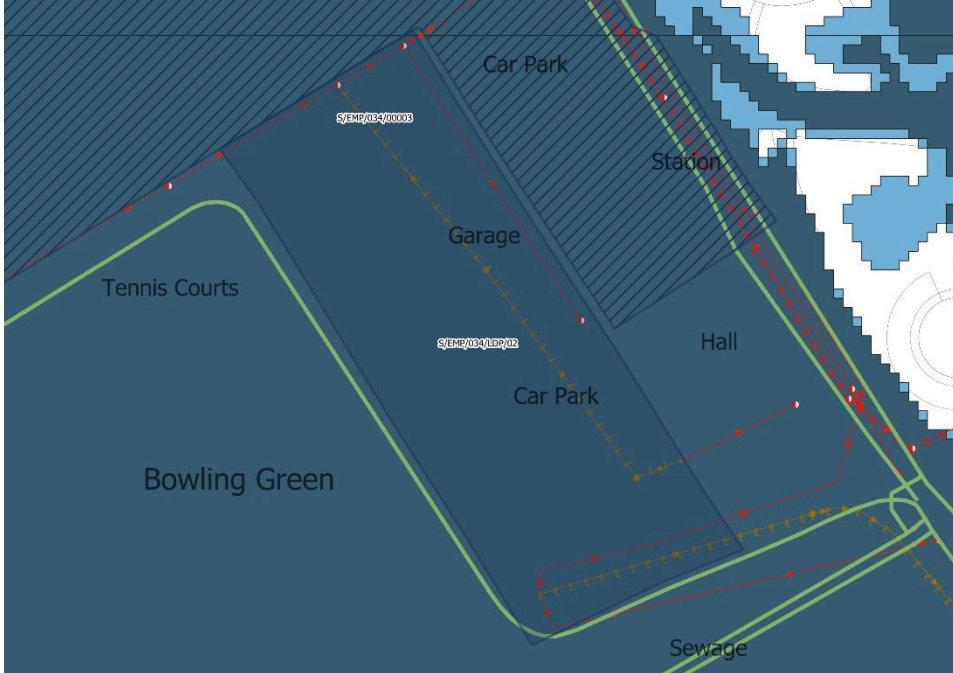



Site Allocation Name / Ref S/EMP/034/L DP/02 Goodwick, Parrog	Strategic Employment Cluster Reference S/EMP/034G/C1	Site Size 0.61 ha Use Classes B1; B8	Ownership The site is privately owned.	Site Plan 	Map Key <ul style="list-style-type: none"> Constraints <ul style="list-style-type: none"> Water & Sewerage <ul style="list-style-type: none"> Pressurised_Main_Clean_Water Hydrant_Clean_Water Chamber <ul style="list-style-type: none"> COMBINED MANHOLE EMERGENCY OVERFLOW MANHOLE FOUL MANHOLE STORM OVERFLOW MANHOLE Sewer <ul style="list-style-type: none"> COMBINED CONNECTING SEWER COMBINED GRAVITY COMBINED RISING MAIN EMERGENCY OVERFLOW GRAVITY FOUL CONNECTING SEWER STORM OVERFLOW GRAVITY Natural <ul style="list-style-type: none"> Flood Map for Planning <ul style="list-style-type: none"> NRW_FLOODZONE_SEAS_Ipa Flood Zone 2 Flood Zone 3 nrw_floodzone_rivers_ipa nrw_floodzone_surface_water_small_watercourse Flood Zone 2 Flood Zone 3 LDP2 Deposit V2 Public Consultation <ul style="list-style-type: none"> LDP2_D_V2_Settlement_Boundary Main Town LDP2_D_V2_Allocations Strategic Employment Safeguarded Strategic Employment 	Satellite Image 																							
Site Description This brownfield site is located on the northern side of Goodwick Moor to the south and west of the existing industrial estate with an access road from the A40 Parrog Road to the east. The site is flat and rectangular-shaped. There are no buildings currently on the site, but it is used for public parking. Planning permission was granted in July 2025 for a change of use to allow overnight motorhome / campervan stays on this site (reference number 24/0950/PA).				Water and Drainage The site is crossed by a 160mm diameter water main and by 100mm and 900mm diameter sewers. There is a 400mm pressurised rising main sewer and sewage pumping station within the site.		Flood risk The whole site, and surrounding land, including the A40 is within a Zone 3 flood risk zone. Development of the site will be subject to a Flood Consequences Assessment and necessary mitigation measures. SuDS will be required for surface water drainage within the site.		Key Requirements and Contributions <table border="1"> <tr> <td data-bbox="1923 863 2329 909">Highways</td> <td data-bbox="2338 863 2870 909">Junction modelling may be required.</td> </tr> <tr> <td data-bbox="1923 909 2329 955">Active Travel</td> <td data-bbox="2338 909 2870 955">No specific requirements.</td> </tr> <tr> <td data-bbox="1923 955 2329 1001">Water & Drainage</td> <td data-bbox="2338 955 2870 1001">No specific requirements.</td> </tr> <tr> <td data-bbox="1923 1001 2329 1089">Flood Consequences Assessment</td> <td data-bbox="2338 1001 2870 1089">Yes, the site is within a Zone 3 Flood Risk Zone.</td> </tr> <tr> <td data-bbox="1923 1089 2329 1136">Air Quality Assessment</td> <td data-bbox="2338 1089 2870 1136">In line with Policy 1 of LDP2</td> </tr> <tr> <td data-bbox="1923 1136 2329 1224">Utilities</td> <td data-bbox="2338 1136 2870 1224">Extension of utilities and services into this site will be required.</td> </tr> <tr> <td data-bbox="1923 1224 2329 1388">Contaminated Land Risk Assessment</td> <td data-bbox="2338 1224 2870 1388">If further development is proposed at this site in the future, any contamination found would need to be remediated.