






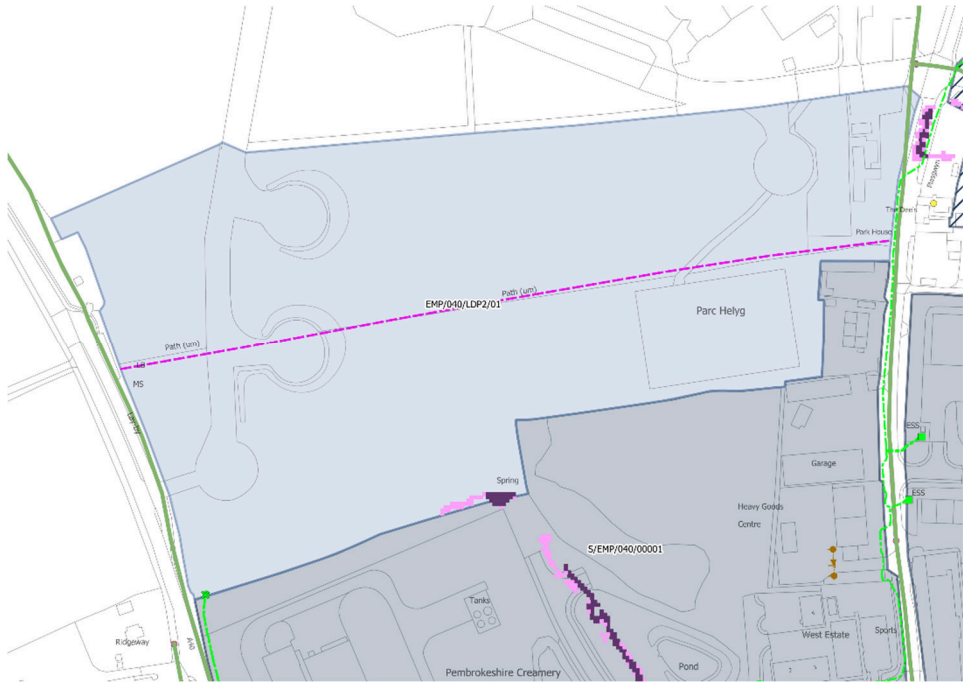




Site Allocation Name / Ref EMP/030/00001 Parc Gwynfryn, Crymych	Site Size 6.92 ha <hr/> Use Classes B1; B8	Ownership The site is privately owned.	Site Plan 		Map Key <ul style="list-style-type: none"> Constraints Electric Pole_Mounted_Substation X 11KV Pole ● 11KV Overhead_Cable — 11KV Underground_Cable - - - 11KV Water & Sewerage Pressurised_Main_Clean_Water ● Network_Structure_Clean_Water ● Hydrant_Clean_Water Chamber ● COMBINED MANHOLE ● FOUL MANHOLE ● Discharge_Point Sewer — COMBINED CONNECTING SEWER — EMERGENCY OVERFLOW GRAVITY — FOUL GRAVITY — FOUL RISING MAIN Natural Flood Map for Planning nrv_floodzone_surface_water_small_watercourses_lpa ■ Flood Zone 2 ■ Flood Zone 3 LDP2 Deposit V2 Public Consultation LDP2_D_V2_Allocations ■ Employment 	Satellite Image 													
Site Description This is part brownfield / part greenfield site located to the north of Crymych adjoining the A478 Cardigan Road. Parts of the site are already occupied.			Highways Access from the A478 is available.	Water and Drainage The site is crossed by a 90mm diameter water main and an 80mm diameter pressurised rising main sewer. A sewage pumping station is located on the site. The site is in the catchment area of Crymych WwTW.	Flood risk The site is not in a flood risk area but there are watercourses nearby. SuDS will be required for surface water drainage within the site.	Key Requirements and Contributions <table border="1" data-bbox="1926 877 2873 1304"> <tr> <td>Highways</td> <td>No requirements</td> </tr> <tr> <td>Active Travel</td> <td>No specific requirements.</td> </tr> <tr> <td>Water & Drainage</td> <td>Development must connect to the public sewer.</td> </tr> <tr> <td>Flood Consequences Assessment</td> <td>No requirements.</td> </tr> <tr> <td>Air Quality Assessment</td> <td>In line with Policy 1 of LDP2.</td> </tr> <tr> <td>Utilities</td> <td>Extension of utilities and services into this site will be required.</td> </tr> </table>		Highways	No requirements	Active Travel	No specific requirements.	Water & Drainage	Development must connect to the public sewer.	Flood Consequences Assessment	No requirements.	Air Quality Assessment	In line with Policy 1 of LDP2.	Utilities	Extension of utilities and services into this site will be required.
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Air Quality Assessment	In line with Policy 1 of LDP2.																		
Utilities	Extension of utilities and services into this site will be required.																		
Active Travel No specific requirements.			Air Quality Development of the site will be required to meet the requirements of Policy 1 of LDP2.	Utilities Extension of utilities and services into this site will be required.	Contaminated Land Risk Assessment Any future proposals, particularly for re-use of the areas used for waste management, will need to include a risk assessment and address any contamination identified.														
Phosphorous and Nitrogen Crymych is just outside the area affected by the nutrient neutrality requirement. Further checks will be needed to ensure that there is no drainage path from this site into the affected area.			Existing Services Services and utilities are already available at the site and will require extension for the development of the vacant land.	Contamination Some parts of the site are used for waste management purposes, and hence it is possible that there is contamination. Any future proposals, particularly for re-use of the areas used for	Landscape Impact Appraisal Any new development must have a perimeter of structural screen planting of native hedgerow species.	Environmental Assessment Future development proposals on this site should be designed to minimise visual impact when viewed from nearby land. There is potential for activities within the site to affect a nearby Natura 2000 site.													

