 2)	S/HSG/040/LDP2/6 (phase 3)	HSG/040/LDP2/3	Rear of 76 Pembroke Road N	Merlins Bridge	HSG/086/00222	South West of The Meads	Milford Haven	HSG/086/LDP2/1	Land at Myrtle Meadows, Steynton	Milford Haven	HSG/086/LDP2/2	East of Castle Pili Road Steynton	Milford Haven	HSG/086/LDP2/4	Former Hakin Infants' School	Milford Haven	ED01 Initial Questions	N/A	Edits reflect the recommendations of the Habitats Regulations Assessment which are intended to avoid adverse effects on sites of national nature conservation importance. This is positive. Policy would require measures to minimise pollution to protect health and should have a positive benefit.	Edits reflect the recommendations of the Habitats Regulations Assessment which are intended to avoid adverse effects on sites of national nature conservation importance. This is positive.	Policy would require measures to minimise pollution to protect health and should have a positive benefit.			
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MAC5.GN16.04	DP GN 16 Residential Allocations	DP GN 16 Residential Allocations	Cont'd Update to take account of recommendations from the Habitats Regulations Assessment Examination Version (February 2026).	LDP2 Reference	Site Name	Settlement	Edits reflect the recommendations of the Habitats Regulations Assessment which are intended to avoid adverse effects on sites of national nature conservation importance. This is positive. Policy would require measures to minimise pollution to protect health and should have a positive benefit.	Edits reflect the recommendations of the Habitats Regulations Assessment which are intended to avoid adverse effects on sites of national nature conservation importance. This is positive.	Policy would require measures to minimise pollution to protect health and should have a positive benefit.
				HSG/096/00238	North of Pembroke Road N	Pembroke Dock			
				HSG/096/LDP2/1	Land at Hampshire Drive N	Pembroke Dock			
				HSG/096/LDP2/2	West of Stranraer Road N	Pembroke Dock			
				HSG/096/LDP2/3	Land south of Sycamore Woods and west of Lavinia Drive N	Pembroke Dock			
				S/HSG/034F/LDP2/1	Maesgwynne (see policy GN 19A)	Fishguard			
				HSG/093/00066	East of Poppy Drive N	Neyland			
HSG/088/LDP2/1	West of Bloomfield Gardens and North of Adams Drive & Highfield Park PN	Narberth							
MAC5.GN16.05	DP GN 16 Residential Allocations	DP GN 16 Residential Allocations	Cont'd Update to take account of recommendations from the Habitats Regulations Assessment Examination Version (February 2026).	LDP2 Reference	Site Name	Settlement	Edits reflect the recommendations of the Habitats Regulations Assessment which are intended to avoid adverse effects on sites of national nature conservation importance. This is positive. Policy would require measures to minimise pollution to protect health and should have a positive benefit.	Edits reflect the recommendations of the Habitats Regulations Assessment which are intended to avoid adverse effects on sites of national nature conservation importance. This is positive.	Policy would require measures to minimise pollution to protect health and should have a positive benefit.
				HSG/020/LDP2/1	Land at Tan Ffynnon Fields P*	Cilgerran			
				HSG/030/LDP/01	East of Waunaeron	Crymch			
				HSG/048/00038	North of Hayston View N	Johnston			
				HSG/048/LDP2/1	Maes yr Ysgol N	Johnston			
				HSG/050/LDP2/1	South of Rock Park N	Kilgetty			
				HSG/052/00011	South of Cleggars Park N	Lamphey			
				HSG/052/LDP2/1	Adjacent to Lamphey School N	Lamphey			
				HSG/053/LDP2/1	Between Longstone Court and 62, St. Davids Road P N *	Letterston			
				HSG/063/00024	North of The Kins N	Llangwm			
HSG/122/00035	Awel y Mor extension	St Dogmaels							

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MAC5.GN16.08	DP GN 16 Residential Allocations	DP GN 16 Residential Allocations	Cont'd Update to take account of recommendations from the Habitats Regulations Assessment Examination Version (February 2026).	<p>Append policy wording: <u>Development will not be permitted that would result in an adverse effect on the integrity of sites of national nature conservation importance. Proposals where adverse effects on site integrity cannot be ruled out will not be supported. Of particular concern are sites where potentially nutrient issues may arise. Sites are annotated for phosphorous and/or nitrogen issues. will require addressing under Policy 12A Water Quality and Protection of Water Resources (formerly Policy GN 47).</u></p>	ED01 Initial Questions	N/A	Edits reflect the recommendations of the Habitats Regulations Assessment which are intended to avoid adverse effects on sites of national nature conservation importance. This is positive. Policy would require measures to minimise pollution to protect health and should have a positive benefit.	Edits reflect the recommendations of the Habitats Regulations Assessment which are intended to avoid adverse effects on sites of national nature conservation importance. This is positive.	Policy would require measures to minimise pollution to protect health and should have a positive benefit.																																							

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MAC5.GN16.09	DP GN 16 Residential Allocations	DP GN 16 Residential Allocations	Trajectory Update Former Community Education Centre, Dew Street, Haverfordwest - reprofiling delivery timescales.	Delivery timescale Year 1-5 (ST) Year 6-10 (MT) Year 11-16 (LT) M T L T		0 N/A	Edits do not require an update to the Habitats Regulations Assessment.	Edits required do not necessitate an update to the Equalities Impact Assessment.