</td> </tr> <tr> <td data-bbox="1923 1388 2329 1476">Landscape Impact Appraisal</td> <td data-bbox="2338 1388 2870 1476">No specific requirements.</td> </tr> <tr> <td data-bbox="1923 1476 2329 1577">Environmental Assessment</td> <td data-bbox="2338 1476 2870 1577">Yes, an ecological assessment is required for works at this site.</td> </tr> <tr> <td data-bbox="1923 1577 2329 1894">Welsh Language</td> <td data-bbox="2338 1577 2870 1894">A Welsh Language Assessment may be required. All proposals are required to retain and enhance the Welsh language.</td> </tr> </table>		Highways	Junction modelling may be required.	Active Travel	No specific requirements.	Water & Drainage	No specific requirements.	Flood Consequences Assessment	Yes, the site is within a Zone 3 Flood Risk Zone.	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	If further development is proposed at this site in the future, any contamination found would need to be remediated.	Landscape Impact Appraisal	No specific requirements.	Environmental Assessment	Yes, an ecological assessment is required for works at this site.	Welsh Language	A Welsh Language Assessment may be required. All proposals are required to retain and enhance the Welsh language.
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Environmental Assessment	Yes, an ecological assessment is required for works at this site.																												
Welsh Language	A Welsh Language Assessment may be required. All proposals are required to retain and enhance the Welsh language.																												
Highways There is existing access to the site from the A40 at Goodwick Parrog. The Trunk Road Agency will need to be consulted. Junction modelling may be required.				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 If further development is proposed at this site in the future, any contamination found would need to be remediated.																					
Active Travel No specific requirements.				Existing Services The site is used for vehicle parking and has planning permission that allows overnight motorhome / campervan stays, but there are no buildings on the site at the moment. Therefore, extension of services onto the site will be needed in conjunction with any future built development. The site is low lying, and hence particular attention should be paid to sustainable drainage.		Contamination The site is currently in use for car parking, including overnight stays by motorhomes / campervans, but may have previously been used for other purposes. It is possible that contamination remains from previous uses. If further development is proposed at this site in the future, any contamination found would need to be remediated. The		Landscape Impact Appraisal No specific requirements.																					
Phosphorous and Nitrogen This site is located outside the area within which nutrient neutrality for nitrogen is required.								Environmental Assessment Yes, an ecological assessment is required for works at this site.																					
								Welsh Language A Welsh Language Assessment may be required. All proposals are required to retain and enhance the Welsh language.																					