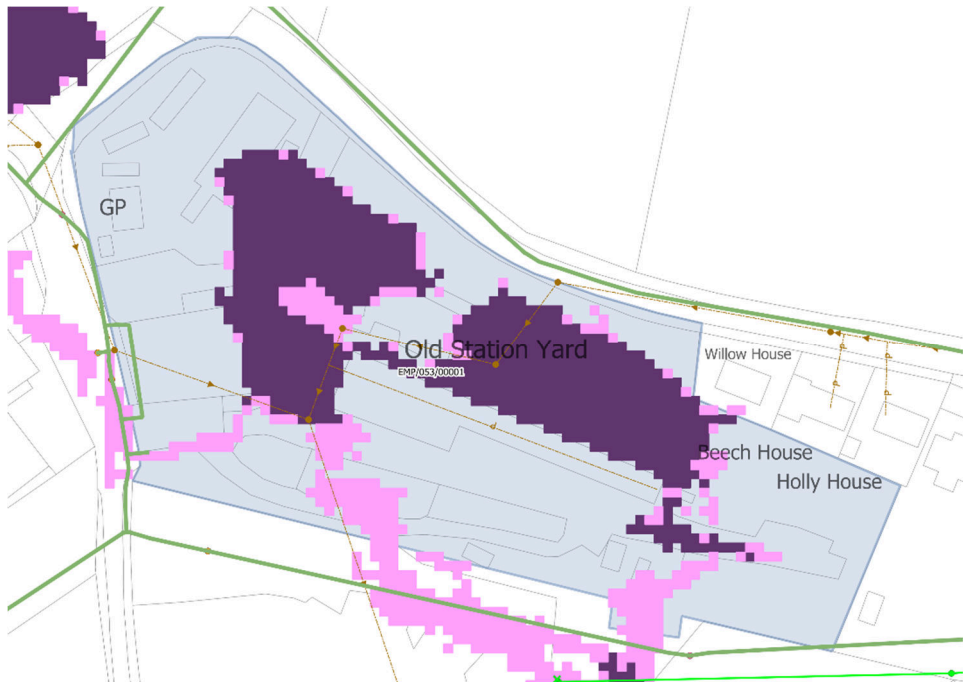

	waste management, will need to include a risk assessment and address any contamination identified.	Welsh Language	The site is located in a Welsh Language sensitive area. New signage should be bilingual.
<p>Historic Environment</p> <p>No known issues.</p>	<p>Natural Environment</p> <p>The site is well screened from the A.478 road, but aside from that is of a fairly open nature and easily visible from surrounding land. Future development proposals on this site should be designed to minimise visual impact when viewed from nearby land. There are not known to be any environmental designations within the site, but there is potential for activities within the site to affect a nearby Natura 2000 site, hence, screening for project-level HRA may be needed in conjunction with future development proposals. The site is bounded on one side by a disused railway line, alongside which some of the line-side vegetation has survived. The integrity of this alignment and of the vegetation it supports should be protected wherever possible.</p>	<p>Key Supporting Information Requirements:</p> <p>This site is partially developed, with an internal road layout already constructed, hence, a detailed site / area-specific masterplan is not required.</p> <p>Future developments on this site might affect a Natura 2000 site and so screening for project-level Habitats Regulation Assessment might be required at planning application stage. One of the site boundaries follows a former railway line and vegetation associated with this feature should be retained wherever possible.</p> <p>Although well screened from the A.478, the site is open and visible from other nearby land. Hence, future developments on this site should be designed to minimise visual impact.</p>	
<p>Landscape</p> <p>Any new development to have a perimeter of structural screen planting of native hedgerow species, to include at least 5% tree species and be a minimum of 2m wide and be planted outside any security fence and inside any visibility splays.</p>	<p>Welsh Language</p> <p>The site is within the defined Welsh language-sensitive area. A Welsh Language Assessment may be required. All proposals are encouraged to retain and enhance the Welsh language.</p>		
<p>Street View Photo</p> 	<p>Street View Photo</p> 	<p>Street View Photo</p> 	




Site Allocation Name / Ref EMP/030/LDP2/01 South of Parc Gwynfryn, Crymych	Site Size 1.79 ha Use Classes B1; B8	Ownership The site is privately owned.	Site Plan 	Map Key Constraints Electric Underground_Cable 11KV Water & Sewerage Pressurised_Main_Clean_Water Chamber FOUL MANHOLE Sewer FOUL CONNECTING SEWER FOUL GRAVITY tbPRoW Footpath Natural Flood Map for Planning nrw_floodzone_surface_water_small_watercou Flood Zone 2 LDP2 Deposit V2 Public Consultation LDP2_D_V2 Allocations Employment	Satellite Image 
Site Description The greenfield site is situated to the south of the larger allocation of employment land at Parc Gwynfryn and separated from it by the line of the former railway line. The land rises from the northern to the southern boundary and is higher than the developed area of Crymych in this location.					
Highways An agricultural access is currently available from the minor road leading from the A478 to Bwlch-y-Groes. Alternative access may be possible from the existing Parc Gwynfryn estate, although the vegetation and corridor integrity of the former railway line should be retained wherever possible. Sustainable transport access into the site will be required.	Water and Drainage There are no water mains or sewers crossing the site. The site is in the catchment area of Crymych WwTW.	Flood risk The site is not in a flood risk area. SuDS will be required for surface water drainage within the site.	Key Requirements and Contributions		
Active Travel No information available.	Air Quality Development of the site will be required to meet the requirements of Policy 1 of LDP2.	Utilities Extension of utilities and services into this site will be required.	Highways No requirement.	Active Travel No information available.	
Phosphorous and Nitrogen Crymych is just outside the area affected by the nutrient neutrality requirement. Further checks will be needed to ensure that there is no drainage path from this site into the affected area.	Existing Services This is a greenfield site and so all services and utilities will need to be extended into the site from Crymych village or from the Parc Gwynfryn industrial estate.	Contamination This is a greenfield site, currently in agricultural use, and hence contamination issues are not anticipated.	Water & Drainage Development must connect to the public sewer.	Flood Consequences Assessment No requirement.	
			Air Quality Assessment In line with Policy 1 of LDP2.	Utilities Extension of utilities and services into this site will be required.	Contaminated Land Risk Assessment No requirement.
Landscape Impact Appraisal New development to have a perimeter of structural screen planting of native hedgerow species.	Environmental Assessment Any new development must have a perimeter of structural screen planting of native hedgerow species. Development of the site may benefit from a detailed site or area-specific masterplan to minimise environmental damage.				