MAC5.GN16.10	DP GN 16 Residential Allocations	DP GN 16 Residential Allocations	Trajectory Update Former Hubberston School Milford Haven - reprofiling delivery timescales.	Delivery timescale Year 1-5 (ST) Year 6-10 (MT) Year 11-16 (LT) M T L T	ED01 Initial Questions	N/A	Edits update do not require an update to the Sustainability Appraisal.	Edits required do not necessitate an update to the Equalities Impact Assessment.
MAC.GN16.11	DP GN 16 Residential Allocations	DP GN 16 Residential Allocations	Trajectory Update North East of Beaconsing Steynton Milford Haven	Delivery timescale Year 1-5 (ST) Year 6-10 (MT) Year 11-16 (LT) M T L T	ED01 Initial Questions	N/A	Edits update do not require an update to the Sustainability Appraisal.	Edits required do not necessitate an update to the Equalities Impact Assessment.
MAC.GN16.12	DP GN 16 Residential Allocations	DP GN 16 Residential Allocations	Trajectory Update Land south of Sycamore Woods and west of Lavnja Drive	Delivery timescale Year 1-5 (ST) Year 6-10 (MT) Year 11-16 (LT) M T L T	ED01 Initial Questions	N/A	Edits update do not require an update to the Sustainability Appraisal.	Edits required do not necessitate an update to the Equalities Impact Assessment.
MAC.GN16.13	DP GN 16 Residential Allocations	DP GN 16 Residential Allocations	Trajectory Update North of Hayston View, Johnston	Delivery timescale Year 1-5 (ST) Year 6-10 (MT) Year 11-16 (LT) M T L T	ED01 Initial Questions	N/A	Edits update do not require an update to the Sustainability Appraisal.	Edits required do not necessitate an update to the Equalities Impact Assessment.
MAC.GN16.14	DP GN 16 Residential Allocations	DP GN 16 Residential Allocations	Trajectory Update North of the Kilns, Llangwm	Delivery timescale Year 1-5 (ST) Year 6-10 (MT) Year 11-16 (LT) M T L T	ED01 Initial Questions	N/A	Edits update do not require an update to the Sustainability Appraisal.	Edits required do not necessitate an update to the Equalities Impact Assessment.

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MAC.GN16.15	DP GN 16 Residential Allocations	DP GN 16 Residential Allocations	Trajectory Update North of Begelly Farm, Begelly	Delivery timescale Year 1-5 (ST) Year 6-10 (MT) Year 11-16 (LT) MT-LT	ED01 Initial Questions	N/A	Edits update do not require an update to the Sustainability Appraisal	Edits do not require an update to the Habitats Regulations Assessment. Edits required do not necessitate an update to the Equalities Impact Assessment.
MAC.GN16.16	DP GN 16 Residential Allocations	DP GN 16 Residential Allocations	Trajectory Update South of Robeston Court Robeston Wathen	Delivery timescale Year 1-5 (ST) Year 6-10 (MT) Year 11-16 (LT) MT-LT	ED01 Initial Questions	N/A	Edits update do not require an update to the Sustainability Appraisal	Edits do not require an update to the Habitats Regulations Assessment. Edits required do not necessitate an update to the Equalities Impact Assessment.
MAC.GN16.17	DP GN 16 Residential Allocations	DP GN 16 Residential Allocations	Trajectory Update East of Pilgrim's Way Roch	Delivery timescale Year 1-5 (ST) Year 6-10 (MT) Year 11-16 (LT) LT	ED01 Initial Questions	N/A	Edits update do not require an update to the Sustainability Appraisal	Edits do not require an update to the Habitats Regulations Assessment. Edits required do not necessitate an update to the Equalities Impact Assessment.
MAC5.GN16.18	DP GN 16 Residential Allocations	DP GN 16 Residential Allocations	Update to reflect an update of the base date of the Plan's housing land supply figures. Footnote added to Slade Lane details to acknowledge completions.	Add the following note to Phase 1 of the Slade Lane Allocation provision of 115 "of which 46 Open Market completed April 25."	ED01 Initial Questions	N/A	Edits update do not require an update to the Sustainability Appraisal.	Edits require an update to the Habitats Regulations Assessment - see 'Other Edits' schedule for further information. Edits required do not necessitate an update to the Equalities Impact Assessment.
MAC5.GN16.19	DP GN 16 Residential Allocations	DP GN 16 Residential Allocations	Update to reflect an update to the Trajectory and the Financial Viability Report. Slade Lane Haverfordwest	S/HSG/040/LDP2/6 (summary) Expected Minimum Units in Plan Period 330 487 Indicative Affordable Housing Requirement Percentage (%) 60% 40% Indicative Affordable Housing Requirement Unit Number 466 194 S/HSG/040/LDP2/6 (phase 1) Expected Minimum Units in Plan Period-115* Indicative Affordable Housing Requirement Percentage (%) 48% 36.5% Indicative Affordable Housing Requirement Unit Number 56 42 S/HSG/040/LDP2/6 (phase 2) Expected Minimum Units in Plan Period 103 Indicative Affordable Housing Requirement Percentage (%) 52% 56% Indicative Affordable Housing Requirement Unit Number 64 58 S/HSG/040/LDP2/6 (phase 3) Expected Minimum Units in Plan Period 112 269 Indicative Affordable Housing Requirement Percentage (%) 60% 35% Indicative Affordable Housing Requirement Unit Number 66 94 Expected Units Beyond the Plan Period 680 312	ED01 Initial Questions	N/A	Changes in delivery rates and affordable housing percentages will mean that the site is more likely to come forward and provide housing for those in need.	Edits require an update to the Habitats Regulations Assessment - see 'Other Edits' schedule for further information. Changes in delivery rates and affordable housing will mean that the site is more likely to come forward and provide housing for those in housing need.