	<p>potential for contamination and pollution of surrounding areas, particularly those identified as environmentally sensitive will need to be mitigated by ensuring an appropriate use of the site, for instance some types of storage. With regard to flood risk, any future development will need to comply with National Planning Policy set out in PPW and TAN 15 and in Policy GN 1 (General Development Policy) of LDP2.</p>		
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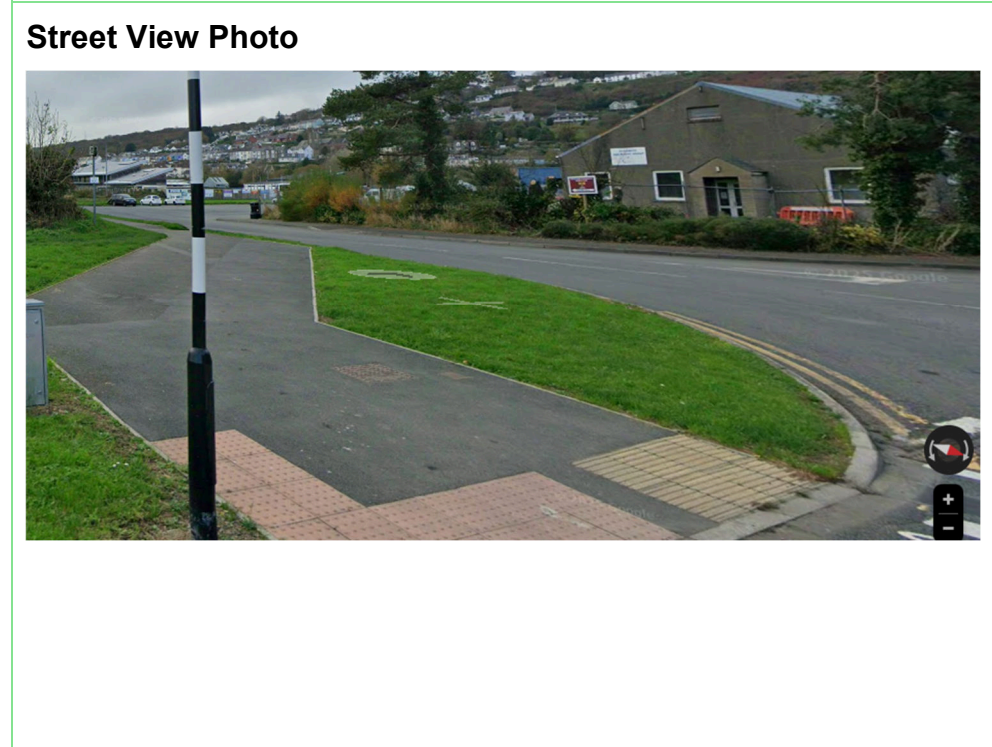
Historic Environment
 This site does not have any archaeological or historic interest.



Nature Conservation
 It is unlikely that there is any significant environmental or ecological interest within the site boundary. However, there are areas of significant environmental interest close to the site, particularly at Goodwick Moor and Fishguard Harbour. The site sits on a B-Line. An ecological assessment is required for works at this site. Biodiversity enhancement measures could help to reduce flood impacts.


Key Supporting Information Requirements:
 Although proposals for industrial buildings may come forward on this site in the future, it is unlikely that a detailed site / area-specific masterplan will be required.
 Although the site retains little if any environmental or ecological interest, any future development proposals should take into consideration any likely impacts on nearby Goodwick Moor and Fishguard Harbour, both of which have considerable interest in these respects.



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 required to retain and enhance the Welsh language. If new signage is needed, this should be bilingual.

