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.)	Hearing Session and Q Response Ref	Action Point Reference	Map Dependency	Sustainability Appraisal	Habitats Regulations Assessment	Equality Impact Assessment
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 10 **Paragraph 6.35 of Pembrokeshire's Local Housing Market Assessment, 2023.**	Hearing Session 1 Q5.(a) Hearing Session 1 Q8. Hearing Session 5 Q1		N/A	Statistics update with no implications for policy.	Statistics update with no implication for policy.	Statistics update with no implication for policy.
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**.	Hearing Session 1 Q5.(a) Hearing Session 1 Q8. Hearing Session 5 Q1		N/A	Statistics update with no implications for policy.	Statistics update with no implication for policy.	Statistics update with no implication for policy.
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.	Hearing Session 1 Q5.(a) Hearing Session 1 Q8. Hearing Session 5 Q1		N/A	Statistics update with no implications for policy.	Statistics update with no implication for policy.	Statistics update with no implication for policy.
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.**	Hearing Session 1. Q2a and Hearing Session 3 Q1.		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
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)	Hearing Session 1 Q5.(a) Hearing Session 1 Q8. Hearing Session 5 Q1		N/A	Statistics update with no implications for policy.	Statistics update with no implication for policy.	Statistics update with no implication for policy.

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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.**	Hearing Session 1. Q2a Hearing Session 3 Q.1		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
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.**	Hearing Session 1. Q2a and Hearing Session 3 Q1.		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
DP SP 8 Regional Growth Areas and Urban Settlements	DP SP 8 Regional Growth Areas and Urban Settlements	Delete last sentence as this matter is more properly and more clearly dealt with under Policy SP 11 Countryside.	Delete ~~**'Exceptionally, appropriate land uses which are well-related to the Settlement Boundary can take place provided they satisfy this and all other policy considerations, including compatibility with Regeneration Frameworks.'**~~	Hearing Session 1. Q17		N/A	Edit does not affect the findings of the Sustainability Appraisal	Edit does not affect the findings of the HRA	Edits do not affect the findings of the EqIA
DP SP 8 Regional Growth Areas and Urban Settlements	DP SP 8 Regional Growth Areas and Urban Settlements	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. 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.** **...Haverfordwest P N... Milford Haven N... Pembroke Dock N... Pembroke N... Fishguard and Goodwick... Neyland... Narberth N**	Hearing Session 1. Q2a and Hearing Session 3 Q1.		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
DP SP 9 Service Centres and Service Villages	DP SP 9 Service Centres and Service Villages	Delete last sentence as this matter is more properly and more clearly dealt with under Policy SP 11 Countryside.	Delete ~~**'Exceptionally, appropriate land uses which are well-related to the Settlement Boundary can take place provided they satisfy this and all other policy considerations.'**~~	Hearing Session 1. Q18(d).		N/A	Edit does not affect the findings of the Sustainability Appraisal	Edit does not affect the findings of the HRA	Edits do not affect the findings of the EqIA

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<tr><td>DP SP 9 Service Centres and Service Villages</td><td>DP SP 9 Service Centres and Service Villages</td><td>Update to take account of recommendations from the Habitats Regulations Assessment Examination Version (February 2026). Cont'd below</td><td>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> … Service Centres
4.50 Nine settlements are identified in the Settlement Hierarchy as Service Centres: Cilgerran <u>P</u>, Crymych, Johnston <u>N</u>, Kilgetty <u>N</u>, Lamphey <u>N</u> , Letterston <u>P N</u> , Llangwm <u>N</u>, St. Dogmaels and Whitland <u>N</u> Service Villages
4.51There are 44 villages defined in this category of the Settlement Hierarchy…. Some of the Service Villages are affected by the phosphate <u>and nitrogen</u> 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></td><td>Hearing Session 1. Q2a and Hearing Session 3 Q1.</td><td></td><td>N/A</td><td>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</td><td>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.</td><td>Policy would require measures to minimise pollution to protect health and should have a positive benefit</td></tr>
<tr><td>DP SP 9 Service Centres and Service Villages</td><td>DP SP 9 Service Centres and Service Villages</td><td>Cont'd from above Update to take account of recommendations from the Habitats Regulations Assessment Examination Version (February 2026). Table across is new.</td><td>All New Table inserting in 4.51 track changes not showing in picture below.
<table>
<tr><th>Settlement</th><th>Affected by Phosphates</th><th>Affected by Nitrogen</th></tr>
<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>Jeffreyston</td><td></td><td>N</td></tr>
<tr><td>Keeston</td><td>P</td><td>N</td></tr>
<tr><td>Llanddewi Velfrey</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>Maenclochog</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>Scleddau</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>
</table></td><td>Hearing Session 1. Q2a and Hearing Session 3 Q1.</td><td></td><td>N/A</td><td>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</td><td>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.</td><td>Policy would require measures to minimise pollution to protect health and should have a positive benefit</td></tr>
<tr><td>DP SP 10 Local Villages</td><td>DP SP 10 Local Villages</td><td>Update to take account of recommendations from the Habitats Regulations Assessment Examination Version (February 2026).</td><td>Highlight Cluster Villages with phosphorous and nitrogen issues in the Policy.
Barnlake <u>N</u>
Camrose <u>P N</u>
Deerland <u>N</u>
Llanrhian
Maidenwells <u>N</u>
Pleasant Valley <u>N</u>
Sardis <u>N</u>
Thornton
Burton <u>N</u>
Castlemorris <u>P N</u>
East Williamston <u>N</u>
Lower Freystrop <u>N</u>
Mascle Bridge <u>N</u>
Postgwyn <u>N</u>
Slade Cross <u>N</u>
Waterston <u>N</u>
Burton Ferry <u>N</u>
Cresselly <u>N</u>
Little Newcastle <u>P N</u>
Maddox Moor <u>N</u>
Pen-y-Bryn <u>P N</u>
Redberth <u>N</u>
Slade Villas <u>P N</u>
Wiseman's Bridge</td><td>Hearing Session 1. Q2a and Hearing Session 3 Q1.</td><td></td><td>N/A</td><td>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</td><td>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.</td><td>Policy would require measures to minimise pollution to protect health and should have a positive benefit</td></tr>
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<tr><td>DP SP 10 Local Villages</td><td>DP SP 10 Local Villages</td><td>Con'td Update to take account of recommendations from the Habitats Regulations Assessment Examination Version (February 2026).</td><td>Append additonal 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></td><td>Hearing Session 1. Q2a and Hearing Session 3 Q1.</td><td></td><td>N/A</td><td>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</td><td>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.</td><td>Policy would require measures to minimise pollution to protect health and should have a positive benefit</td></tr>
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<table>
<tr><th>Settlement Hierarchy Position</th><th>Settlement</th><th>Affected by Phosphates</th><th>Affected by Nitrogen</th></tr>
<tr><td>Local Village</td><td>Abercych</td><td>P</td><td></td></tr>
<tr><td>Local Village</td><td>Ambleston</td><td>P</td><td>N</td></tr>
<tr><td>Local Village</td><td>Bwlch-y-Groes</td><td>P</td><td></td></tr>
<tr><td>Local Village</td><td>Cold Blow</td><td>P</td><td>N</td></tr>
<tr><td>Local Village</td><td>Cuffern</td><td>P</td><td>N</td></tr>
<tr><td>Local Village</td><td>Ffos Las</td><td>P</td><td>N</td></tr>
<tr><td>Local Village</td><td>Golden Hill</td><td>P</td><td>N</td></tr>
<tr><td>Local Village</td><td>Hayscastle Cross</td><td>P</td><td>N</td></tr>
<tr><td>Local Village</td><td>Leachpool</td><td>P</td><td>N</td></tr>
<tr><td>Local Village</td><td>Little Honeyborough</td><td></td><td>N</td></tr>
<tr><td>Local Village</td><td>Llangolman</td><td>P</td><td>N</td></tr>
<tr><td>Local Village</td><td>Llawhaden</td><td>P</td><td>N</td></tr>
<tr><td>Local Village</td><td>Llwyncelyn</td><td>P</td><td></td></tr>
<tr><td>Local Village</td><td>Martletwy</td><td></td><td>N</td></tr>
<tr><td>Local Village</td><td>Newchapel</td><td>P</td><td></td></tr>
<tr><td>Local Village</td><td>Panteg</td><td>P</td><td>N</td></tr>
<tr><td>Local Village</td><td>Pelcomb Cross</td><td>P</td><td>N</td></tr>
<tr><td>Local Village</td><td>Penygroes Villas</td><td>P</td><td></td></tr>
<tr><td>Local Village</td><td>Pont - yr - Hafod</td><td>P</td><td></td></tr>