MAC5.GN16.20	DP GN 16 Residential Allocations	DP GN 16 Residential Allocations	Update to reflect an update to the Financial Viability Report. Rear of 76 Pembroke Road Merlins Bridge	HSG/040/LDP2/3Rear of 76 Pembroke Road N Merlins Bridge Expected Minimum Units in Plan Period 51 Indicative Affordable Housing Requirement Percentage 22.6% 21.6% Indicative Affordable Housing Requirement Unit Number 11	ED01 Initial Questions	N/A	Edits update do not require an update to the Sustainability Appraisal.	Edits do not require an update to the Habitats Regulations Assessment. More affordable housing/housing to be provided which is a positive.
MAC5.GN16.21	DP GN 16 Residential Allocations	DP GN 16 Residential Allocations	Update to reflect an update to the Financial Viability Report. Myrtle Meadows, Milford Haven	HSG/086/LDP2/1Land at Myrtle Meadows, SteyntonMilford Haven Expected Minimum Units in Plan Period 60 65 Indicative Affordable Housing Requirement Percentage 16% 15.4% Indicative Affordable Housing Requirement Unit Number 9 10	ED01 Initial Questions	N/A	More affordable housing/housing can be provided which is a positive	Edits do not require an update to the Habitats Regulations Assessment. More affordable housing/housing to be provided which is a positive.

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MAC5.GN16.22	DP GN 16 Residential Allocations	DP GN 16 Residential Allocations	Update to reflect an update to the Financial Viability Report. South of Conway Drive, Milford Haven	S/HSG/086/LDP2/3South of Conway Drive, Castle Hill Road, Steynton (see policy GN 19B)Milford HavenExpected Minimum Units in Plan Period117 Indicative Affordable Housing Requirement Percentage 15% 15.4% Indicative Affordable Housing Requirement Unit Number 47-18	ED01 Initial Questions	N/A	More affordable housing can be provided which is a positive.	Edits do not require an update to the Habitats Regulations Assessment.	More affordable housing to be provided which is a positive.
MAC5.GN16.23	DP GN 16 Residential Allocations	DP GN 16 Residential Allocations	Update to reflect an update to the Financial Viability Report. North of Gibbas Way, Pembroke	HSG/095/00144North of Gibbas Way NPembroke Expected Minimum Units in Plan Period43Indicative Affordable Housing Requirement Percentage 26% 24.4% Indicative Affordable Housing Requirement Unit Number 10	ED01 Initial Questions	N/A	Edits update do require an update to the Sustainability Appraisal.	Edits do not require an update to the Habitats Regulations Assessment.	Edits do not necessitate an update to the Equalities Impact Assessment.
MAC5.GN16.24	DP GN 16 Residential Allocations	DP GN 16 Residential Allocations	Update to reflect an update to the Financial Viability Report. Between St Daniels Hill & Norgans Hill	HSG/095/LDP2/1Between St Daniels Hill & Norgans Hill NPembrokeExpected Minimum Units in Plan Period 147Indicative Affordable Housing Requirement Percentage 26 24.5% Indicative Affordable Housing Requirement Unit Number 36	ED01 Initial Questions	N/A	Edits update do require an update to the Sustainability Appraisal.	Edits do not require an update to the Habitats Regulations Assessment.	Edits do not necessitate an update to the Equalities Impact Assessment.
MAC5.GN16.25	DP GN 16 Residential Allocations	DP GN 16 Residential Allocations	Update to reflect an update to the Financial Viability Report. East of Golden Hill Road Pembroke	HSG/095/LDP2/4East of Golden Hill Road NPembroke Expected Minimum Units in Plan Period 50Indicative Affordable Housing Requirement Percentage 20-14% 20% Indicative Affordable Housing Requirement Unit Number 40 7	ED01 Initial Questions	N/A	Edit required to the Plan to address road safety issues which will result in a reduced level of affordable housing provision. Balancing of priorities was needed.	Edits do not require an update to the Habitats Regulations Assessment.	Edits do not necessitate an update to the Equalities Impact Assessment.
MAC5.GN16.26	DP GN 16 Residential Allocations	DP GN 16 Residential Allocations	Update to reflect an update to the Financial Viability Report. West of Stranraer Road Pembroke Dock	HSG/096/LDP2/2 West of Stranraer Road NPembroke DockExpected Minimum Units in Plan Period 59Indicative Affordable Housing Requirement Percentage 45-15.3% 45% Indicative Affordable Housing Requirement Unit Number 4-3	ED01 Initial Questions	N/A	Edits improve the provision of affordable housing.	Edits do not require an update to the Habitats Regulations Assessment.	Edits improve the provision of affordable housing.