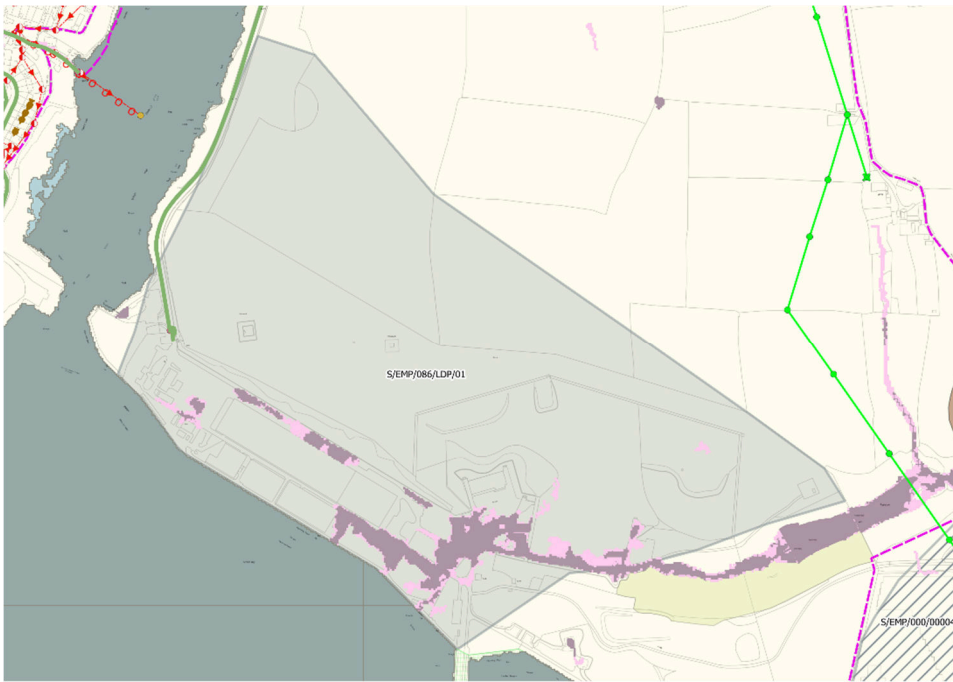



<p>Site Allocation Name / Ref S/EMP/040/000 05 Withybush Cluster (East of Lodge Estate)</p>	<p>Strategic Employment Cluster Reference S/EMP/040/C 1</p>	<p>Site Size 5.37 ha</p> <p>Use Classes B1; B2; B8</p>	<p>Ownership The site is privately owned.</p>	<p>Site Plan</p> 	<p>Map Key</p> <ul style="list-style-type: none"> Constraints Electric Pole Mounted Substation 11KV Pole 11KV Overhead Cable 11KV Underground Cable 11KV Water & Sewerage Pressurised Main Clean Water Hydrant Clean Water Chamber Foul Manhole Surface Water Manhole Sewer Foul Gravity Surface Water Gravity tbPRoW Footpath Natural Flood Map for Planning nrw_floodzone_surface_water_small_watercourses_ipa Flood Zone 2 Flood Zone 3 Ancient Woodland Pembrokeshire LDP2 Deposit V2 Public Consultation LDP2_D_V2 Allocations Strategic Employment Safeguarded Strategic Employment 	<p>Satellite Image</p> 													
<p>Highways</p> <p>There is an existing access from Withybush Road (estate road) and a second access is available from Withybush Estate East. Major proposals may require a Transport Assessment to provide information on potential trunk road impacts (A40). The site requires improvements to achieve sustainable access.</p>				<p>Water and Drainage</p> <p>There are no water mains or sewers crossing the site. The site is in the catchment area of Merlin's Bridge WwTW.</p>	<p>Flood risk</p> <p>The site is not in a flood risk area, but there is a minor watercourse on the northern boundary which will need consideration when developing proposals. SuDS will be required for surface water drainage within the site.</p>	<p>Key Requirements and Contributions</p> <table border="1"> <tr> <td data-bbox="1917 905 2208 1003">Highways</td> <td data-bbox="2208 905 2887 1003">Future development proposals of a significant scale may require a Transport Assessment.</td> </tr> <tr> <td data-bbox="1917 1003 2208 1052">Active Travel</td> <td data-bbox="2208 1003 2887 1052">A travel plan will be required.</td> </tr> <tr> <td data-bbox="1917 1052 2208 1136">Water & Drainage</td> <td data-bbox="2208 1052 2887 1136">Available through extensions from adjacent land.</td> </tr> <tr> <td data-bbox="1917 1136 2208 1367">Flood Consequences Assessment</td> <td data-bbox="2208 1136 2887 1367">A Flood Consequences Assessment is not needed. However, there is a minor watercourse on the northern boundary of the site, which should be taken into consideration when preparing future development proposals for this site.</td> </tr> <tr> <td data-bbox="1917 1367 2208 1451">Air Quality Assessment</td> <td data-bbox="2208 1367 2887 1451">In line with Policy 1 of LDP2</td> </tr> <tr> <td data-bbox="1917 1451 2208 1535">Utilities</td> <td data-bbox="2208 1451 2887 1535">Available through extensions from adjacent land.</td> </tr> </table>		Highways	Future development proposals of a significant scale may require a Transport Assessment.	Active Travel	A travel plan will be required.	Water & Drainage	Available through extensions from adjacent land.	Flood Consequences Assessment	A Flood Consequences Assessment is not needed. However, there is a minor watercourse on the northern boundary of the site, which should be taken into consideration when preparing future development proposals for this site.	Air Quality Assessment	In line with Policy 1 of LDP2	Utilities	Available through extensions from adjacent land.