			Welsh Language	This site is in a Welsh language sensitive area and hence bi-lingual signage will be required.
<p>Historic Environment No information available.</p>	<p>Natural Environment Future development should be screened to reduce visual impact when viewed from nearby land. There are not known to be any environmental designations within the site but there is potential for activities within the site to affect a nearby Natura 2000 site. Screening for project-level HRA may be needed. The vegetation and corridor integrity of the former railway line along the northern boundary should be protected wherever possible. Development of the site may benefit from a detailed site or area-specific masterplan to minimise environmental damage.</p>		<p>Key Supporting Information Requirements: This is a greenfield site and hence may benefit from a detailed site / area-specific masterplan, possibly linking it to the nearby Parc Gwynfryn industrial estate – and if so in a manner that minimises environmental damage and retains the vegetation and the integrity of the access corridor of the former railway line. Highway access to the site is available from the minor road to Bwlch-y-Groes, or alternatively from the Parc Gwynfryn industrial estate, but noting that the latter could potentially cause vegetation loss along the corridor of the former railway, and would need to be minimised.</p>	
<p>Landscape Any new development to have a perimeter of structural screen planting of native hedgerow species, to include at least 5% tree species and be a minimum of 2m wide and be planted outside any security fence and inside any visibility splays.</p>	<p>Welsh Language The site is within the defined Welsh language-sensitive area. A Welsh Language Assessment may be required. All proposals are encouraged to retain and enhance the Welsh language.</p>		<p>Future developments on this site might affect a Natura 2000 site and hence screening for project-level Habitats Regulation Assessment might be required at planning application stage. One of the site boundaries follows a former railway line and vegetation associated with this feature should be retained wherever possible. Future developments on this site should be designed to minimise the visual impact of the site when viewed from nearby land.</p>	
<p>Street View Photo</p> 				

Site Allocation Name / Ref EMP/040/LDP2/01 Withybush Showground, Haverfordwest	Site Size 9.74 ha <hr/> Use Classes B1; B2; B8	Ownership The site is owned by the Pembrokeshire Agricultural Society.	Site Plan 		Map Key <ul style="list-style-type: none"> Constraints Electric Ground_Mounted_Substation 11KV Pole_Mounted_Substation 11KV Pole 11KV Underground_Cable 11KV Water & Sewerage Pressurised_Main_Clean_Water Hydrant_Clean_Water Chamber FOUL MANHOLE Sewer FOUL CONNECTING SEWER tbPProV Footpath Historic tbListedBuilding II Natural Flood Map for Planning nnw_foodzone_surface_water_small_watercourses_lpa Flood Zone 2 Flood Zone 3 LDP2 Deposit V2 Public Consultation LDP2_D_V2 Allocations Employment Strategic Employment Safeguarded Strategic Employment 	Satellite Image 													
Site Description This site is located to the south of Withybush Airport and to the north of existing and other allocated employment land at the West Estate of Withybush Industrial Estate. The site is flat and primarily open grassland and has a previous association with the airport and airfield.			Highways Access is available from Withybush Road, which links to the A40 trunk road at the roundabout on the northern edge of Haverfordwest. Major proposals are likely to require a Transport Assessment, to provide information on potential trunk road impacts.	Water and Drainage There are no water mains or sewers crossing the site. The site is in the catchment area of Merlins Bridge WwTW.	Flood risk The site is not in a flood risk area. SuDS will be required for surface water drainage within the site.	Key Requirements and Contributions <table border="1" data-bbox="1926 898 2873 1398"> <tr> <td data-bbox="1926 898 2190 982">Highways</td> <td data-bbox="2190 898 2873 982">Major proposals are likely to require a Transport Assessment.</td> </tr> <tr> <td data-bbox="1926 982 2190 1035">Active Travel</td> <td data-bbox="2190 982 2873 1035">No specific requirements.</td> </tr> <tr> <td data-bbox="1926 1035 2190 1119">Water & Drainage</td> <td data-bbox="2190 1035 2873 1119">Development must connect to the public sewer.</td> </tr> <tr> <td data-bbox="1926 1119 2190 1245">Flood Consequences Assessment</td> <td data-bbox="2190 1119 2873 1245">No requirement.</td> </tr> <tr> <td data-bbox="1926 1245 2190 1329">Air Quality Assessment</td> <td data-bbox="2190 1245 2873 1329">In line with Policy 1 of LDP2.</td> </tr> <tr> <td data-bbox="1926 1329 2190 1398">Utilities</td> <td data-bbox="2190 1329 2873 1398">Extension of utilities and services into this site will be required.</td> </tr> </table>		Highways	Major proposals are likely to require a Transport Assessment.	Active Travel	No specific requirements.	Water & Drainage	Development must connect to the public sewer.	Flood Consequences Assessment	No requirement.	Air Quality Assessment	In line with Policy 1 of LDP2.	Utilities	Extension of utilities and services into this site will be required.
Highways	Major proposals are likely to require a Transport Assessment.																		
Active Travel	No specific requirements.																		
Water & Drainage	Development must connect to the public sewer.																		
Flood Consequences Assessment	No requirement.																		
Air Quality Assessment	In line with Policy 1 of LDP2.																		
Utilities	Extension of utilities and services into this site will be required.																		
Active Travel No specific requirements.			Air Quality Development of the site will be required to meet the requirements of Policy 1 of LDP2.	Utilities Extension of utilities and services into this site will be required.	Contaminated Land Risk Assessment	A risk assessment may be required and remediation, if necessary.													
Phosphorous and Nitrogen Nutrient neutrality for nitrogen is required for this site.			Existing Services Extension of services into the site will be required.	Contamination Much of the land at Withybush has been used for military and/or aviation uses in the past and so it is possible that there will be contamination within the boundaries of this site. Any	Landscape Impact Appraisal Environmental Assessment	No specific requirements. Yes, trees and hedgerows of value within the site or along boundaries should be retained and proposals should include enhancement for pollinators.													

		contamination found would need to be remediated.	Welsh Language	The site is located in a Welsh Language sensitive area. If new signage is needed, this should be bilingual.
			Airport safeguarding	The site is within the airport safeguarding zone associated with Haverfordwest Airport / Withybush Aerodrome. Hence, the safeguarding requirements have to be taken into consideration in conjunction with preparation of future development proposals.
Historic Environment It is unlikely that any archaeological interest remains within the site.	Natural Environment Any trees and hedgerows of value within the site or along boundaries should be retained, wherever possible. The site is in close proximity to a B-Line and so proposals should include enhancement for pollinators. It is close to areas known to be used by bats and this should be taken into account when preparing any proposals.		Key Supporting Information Requirements: This site will be an addition to the portfolio of employment sites at Withybush. A detailed site / area-specific masterplan is not required. Access to the site by road is available from Withybush Road. Any future development proposals on this site of a significant scale might require a Transport Assessment, to evaluate possible impacts on the nearby A40 trunk road.	
Landscape No information available, other than that the site is on elevated land north of Haverfordwest and is visible from several different directions.	Welsh Language The site is within the defined Welsh language-sensitive area. A Welsh Language Assessment may be required. All proposals are encouraged to retain and enhance the Welsh language.		There may be some trees and hedgerows within it / on its boundary that are of value. These should be retained wherever possible. Future development proposals should include enhancements for pollinators. Bat activity in proximity to the site should be taken into consideration in preparing development proposals.	
Street View Photo 	Airport safeguarding The site is within the airport safeguarding zone associated with Haverfordwest Airport / Withybush Aerodrome. The safeguarding requirements would need to be taken into consideration in conjunction with any future development of the site.			