MAC5.GN16.27	DP GN 16 Residential Allocations	DP GN 16 Residential Allocations	Update to reflect an update to the Financial Viability Report. Tan Ffynnon Fields, Cilgerran	HSG/020/LDP2/1Land at Tan Ffynnon Fields Cilgerran Expected Minimum Units in Plan Period 50 Indicative Affordable Housing Requirement Percentage 47.6% 17.8% Indicative Affordable Housing Requirement Unit Number 8	ED01 Initial Questions	N/A	Edits update do require an update to the Sustainability Appraisal.	Edits do not require an update to the Habitats Regulations Assessment.	Edits do not require do not necessitate an update to the Equalities Impact Assessment.
MAC5.GN16.28	DP GN 16 Residential Allocations	DP GN 16 Residential Allocations	Update to reflect an update to the Financial Viability Report. North of Hayston ViewJohnston	HSG/048/00038North of Hayston View NJohnston Expected Minimum Units in Plan Period 50 Indicative Affordable Housing Requirement Percentage 6.0% 6.2% Indicative Affordable Housing Requirement Unit Number 3	ED01 Initial Questions	N/A	Edits update do require an update to the Sustainability Appraisal.	Edits do not require an update to the Habitats Regulations Assessment.	Edits do not require do not necessitate an update to the Equalities Impact Assessment.
MAC5.GN16.29	DP GN 16 Residential Allocations	DP GN 16 Residential Allocations	Update to reflect an update to the Financial Viability Report. South of Bro'r Dderwen Clunderwen	HSG/152/LDP2/1South of Bro'r DderwenClunderwen Expected Units Beyond the Plan period 34-37	ED01 Initial Questions	N/A	Edits improve the viability of the site for affordable housing provision.	Edits do not require an update to the Habitats Regulations Assessment.	Edits improve the viability of the site for affordable housing provision.

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MAC5.GN16.30	DP GN 16 Residential Allocations	DP GN 16 Residential Allocations	Update Settlement Totals and overall Totals to reflect an update to the Financial Viability Report and Trajectory	<p>Urban Settlements Total</p> <p>Expected Minimum Units in the Plan period 4687 1741</p> <p>Expected Units Beyond the Plan period 4424 759</p> <p>Area Ha 96.86 27.54</p> <p>Urban Settlements Total as percentage of total allocations</p> <p>Expected Minimum Units in the Plan period 66.8% 68.54%</p> <p>Expected Units Beyond the Plan period 83.4% 77.21%</p> <p>Area Ha 68.2% 67.68%</p> <p>Service Centres Total</p> <p>Expected Minimum Units in the Plan period 387</p> <p>Expected Units Beyond the Plan period 82 103</p> <p>Area Ha 26.68 21.56</p> <p>Service Centre Settlements Total as percentage of total allocations</p> <p>Expected Minimum Units in the Plan period 46.3% 16.24% Expected Units Beyond the Plan period -7.6% 10.48%</p> <p>Area Ha 44.8% 15%</p> <p>Service Villages Total</p> <p>Expected Minimum Units in the Plan period 406 412</p> <p>Expected Units Beyond the Plan period 447 121</p> <p>Area Ha 26.03 25.01</p> <p>Service Centre Settlements Total as percentage of total allocations</p> <p>Expected Minimum Units in the Plan period 47.4% 18% Expected Units Beyond the Plan period -9% 12%</p> <p>Area Ha 47.2% 17.35%</p> <p>Housing Allocation Total</p> <p>Expected Minimum Units in the Plan period 2376 2540</p> <p>Expected Units Beyond the Plan period 4348 983</p> <p>Area Ha 142 144.11</p>	ED01 Initial Questions	N/A	Edits update do require an update to the Sustainability Appraisal.	Edits do not require an update to the Habitats Regulations Assessment.	Edits do not require an update to the Equalities Impact Assessment.																																																												
MAC5.GN17.01	DP GN 17 Residential Commitments	DP GN 17 Residential Commitments	Update to take account of recommendations from the Habitats Regulations Assessment Examination Version (February 2026).	<p>Insert at the beginning of the Policy: Sites or phases of sites with a WwTW permit review programmed are suffixed with ""</p> <p>Sites requiring mitigation for phosphorous or nitrogen are suffixed 'P' or 'N' respectively. Append policy wording: Development will not be permitted that would result in an adverse effect on the integrity of sites of national nature conservation importance. Proposals where adverse effects on site integrity cannot be ruled out will not be supported. Of particular concern are sites where potentially nutrient issues may arise. Sites are annotated for phosphorous and/or nitrogen issues will require addressing under Policy 12A Water Quality and Protection of Water Resources (formerly Policy GN 47).</p>	ED01 Initial Questions	N/A	Edits reflect the recommendations of the Habitats Regulations Assessment which are intended to avoid adverse effects on sites of national nature conservation importance. This is positive. Policy would require measures to minimise pollution to protect health and should have a positive benefit	Edits reflect the recommendations of the Habitats Regulations Assessment which are intended to avoid adverse effects on sites of national nature conservation importance. This is positive.	Policy would require measures to minimise pollution to protect health and should have a positive benefit																																																												