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Air Quality Assessment	In line with Policy 1 of LDP2																		
Utilities	Available through extensions from adjacent land.																		
<p>Active Travel</p> <p>Improved sustainable travel access to the site is required with links to the existing footway. A travel plan will be required for proposals at this site.</p>				<p>Air Quality</p> <p>Development of the site will be required to meet the requirements of Policy 1 of LDP2.</p>	<p>Utilities</p> <p>Extension of utilities and services into this site will be required.</p>	<p>Contaminated Land Risk Assessment</p> <p>Investigation needed.</p>													
<p>Phosphorous and Nitrogen</p> <p>Nutrient neutrality for nitrogen is required for this site.</p>				<p>Existing Services</p> <p>There is little built development within the site and so extension of services will be required for any</p>	<p>Contamination</p> <p>The undeveloped areas of land within the site are unlikely to be contaminated as they lie</p>	<p>Landscape Impact Appraisal</p> <p>No information available.</p>	<p>Environmental Assessment</p> <p>Many trees surround the site and any future development proposals should take into</p>												

	<p>future development. Sustainable drainage will be required.</p>	<p>beyond those areas formerly used for military and aviation purposes, but the possibility of contamination within the site cannot be totally discounted.</p>		<p>consideration any impacts on these, including those in the nearby Withybush Woods area, which retains considerable interest in this respect and is available as a public recreational area.</p>
<p>Historic Environment It is unlikely that any archaeological interest remains on this site.</p>	<p>Natural Environment It is unlikely that any significant environmental or ecological interest remains within the site boundaries. There may be some ecological interest within the undeveloped areas of the site, primarily along the boundaries, particularly along the northern boundary adjoining the water course. The site adjoins Withybush Woods which is of environmental / ecological value and provides a publicly accessible open space area. A sufficient buffer for the woodland and river corridor is required. Any ecological survey must consider flight lines for bats, to ensure these are retained, protected and the area remains dark. An ecological management plan for the buffer may be required.</p>		<p>Welsh Language</p>	<p>This site is in a Welsh language sensitive area and hence bi-lingual signage will be required.</p>
<p>Landscape No specific requirements.</p>	<p>Welsh Language The site is within the defined Welsh language-sensitive area. A Welsh Language Assessment may be required. Policy SP19 encourages all proposals to retain and enhance the Welsh language.</p>		<p>Key Supporting Information Requirements: This is an existing industrial site and hence a detailed site / area-specific masterplan is not required.</p>	
<p>Street View Photo</p> 	<p>Street View Photo</p> 			

	contamination within the site cannot be totally discounted.	