Site Allocation Name / Ref EMP/053/00001 Old Station Yard, Letterston	Site Size 1.23 ha Use Classes B1; B8	Ownership The site is privately owned.	Site Plan 		Map Key <ul style="list-style-type: none"> Constraints Electric Pole_Mounted_Substation 11KV Pole 11KV Overhead_Cable 11KV Water & Sewerage Pressurised_Main_Clean_Water Hydrant_Clean_Water Control_Valve_Clean_Water Chamber FOUL MANHOLE Sewer FOUL GRAVITY FOUL LATERAL DRAIN Natural Flood Map for Planning nrv_floodzone_surface_water_small_watercourses_ba Flood Zone 2 Flood Zone 3 LDP2 Deposit V2 Public Consultation LDP2_D_V2 Allocations Employment 	Satellite Image 													
Site Description This brownfield site is located at the eastern edge of Letterston village and was formerly the Letterston railway station and associated yard. Road access to the site is from Station Road which runs west through the village and links to the A40. The land is flat and open. Planning permission for B1 and B8 was renewed in 2014 and some areas of the site are already in use for employment purposes.			Highways The road access to this site is from Station Road. Future development at the site might have an impact on a nearby junction with the A.40 trunk road in the centre of Letterston village. A Transport Assessment might therefore need to accompany any future applications for major industrial development on this site. The rail link to the site was lost many years ago.	Water and Drainage The site is crossed by an 80mm diameter water main and a 150mm diameter sewer. The site is in the catchment of Letterston West WwTW.	Flood risk The site is not in a flood risk area, but the central area is affected by surface water flooding. SuDS will be required for surface water drainage within the site.	Key Requirements and Contributions <table border="1" data-bbox="1920 919 2878 1430"> <tr> <td data-bbox="1920 919 2205 1045">Highways</td> <td data-bbox="2205 919 2878 1045">A Transport Assessment might need to accompany any future applications for major industrial development on this site.</td> </tr> <tr> <td data-bbox="1920 1045 2205 1094">Active Travel</td> <td data-bbox="2205 1045 2878 1094">No specific requirements.</td> </tr> <tr> <td data-bbox="1920 1094 2205 1142">Water & Drainage</td> <td data-bbox="2205 1094 2878 1142">Development must connect to the public sewer.</td> </tr> <tr> <td data-bbox="1920 1142 2205 1268">Flood Consequences Assessment</td> <td data-bbox="2205 1142 2878 1268">No requirement.</td> </tr> <tr> <td data-bbox="1920 1268 2205 1352">Air Quality Assessment</td> <td data-bbox="2205 1268 2878 1352">In line with Policy 1 of LDP2.</td> </tr> <tr> <td data-bbox="1920 1352 2205 1430">Utilities</td> <td data-bbox="2205 1352 2878 1430">Extension of utilities and services into parts of this site will be required.</td> </tr> </table>		Highways	A Transport Assessment might need to accompany any future applications for major industrial development on this site.	Active Travel	No specific requirements.	Water & Drainage	Development must connect to the public sewer.	Flood Consequences Assessment	No requirement.	Air Quality Assessment	In line with Policy 1 of LDP2.	Utilities	Extension of utilities and services into parts of this site will be required.
Highways	A Transport Assessment might need to accompany any future applications for major industrial development on this site.																		
Active Travel	No specific requirements.																		
Water & Drainage	Development must connect to the public sewer.																		
Flood Consequences Assessment	No requirement.																		
Air Quality Assessment	In line with Policy 1 of LDP2.																		
Utilities	Extension of utilities and services into parts of this site will be required.																		
Active Travel No specific requirements.			Air Quality Development of the site will be required to meet the requirements of Policy 1 of LDP2.	Utilities Extension of utilities and services into this site will be required.	Contaminated Land Risk Assessment	A risk assessment will be required and dependent on the outcome, remediation may be needed.													
Phosphorous and Nitrogen Nutrient neutrality for nitrogen is required for this site.			Existing Services Some services may be in place already, but others will need to be extended to undeveloped parts of the site.	Contamination The site was previously a railway goods yard, and it is possible that contamination remains. A risk assessment	Landscape Impact Appraisal	Future development will need to provide for a landscaped perimeter of structure planting / wildlife corridor.													
					Environmental Assessment	Screening for project level HRA may be required to accompany major proposals.													

		will be required and remediation, if necessary.	Welsh Language	The site is located in a Welsh Language sensitive area. If new signage is needed, this should be bilingual.
<p>Historic Environment</p> <p>No known issues.</p>	<p>Natural Environment</p> <p>Future development of this site has the potential to affect a Natura 2000 site. Screening for project level HRA may be required to accompany any major proposals.</p> <p>In terms of landscape design, layout and siting will need to ensure that development does not adversely impact the local landscape and reduce any visual impact on neighbouring properties.</p>	<p>Key Supporting Information Requirements:</p> <p>This site is in the process of being redeveloped and planning permission is in place to allow this to happen. Hence, a detailed site / area-specific masterplan is not required.</p> <p>Highway access to the site is already available from Station Road. A Transport Assessment might be needed in conjunction with any major re-development proposals for this site, to assess potential impacts on the trunk road network at Letterston (A40) and any need for junction improvements onto the trunk road in the village (but noting that permission has already been granted for the redevelopment of this site for employment purposes). The rail link to the site was lost many years ago and is not capable of reinstatement.</p> <p>The site is not in a flood risk area, but previous assessments have suggested that there may be local surface water drainage issues in this part of Letterston, which should be reflected in any future development proposals.</p> <p>Future developments on this site might affect a Natura 2000 site and hence project-level Habitats Regulation Assessment might be required at planning application stage.</p>		
<p>Landscape</p> <p>This site has strong links across the road with the Farmer's Co-Op and owing to the minor road being small and quiet this works very well (at a local level). The site lacks identity around its northern boundary and any more structured development will need to provide for a landscaped perimeter of structure planting / wildlife corridor.</p>	<p>Welsh Language</p> <p>The site is within the defined Welsh language-sensitive area. A Welsh Language Assessment may be required. All proposals are encouraged to retain and enhance the Welsh language.</p>			
<p>Street View Photo</p> 	<p>Street View Photo</p> 	<p>Street View Photo</p> 		