MAC5.GN17.02	DP GN 17 Residential Commitments	DP GN 17 Residential Commitments	Contd Update to take account of recommendations from the Habitats Regulations Assessment Examination Version (February 2026).	<table border="1"> <tbody> <tr> <td>040/00431</td> <td>Scarrowscant</td> <td>Haverfordwest</td> <td>086/00378</td> <td>132 Robert Street</td> <td>Milford Haven</td> </tr> <tr> <td>040/00397</td> <td>141, Portfield</td> <td>Haverfordwest</td> <td>086/00381</td> <td>72-78 Charles Street</td> <td>Milford Haven</td> </tr> <tr> <td>040/00077</td> <td>Area of land behind City Rd</td> <td>Haverfordwest</td> <td>086/00282</td> <td>Woodlands Park</td> <td>Milford Haven</td> </tr> <tr> <td>040/00373</td> <td>Calvary Church P N</td> <td>Haverfordwest</td> <td>096/00373</td> <td>Imble Lane</td> <td>Pembroke Dock</td> </tr> <tr> <td>040/00430</td> <td>Snooker Club N</td> <td>Haverfordwest</td> <td>096/00274</td> <td>Land N of Cleddau Bridge Hotel N</td> <td>Pembroke Dock</td> </tr> <tr> <td>040/00106</td> <td>Brooklands Park</td> <td>Haverfordwest</td> <td>096/00375</td> <td>Land N of Cleddau Bridge Hotel N</td> <td>Pembroke Dock</td> </tr> <tr> <td>040/00445</td> <td>7, Dew Street</td> <td>Haverfordwest</td> <td>096/00230</td> <td>Hampshire Drive</td> <td>Pembroke Dock</td> </tr> <tr> <td>086/00129</td> <td>Steynton Beaoning Field</td> <td>Milford Haven</td> <td>095/00147</td> <td>Land adjacent to Long Mains and Monkton Priory</td> <td>Pembroke</td> </tr> <tr> <td>086/00223</td> <td>Thornton Rd</td> <td>Milford Haven</td> <td></td> <td></td> <td></td> </tr> <tr> <td>086/00377</td> <td>Land at Milford Marina</td> <td>Milford Haven</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	040/00431	Scarrowscant	Haverfordwest	086/00378	132 Robert Street	Milford Haven	040/00397	141, Portfield	Haverfordwest	086/00381	72-78 Charles Street	Milford Haven	040/00077	Area of land behind City Rd	Haverfordwest	086/00282	Woodlands Park	Milford Haven	040/00373	Calvary Church P N	Haverfordwest	096/00373	Imble Lane	Pembroke Dock	040/00430	Snooker Club N	Haverfordwest	096/00274	Land N of Cleddau Bridge Hotel N	Pembroke Dock	040/00106	Brooklands Park	Haverfordwest	096/00375	Land N of Cleddau Bridge Hotel N	Pembroke Dock	040/00445	7, Dew Street	Haverfordwest	096/00230	Hampshire Drive	Pembroke Dock	086/00129	Steynton Beaoning Field	Milford Haven	095/00147	Land adjacent to Long Mains and Monkton Priory	Pembroke	086/00223	Thornton Rd	Milford Haven				086/00377	Land at Milford Marina	Milford Haven				ED01 Initial Questions	N/A	Edits reflect the recommendations of the Habitats Regulations Assessment which are intended to avoid adverse effects on sites of national nature conservation importance. This is positive. Policy would require measures to minimise pollution to protect health and should have a positive benefit	Edits reflect the recommendations of the Habitats Regulations Assessment which are intended to avoid adverse effects on sites of national nature conservation importance. This is positive.	Policy would require measures to minimise pollution to protect health and should have a positive benefit
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MAC5.GN17.03	DP GN 17 Residential Commitments	DP GN 17 Residential Commitments	Contd Update to take account of recommendations from the Habitats Regulations Assessment Examination Version (February 2026).	<table border="1"> <tr> <td>095/00180</td> <td>Green Haven, Monkton N</td> <td>Pembroke</td> <td>030/00043</td> <td>Between the School and Station Road</td> <td>Crymch</td> </tr> <tr> <td>095/00240</td> <td>Springfield N</td> <td>Pembroke</td> <td>030/00019</td> <td>Crug yr Efydd</td> <td>Crymch</td> </tr> <tr> <td>034/00165</td> <td>West of Clos-Y-Bigney</td> <td>Fishguard</td> <td>048/00017</td> <td>Pond Bridge Farm</td> <td>Johnston</td> </tr> <tr> <td>034/00165</td> <td>Maesgwynne Farm Complex</td> <td>Fishguard</td> <td>050/00043</td> <td>Land to rear of Newton Hall</td> <td>Kilgetty</td> </tr> <tr> <td>034/00099</td> <td>Delfryn, Heol Perlan, Stop & Call</td> <td>Goodwick</td> <td>053/00034</td> <td>Parc Maen Hir</td> <td>Letterston</td> </tr> <tr> <td>034/00292</td> <td>Main Street</td> <td>Goodwick</td> <td>053/00009</td> <td>Phase 2, Court Meadow</td> <td>Letterston</td> </tr> <tr> <td>088/00077</td> <td>Rushacre Gardens P N</td> <td>Narberth</td> <td>053/00052</td> <td>Former Go Cart Track</td> <td>Letterston</td> </tr> <tr> <td>088/00074</td> <td>Dingle Farm N</td> <td>Narberth</td> <td>007/00047</td> <td>Old Station Yard P*</td> <td>Boncath</td> </tr> <tr> <td>088/00360</td> <td>Old Narberth CP School</td> <td>Narberth</td> <td>003/00040</td> <td>North of New Road N</td> <td>Begelly</td> </tr> <tr> <td></td> <td></td> <td></td> <td>003/00025</td> <td>Barley Park Close</td> <td>Begelly</td> </tr> </table>	095/00180	Green Haven, Monkton N	Pembroke	030/00043	Between the School and Station Road	Crymch	095/00240	Springfield N	Pembroke	030/00019	Crug yr Efydd	Crymch	034/00165	West of Clos-Y-Bigney	Fishguard	048/00017	Pond Bridge Farm	Johnston	034/00165	Maesgwynne Farm Complex	Fishguard	050/00043	Land to rear of Newton Hall	Kilgetty	034/00099	Delfryn, Heol Perlan, Stop & Call	Goodwick	053/00034	Parc Maen Hir	Letterston	034/00292	Main Street	Goodwick	053/00009	Phase 2, Court Meadow	Letterston	088/00077	Rushacre Gardens P N	Narberth	053/00052	Former Go Cart Track	Letterston	088/00074	Dingle Farm N	Narberth	007/00047	Old Station Yard P*	Boncath	088/00360	Old Narberth CP School	Narberth	003/00040	North of New Road N	Begelly				003/00025	Barley Park Close	Begelly	ED01 Initial Questions	N/A	Edits reflect the recommendations of the Habitats Regulations Assessment which are intended to avoid adverse effects on sites of national nature conservation importance. This is positive. Policy would require measures to minimise pollution to protect health and should have a positive benefit.	Edits reflect the recommendations of the Habitats Regulations Assessment which are intended to avoid adverse effects on sites of national nature conservation importance. This is positive.	Policy would require measures to minimise pollution to protect health and should have a positive benefit.						