<tr><td>Local Village</td><td>Portfield Gate</td><td>P</td><td>N</td></tr>
<tr><td>Local Village</td><td>Poyston Cross</td><td>P</td><td></td></tr>
<tr><td>Local Village</td><td>Princes Gate</td><td>P</td><td>N</td></tr>
<tr><td>Local Village</td><td>Reynalton</td><td></td><td>N</td></tr>
<tr><td>Local Village</td><td>Rhoshill</td><td>P</td><td>N</td></tr>
<tr><td>Local Village</td><td>St Twynnells</td><td>P</td><td></td></tr>
<tr><td>Local Village</td><td>Trecwn</td><td>P</td><td>N</td></tr>
<tr><td>Local Village</td><td>Treffgarne</td><td>P</td><td>N</td></tr>
<tr><td>Local Village</td><td>Treffynnon</td><td></td><td>N</td></tr>
<tr><td>Local Village</td><td>Uzmaston</td><td></td><td>N</td></tr>
<tr><td>Local Village</td><td>Walton East</td><td>P</td><td>N</td></tr>
<tr><td>Local Village</td><td>Wiston</td><td>P</td><td></td></tr>
<tr><td>Local Village</td><td>Wolfsdale</td><td>P</td><td>N</td></tr>
<tr><td>Local Village</td><td>Woodstock</td><td>P</td><td>N</td></tr>
</table></td><td>Hearing Session 1. Q2a and Hearing Session 3 Q1.</td><td></td><td>N/A</td><td>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</td><td>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.</td><td>Policy would require measures to minimise pollution to protect health and should have a positive benefit</td></tr>
<tr><td>DP SP 11 Countryside</td><td>DP SP 11 Countryside</td><td>Update to encompase the full range of development permitted in the countryside.</td><td><u>~~Proposals for development in Countryside locations will be supported where it is an essential requirement for people who live and work there and where it respects its landscape setting and the natural and built environment. Development which minimises visual impact on the landscape and relates to one of the following will be promoted: 1. Enterprises for which a countryside location is essential; including One Planet Development. 2. Opportunities for rural enterprise workers to be housed in suitable accommodation that supports their employment; 3. Appropriate agricultural diversification schemes; 4. The re-use and conversion of appropriate existing buildings, and 5. Growth of an existing business provided there are no unacceptable impacts.~~</u>
<u>Land outside of Settlement Boundaries is defined as countryside where unnecessary development is controlled.</u>
<u>The following types of development will be acceptable in principle, subject to the specific policy requirements set out under the relevant policies of this Plan:</u>
<u>Rural enterprise dwellings; (See Policy GN 13); One Planet Developments; (See Policy GN 13); Replacement Dwelling; (See Policy GN 14) Affordable housing; (See Policy GN 21); Specialist and supported accommodation; (See Policy GN 22); Gypsy, Traveller and Show-people sites; (See Policy GN 25);</u>
<u>Visitor and leisure facilities; (See Policy GN 54); Visitor accommodation; (See Policies GN 55 ; GN 56 ; GN 57 and GN 58);</u>
<u>Community Facilities (See Policies GN 10; GN 29 Community Facilities; GN 51; Policy GN 53);</u>
<u>New and expanded employment uses; (See Policies GN 8; GN 10;);</u>
<u>Farm Diversification (See Policy GN 33);</u>
<u>Conversion, change of use and sub-division of existing buildings; (See Policies GN 10; GN 34);</u>
<u>Retail and commercial development; (See Policies GN 10; GN 32 Out-of-Centre Retail and Commercial Development);</u>
<u>Transport and active travel infrastructure; (See Policy GN 36);</u>
<u>Telecommunications infrastructure; (See Policy GN 26);</u>
<u>Renewable energy sites; (See Policy GN 5);</u>
<u>Working of minerals and aggregates; (See Policy GN 37);</u>
<u>Waste; (See Policy GN 59).</u>
<u>The Plan also allocates some areas for development in countryside locations on the Proposals Map also with specific policy requirements.</u></td><td>Hearing Session 1 Q20a.b. Hearing Session 5 Q7a.</td><td></td><td>N/A</td><td>Edits clarify the policy wording. No implications for the Sustainability Appraisal</td><td>Edits clarify the policy wording. No implications for the Habitats Regulations Assessment</td><td>Edits clarify the policy wording. No implications for the Equalities Impact Assessment.</td></tr>
<tr><td>DP SP 11 Countryside</td><td>DP SP 11 Countryside</td><td>Update to reflect the current position regarding nitrogen.</td><td>4.64 Development opportunities in countryside areas may be constrained where they are within river catchments affected by the <u>nitrogen and/or</u> phosphate pollution issue in the Cleddau and Teifi rivers.</td><td>Hearing Session 1 Q20a.b.</td><td></td><td>N/A</td><td>Edits do not require an update to the Sustainability Appraisal</td><td>Edits do not require an update to the Habitats Regulations Assessment.</td><td>do not neccessitate an update to the Equalities Impact Assessment.</td></tr>
</table>

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DP GN 47 Water Quality and Protection of Water Resources	DP General	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.**	.....Development will only be permitted if it can be demonstrated that there is no adverse effect on the integrity of ~~**phosphorus**~~ nutrient [1] sensitive Special Areas of Conservation (SACs). Proposals where adverse effects on site integrity cannot be ruled out will not be supported. **(from Focussed 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' [new footnote] to avoid deterioration before granting planning permission. To be secure evidence will need to demonstrate how:** **-Further improvements necessary to avoid adverse effects to site integrity have been quantified; and** **-The action to be taken has been clearly identified and is associated with an appropriate delivery mechanism; and** **-There is a clear timeframe for implementation to achieve the conservation objective phosphorus targets.** **Where new development relies upon other action 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.** **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.** **Developer provision of sustainable drainage systems in the affected catchments using three stages for treatment phosphorous removal to maximise removal rates will be required.** **[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.]**	Hearing Session 1. Q2a and Hearing Session 3 Q1.		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
DP GN 47 Water Quality and Protection of Water Resources	DP General	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.	Cont'd from above: **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.** **Developer provision of sustainable drainage systems in the affected catchment using the recommended options to maximise removal rates will be required.** **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.** **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.** Other attributes of river water quality may also need to be taken into consideration.....	Hearing Session 1. Q2a and Hearing Session 3 Q1.		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
DP GN 47 Water Quality and Protection of Water Resources	DP General	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.	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 phosphorous 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.** ..... 5.273 Additional considerations apply to new 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).	Hearing Session 1. Q2a and Hearing Session 3 Q1.		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
DP GN 47 Water Quality and Protection of Water Resources	DP General	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.	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.**	Hearing Session 1. Q2a and Hearing Session 3 Q1.		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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DP GN 47 Water Quality and Protection of Water Resources	DP General	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.	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]**	Hearing Session 1. Q2a and Hearing Session 3 Q1.		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
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).	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....**~~	Hearing Session 1. Q2a and Hearing Session 3 Q1.		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
DP SP 14 Strategic Employment Provision	DP SP 14 Strategic Employment Provision	Update to take account of recommendations from the Habitats Regulations Assessment Examination Version (February 2026).	Add a second sentence to the policy wording: **Sites requiring mitigation for phosphorous or nitrogen are suffixed 'P' or 'N' respectively.** Highlight sites with phosphorous (P) and nitrogen (N) issues in the Policy table of sites. Track changes not showing. **Allocation Reference** / **Strategic Employment Cluster Reference** / **Site Name** / **Area (hectares)** / **Use classes** S/EMP/086/LDP/01 / / Blackbridge / 32.93 / B1;B2;B8 S/EMP/136/00001 / / Former RNAD Site, Trecwn P N / 21.22 / B1;B2;B8 S/EMP/034/LDP/02 / S/EMP/034G/C1 / Goodwick, Parrog / 0.61 / B1; B8 S/EMP/040/00004 / S/EMP/040/C1 / Withybush cluster (Trading Estate) P N / 16.95 / B1;B2;B8 S/EMP/040/00005 / S/EMP/040/C1 / Withybush cluster (East of Lodge Estate) P N / 5.37 / B1;B2;B8 S/EMP/040/00001 / S/EMP/040/C1 / Withybush cluster (West Estate) P N / 20.75 / B1 S/EMP/086/LDP2/01 / S/EMP/086/C1 / Thornton Industrial Estate cluster (Hayguard Hay, Thornton) / 2.64 / B1; B8 S/EMP/096/00001 / S/EMP/096/C3 / Pembrokeshire Science and Technology Park clusterN / 21.69 / B1	Hearing Session 1. Q2a and Hearing Session 3 Q1.		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