Site Allocation Name / Ref EMP/088/LDP/01 Rushacre Enterprise Park Extension, Narberth	Site Size 1.33 ha Use Classes B1; B8	Ownership The site is privately owned.	Site Plan 		Map Key Constraints Electric Ground_Mounted_Substation ■ 11KV Pole_Mounted_Substation ✕ 11KV Pole ● 11KV ● 132KV Overhead_Cable — 132KV Underground_Cable - - - 11KV Water & Sewerage — Pressurised_Main_Clean_Water ● Hydrant_Clean_Water LDP2 Deposit V2 Public Consultation LDP2_D_V2 Allocations ■ Employment	Satellite Image 												
Site Description This site is situated on the northern edge of Narberth, to the west of Rushacre Enterprise Park. An estate road network is in place marking out areas of land for development.			Water and Drainage The site is crossed by a 90mm diameter water main. There are no sewers crossing the site. The site is in the catchment area of Narberth WwTW.	Flood risk The site is not in a flood risk area. SuDS will be required for surface water drainage within the site.	Key Requirements and Contributions <table border="1"> <tr> <td data-bbox="1926 863 2208 947">Highways</td> <td data-bbox="2208 863 2873 947">A Transport Assessment will be required in conjunction with future development proposals.</td> </tr> <tr> <td data-bbox="1926 947 2208 999">Active Travel</td> <td data-bbox="2208 947 2873 999">No specific requirements.</td> </tr> <tr> <td data-bbox="1926 999 2208 1052">Water & Drainage</td> <td data-bbox="2208 999 2873 1052">Development must connect to the public sewer.</td> </tr> <tr> <td data-bbox="1926 1052 2208 1167">Flood Consequences Assessment</td> <td data-bbox="2208 1052 2873 1167">No requirement.</td> </tr> <tr> <td data-bbox="1926 1167 2208 1251">Air Quality Assessment</td> <td data-bbox="2208 1167 2873 1251">In line with Policy 1 of LDP2.</td> </tr> <tr> <td data-bbox="1926 1251 2208 1331">Utilities</td> <td data-bbox="2208 1251 2873 1331">Extension of utilities and services into this site will be required.</td> </tr> </table>		Highways	A Transport Assessment will be required in conjunction with future development proposals.	Active Travel	No specific requirements.	Water & Drainage	Development must connect to the public sewer.	Flood Consequences Assessment	No requirement.	Air Quality Assessment	In line with Policy 1 of LDP2.	Utilities	Extension of utilities and services into this site will be required.
Highways	A Transport Assessment will be required in conjunction with future development proposals.																	
Active Travel	No specific requirements.																	
Water & Drainage	Development must connect to the public sewer.																	
Flood Consequences Assessment	No requirement.																	
Air Quality Assessment	In line with Policy 1 of LDP2.																	
Utilities	Extension of utilities and services into this site will be required.																	
Active Travel No specific requirements.			Air Quality Development of the site will be required to meet the requirements of Policy 1 of LDP2.	Utilities Extension of utilities and services into this site will be required.	Contaminated Land Risk Assessment	No requirement.												
Phosphorous and Nitrogen Nutrient neutrality for nitrogen is required for this site.			Existing Services The site already benefits from highway access and from service extensions put in place in conjunction with the recent development of a sorting office. Minor service and utility extensions will be needed for undeveloped parts of the site.	Contamination Although road infrastructure is now in place and one building has been constructed, this field was previously in agricultural use. Hence, it is not anticipated that there will be any contamination issues to address on the site.	Landscape Impact Appraisal	No specific requirements.												
					Environmental Assessment	Development at this site should be screened to reduce the visual impact of the site when seen from nearby land.												
					Welsh Language	The site is within the defined Welsh language-sensitive area. A Welsh Language Assessment may be required.												

Historic Environment

No known issues.

Natural Environment

Development at this site should be screened to reduce the visual impact from nearby land. Particular care is needed to ensure that the visual impact of the site from the A40 trunk road to the north is minimised, as some recent developments have been found to be prominent on the skyline. Trees and hedgerows within the site and along its boundaries should be retained wherever possible.

Key Supporting Information Requirements:

Estate roads have been set out on this site and one building is already constructed. In that context, it is unlikely that a detailed site / area-specific masterplan will be needed. However, a transport assessment will be required in conjunction with future development, to address any possible trunk road impacts at Redstone Cross, while noting that these may have been reduced following recent road improvements at that location.

Landscape

No specific requirements.

Welsh Language

The site is within the defined Welsh language-sensitive area. A Welsh Language Assessment may be required. All proposals are encouraged to retain and enhance the Welsh language.

Trees and hedgerows on the site boundaries should be retained wherever possible.

Future developments on this site should be designed to minimise the visual impact of the site when viewed from nearby land. Particular care is needed regarding the potential visual impacts of development when viewed from the north.

Street View Photo





Street View Photo



Street View Photo



Site Allocation Name / Ref EMP/093/00001 North of Honeyborough Industrial Estate, Neyland	Site Size 1.55 ha <hr/> Use Classes B1; B8	Ownership The site is privately owned.	Site Plan 		Map Key Constraints Electric Pole 33kV Overhead_Cable 33kV Water & Sewerage Pressurised_Main_Clean_Water Hydrant_Clean_Water Chamber COMBINED MANHOLE Sewer COMBINED CONNECTING SEWER Historic HistoricLandscapes Natural Flood Map for Planning nrv_floodzone_surface_water_small_watercourses_lpa Flood Zone 2 Flood Zone 3 LDP2 Deposit V2 Public Consultation LDP2_D_V2_Allocations Employment	Satellite Image 												
Site Description This greenfield site is located at the northern edge of Neyland, immediately to the north of Honeyborough Industrial Estate. The southern-most area is already developed.			Water and Drainage There are no water mains or sewers crossing the site. The site is in the catchment area of Neyland WwTW.	Flood risk The site is not in a flood risk area. SuDS will be required for surface water drainage within the site.	Key Requirements and Contributions <table border="1"> <tr> <td data-bbox="1923 863 2208 947">Highways</td> <td data-bbox="2208 863 2873 947">Limited upgrading of roads and footways are likely to be required.</td> </tr> <tr> <td data-bbox="1923 947 2208 999">Active Travel</td> <td data-bbox="2208 947 2873 999">No specific requirements.</td> </tr> <tr> <td data-bbox="1923 999 2208 1083">Water & Drainage</td> <td data-bbox="2208 999 2873 1083">Upgrading of the local sewerage network and water mains may be required.</td> </tr> <tr> <td data-bbox="1923 1083 2208 1209">Flood Consequences Assessment</td> <td data-bbox="2208 1083 2873 1209">No requirement.</td> </tr> <tr> <td data-bbox="1923 1209 2208 1293">Air Quality Assessment</td> <td data-bbox="2208 1209 2873 1293">In line with Policy 1 of LDP2.</td> </tr> <tr> <td data-bbox="1923 1293 2208 1367">Utilities</td> <td data-bbox="2208 1293 2873 1367">Extension of utilities and services into this site will be required.</td> </tr> </table>		Highways	Limited upgrading of roads and footways are likely to be required.	Active Travel	No specific requirements.	Water & Drainage	Upgrading of the local sewerage network and water mains may be required.	Flood Consequences Assessment	No requirement.	Air Quality Assessment	In line with Policy 1 of LDP2.	Utilities	Extension of utilities and services into this site will be required.
Highways	Limited upgrading of roads and footways are likely to be required.																	
Active Travel	No specific requirements.																	
Water & Drainage	Upgrading of the local sewerage network and water mains may be required.																	
Flood Consequences Assessment	No requirement.																	
Air Quality Assessment	In line with Policy 1 of LDP2.																	
Utilities	Extension of utilities and services into this site will be required.																	
Active Travel No specific requirements.			Air Quality Development of the site will be required to meet the requirements of Policy 1 of LDP2.	Utilities Extension of utilities and services into this site will be required.	Contaminated Land Risk Assessment No known issues.													
Phosphorous and Nitrogen Nutrient neutrality for nitrogen is required for this site.			Existing Services Extension of services and utilities into this site will be required – and has commenced.	Contamination None known.	Landscape Impact Appraisal No specific requirements.													
					Environmental Assessment Proposals must ensure there are no adverse impacts on protected sites and all boundary hedgerows and trees must be retained.													
					Welsh Language No requirement.													