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				095/00240	Springfield N	Pembroke	5	0	2	2	0	ST/MT	0	0.15																																																																																																																																										
				034/00165	West of Clos-V-Bigny	Fishguard	50	0	<u>60.0</u>	0	<u>60.0</u>	MT	0	<u>1.67</u> <u>0</u>																																																																																																																																										
				034/00165	Maesgwynne Farm Complex	Fishguard	5	<u>1.0</u>	<u>2.3</u>	3	0	MT	2	0.39																																																																																																																																										
				034/00099	Daffins Wood Penlan, Stop & Call	<u>Goodwick</u>	9	0	5	5	0	MT	4	0.26																																																																																																																																										
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SSA/135/LDP2/01	North of Bulford Road Bypass, Tiers Cross N	0.44	Older persons care facility / people with learning disabilities.																										
SSA/088/LDP2/01	Redstone, Narberth P N	1.97	Older persons care facility																										
MAC5.GN24.02	DP GN 24 Gypsy and Traveller Site Allocations	DP GN 24 Gypsy and Traveller Site Allocations	Cont'd Update to take account of recommendations from the Habitats Regulations Assessment Examination Version (February 2026).	Highlight sites with phosphorus (P) and nitrogen (N) issues in the Policy table of sites. GT/003/LDP2/01 Land west of Kingsmoor Common Gypsy and Traveller site, Begelly N GT/040/LDP2/01 Land east of Wilybush Gypsy and Traveller site P N GT/095/LDP2/02 Adjacent to Monkton Playing Field N	ED01 Initial Questions	N/A	Edits reflect the recommendations of the Habitats Regulations Assessment which are intended to avoid adverse effects on sites of national nature conservation importance. This is positive. Policy would require measures to minimise pollution to protect health and should have a positive benefit	Edits reflect the recommendations of the Habitats Regulations Assessment which are intended to avoid adverse effects on sites of national nature conservation importance. This is positive.	Policy would require measures to minimise pollution to protect health and should have a positive benefit																				
MAC5.GN25.01	DP GN 25 Gypsy, Traveller and Show-people's Sites	DP General	Update to take account of recommendations from the Habitats Regulations Assessment Examination Version (February 2026).	Append policy wording: <u>Development will not be permitted that would result in an adverse effect on the integrity of sites of national nature conservation importance. Proposals where adverse effects on site integrity cannot be ruled out will not be supported. Of particular concern are sites where potentially nutrient issues may arise. Screening and appropriate assessment for the Local Development Plan has identified nutrient issues in certain locations within the Plan area requiring addressing under Policy 12A Water Quality and Protection of Water Resources (formerly Policy GN 47).</u>	ED01 Initial Questions	N/A	Edits reflect the recommendations of the Habitats Regulations Assessment which are intended to avoid adverse effects on sites of national nature conservation importance. This is positive. Policy would require measures to minimise pollution to protect health and should have a positive benefit	Edits reflect the recommendations of the Habitats Regulations Assessment which are intended to avoid adverse effects on sites of national nature conservation importance. This is positive.	Policy would require measures to minimise pollution to protect health and should have a positive benefit																				
MAC5.GN30.01	DP GN 30 Community Facility Allocations	DP GN 30 Community Facility Allocations	Update to take account of recommendations from the Habitats Regulations Assessment Examination Version (February 2026).	Add to wording of the policy before the table of sites: <u>Sites or phases of sites with a WwTW permit review programmed are suffixed with ""</u> <u>Sites requiring mitigation for phosphorous or nitrogen are suffixed 'P' or 'N' respectively.</u> Highlight N and P issues for Slade Lane allocation: CF/040/01 New Primary School, Slade Lane, Haverfordwest P N . Append policy wording: <u>Development will not be permitted that would result in an adverse effect on the integrity of statutorily designated sites of national importance for nature conservation. Proposals where adverse effects on site integrity cannot be ruled out will not be supported. Of particular concern are sites where potentially nutrient issues may arise. Sites are annotated for phosphorous and/or nitrogen to denote where screening and appropriate assessment for the Local Development Plan has identified nutrient issues requiring addressing under Policy 12A Water Quality and Protection of Water Resources (formerly Policy GN 47). To further address nutrient issues sites dependent on WwTW permit reviews are also highlighted and must be phased as set out in Policy 12A.