<p>Historic Environment</p> <p>It is unlikely that any archaeological interest remains on this site.</p>	<p>Natural Environment</p> <p>It is unlikely that any significant environmental or ecological interest remains within the developed areas. There may be some ecological interest within the undeveloped areas of the site, primarily along field boundaries and along the narrow lane which runs to Crundale, where trees and hedgerows are retained. The site adjoins Withybush Woods, which is of environmental / ecological value and provides a publicly accessible open space area. A sufficient buffer for the woodland and river corridor is required. Any ecological survey must consider flight lines for bats, to ensure these are retained, protected and the area remains dark. An ecological management plan for the buffer may be required. Development must not cause an unacceptable adverse effect on soil.</p>	<p>Key Supporting Information Requirements:</p> <p>Part of this site is already developed and for this area, a detailed site / area-specific masterplan is not required. However, development proposals coming forward on the remainder of the site may benefit from a master-planning approach.</p> <p>Access to the site by road is already available from Withybush Road. However, further development of highway infrastructure within the site may be needed to facilitate development of the residual part of the site. 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.</p> <p>The developed parts of this site retain little if any environmental or ecological interest. The undeveloped parts of the site may retain environmental and / or ecological interest, particularly on the site boundaries and along the narrow lane to Crundale, which should be taken into consideration in preparing future development proposals. In addition, any future development proposals should take into consideration potential impacts on the nearby Withybush Woods area, which retains considerable interest in these respects and is available as a public recreational area.</p>
<p>Landscape</p> <p>No specific requirements.</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. If new signage is needed, this should be bilingual.</p>	
<p>Street View Photo</p> 	<p>Street View Photo</p> 	

	contamination found would need to be remediated.	
<p>Historic Environment</p> <p>It is unlikely that any archaeological interest remains on this site.</p>	<p>Natural Environment</p> <p>There may be some trees and hedgerows of value within the site or along boundaries, which should if possible be retained. The site is likely to support a significant reptile population. It is close to a B-Line, and proposals should include enhancement for pollinators. The site is likely to be used by bats, and their use of the site will need to be established to ensure the retention and protection of important areas of habitat.</p>	<p>Key Supporting Information Requirements:</p> <p>This is an existing industrial site and hence a detailed site / area-specific masterplan would only be appropriate for the undeveloped parts of the site.</p> <p>Access to the site by road is already 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. New accesses into the site directly from the A.40 trunk road are unlikely to be accepted.</p>
<p>Landscape</p> <p>No specific requirements.</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. If new signage is needed, this should be bilingual.</p>	<p>Although the site retains only very limited environmental or ecological interest, there may be some trees and hedgerows within it / on its boundary that are of value. These should be retained wherever possible.</p>
<p>Street View Photo</p> 	<p>Street View Photo</p> 	<p>Street View Photo</p> 

<p>Site Allocation Name / Ref S/EMP/086/LDP/01 Blackbridge</p>	<p>Strategic Employment Cluster Reference N/A</p>	<p>Site Size 32.93</p> <p>Use Classes B1;B2;B8</p>	<p>Ownership The site is privately owned. It is within the Health and Safety Executive consultation zones associated with other nearby industrial installations.</p>	<p>Site Plan</p> 	<p>Map Key</p> <ul style="list-style-type: none"> Constraints <ul style="list-style-type: none"> Electric <ul style="list-style-type: none"> Pole Mounted Substation 11kV Overhead Cable 11kV 11kV Water & Sewerage <ul style="list-style-type: none"> Pressurised Main Clean Water Hydrant Clean Water Chamber <ul style="list-style-type: none"> COMBINED MANHOLE FOLI MANHOLE STORM OVERFLOW MANHOLE Discharge Point Sewer <ul style="list-style-type: none"> COMBINED CONNECTING SEWER COMBINED GRAVITY COMBINED LATERAL DRAIN FOLI GRAVITY STORM OVERFLOW GRAVITY 50m Buffer - PCC National Gas Transmission 50m buffer WPR/01 Footpath Historic <ul style="list-style-type: none"> Historic Landscapes Natural Flood Map for Planning <ul style="list-style-type: none"> NW/FLOODZONE_SEAS_Ipa Flood Zone 2 Flood Zone 3 new Floodzone_rivers_Ipa Flood Zone 2 Flood Zone 3 new Floodzone_rivers_and_seas_Ipa Flood Zone 2 Flood Zone 3 new Floodzone_surface_water_small_watercourses Flood Zone 2 Flood Zone 3 Ancient Woodland Pembrokeshire SSSI Pembrokeshire SAC Pembrokeshire LDP2 Deposit V2 Public Consultation LDP2 D_V2 Settlement Boundary Main Town LDP2 D_V2 Allocations Strategic Employment Safeguarded Strategic Employment 	<p>Satellite Image</p> 										