DP SP 14 Strategic Employment Provision	DP SP 14 Strategic Employment Provision	Clarify policy wording by deleting criterion b)	Because of the significance of these sites to the local, regional and national economy, their release for non-employment uses will only be permitted ~~a)~~ where closely related to the main employment use ~~**or b) in exceptional circumstances**~~	Hearing Session 5.Q8c		N/A	Edits clarify policy wording - no implications for the Sustaianbilty Appraisal	Edits clarify policy wording - no implications for the Habitats Regulations Assessment	Edits clarify policy wording - no implications for the Sequalities Impact Assessment

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<tr><td>DP SP 14 Strategic Employment Provision</td><td>DP SP 14 Strategic Employment Provision</td><td>Update to take account of recommendations from the Habitats Regulations Assessment Examination Version (February 2026).</td><td>Append a new paragraph to the reasoned justification: <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></td><td>Hearing Session 1. Q2a and Hearing Session 3 Q1.</td><td></td><td>N/A</td><td>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</td><td>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.</td><td>Policy would require measures to minimise pollution to protect health and should have a positive benefit</td></tr>
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<table><tr><th>Allocation Reference</th><th>Strategic Employment Cluster Reference</th><th>Site Name</th><th>Area (hectares)</th><th>Use</th></tr><tr><td>S/EMP/000/00002</td><td></td><td>Pembroke Oil Refinery (Valero)</td><td>222.6</td><td>B2; E</td></tr><tr><td>S/EMP/000/00003</td><td></td><td>Milford Haven petro-chemical storage facility (Puma Energy)</td><td>159.14</td><td>B8</td></tr><tr><td>S/EMP/000/00004</td><td></td><td>Waterston Tank Farm and LNG, Milford Haven N</td><td>177.35</td><td>B2; E</td></tr><tr><td>S/EMP/000/00007</td><td></td><td>South Hook LNG (part)</td><td>59.75</td><td>B2; E</td></tr><tr><td>S/EMP/095/00001</td><td></td><td>Pembroke Power Station N</td><td>139.95</td><td>Sui G</td></tr><tr><td>S/EMP/034/00003</td><td>S/EMP/034G/C1</td><td>Goodwick Industrial Estate</td><td>4.08</td><td>B1; E</td></tr><tr><td>S/EMP/040/00011</td><td>S/EMP/040/C1</td><td>Withybush cluster (East Estate) P N</td><td>9.64</td><td>B1;B</td></tr><tr><td>S/EMP/040/00012</td><td>S/EMP/040/C1</td><td>Withybush cluster (North Estate) P N</td><td>5.19</td><td>B1;B</td></tr><tr><td>S/EMP/040/00015</td><td>S/EMP/040/C1</td><td>Withybush cluster (Lodge Estate) P N</td><td>0.96</td><td>B1;B</td></tr><tr><td>S/EMP/086/00003</td><td>S/EMP/086/C1</td><td>Thornton Industrial Estate cluster</td><td>20.51</td><td>B1;B</td></tr><tr><td>S/EMP/096/00003</td><td>S/EMP/096/C1</td><td>Pembroke Dock cluster (West Llanion) N</td><td>6.79</td><td>B1;B</td></tr><tr><td>S/EMP/096/00002</td><td>S/EMP/096/C1</td><td>Pembroke Dock cluster (Royal Dockyard) N</td><td>28.95</td><td>B1;B</td></tr><tr><td>S/EMP/096/00004</td><td>S/EMP/096/C2</td><td>Waterloo & London Road Industrial Estate cluster (Ferry Lane) N</td><td>3.61</td><td>B1;B</td></tr><tr><td>S/EMP/096/00005</td><td>S/EMP/096/C2</td><td>Waterloo & London Road Industrial Estate cluster (Kingswood) N</td><td>8.31</td><td>B1;B</td></tr><tr><td>S/EMP/096/00006</td><td>S/EMP/096/C2</td><td>Waterloo & London Road Industrial Estate cluster (Waterloo & London Road Industrial Estate) N</td><td>19.41</td><td>B1;B</td></tr><tr><td>S/EMP/096/00007</td><td>S/EMP/096/C3</td><td>Pembrokeshire Science & Technology Park cluster (Cleddau Bridge) N</td><td>2.33</td><td>B1</td></tr></table></td><td>Hearing Session 1. Q2a and Hearing Session 3 Q1.</td><td></td><td>N/A</td><td>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</td><td>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.</td><td>Policy would require measures to minimise pollution to protect health and should have a positive benefit</td></tr>
<tr><td>DP SP 15 Safeguarding of existing Strategic Employment Sites</td><td>DP SP 15 Safeguarding of existing Strategic Employment Sites</td><td>Update to take account of recommendations from the Habitats Regulations Assessment Examination Version (February 2026).</td><td>Append a new paragraph to the reasoned justification: <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></td><td>Hearing Session 1. Q2a and Hearing Session 3 Q1.</td><td></td><td>N/A</td><td>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</td><td>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.</td><td>Policy would require measures to minimise pollution to protect health and should have a positive benefit</td></tr>
<tr><td>DP SP 15 Safeguarding of existing Strategic Employment Sites</td><td>DP SP 15 Safeguarding of existing Strategic Employment Sites</td><td>Amend the final sentence of the policy to remove the reference to 'exceptional circumstances'.</td><td>The final sentence of SP 15 should read: Because of the significance of these sites to the local, regional and national economy, their release for non-employment uses will only be permitted ~~a)~~ where closely related to the main employment use ~~or b) in exceptional circumstances~~.</td><td>Hearing Session 5. Q8.c</td><td></td><td></td><td>No implications. Wording of the policy has been clarified</td><td>No implications. Wording of the policy has been clarifed.</td><td>No implications. Wording of the policy has been clarifed.</td></tr>
<tr><td>DP SP 19 Welsh Language</td><td>DP SP 19 Welsh Language</td><td>Clarify the wording of the policy to ensure its intent is clear.</td><td>Within areas of Welsh language sensitivity, as shown on the Proposals Map, a Welsh Language Impact Assessment setting out how the proposed development will protect, promote and enhance the Welsh language will be required for the following <u>windfall</u> developments:
<u>1.</u> ~~Windfall~~ residential development of 5 or more dwellings;
<u>2.</u> Retail, commercial or industrial developments with a total floorspace of 1,000 sqm or more or a site area measuring more than 1 hectare.</td><td>Hearing Session 1. Q23a-g.</td><td></td><td>N/A</td><td>No implications. Wording of the policy has been clarified</td><td>No implications. Wording of the policy has been clarifed.</td><td>No implications. Wording of the policy has been clarifed.</td></tr>
<tr><td>DP GN 1 General Development Policy</td><td>DP General</td><td>Clarify the wording of the criterion 1)</td><td>The reference to 'located' at the end of criterion 1 should be substituted by the word 'situated' to avoid duplication. 1. The nature, location, siting and scale of the proposed development is compatible with the ~~capacity and~~ (FC change) character of the site and the area within which it is ~~located~~ <u>situated</u>;</td><td>Hearing Session 1. Q23a-g.</td><td></td><td>N/A</td><td>No implications. Wording of the policy has been clarified</td><td>No implications. Wording of the policy has been clarifed.</td><td>No implications. Wording of the policy has been clarifed.</td></tr>
<tr><td>DP GN 1 General Development Policy</td><td>DP General</td><td>Clarify the wording of the criterion 2)</td><td>It is proposed to remove the reference to 'light' in criterion 2B. It would not cause an unacceptable adverse impact on local amenity that cannot be mitigated, in terms of ~~light~~, odours, smoke, fumes, dust, air quality or an increase in noise or vibration levels;</td><td>Hearing Session 7. Q1f</td><td></td><td>N/A</td><td>No implications. Wording of the policy has been clarified</td><td>No implications. Wording of the policy has been clarifed.</td><td>No implications. Wording of the policy has been clarifed.</td></tr>
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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	**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 adverselyaffect a sense of place, with cumulative impacts affecting landscape settings. Guidance noteson 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), will be produced and will include mitigation opportunities. 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.**~~	Hearing Session 1.Q8.		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.
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	4 th sentence of paragraph 5.9 of the Deposit Plan:No housing allocations have been identified within ~~**C1**~~ **Zone 2** or ~~**C2**~~ **Zone 3** flood zones in the Plan. A small number of other allocations are located within ~~**C1**~~ **Zone 2** or ~~**C2**~~ **Zone 3** flood zones	Hearing Session 1.Q8.		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.