</u>	ED01 Initial Questions	N/A	Edits reflect the recommendations of the Habitats Regulations Assessment which are intended to avoid adverse effects on sites of national nature conservation importance. This is positive. Policy would require measures to minimise pollution to protect health and should have a positive benefit	Edits reflect the recommendations of the Habitats Regulations Assessment which are intended to avoid adverse effects on sites of national nature conservation importance. This is positive.	Policy would require measures to minimise pollution to protect health and should have a positive benefit																				
MAC5.GN36.01	DP GN 36 Transport Routes and Improvements	DP GN 36 Transport Routes and Improvements	Update to take account of recommendations from the Habitats Regulations Assessment Examination Version (February 2026).	Add to wording of the policy before the table of sites: <u>Sites with issues regarding phosphorous or nitrogen are suffixed 'P' or 'N' respectively.</u> Highlight N and/or P issues for TS/LDP2/03 Road & Footpath/Well Hill improvement, Pembroke N and TS/LDP2/05 Public Transport Interchange/Haverfordwest public transport interchange P N . Append policy wording: <u>Development will not be permitted that would result in an adverse effect on the integrity of sites of national nature conservation importance. Proposals where adverse effects on site integrity cannot be ruled out will not be supported. Of particular concern are sites where potentially nutrient issues may arise. Screening and appropriate assessment for the Local Development Plan has identified nutrient issues in certain locations within the Plan area requiring addressing under Policy 12A Water Quality and Protection of Water Resources (formerly Policy GN 47).</u>	ED01 Initial Questions	N/A	Edits reflect the recommendations of the Habitats Regulations Assessment which are intended to avoid adverse effects on sites of national nature conservation importance. This is positive. Policy would require measures to minimise pollution to protect health and should have a positive benefit	Edits reflect the recommendations of the Habitats Regulations Assessment which are intended to avoid adverse effects on sites of national nature conservation importance. This is positive.	Policy would require measures to minimise pollution to protect health and should have a positive benefit																				

Change Number	Deposit Plan Ref	Location	Action Proposed	Matters Arising Change Proposed (edits to be shown as bold and underlined for inserts and strike-through for deletes.)	Reason the change is proposed or Rep Reference	Measures Needed	Sustainability Appraisal	Habitats Regulations Assessment	Equality Impact Assessment
MAC5.GN38.01	DP GN 38 Safeguarding and Prior Extraction of the Mineral Resource	DP GN 38 Safeguarding and Prior Extraction of the Mineral Resource	Update to take account of recommendations from the Habitats Regulations Assessment Examination Version (February 2026).	Correct typographical error in criterion 2: 2. Extraction would <u>not</u> have an unacceptable impact on environmental or amenity considerations; or	ED01 Initial Questions	N/A	Edits reflect the recommendations of the Habitats Regulations Assessment which are intended to avoid adverse effects on sites of national nature conservation importance. This is positive. Policy would require measures to minimise pollution to protect health and should have a positive benefit.	Edits reflect the recommendations of the Habitats Regulations Assessment which are intended to avoid adverse effects on sites of national nature conservation importance. This is positive.	Policy would require measures to minimise pollution to protect health and should have a positive benefit.
MAC5.GN41101	DP GN 41 Protection of National Statutory Environmental Designations	DP GN 41 Protection of National Statutory Environmental Designations	Update to take account of recommendations from the Habitats Regulations Assessment Examination Version (February 2026).	Insert text in policy wording: ...An appropriate zone of influence for national statutory designations will used to ensure that development is assessed for its likely impact on the protected features or species of the statutory protected site. <u>Development will not be permitted that would result in an adverse effect on the integrity of sites of national nature conservation importance. Proposals where adverse effects on site integrity cannot be ruled out will not be supported.</u>	ED01 Initial Questions	N/A	Edits reflect the recommendations of the Habitats Regulations Assessment which are intended to avoid adverse effects on sites of national nature conservation importance. This is positive. Policy would require measures to minimise pollution to protect health and should have a positive benefit.	Edits reflect the recommendations of the Habitats Regulations Assessment which are intended to avoid adverse effects on sites of national nature conservation importance. This is positive.	Policy would require measures to minimise pollution to protect health and should have a positive benefit.