Historic Environment

No known issues.

Natural Environment

The Westfield Pill Nature Reserve is some distance to the east of the site and the SAC and SSSI designations of the Haven Waterway are also nearby. Proposals must ensure there are no adverse impacts on protected sites. The woodland and trees along the northern site boundary must be retained and protected from disturbance and lighting. All boundary hedgerows and trees must be retained. This should be taken into account when designing highway access into and within the site and determining the best sitings for future buildings within the site. The site is close to a B-Line and any enhancement should include planting for pollinators.

Key Supporting Information Requirements:

Parts of the site remain to be developed and the whole site already benefits from planning consent. Hence, a detailed site / area-specific masterplan is unlikely to be required.

Highway access to the site is from the Rosemarket Road, where some local upgrading is likely to be required. Roadside hedgerows should be retained wherever possible.

The site is not in a flood risk area, but there is a minor watercourse along the northern site boundary.

Within the site and on the site boundaries there are hedges and hedgerows that should be protected wherever possible. Although some distance away, there is a nature reserve at Westfield Pill and the Haven Waterway and its tributaries are protected by SAC and SSSI designations. Future development proposals should ensure that there are no adverse impacts on the protected areas.

Landscape

No specific issues.

Welsh Language

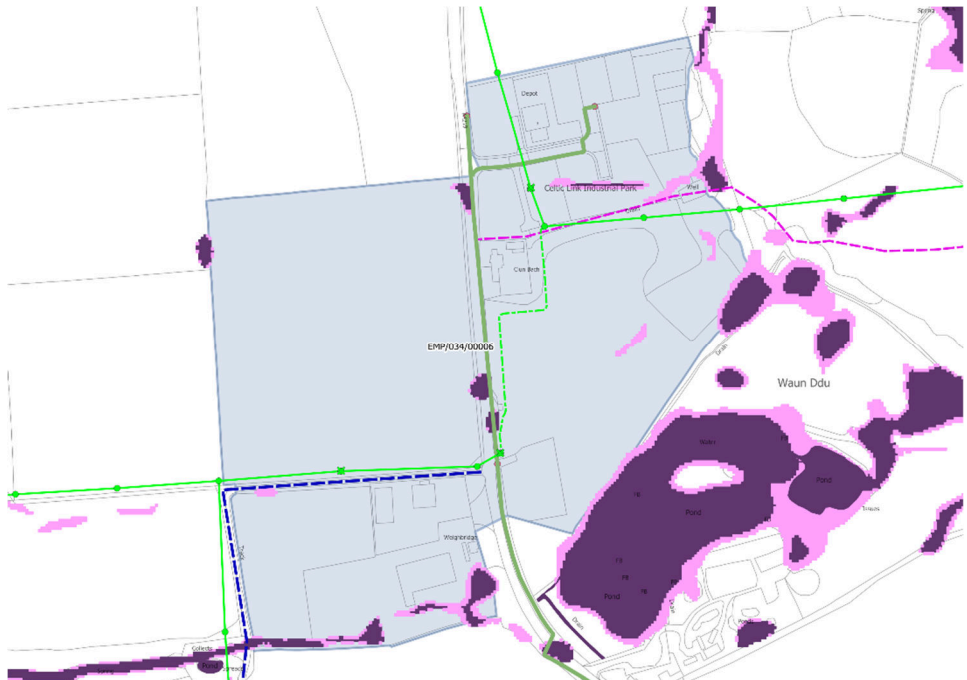

The site is not within the defined Welsh language-sensitive area. Policy SP 19 encourages all proposals to retain and enhance the Welsh language.