DP GN 2 Sustainable Design and Placemaking	DP General	The reference to local and sustainable construction materials might not be deliverable.	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);	Hearing Session 7 Q 2.b		N/A	Clarification provided to ensure deliverablity of the Plan's proposals	Clarification provided to ensure deliverablity of the Plan's proposals	Clarification provided to ensure deliverablity of the Plan's proposals
DP GN 2 Sustainable Design and Placemaking	DP General	Update to take account of recommendations from the Habitats Regulations Assessment Examination Version (February 2026).	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.**	Hearing Session 1. Q2a and Hearing Session 3 Q1.		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
DP GN 3 Infrastructure and New Development	DP General	Edit reasoned justification to ensure that it is recognised that sewer connections are the direct responsibility of the developer and are linked to a statutory right to connect. Essentially, this is a matter for the developer to resolve with the water company.	5.32.....~~**Connection to the main sewer will usually be required in conjunction with new development proposals and in this case, use of a planning condition to ensure this will not generally be adequate. The ability to connect to the main sewer should be established prior to any decision at planning application stage.**~~	Hearing Session 7. Q11d		N/A	Changes clarifies the role of the policy. No implications for the Sustainability Appraisal	Changes clarifies the role of the policy. No implications for the Habitats Regulations Assessment	Changes clarifies the role of the policy. No implications for the Equalities Impact Assessment
DP GN 3 Infrastructure and New Development	DP General	Update to take account of recommendations from the Habitats Regulations Assessment Examination Version (February 2026).	Insert in criterion 11. Water (**including water quality**), Waste Water Treatment and Sewerage Infrastructure.... Apppend the following paragraph to the reasoned justification: **The need to ensure that proposals provide required mitigation to meet Policy 12 A (formerly Policy GN 47) Water Quality and Protection of Water Resources will be considered to be an 'overwhelming need' within the terms of this policy.**	Hearing Session 1. Q2a and Hearing Session 3 Q1.		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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DP GN 3 Infrastructure and New Development	DP General	Include a reference an explicit reference to measures to support Welsh Language communities.	5 Community and Cultural Facilities, including libraries, and community halls **and measures to support Welsh Language communities …**5.32.....Requirements for contributions could include affordable housing, transportation, physical infrastructure, flood alleviation schemes, Sustainable Drainage Systems (SuDS), energy schemes, education provision, libraries, community safety, creation or improvements of the leisure network, community facilities, **measures to support Welsh Language communities**, and biodiversity / nature conservation.	Hearing Session 7. Q11e			Changes clarifies the role of the policy. No implications for the Sustainability Appraisal	Changes clarifies the role of the policy. No implications for the Habitats Regulations Assessment	Changes clarifies the role of the policy. No implications for the Equalities Impact Assessment
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.**	Hearing Session 6 Q 7.		N/A	Change clarifies national planning policy application to this safeguarded area.	Changec larifies national planning policy application to this safeguarded area.	Change clarifies national planning policy application to this safeguarded area.
DP GN 8 Employment Proposals	DP General	Address typographical error and cross referencing	1. On sites allocated for employment uses by policy SP 14, ~~**above**~~ or ~~**GN.7**~~ **GN9**, ~~**below**~~; or	Hearing Session 5. Q7b		N/A	Change clarifies policy wording. No implications for the Sustainaiblity Appraisal	Change clarifies cross referencing. No implications for the Habitats Regulations Assessment	Change clarifies cross referencing. No implications for the Equalities Impact Assessment
DP GN 8 Employment Proposals	DP General	Address the need to update cross referencing	Where B2 employment uses are proposed, these must not cause significant detrimental impact on local amenity, in the context provided by policy GN 1, criterion 2**a and b.**	Hearing Session 5. Q7f		N/A	Change clarifies cross referencing. No implications for the Sustainaiblity Appraisal	Change clarifies policy wording. No implications for the Habitats Regulations Assessment	Change clarifies policy wording. No implications for the Equalities Impact Assessment
DP GN 8 Employment Proposals	DP General	Clarify the wording of criterion 4)	4) In countryside locations, ~~**but only if no other suitable sites exist in the local area and**~~ where the entreprise requires such a location;or	Hearing Session 5. Q7d		N/A	Change clarifies policy wording. No implications for the Sustainaiblity Appraisal	Change clarifies cross referencing. No implications for the Habitats Regulations Assessment	Change clarifies cross referencing. No implications for the Equalities Impact Assessment
DP GN 8 Employment Proposals	DP General	Amend the reference in GN 8, criterion 6, to 'agricultural buildings' to refer instead to 'rural buildings', reflecting a separate Matters Arising Change proposed to policy GN 34.	6. Where conversion or change of use of ~~**agricultural**~~ **rural** buildings outside a Settlement Boundary for employment purposes is proposed, under the terms of policy GN 34 (Conversion or Change of Use of Traditional Buildings outside Settlement Boundaries).	Hearing Session 5, Q7e		N/A	Change clarifies policy wording. No implications for the Sustainaiblity Appraisal	Change clarifies cross referencing. No implications for the Habitats Regulations Assessment	Change clarifies cross referencing. No implications for the Equalities Impact Assessment
DP GN 8 Employment Proposals	DP General	Delete paragraph 5.65 of the reasoned justification to policy GN 8, as it is considered unnecessary.	~~**5.65 Where the proposal under consideration is in a countryside location and is directly linked to the Celtic Freeport, the strategic need to support the Freeport must be considered alongside the national and local constraints.**~~	Hearing Session 5, Q7g		N/A	Change clarifies policy wording. No implications for the Sustainaiblity Appraisal	Change clarifies cross referencing. No implications for the Habitats Regulations Assessment	Change clarifies cross referencing. No implications for the Equalities Impact Assessment
DP GN 9 Employment Allocations	DP GN 9 Employment Allocations	Update to take account of recommendations from the Habitats Regulations Assessment Examination Version (February 2026).	Add a second sentence after the first line of the policy wording: **: Sites with issues regarding phosphorous or nitrogen are suffixed 'P' or 'N' respectively.**	Hearing Session 1. Q2a and Hearing Session 3 Q1.		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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<tr><td>DP GN 9 Employment Allocations</td><td>DP GN 9 Employment Allocations</td><td>Cont'd Update to take account of recommendations from the Habitats Regulations Assessment Examination Version (February 2026).</td><td>Highlight sites with phosphorous (P) and nitrogen (N) issues in the Policy table of sites. Track changes not showing.
<table><tr><th>Site reference</th><th>Site name</th><th>Area (hectares)</th><th>Use classes</th></tr><tr><td>EMP/030/00001</td><td>Parc Gwynfryn, Crymych</td><td>6.92</td><td>B1, B8</td></tr><tr><td>EMP/034/00006</td><td>Celtic Link Business Park, near Scleddau N</td><td>13.29</td><td>B1, B2, B8</td></tr><tr><td>EMP/040/LDP2/01</td><td>Withybush Showground, Haverfordwest P N</td><td>9.74</td><td>B1, B2, B8</td></tr><tr><td>EMP/053/00001</td><td>Old Station Yard, Letterston P N</td><td>1.23</td><td>B1, B8</td></tr><tr><td>EMP/088/LDP/01</td><td>Rushacre Enterprise Park extension, Narberth P N</td><td>1.33</td><td>B1, B8</td></tr><tr><td>EMP/000/LDP2/01</td><td>Land at Princes Gate Spring Water</td><td>4.33</td><td>B1, B8</td></tr><tr><td>EMP/030/LDP2/01</td><td>South of Parc Gwynfryn, Crymych</td><td>1.79</td><td>B1, B8</td></tr><tr><td>EMP/132/LDP2/01</td><td>South of K.P. Thomas & Sons, near Templeton N</td><td>2.57</td><td>B1, B8</td></tr><tr><td>EMP/093/00001</td><td>North of Honeyborough Industrial Estate, Neyland N</td><td>1.55</td><td>B1, B8</td></tr></table></td><td>Hearing Session 1. Q2a and Hearing Session 3 Q1.</td><td></td><td>N/A</td><td>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</td><td>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.</td><td>Policy would require measures to minimise pollution to protect health and should have a positive benefit</td></tr>
<tr><td>DP GN 9 Employment Allocations</td><td>DP GN 9 Employment Allocations</td><td>Delete the final sentence of the Policy.</td><td>The final paragraph of policy GN 9 will read: The specified uses are those that will be permitted on the listed sites. ~~Where appropriate, other classes of employment use or compatible sui generis uses may also be permitted (or combinations of such uses).~~</td><td>Hearing Session 5 Q 6.I)</td><td></td><td>N/A</td><td>Change clarifies cross referencing. No implications for the Sustainaiblity Appraisal</td><td>policy wording. No implications for the Habitats Regulations Assessment</td><td>policy wording. No implications for the Equalities Impact Assessment</td></tr>
<tr><td>DP GN 9 Employment Allocations</td><td>DP GN 9 Employment Allocations</td><td>Cont'd Update to take account of recommendations from the Habitats Regulations Assessment Examination Version (February 2026).</td><td>Append Policy GN 9 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 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>.</td><td>Hearing Session 1. Q2a and Hearing Session 3 Q1.</td><td></td><td>N/A</td><td>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</td><td>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.</td><td>Policy would require measures to minimise pollution to protect health and should have a positive benefit</td></tr>
<tr><td>DP GN 10 Mixed-Use Proposals</td><td>DP GN 10 Mixed-Use Proposals</td><td>Update to take account of recommendations from the Habitats Regulations Assessment Examination Version (February 2026).</td><td>Add a sentence before the table in the policy: <u>Sites with issues regarding phosphorous or nitrogen are suffixed 'P' or 'N' respectively.</u> Highlight sites with phosphorous (P) and nitrogen (N) issues in the Policy table of sites. Track changes not showing.