MAC5.GN59.01	DP GN 59 Waste Management Facilities	DP GN 59 Waste Management Facilities	Update to take account of recommendations from the Habitats Regulations Assessment Examination Version (February 2026).	Highlight Phosphate and or Nitrogen issues for the following sites: EMP/146/00001 Waterston Industrial Estate <u>N</u> ; S/EMP/095/00001 Pembroke Power Station Site <u>N</u> ; EMP/034/00006 Celtic Link Business Park, Sledduau <u>P N</u> Append the policy with: <u>Development will not be permitted that would result in an adverse effect on the integrity of sites of national nature conservation importance. Proposals where adverse effects on site integrity cannot be ruled out will not be supported. Of particular concern are sites where potentially nutrient issues may arise. Sites are annotated with the suffix 'P' for phosphorous and/or 'N' for nitrogen to denote where screening and appropriate assessment for the Local Development Plan has identified nutrient issues requiring addressing under Policy 12A Water Quality and Protection of Water Resources (formerly Policy GN 47).</u>	ED01 Initial Questions	N/A	Edits reflect the recommendations of the Habitats Regulations Assessment which are intended to avoid adverse effects on sites of national nature conservation importance. This is positive. Policy would require measures to minimise pollution to protect health and should have a positive benefit.	Edits reflect the recommendations of the Habitats Regulations Assessment which are intended to avoid adverse effects on sites of national nature conservation importance. This is positive.	Policy would require measures to minimise pollution to protect health and should have a positive benefit.
MAC6.App02	DP Appendix 2: Housing Components and Trajectory	DP General	Update Appendix 2 Housing Components and Trajectory by rolling forward the base date from 2023 to 2025.	Update Appendix 2 of 'SD14' Deposit Plan Written Statement V.2 with Focussed Changes 'with' Updated App 2 Housing Components and Trajectory Feb 2026' <u>ED*</u> . See <u>ED*</u> for full details.	ED01 Initial Questions	N/A	Statistics update with no implications for policy.	Statistics update which will result in the need to adjust figures used in the HRA (up Focussed Changes done) The main change will be that completed dwellings numbers (2023 to 2025) will no longer be caught by HRA requirements.	Statistics update with no implication for policy.
MAC6.App3.01	DP Appendix 3: Supplementary Planning Guidance	DP General	The extensive and thorough advice provided in the Good Practice Guidance currently negates the need for Supplementary Planning Guidance on lighting and dark skies to be produced to support Local Development Plan 2 Deposit 2. Therefore, references to this piece of SPG are proposed to be removed. Good Practice Guidance: Planning for Conservation and Enhancement of Dark Skies in Wales (February 2025).	<u>Appendix 3: Supplementary Planning Guidance GN 4 General Development Policy Lighting and Dark Skies - N.Y. Working with PCNRA collaboratively.</u>	SD13 Preliminary Questions	N/A	Change updates the need for the supplementary planning guidance. The extensive and thorough advice provided in the Good Practice Guidance currently negates the need for Supplementary Planning Guidance. More robust national guidance is positive.	Change updates the need for the supplementary planning guidance. The extensive and thorough advice provided in the Good Practice Guidance currently negates the need for Supplementary Planning Guidance. More robust national guidance is positive.	Change updates the need for the supplementary planning guidance. The extensive and thorough advice provided in the Good Practice Guidance currently negates the need for Supplementary Planning Guidance.

Change Number	Deposit Plan Ref	Location	Action Proposed	Matters Arising Change Proposed (edits to be shown as bold and underlined for inserts and strike-through for deletes.)	Reason the change is proposed or Rep Reference	Misc Needs	Sustainability Appraisal	Habitats Regulations Assessment	Equality Impact Assessment
MAC6.App3.02	DP Appendix 3: Supplementary Planning Guidance	DP General	The extensive and thorough advice provided in the Good Practice Guidance currently negates the need for Supplementary Planning Guidance on lighting and dark skies to be produced to support Local Development Plan 2 Deposit 2. Therefore, references to this piece of SPG are proposed to be removed. Good Practice Guidance: Planning for Conservation and Enhancement of Dark Skies in Wales (February 2025).	SP 11 Countryside, <u>SP12 Maintaining and Enhancing the Natural Beauty</u> , GN 1 General Development Policy, GN 41 Protection of National Statutory Environmental Designations, GN 44 Protection and Enhancement of Biodiversity	SD13 Preliminary Questions	N/A	Change updates the need for the supplementary planning guidance to reference support Policy SP 12.	Change updates the need for the supplementary planning guidance to reference support Policy SP 12.	Change updates the need for the supplementary planning guidance to reference support Policy SP 12.
MAC6.App6.01	DP Appendix 6: Implementation Appendix (New)	DP Appendix 6: Implementation Appendix (New)	Add a new Implementation Appendix detailing requirements for Key Sites within the Local Development Plan	See ED* which provides all the detail of the requirements set out. The sites included are:	Inspectors Initial Questions	N/A	Implementation Appendix provides for the proper planning of housing sites which is a positive effect in terms of sustainability principles.	Implementation Appendix provides for the proper planning of housing sites which is a positive effect in terms of the Habitats Regulations Assessment	Implementation Appendix provides for the proper planning of housing sites which is a positive effect in terms of the Equalities Impact Assessment