Street View Photo





Street View Photo



Site Allocation Name / Ref EMP/034/00006 Celtic Link Business Park, Sceddau	Site Size 13.29 ha <hr/> Use Classes B1; B2; B8	Ownership The site is privately owned.	Site Plan 		Map Key Constraints Electric Pole Mounted Substation X 11KV Pole ● 11KV Overhead_Cable --- 11KV Underground_Cable - - - 11KV Water & Sewerage Pressurised_Main_Clean_Water ● Hydrant_Clean_Water tbSPoW Footpath --- Bridleway Natural Flood Map for Planning nrv_floodzone_surface_water_small_watercourses_lpa Flood Zone 2 Flood Zone 3 LDP2 Deposit V2 Public Consultation LDP2_D_V2 Allocations Employment	Satellite Image 												
Site Description This is a part greenfield / part brownfield site located approximately 1.3 km to the north-west of Sceddau. The land is gently sloping to the west. The site is intersected by the A4219 which links to the A40 just north of Sceddau. Parts of the site are in use for industrial and waste management purposes. It is close to Fishguard Harbour and forms part of a portfolio of strategic and local employment sites serving the Fishguard and Goodwick area.			Water and Drainage The site is crossed by a 3” diameter water main. There are no public sewers near the site.	Flood risk The site is not in a flood risk area. SuDS will be required for surface water drainage within the site.	Key Requirements and Contributions <table border="1"> <tr> <td data-bbox="1923 863 2208 982">Highways</td> <td data-bbox="2208 863 2878 982">Improvements may be required in conjunction with any major new development proposals at this site.</td> </tr> <tr> <td data-bbox="1923 982 2208 1035">Active Travel</td> <td data-bbox="2208 982 2878 1035">No specific requirements.</td> </tr> <tr> <td data-bbox="1923 1035 2208 1087">Water & Drainage</td> <td data-bbox="2208 1035 2878 1087">WWTW capacity maybe limited.</td> </tr> <tr> <td data-bbox="1923 1087 2208 1213">Flood Consequences Assessment</td> <td data-bbox="2208 1087 2878 1213">The site is not in a flood risk area, although there are some ponds on nearby land, possibly associated with former quarrying activities.</td> </tr> <tr> <td data-bbox="1923 1213 2208 1297">Air Quality Assessment</td> <td data-bbox="2208 1213 2878 1297">In line with Policy 1 of LDP2.</td> </tr> <tr> <td data-bbox="1923 1297 2208 1381">Utilities</td> <td data-bbox="2208 1297 2878 1381">Extension of utilities and services into this site will be required</td> </tr> </table>		Highways	Improvements may be required in conjunction with any major new development proposals at this site.	Active Travel	No specific requirements.	Water & Drainage	WWTW capacity maybe limited.	Flood Consequences Assessment	The site is not in a flood risk area, although there are some ponds on nearby land, possibly associated with former quarrying activities.	Air Quality Assessment	In line with Policy 1 of LDP2.	Utilities	Extension of utilities and services into this site will be required
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Active Travel	No specific requirements.																	
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Air Quality Assessment	In line with Policy 1 of LDP2.																	
Utilities	Extension of utilities and services into this site will be required																	
Active Travel No information available.			Air Quality Development of the site will be required to meet the requirements of Policy 1 of LDP2.	Utilities Extension of utilities and services into this site will be required.	Contaminated Land Risk Assessment	A risk assessment will be required and remediation, where necessary.												
Phosphorous and Nitrogen Celtic Link Business Park is partly within the area affected by the nutrient neutrality requirement for nitrogen.			Existing Services Services area already available on the parts of the site that are developed. Elsewhere extension of services will be required. In	Contamination The site has a history of industrial and waste management uses and parts of it have been subject to	Landscape Impact Appraisal Environmental Assessment	Yes, as this is a highly visible site. Yes, and there is potential for proposals to affect a Natura 2000 site and so screening for a project-level HRA may be required.												

	<p>particular, the ability of the Waste Water Treatment Works serving this site to accept further flows may be limited, in spite of the implementation of an AMP 4 scheme by Dwr Cymru Welsh Water.</p>	<p>quarrying operations. It is possible that contamination remains on the site as a legacy of these earlier uses. A risk assessment will be required and potentially remediation, where found to be necessary.</p>	<p>Welsh Language</p>	<p>The site is located in a Welsh Language sensitive area. If new signage is needed, this should be bilingual.</p>
<p>Historic Environment</p> <p>No known issues.</p>	<p>Natural Environment</p> <p>The site has an open character. Visual impacts of future developments should be minimised. Tree planting can be used to help achieve this. There is potential for proposals to affect a Natura 2000 site and so screening for a project-level HRA may be required. Surrounding woodland should be buffered. There are other records close by, and so lighting should be kept to a minimum. There may be reptile interest within the site. Measures should be taken to ensure there is no run-off from the site to nearby watercourses and ponds.</p>		<p>Key Supporting Information Requirements:</p> <p>This site is partly developed and has a long history of industrial and waste management usage. It has also been subject to quarrying activity in the past. Future development proposals on the unused parts of the site might benefit from a detailed site / area-specific masterplan.</p> <p>Highway access to the site is already available from the A.4219. The nearby junction of the A.4219 with the A.40 trunk road is substandard and improvements might be required in conjunction with major future development proposals. A Transport Assessment might also be needed to support major development proposals at this site, setting out potential impacts on the trunk road network and also what junction improvements are needed.</p> <p>Future developments on this site might affect a Natura 2000 site and hence project-level Habitats Regulation Assessment might be required at planning application stage.</p> <p>The landscape at this site has an open nature to it and future development proposals might therefore need to include tree planting to provide screening.</p>	
<p>Landscape</p> <p>This is a highly visible site, particularly vulnerable to light pollution being in a 'shallow bowl' landform, and visible from the National Park with potential light pollution effects being far-reaching. Any new development to have a perimeter of structural screen planting of native hedgerow species, to include at least 5% tree species and be a minimum of 2m wide and be planted outside of any security fence and inside of any visibility splays. Lighting strategies to be of low-level, and illumination minimised, and to be of 'warm' tone designed with highest standards, to minimise lateral light pollution and disruption to wildlife.</p>	<p>Welsh Language</p> <p>The site is within the defined Welsh language-sensitive area. A Welsh Language Assessment may be required. All proposals are encouraged to retain and enhance the Welsh language.</p>			
<p>Street View Photo</p> 	<p>Street View Photo</p> 		<p>Street View Photo</p> 	

Site Allocation Name / Ref EMP/132/LDP2/01 South of KP Thomas and Sons near Narberth	Site Size 2.57 ha <hr/> Use Classes B1; B8	Ownership The site is privately owned.	Site Plan 		Map Key Constraints Electric Underground_Cable --- 11KV Natural Flood Map for Planning nrw_floodzone_surface_water_small_watercourses_ Flood Zone 2 Flood Zone 3 LDP2 Deposit V2 Public Consultation LDP2_D_V2_Allocations Employment	Satellite Image 													
Site Description The site is located immediately south of a small cluster of employment uses, linked to KP Thomas and Sons just to the south of Templeton Airfield. It is situated to the south-west of Templeton village and provides an opportunity for modest expansion of the current industrial activities.			Highways Access is already available from the adjacent road, which runs eastwards to the Boar's Head junction with the A478 at Templeton and westwards to the A4075 at Yerboston.	Water and Drainage There are no watermains crossing the site and no public sewers close to the site.	Flood risk The site is not in a flood risk area. SuDS will be required for surface water drainage within the site.	Key Requirements and Contributions <table border="1"> <tr> <td data-bbox="1923 863 2208 911">Highways</td> <td data-bbox="2208 863 2887 911">No requirements.</td> </tr> <tr> <td data-bbox="1923 911 2208 959">Active Travel</td> <td data-bbox="2208 911 2887 959">No specific requirements.</td> </tr> <tr> <td data-bbox="1923 959 2208 1008">Water & Drainage</td> <td data-bbox="2208 959 2887 1008">Development must connect to the public sewer.</td> </tr> <tr> <td data-bbox="1923 1008 2208 1129">Flood Consequences Assessment</td> <td data-bbox="2208 1008 2887 1129">No requirement.</td> </tr> <tr> <td data-bbox="1923 1129 2208 1220">Air Quality Assessment</td> <td data-bbox="2208 1129 2887 1220">In line with Policy 1 of LDP2.</td> </tr> <tr> <td data-bbox="1923 1220 2208 1293">Utilities</td> <td data-bbox="2208 1220 2887 1293">Extension of utilities and services into this site will be required.</td> </tr> </table>		Highways	No requirements.	Active Travel	No specific requirements.	Water & Drainage	Development must connect to the public sewer.	Flood Consequences Assessment	No requirement.	Air Quality Assessment	In line with Policy 1 of LDP2.	Utilities	Extension of utilities and services into this site will be required.
Highways	No requirements.																		
Active Travel	No specific requirements.																		
Water & Drainage	Development must connect to the public sewer.																		
Flood Consequences Assessment	No requirement.																		
Air Quality Assessment	In line with Policy 1 of LDP2.																		
Utilities	Extension of utilities and services into this site will be required.																		
Active Travel No specific requirements.			Air Quality Development of the site will be required to meet the requirements of Policy 1 of LDP2.	Utilities Extension of utilities and services into this site will be required.	Contaminated Land Risk Assessment	No known issues.													
Phosphorous and Nitrogen This site is partly within the area within which nutrient neutrality for nitrogen is required.			Existing Services Extension of services and utilities into this site will be required.	Contamination None known.	Landscape Impact Appraisal	Yes, a buffer zone between new development and the existing hedgerow will be required.													
					Environmental Assessment	Yes, the southern boundary and south-western corner are of particular ecological interest and should be buffered and protected from disturbance and light spill.													
					Welsh Language	No requirement.													