<p>Site Description</p> <p>This 32.93 hectare partly brownfield and partly greenfield site is located to the east of Milford Haven. This site provides deep-water access to the Milford Haven Waterway. The part of the site closest to the Waterway was previously a Royal Navy Armaments Depot; however, this use ceased some years ago and while there has been subsequent re-use of parts of the site, the site is currently completely out of use. Future activities on this site would be likely to be reliant on deep-water access to and from the Haven Waterway.</p> <p>This site and additional land to the north was the subject of an application for a 49.9MW biomass to energy facility and various related proposals, considered under Development of National Significance (DNS) procedures. An Inspector's Report on this proposal was issued on 05/12/17 and Welsh Ministers refused the proposal on 27/06/18.</p>																
<p>Highways</p> <p>It is envisaged that most raw materials coming into this site will arrive by sea. A road connection might be needed, to link to the Waterston Road to the north-east of the site. Such a scheme was previously proposed (referred to as the Blackbridge Access and Waterston Bypass proposal) but because of the uncertainty over whether it would be needed and how it would be delivered, it is not a scheme safeguarded by LDP 2. Earlier iterations of the road scheme were taken through the initial stages of the WeITAG assessment process, but the scheme did not progress any further. It is possible that when new development proposals emerge, a transport assessment will be required looking at potential impacts for Waterston village.</p>	<p>Water and Drainage</p> <p>The site is crossed by a 6" diameter water main. There are no sewers crossing the site. The site is in the catchment area of Milford Haven WwTW.</p>	<p>Flood risk</p> <p>As would be expected, the coastal area around the Haven Waterway is often within a flood zone. Most of this particular site sits above the flood risk area, but the southern and western boundaries adjoin it. There is also a jetty that extends into the Waterway and is within the flood risk area. Streams flowing from the properties at Venn and Copybush feed into a valley on the SE edge of the site, the lower elements of which have been modified by the creation of a reservoir, weir and overflow area. Below these, the stream flows across the lower part of the site before entering the Haven</p>	<p>Key Requirements and Contributions</p> <table border="1"> <tr> <td data-bbox="1923 1234 2380 1394">Highways</td> <td data-bbox="2380 1234 2873 1394">A transport assessment at Waterston village will be required. A comprehensive junction assessment may be needed.</td> </tr> <tr> <td data-bbox="1923 1394 2380 1444">Active Travel</td> <td data-bbox="2380 1394 2873 1444">Opportunities to be explored.</td> </tr> <tr> <td data-bbox="1923 1444 2380 1495">Water & Drainage</td> <td data-bbox="2380 1444 2873 1495">No information available.</td> </tr> <tr> <td data-bbox="1923 1495 2380 1612">Flood Consequences Assessment</td> <td data-bbox="2380 1495 2873 1612">Any future development on this site would also require a more detailed Flood Consequences Assessment.</td> </tr> <tr> <td data-bbox="1923 1612 2380 1663">Air Quality Assessment</td> <td data-bbox="2380 1612 2873 1663">In line with Policy 1 of LDP2</td> </tr> <tr> <td data-bbox="1923 1663 2380 1885">Utilities</td> <td data-bbox="2380 1663 2873 1885">Yes</td> </tr> </table>		Highways	A transport assessment at Waterston village will be required. A comprehensive junction assessment may be needed.	Active Travel	Opportunities to be explored.	Water & Drainage	No information available.	Flood Consequences Assessment	Any future development on this site would also require a more detailed Flood Consequences Assessment.	Air Quality Assessment	In line with Policy 1 of LDP2	Utilities	Yes
Highways	A transport assessment at Waterston village will be required. A comprehensive junction assessment may be needed.															
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Water & Drainage	No information available.															
Flood Consequences Assessment	Any future development on this site would also require a more detailed Flood Consequences Assessment.															