<table><tr><th>Site reference</th><th>Site name</th><th>Area (hectares)</th><th>Use</th></tr><tr><td>MXU/040/01</td><td>Old Hakin Road, Haverfordwest</td><td>1.32</td><td>Housing (C3 use class) and employment (B1 an B8 use classes)</td></tr><tr><td>MXU/095/LDP2/01</td><td>South Quay, Pembroke N</td><td>0.50</td><td>Retail, commercial and community uses</td></tr></table></td><td>Hearing Session 1. Q2a and Hearing Session 3 Q1.</td><td></td><td>N/A</td><td>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</td><td>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.</td><td>Policy would require measures to minimise pollution to protect health and should have a positive benefit</td></tr>
<tr><td>DP GN 10 Mixed-Use Proposals</td><td>DP GN 10 Mixed-Use Proposals</td><td>Cont'd Update to take account of recommendations from the Habitats Regulations Assessment Examination Version (February 2026).</td><td>Append Policy wording: <u>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.</u></td><td>Hearing Session 1. Q2a and Hearing Session 3 Q1.</td><td></td><td>N/A</td><td>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</td><td>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.</td><td>Policy would require measures to minimise pollution to protect health and should have a positive benefit</td></tr>
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DP GN 13 Residential Development	DP General	Amend Policy GN13 to reflect fully where housing in the countryside is supported.	**GN 13 Residential Development** Residential development ~~**including self-build**~~ will be permitted ~~**where the proposal is for one or more of the following**~~: **1.** ~~**.**~~ ~~**w**~~Within the Settlement Boundary of a Main or Rural Town, Service Centre, Service Village or Local Village as defined in the settlement hierarchy; **Outside Settlement Boundaries, residential development will be considered:** **1. Where it is an exceptional release of land for affordable housing to meet local need; or** **2. Where it is for the replacement or sub- division of an existing dwelling; or** **3. ~~The~~ For** the conversion of a**n ~~historic~~ traditional** building to residential use; **or** **4. A For** a rural enterprise worker's dwelling or One Planet development New homes on allocated sites ..... justify .	Hearing Session 4. &4a.			Change clarifies the policy wording. No implications for the Sustainaiblity Appraisal	Change clarifies policy wording. No implications for the Habitats Regulations Assessment	Change clarifies policy wording. No implications for the Equalities Impact Assessment
DP GN 13 Residential Development	DP General	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.**	Hearing Session 1. Q2a and Hearing Session 3 Q1.		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
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 4.1% 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.'**	Hearing Session 1 Q5.(a) Hearing Session 1 Q8.Hearing Session 4 Q1		N/A	Statistics update with no implications for policy.	Statistics update with no implication for policy.	Statistics update with no implication for policy.
DP GN 15 Housing Mix, Second Homes and Short-term Holiday Lets, Space Standards and Requirements for Lifetime Homes Standards	DP General	Clarify the wording of Criterion D) to advise the requirement relates to market dwelling proposals of 5 or more dwellings.	D.All ~~new build~~ residential development on sites of 5 or more **market residential** units must provide a minimum of 20% of properties built to Lifetime Homes Standards or equivalent and in addition, wheelchair user dwellings will be supported; and	Hearing Session 4 Q4.b.		N/A	Edits clarify the policy wording. No implications for the Sustainability Appraisal	Edits clarify the policy wording. No implications for the Habitats Regulations Assessment	Edits clarify the policy wording. No implications for the Equalities Impact Assessment.

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<tr><td>DP GN 15 Housing Mix, Second Homes and Short-term Holiday Lets, Space Standards and Requirements for Lifetime Homes Standards</td><td>DP General</td><td>Clarify the wording of Criterion E) to a explain the application of the policy.</td><td>E. <u>~~All residential development must be built in accordance with identified space standards~~ With regard to criterion D</u>), <u>~~unless~~ if</u> the proposal is for the adaptation or conversion of a listed, historic or traditional agricultural building and it is not possible for the building to meet the <u>prescribed space</u> standards without impacting negatively on the character of the property <u>preserving the character of the building will be given the greater weight in decision making and the prescribed space standards will not be required.</u></td><td>Hearing Session 4 Q5.a.b.c.</td><td></td><td>N/A</td><td>Edits clarify the policy wording. No implications for the Sustainability Appraisal</td><td>Edits clarify the policy wording. No implications for the Habitats Regulations Assessment</td><td>Edits clarify the policy wording. No implications for the Equalities Impact Assessment.</td></tr>
<tr><td>DP GN 15 Housing Mix, Second Homes and Short-term Holiday Lets, Space Standards and Requirements for Lifetime Homes Standards</td><td>DP General</td><td>Clarify the table inserted under paragraph 5.100 to exclude reference to Building Regulations (last column) as they are outside the remit of the Local Development Plan.</td><td>Delete the last column from the Table under paragraph 5.100
<u>~~Building Regulations M 4 ***~~</u>
<u>~~100%~~</u>
<u>~~100%~~</u>
<u>~~100%~~</u></td><td>Hearing Session 4 Q5.a.b.c.</td><td></td><td>N/A</td><td>Edits clarify the reasoned justification. No implications for the Sustainability Appraisal</td><td>Edits clarify the reasoned justification. No implications for the Habitats Regulations Assessment</td><td>Edits clarify the reasoned justification. No implications for the Equalities Impact Assessment.</td></tr>
<tr><td>DP GN 16 Residential Allocations</td><td>DP GN 16 Residential Allocations</td><td>Update to take account of recommendations from the Habitats Regulations Assessment Examination Version (February 2026).</td><td>Insert at the beginning of Policy GN 16 policy wording: <u>The following sites are allocated for residential development:</u>
<u>Sites or phases of sites with a WwTW permit review programmed are suffixed with '*'</u>
<u>Sites with phosphorous or nitrogen issues are suffixed 'P' and/or 'N' respectively</u></td><td>Hearing Session 1. Q2a and Hearing Session 3 Q1.</td><td></td><td>N/A</td><td>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</td><td>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.</td><td>Policy would require measures to minimise pollution to protect health and should have a positive benefit</td></tr>
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<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">Slade 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 Pill 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>
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<tr><th>LDP2 Reference</th><th>Site Name</th><th>Settlement</th></tr>
<tr><td>HSG/086/LDP2/5</td><td>Former Hubberston VC School, Hakin</td><td>Milford Haven</td></tr>
<tr><td>HSG/086/LDP2/6</td><td>Former Hakin Junior School</td><td>Milford Haven</td></tr>
<tr><td>HSG/086/LDP2/7</td><td>North East of Beaconing, Steynton N</td><td>Milford Haven</td></tr>
<tr><td>S/HSG/086/LDP2/3</td><td>South of Conway Drive, Castle Pill Road, Steynton (see policy GN 19B)</td><td>Milford Haven</td></tr>
<tr><td>HSG/095/00144</td><td>North of Gibbas Way N</td><td>Pembroke</td></tr>
<tr><td>HSG/095/LDP2/1</td><td>Between St Daniels Hill & Norgans Hill N</td><td>Pembroke</td></tr>
<tr><td>HSG/095/LDP2/2</td><td>South West of Southlands, St. Daniels Hill N</td><td>Pembroke</td></tr>
<tr><td>HSG/095/LDP2/4</td><td>East of Golden Hill Road N</td><td>Pembroke</td></tr>
<tr><td>HSG/095/LDP2/5</td><td>South East of Southlands St.Daniels Hill N</td><td>Pembroke</td></tr>
</table></td><td>Hearing Session 1. Q2a and Hearing Session 3 Q1.</td><td></td><td>N/A</td><td>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</td><td>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.</td><td>Policy would require measures to minimise pollution to protect health and should have a positive benefit</td></tr>
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<tr><th>LDP2 Reference</th><th>Site Name</th><th>Settlement</th></tr>
<tr><td>HSG/096/00238</td><td>North of Pembroke Road N</td><td>Pembroke Dock</td></tr>
<tr><td>HSG/096/LDP2/1</td><td>Land at Hampshire Drive N</td><td>Pembroke Dock</td></tr>
<tr><td>HSG/096/LDP2/2</td><td>West of Stranraer Road N</td><td>Pembroke Dock</td></tr>