<p>Historic Environment</p> <p>No known issues.</p>	<p>Natural Environment</p> <p>The site does not have any environmental designations, but the southern boundary and south-western corner are of particular ecological interest and should be buffered and protected from disturbance and light spill. The current use of the site is agricultural, a mix of category 3a and 3b grade land being found here.</p>	<p>Key Supporting Information Requirements:</p> <p>This site provides an opportunity for a minor extension of the current industrial uses immediately south of Templeton airfield. A detailed site / area-specific masterplan is unlikely to be required.</p> <p>Highway access to the site will be from the Templeton to Yerboston Road and thence via the lane running towards Thomas Chapel.</p>
<p>Landscape</p> <p>New development to be set within perimeter landscape and wildlife buffer zones set back from existing hedgerows, with no buildings within at least 15m of the roadside hedge.</p>	<p>Welsh Language</p> <p>The site is not within the defined Welsh language-sensitive area. Policy SP 19 encourages all proposals to retain and enhance the Welsh language.</p>	<p>The southern boundary and SW corner of the site are of ecological interest and should be buffered to ensure protection from disturbance and light spill.</p>

Site Allocation Name / Ref EMP/000/LDP2/01 Land at Princes Gate Spring Water	Site Size 4.33 ha Use Classes B1; B8	Ownership The site is privately owned.	Site Plan 	Map Key Constraints Electric Ground_Mounted_Substation 11KV Pole 11KV Overhead_Cable 11KV Underground_Cable 11KV Water & Sewerage Pressurised_Main_Clean_Water Natural Flood Map for Planning rrv_floodzone_surface_water_small_watercourses_lpa Flood Zone 2 Flood Zone 3 LDP2 Deposit V2 Public Consultation LDP2_D_V2_Allocations Employment	Satellite Image 										
Site Description This site is remotely located in the countryside, between the villages of Princes Gate and Tavernspite. There is an established water bottling business at the site and this allocation is intended to facilitate future expansion of the operation, linked to the availability of suitable groundwater.															
Highways Access is via the network of minor roads in the vicinity.	Water and Drainage There are no water mains crossing the site and no public sewers near the site.	Flood risk The site is not in a flood risk area, but there is a risk of surface water flooding within parts of the site. There are some ponds and minor watercourses nearby. SuDS will be required for surface water drainage within the site.	Key Requirements and Contributions <table border="1"> <tr> <td data-bbox="1890 835 2190 884">Highways</td> <td data-bbox="2190 835 2873 884">No additional requirements</td> </tr> <tr> <td data-bbox="1890 884 2190 932">Active Travel</td> <td data-bbox="2190 884 2873 932">No specific requirements</td> </tr> <tr> <td data-bbox="1890 932 2190 980">Water & Drainage</td> <td data-bbox="2190 932 2873 980">No requirements</td> </tr> <tr> <td data-bbox="1890 980 2190 1100">Flood Consequences Assessment</td> <td data-bbox="2190 980 2873 1100">Not required</td> </tr> <tr> <td data-bbox="1890 1100 2190 1184">Air Quality Assessment</td> <td data-bbox="2190 1100 2873 1184">In line with Policy 1 of LDP2.</td> </tr> </table>			Highways	No additional requirements	Active Travel	No specific requirements	Water & Drainage	No requirements	Flood Consequences Assessment	Not required	Air Quality Assessment	In line with Policy 1 of LDP2.
Highways	No additional requirements														
Active Travel	No specific requirements														
Water & Drainage	No requirements														
Flood Consequences Assessment	Not required														
Air Quality Assessment	In line with Policy 1 of LDP2.														
Active Travel No specific requirements	Air Quality Development of the site will be required to meet the requirements of Policy 1 of LDP2.	Utilities Extension of utilities and services into this site will be required.	Contaminated Land Risk Assessment	No specific requirements											
Phosphorous and Nitrogen Princes Gate Spring Water is just outside the area affected by the nutrient neutrality requirement. Further checks will be needed to ensure that there is no drainage path from this site into the affected area.	Existing Services Services and utilities are already available at the site and will require minor extension in conjunction with any future proposals. There is an electricity transmission line close to the southern boundary which will need to be taken into account.	Contamination The site is not known to be contaminated, and the nature of the current business operation requires high environmental standards.	Landscape Impact Appraisal	Potentially – further assessment needed.											
Environmental Assessment	No additional requirements		Welsh Language	Language Impact Assessment may be required											
Historic Environment No issues known.	Natural Environment The site is not in an area with environmental designations, although care should be taken to protect the woodland and tree belts adjoining parts of the site. The nature of the existing business requires environmental issues to be given high priority.		Key Supporting Information Requirements:												

<p>Landscape</p> <p>Structural planting around the southern border may need to be strengthened to provide adequate landscape and biodiversity infrastructure.</p>	<p>Welsh Language</p> <p>The site is within the defined Welsh language-sensitive area. A Welsh Language Assessment and any resulting mitigation may be required. All proposals are encouraged to retain and enhance the Welsh language.</p>	
<p>Street View Photo</p> 