<tr><td>HSG/096/LDP2/3</td><td>Land south of Sycamore Woods and west of Lavinia Drive N</td><td>Pembroke Dock</td></tr>
<tr><td>S/HSG/034F/LDP2/1</td><td>Maesgwynne (see policy GN 19A)</td><td>Fishguard</td></tr>
<tr><td>HSG/093/00066</td><td>East of Poppy Drive N</td><td>Neyland</td></tr>
<tr><td>HSG/088/LDP2/1</td><td>West of Bloomfield Gardens and North of Adams Drive & Highfield Park PN</td><td>Narberth</td></tr>
</table></td><td>Hearing Session 1. Q2a and Hearing Session 3 Q1.</td><td></td><td>N/A</td><td>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</td><td>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.</td><td>Policy would require measures to minimise pollution to protect health and should have a positive benefit</td></tr>
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<tr><th>LDP2 Reference</th><th>Site Name</th><th>Settlement</th></tr>
<tr><td>HSG/020/LDP2/1</td><td>Land at Tan Ffynnon Fields P*</td><td>Cilgerran</td></tr>
<tr><td>HSG/030/LDP/01</td><td>East of Waunaeron</td><td>Crymych</td></tr>
<tr><td>HSG/048/00038</td><td>North of Hayston View N</td><td>Johnston</td></tr>
<tr><td>HSG/048/LDP2/1</td><td>Maes yr Ysgol N</td><td>Johnston</td></tr>
<tr><td>HSG/050/LDP2/1</td><td>South of Rock Park N</td><td>Kilgetty</td></tr>
<tr><td>HSG/052/00011</td><td>South of Cleggars Park N</td><td>Lamphey</td></tr>
<tr><td>HSG/052/LDP2/1</td><td>Adjacent to Lamphey School N</td><td>Lamphey</td></tr>
<tr><td>HSG/053/LDP2/1</td><td>Between Longstone Court and 62, St. Davids Road P N *</td><td>Letterston</td></tr>
<tr><td>HSG/063/00024</td><td>North of The Kilns N</td><td>Llangwm</td></tr>
<tr><td>HSG/122/00035</td><td>Awel y Mor extension</td><td>St Dogmaels</td></tr>
</table></td><td>Hearing Session 1. Q2a and Hearing Session 3 Q1.</td><td></td><td>N/A</td><td>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</td><td>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.</td><td>Policy would require measures to minimise pollution to protect health and should have a positive benefit</td></tr>
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<tr><td>HSG/003/LDP2/01</td><td>North of Begelly Farm N</td><td>Begelly</td></tr>
<tr><td>HSG/006/00003</td><td>Adjacent to Hafod P</td><td>Blaenffos</td></tr>
<tr><td>HSG/022/LDP2/1</td><td>Land at Dungleddy Court N P *</td><td>Clarbeston Road</td></tr>
<tr><td>HSG/152/LDP2/1</td><td>South of Bro'r Dderwen N P *</td><td>Clunderwen</td></tr>
<tr><td>HSG/029/00014</td><td>Opposite Woodholm Close N P</td><td>Crundale</td></tr>
<tr><td>HSG/029/LDP2/1</td><td>West of Ashford Park N P</td><td>Crundale</td></tr>
<tr><td>HSG/043/LDP2/1</td><td>Adjacent to Brackenhurst N</td><td>Hill Mountain</td></tr>
<tr><td>HSG/046/LDP2/1</td><td>Land at West End Cottages N</td><td>Hundleton</td></tr>
<tr><td>HSG/047/LDP2/1</td><td>South of The Crown N</td><td>Jeffreyston</td></tr>
<tr><td>HSG/049/LDP2/1</td><td>East of Brookfield Close and West of Bridge Lane P N *</td><td>Keeston</td></tr>
<tr><td>HSG/060/LDP2/1</td><td>Adjacent to Maesybryn P N *</td><td>Llandissilio</td></tr>
<tr><td>HSG/066/LDP2/1</td><td>East of Hazelbank N</td><td>Llanstadwell</td></tr>
</table></td><td>Hearing Session 1. Q2a and Hearing Session 3 Q1.</td><td></td><td>N/A</td><td>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</td><td>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.</td><td>Policy would require measures to minimise pollution to protect health and should have a positive benefit</td></tr>
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<u>Sites requiring mitigation for phosphorous or nitrogen are suffixed 'P' or 'N' respectively</u> 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></td><td>Hearing Session 1. Q2a and Hearing Session 3 Q1.</td><td></td><td>N/A</td><td>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</td><td>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.</td><td>Policy would require measures to minimise pollution to protect health and should have a positive benefit</td></tr>
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<table>
<tr><td>040/00431</td><td>Scarrowscant</td><td>Haverfordwest</td></tr>
<tr><td>040/00397</td><td>141, Portfield</td><td>Haverfordwest</td></tr>
<tr><td>040/00077</td><td>Area of land behind City Rd</td><td>Haverfordwest</td></tr>
<tr><td>040/00373</td><td>Calvary Church P N</td><td>Haverfordwest</td></tr>
<tr><td>040/00430</td><td>Snooker Club N</td><td>Haverfordwest</td></tr>
<tr><td>040/00106</td><td>Brooklands Park</td><td>Haverfordwest</td></tr>
<tr><td>040/00445</td><td>7, Dew Street</td><td>Haverfordwest</td></tr>
<tr><td>086/00129</td><td>Steynton Beaconing Field</td><td>Milford Haven</td></tr>
<tr><td>086/00223</td><td>Thornton Rd</td><td>Milford Haven</td></tr>
<tr><td>086/00377</td><td>Land at Milford Marina</td><td>Milford Haven</td></tr>
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<table>
<tr><td>086/00378</td><td>132 Robert Street</td><td>Milford Haven</td></tr>
<tr><td>086/00381</td><td>72-78 Charles Street</td><td>Milford Haven</td></tr>
<tr><td>086/00282</td><td>Woodlands Park</td><td>Milford Haven</td></tr>
<tr><td>096/00373</td><td>Imble Lane</td><td>Pembroke Dock</td></tr>
<tr><td>096/00274</td><td>Land N of Cleddau Bridge Hotel N</td><td>Pembroke Dock</td></tr>
<tr><td>096/00375</td><td>Land N of Cleddau Bridge Hotel N</td><td>Pembroke Dock</td></tr>
<tr><td>096/00230</td><td>Hampshire Drive</td><td>Pembroke Dock</td></tr>
<tr><td>095/00147</td><td>Land adjacent to Long Mains and Monkton Priory</td><td>Pembroke</td></tr>
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<tr><td>095/00180</td><td>Green Haven, Monkton N</td><td>Pembroke</td></tr>
<tr><td>095/00240</td><td>Springfield N</td><td>Pembroke</td></tr>
<tr><td>034/00165</td><td>West of Clos-Y-Bigney</td><td>Fishguard</td></tr>
<tr><td>034/00165</td><td>Maesgwynne Farm Complex</td><td>Fishguard</td></tr>
<tr><td>034/00099</td><td>Delfryn, Heol Penlan, Stop & Call</td><td>Goodwick</td></tr>
<tr><td>034/00292</td><td>Main Street</td><td>Goodwick</td></tr>
<tr><td>088/00077</td><td>Rushacre Gardens P N</td><td>Narberth</td></tr>
<tr><td>088/00074</td><td>Dingle Farm N</td><td>Narberth</td></tr>
<tr><td>088/00360</td><td>Old Narberth CP School</td><td>Narberth</td></tr>
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<tr><td>030/00043</td><td>Between the School and Station Road</td><td>Crymych</td></tr>
<tr><td>030/00019</td><td>Crug yr Efydd</td><td>Crymych</td></tr>
<tr><td>048/00017</td><td>Pond Bridge Farm</td><td>Johnston</td></tr>
<tr><td>050/00043</td><td>Land to rear of Newton Hall</td><td>Kilgetty</td></tr>
<tr><td>053/00034</td><td>Parc Maen Hir</td><td>Letterston</td></tr>
<tr><td>053/00009</td><td>Phase 2, Court Meadow</td><td>Letterston</td></tr>
<tr><td>053/00052</td><td>Former Go Cart Track</td><td>Letterston</td></tr>
<tr><td>007/00047</td><td>Old Station Yard P*</td><td>Boncath</td></tr>
<tr><td>003/00040</td><td>North of New Road N</td><td>Begelly</td></tr>
<tr><td>003/00025</td><td>Barley Park Close</td><td>Begelly</td></tr>
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<tr><td>025/00028</td><td>South of Tinker's Fold N</td><td>Cosheston</td></tr>
<tr><td>028/00012</td><td>North of the Forge</td><td>Croescoch</td></tr>
<tr><td>029/00013</td><td>Dingle Lane P N</td><td>Crundale</td></tr>
<tr><td>029/00026</td><td>Woodholm Farm P N</td><td>Crundale</td></tr>
<tr><td>033/00035</td><td>South West of Eglwyswrw School</td><td>Eglwyswrw</td></tr>
<tr><td>035/00021</td><td>Poplar Meadow</td><td>Freystrop</td></tr>
<tr><td>035/00030</td><td>Will Meadows</td><td>Freystrop</td></tr>
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<table>
<tr><td>042/00013</td><td>North of Cartref</td><td>Hermon</td></tr>
<tr><td>044/00050</td><td>Leven Close N</td><td>Hook</td></tr>
<tr><td>044/00063</td><td>Cyfin Barn Farm N</td><td>Hook</td></tr>
<tr><td>044/00015</td><td>Harcourt Close N</td><td>Hook</td></tr>
<tr><td>046/00015</td><td>Bowett Close</td><td>Hundleton</td></tr>
<tr><td>081/LDP/01</td><td>Ger Y Lein Fach</td><td>Maenclochog</td></tr>
<tr><td>081/LDP/01</td><td>Maes Roslyn P N *</td><td>Maenclochog</td></tr>
<tr><td>085/00022</td><td>Parc Yr Odyn</td><td>Mathry</td></tr>
<tr><td>099/00045</td><td>Sycamore Close</td><td>Pentlepoir</td></tr>
<tr><td>015/00024</td><td>Cornfields Walk</td><td>Sageston</td></tr>
<tr><td>015/00022</td><td>Sageston Fields N</td><td>Sageston</td></tr>
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<tr><td>119/00028</td><td>Old Smithy Craft Centre</td><td>Simpson Cross</td></tr>
<tr><td>119/00030</td><td>Pembrokeshire Motor Museum</td><td>Simpson Cross</td></tr>
<tr><td>123/00045</td><td>Ash Grove Gardens</td><td>St Florence</td></tr>
<tr><td>131/00021</td><td>Land adj Blaenffynnon Farm</td><td>Tegryn</td></tr>
<tr><td>154/00001</td><td>Barnlake Point N</td><td>Barnlake</td></tr>
<tr><td>011/00011</td><td>Hawn Lake N</td><td>Burton</td></tr>
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<tr><td>110/00015</td><td>Maes Elwyn John</td><td>Reynalton</td></tr>
<tr><td>125/00009</td><td>St Twynnells Farm</td><td>St Twynnells</td></tr>
<tr><td>000/01202</td><td>Bluebell Lane</td><td>Wolfsdale</td></tr>
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<tr><td>DP GN 20 Local Needs Affordable Housing</td><td>DP General</td><td>Place the exclusion of conversions from affordable housing requirements in the text of the main policy.</td><td>Add as a second sentence to the main policy. '<u>Conversion and change of use proposals are excluded from the affordable housing requirements set out in this policy.</u> '</td><td>Hearing Session Q8.(b)</td><td></td><td>N/A</td><td>Edts do not impact on the Sustainability Appraisal. Clarifying policy wording.</td><td>Edits require an update to the Habitats Regulations Assessment - see 'Other Edits' schedule for further information. Clarifying policy wording.</td><td>Edits do not impact on the Equalities Impact Assessment. Clarifying policy wording.</td></tr>
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DP GN 22 Specialist and Supported Accommodation	DP General	Referencing the latest published evidence on the LHMA in paragraph 5.124 and Footnote 27.	5.124 Pembrokeshire….in the latest Local Housing Market Assessment ~~2022~~ **2023….** Footnote 27: Pembrokehire's Local Housing Market Assessment. ~~2022~~ **2023**	Hearing Session 1 Q5.(a) Hearing Session 1 Q8. Hearing Session 5 Q1		N/A	Statistics update with no implications for policy.	Statistics update with no implication for policy.	Statistics update with no implication for policy.
DP GN 23 Specialist and Supported Accommodation Allocations	DP GN 23 Specialist and Supported Accommodation Allocations	Update to take account of recommendations from the Habitats Regulations Assessment Examination Version (February 2026).	Amend the policy wording: Land is allocated for additional **specialist and supported accommodation facilities at**. **Sites with issues regarding 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).**	Hearing Session 1. Q2a and Hearing Session 3 Q1.		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
DP GN 23 Specialist and Supported Accommodation Allocations	DP GN 23 Specialist and Supported Accommodation Allocations	Cont'd Update to take account of recommendations from the Habitats Regulations Assessment Examination Version (February 2026).	<table><tr><th>Site Reference</th><th>Site Name</th><th>Area (hectares)</th><th>Facility allocated</th></tr><tr><td>SSA/089/01</td><td>South west of Park House, Tenby</td><td>3.2</td><td>Extra care facility for older persons</td></tr><tr><td>SSA/089/LDP2/01</td><td>East of Park House, Tenby</td><td>0.25</td><td>Residential / Nursing facility extension.</td></tr><tr><td>SSA/135/LDP2/01</td><td>North of Bulford Road Bypass, Tiers Cross N</td><td>0.44</td><td>Older persons care facility / people with learning disabilities.</td></tr><tr><td>SSA/088/LDP2/01</td><td>Redstone, Narberth P N</td><td>1.97</td><td>Older persons care facility</td></tr></table>	Hearing Session 1. Q2a and Hearing Session 3 Q1.		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
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 phosphorous (P) and nitrogen (N) issues in the Policy table of sites. GT/003/LDP2/01Land west of Kingsmoor Common Gypsy and Traveller site, Begelly **N** GT/040/LDP2/01Land east of Withybush Gypsy and Traveller site **P N** GT/095/LDP2/02Adjacent to Monkton Playing Field **N**	Hearing Session 1. Q2a and Hearing Session 3 Q1.		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

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.)	Hearing Session and Q Response Ref	Action Point Reference	Map Ref	Sustainability Appraisal	Habitats Regulations Assessment	Equality Impact Assessment
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:**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) .**	Hearing Session 1. Q2a and Hearing Session 3 Q1.		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
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: **Sites or phases of sites with a WwTW permit review programmed are suffixed with '*' Sites requiring mitigation for phosphorous or nitrogen are suffixed 'P' or 'N' respectively.** Highlight N and P issues for Slade Lane allocation: CF/040/01New Primary School, Slade Lane, Haverfordwest **P N.** Append policy wording:**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 dependant on WwTW permit reviews are also highlighted and must be phased as set out in Policy 12A.**	Hearing Session 1. Q2a and Hearing Session 3 Q1.		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
DP GN 34 Conversion or Change of Use of Traditional Buildings and the Expansion of, or Alterations to, Previously Converted Traditional Buildings outside Settlement Boundaries	DP General	Clarify the wording of the policy and reasoned justification.	GN 34 Conversion or Change of Use of ~~Traditional~~ **Rural** Buildings and the Expansion of, or Alterations to, Previously Converted ~~Traditional~~ **Rural** Buildings outside Settlement Boundaries A The renovation, conversion or change of use of ~~traditional~~ **rural** buildings outside any Settlement Boundary will be permitted, provided the following criteria are met:...B The expansion or alteration of a ~~traditional~~ **rural** building that has previously been... 5.178..... This policy enables the re-use of ~~such~~ **rural** buildings in appropriate circumstances and distinguishes between instances where they may be converted to employment use, and where it may be acceptable for more traditional buildings to be converted to residential or holiday accommodation or live work units, all of which can support the local economy and help retain cultural assets which may not be viable to retain otherwise. 5.184The expansion or alteration of a ~~traditional~~ **rural** building outside a Settlement Boundary that has previously been converted must be sympathetic to its scale and ~~traditional~~ **rural** character. In cases where the building has been extended or altered as part of the conversion or at a later date, any further extension or alteration must consider the combined impact on the character of the building. In some cases, it will not be appropriate to have multiple extensions due to the detrimental impact this would have on the scale, ~~traditional~~ **rural** character and historic use of the original building.	Hearing Session 7. Q9a		N/A	Edits clarify the policy wording. No implications for the Sustainability Appraisal	Edits clarify the policy wording. No implications for the Habitats Regulations Assessment	Edits clarify the policy wording. No implications for the Equalities Impact Assessment.
DP GN 36 Transport Routes and Improvements	DP General	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: **Sites with issues regarding phosphorous or nitrogen are suffixed 'P' or 'N' respectively.** Highlight N and/or P issues for TS/LDP2/03Road & FootpathWell Hill improvement, Pembroke **N** and TS/LDP2/05Public Transport InterchangeHaverfordwest public transport interchange **P N** . 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. 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) .**	Hearing Session 1. Q2a and Hearing Session 3 Q1.		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
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 **not** have an unacceptable impact on environmental or amenity considerations; or	Hearing Session 1. Q2a and Hearing Session 3 Q1.		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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DP GN 40 Buffer Zones Around Mineral Sites	DP GN 40 Buffer Zones Around Mineral Sites	Clarify the term 'sensitive development'	Insert a new paragraph at the end of the policy to explain the term 'sensitive development' as set out in Minerals Technical Advice Note 1: "**Sensitive development is any building occupied by people on a regular basis and includes housing areas, hostels, meeting places, schools and hospitals where an acceptable standard of amenity should be expected. Sensitive development could also include specialised high technology industrial development where operational needs require high standards of amenity."**	Hearing Session 6. Q 8(e)		N/A	Edits clarify the policy wording. No implications for the Sustainability Appraisal	Edits clarify the policy wording. No implications for the Habitats Regulations Assessment	Edits clarify the policy wording. No implications for the Equalities Impact Assessment.
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) and to comply with national planning policy.	Development proposals ~~**within National Statutory Designations**~~ must demonstrate **that: ....** ~~**there would be no adverse effect on the integrity of the species or features for which a site has been designated and**~~ .....An appropriate zone of influence for national statutory designations will **be** used to ensure that development is assessed for its likely impact on the protected features or species of the statutory protected site. ~~**In exceptional circumstances, where there is no alternative solution and which must be carried out for imperative reasons of overriding public interest (IROPI), development may be authorised notwithstanding a negative assessment of the implications, subject to notifying Welsh Ministers.**~~ Proposals likely to have a direct or indirect adverse effect on Special Areas of Conservation (SACs), Special Protection Areas (SPAs) or **RAMSAR sites** will be subject to a Habitats Regulation Assessment (HRA) **Development will not be permitted that would result in an adverse effect on the integrity of European Sites. Proposals where adverse effects on site integrity cannot be ruled out will not be supported. In exceptional circumstances, where there is no alternative solution and which must be carried out for imperative reasons of overriding public interest (IROPI), development may be authorised notwithstanding a negative assessment of the implications, subject to notifying Welsh Ministers.**	Hearing Session 1. Q2a and Hearing Session 3 Q1. Hearing Session 7.Q 14 a & b		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 also clarify policy wording	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. Edits also clarify policy wording	Policy would require measures to minimise pollution to protect health and should have a positive benefit. Edits also clarify policy wording.
DP GN 43 Protection of Trees, Woodlands and Hedgerows	DP GN 43 Protection of Trees, Woodlands and Hedgerows	Update to comply with national planning policy.	Development will only be permitted..... or cultural value. **Trees, woodland and hedgerow removal will only be permitted where significant and clearly defined public benefits would be achieved.** In particular **ancient woodland and** ancient and veteran trees **and hedgrerow** will be protected, **enhanced and safeguarded** ~~**wherever possible**~~. **In these instances, development will only be justified in wholly exceptional circumstances.** ~~**Ancient woodland, identified on the constraints map, will be protected from any development which would cause detrimental impact unless there is an overriding public benefit.**~~	Hearing Session 7. Q16		N/A	Edits clarify the policy wording. No implications for the Sustainability Appraisal	Edits clarify the policy wording. No implications for the Habitats Regulations Assessment	Edits clarify the policy wording. No implications for the Equalities Impact Assessment.
DP GN 51 Protection and Creation of Outdoor Recreation Areas	DP GN 51 Protection and Creation of Outdoor Recreation Areas	Insert additional criterion in Policy to comply with national policy.	GN 51 Protection and Creation of Outdoor Recreation Areas A - Outdoor recreation area which include public open spaces, leisure routes and recreational facilities, area protected. Development will only be permitted on outdoor recreation areas where: 1. The area has no significant public recreational value; or 2. A suitbale replacement facility is to be made available; or 3. The recreational facilities will be enhanced through the redevelopment of part of the site; or **4. There is an excess of such provision in the area.**	Hearing Session : Question 17b.		N/A	Edit ensure consistency with national policy. No implications for the Sustainability Appraisal.	Edit ensure consistency with national policy. No implications for the Habitats REgulations Assessment.	Edit ensure consistency with national policy. No implications for the Equalities Impact Assessment.
DP GN 51 Protection and Creation of Outdoor Recreation Areas	DP GN 51 Protection and Creation of Outdoor Recreation Areas	Amend supporting text to clarify intention of the policy to protect all recreational areas.	Paragraph 5.284 .....This policy aims to protect **all** important and valued areas....	Hearing Session 5: Q17a		N/A	Edit clarifies the policy wording. No implications for the Sustainability Appraisal	Edit clarifyies the policy wording. No implications for the Habitats Regulations Assessment	Edit clarifies the policy wording. No implications for the Equalities Impact Assessment.

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DP GN 52 Protection of Open Spaces with Amenity Value	DP GN 52 Protection of Open Spaces with Amenity Value	Add additional wording to supporting text of policy to inform that amenity open spaces are identified on the Proposals Map.	5.292 This policy seeks to protect open space which has local amenity value, for example because of its appearance or character **and which is shown on the Proposals Map**.	Hearing Session 5: Q18a.		N/A	Edits clarify the policy meaning. No implications for the Sustainability Appraisal	Edits clarify the policy meaning. No implications for the Habitats Regulations Assessment	Edits clarify the policy meaning. No implications for the Equalities Impact Assessment.
DP GN 52 Protection of Open Spaces with Amenity Value	DP GN 52 Protection of Open Spaces with Amenity Value	Delete paragraph 5.295	~~5.295 Guidance on acceptable levels for the provision of informal outdoor space can be found in the Fields in Trust 2017 publication ' Guidance for Sport and Play: Beyond the Six Acre Standard', which will be used when accessing proposals relevant to this policy.~~	Hearing Session 5: Q18a.		N/A	No implications for the Sustainability Appraisal	No implications for the HRA.	No implications for the EIA.
DP GN 57 Site Facilities	DP GN 57 Site Facilities	Additional sentence to suporting text to ensure consistency with Policy GN 32 (Out-of-Centre Retail and Commercial Development)	5.322,,,,,,,,In a number of sites it will be desirable to improve washing and toilet facilities, and in larger sites the provision of additional facilities such as laundry facilities or a games room may be justified. **The scale of proposals will need to be appropriate to meet the needs of the self-catering site.** Where possible....	Hearing Session 5. Question 13b.		N/A	Edts do not impact on the Sustainability Appraisal	Edits do not require an update to the Habitats Regulations Assessment.	Edits do not impact on the Equalities Impact Assessment
DP GN 57 Site Facilities	DP GN 57 Site Facilities	Amend wording to ensure that no additional criteria are included in the supporting text to Policy GN 57 (Site Facilities)	5.323 ....~~Any~~ **All** proposals will be expected to ~~**must**~~ demonstrate how they have responded to ~~**they are in line with**~~ the requirements of the Caravan, Camping and Chalet Landscape Capacity Assessment which, as noted above will form the basis for SPG.	Hearing Session 5: Q23b		N/A	Edit is to clarify wording of the supporting text to the Policy and does not impact the Sustainability Appraisal	Edit is to clarify wording of the supporting text to the Policy and does not impact the Habitats Regulations Assessment.	Edit is to clarify wording of the supporting text to the Policy and does not impact the Equlities Impact Assessment.
DP GN 59 Waste Management Facilities	DP General	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/146/00001Waterston Industrial Estate **N**; S/EMP/095/00001 Pembroke Power Station Site **N**; EMP/034/00006Celtic Link Business Park, Scleddau **P N** Append the policy with: **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).**	Hearing Session 1. Q2a and Hearing Session 3 Q1.		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
DP GN 59 Waste Management Facilities	DP GN 59 Waste Management Facilities	Identify GN 59 Waste Management Facilities sites on the Proposals Map	Show suitable sites identified under Policy 59 Waste Management Facilities on the Proposals Map.	Hearing Session 6. Q9		Yes	Clarification provided to ensure visibility of the Plan's proposals. No implications for the Sustainability Appraisal.	Clarification provided to ensure visibility of the Plan's proposals. No implications for the Habitats Regulation Assessment.	Clarification provided to ensure visibility of the Plan's proposals. No implications for the Equalities Impact Assessment.

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.)	Hearing Session and Q Response Ref	Action Point Reference	Map Needed	Sustainability Appraisal	Habitats Regulations Assessment	Equality Impact Assessment
DP GN 59 Waste Management Facilities	DP GN 59 Waste Management Facilities	Clarify the reasoned justification by inserting advice about submitting a waste planning assessment	Proposed addition to the end of reasoned justification of Policy GN 59: 5.341a **As stated in TAN 21 a Waste Planning Assessment will be required to be submitted with all applications for a waste facility classified as a disposal, recovery or recycling facility. Please see Chapter 4 and Annex B of TAN 21 for further details.**	Hearing Session 6 Q9			Clarification of how the policy will be applied. No implications for the Sustainaiblity Appraisal	Clarification of how the policy will be applied. No implications for the Habitats Regulations Assessment	Clarification of how the policy will be applied. No implications for the Equalities Impact Assessment
DP Appendix 3: Supplementary Planning Guidance	DP General	Update to take account of the Good Practice Guidance on Dark Skies .	~~**Appendix 3: Supplementary Planning Guidance**~~ ~~**GN 1 General Development Policy**~~ ~~**Lighting and Dark Skies N Y**~~ ~~**Working with PCNPA collaboratively.**~~	Hearing Session 1.Q8.		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
DP Appendix 3: Supplementary Planning Guidance	DP General	The advice provided in the Good Practice Guidance currently negates the need for Supplementary Planning Guidance on lighting and dark skies	SP 11 Countryside, **SP12 Maintaining and Enhancing the Natural Beauty,** GN 1 General Development Policy, GN 41 Protection of National Statutory Environmental Designations, GN 44 Protection and Enhancement of Biodiversity	Hearing Session 3 Question 1		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.