Air Quality Assessment	In line with Policy 1 of LDP2															
Utilities	Yes															

		<p>Waterway. There is also a stream on the western site boundary, associated with Castle Pill and the Castle Hall area. The Strategic Flood Consequences Assessment prepared in conjunction with LDP 2 places this site in the yellow category, primarily as a reflection of its proximity to the Haven Waterway and Castle Pill but also reflecting the presence of the various stream valleys and associated surface water drainage matters. Any future development on this site would also require a more detailed Flood Consequences Assessment. SuDS will be required for surface water drainage within the site.</p>		
<p>Active Travel Opportunities for sustainable transport access to the site to be maximized, including pedestrian, cycle and public transport access, where feasible.</p>	<p>Air Quality Development of the site will be required to meet the requirements of Policy 1 of LDP2.</p>	<p>Utilities Most if not all services and infrastructure associated with previous uses of this site have been lost and hence extension of services and infrastructure onto this site from surrounding areas will be required. Some of the service runs to achieve this may cover a considerable distance. An existing gas pipeline crossing the site will need to be taken account of in preparing new proposals for the site. The deteriorating sea wall on the southern site boundary will have to be reinstated. Account will also need to be taken of the Health and Safety consultation zones extending over the site, which relate to nearby industrial installations.</p>	<p>Contaminated Land Risk Assessment</p>	<p>Due to former uses a risk assessment will be required and, dependent on the outcome, remediation may be needed.</p>
<p>Phosphorous and Nitrogen</p>	<p>Existing Services This site is currently disused and is unlikely to retain much</p>	<p>Contamination Some parts of this site have previously been contaminated by</p>	<p>Landscape Impact Appraisal</p>	<p>Development will need to minimise any impact on the sensitive landscape of the Haven Waterway.</p>

<p>This site is located outside the area within which nutrient neutrality for nitrogen is required.</p>	<p>in the way of services and facilities from previous industrial and military activities. However, a jetty extending into Milford Haven is retained, although much of this lies below the low mean water mark and is outside terrestrial planning jurisdiction. Therefore, services and facilities will need to be extended in conjunction with future development. Some of these extensions might need to run a considerable distance to connect to existing networks. That will include the creation of a new road access into the site, which is a transportation proposal safeguarded by LDP 2.</p> <p>A gas pipeline crosses the site. Any future development will need to take due account of this.</p> <p>The sea wall on the southern boundary of this site is breaking up and will need to be reinstated in conjunction with the future development of this site.</p>	<p>the former industrial and military activities. Contamination issues related to buildings formerly on the site may have been resolved at the time of their demolition. Nonetheless, it is possible that some contamination still exists within the site's boundaries. Future development proposals would be expected to remediate any contamination that still exists at this site. A risk assessment will be required and, dependent on the outcome, remediation may be needed.</p> <p>Efforts should be made to eradicate any Japanese Knotweed found on the site.</p>	<p>Environmental Assessment</p>	<p>The Haven Waterway is protected by various environmental designations including SSSI and SAC, plus the site is of high ecological interest therefore a project-level HRA is likely to be needed.</p>
<p>Historic Environment</p> <p>This site is not known to have any archaeological or historic interest.</p>	<p>Habitat</p> <p>This site adjoins the Haven Waterway and there are jetties that extend into Haven Waterway. The Haven Waterway is protected by various environmental designations including SSSI and SAC. Additionally, although the parts of the site closest to the Haven Waterway have previously been developed and retain little environmental interest, the stream valleys on the site margins, firstly that flowing from Venn / Copybush and secondly that at Castle Pill, retain significant interest in those respects. There are areas of Ancient Woodland in the Venn / Copybush stream valley and also to the north of the site, in the Castle Hall area. There is a Historic Garden associated with the latter. Future development proposals at Blackbridge must pay due regard to potential impacts on species and habitats, particularly if protected species are involved and appropriate mitigation will be required. Project level HRA is likely to be needed. The site is of high ecological interest,</p>	<p>Key Supporting Information Requirements:</p> <p>A significant part of the site has previously been used for industrial and military activities, although these uses ceased some time ago. Some of the other parts of the site retain an agricultural use. A detailed site / area-specific masterplan may be required in conjunction with future development proposals at this site. It is also possible that future proposals at this site will be determined by Planning and Environment Decisions Wales, on behalf of Welsh Ministers, rather than by the Council.</p> <p>Most raw materials will come into and leave the site by sea. It is uncertain whether a new road access to the site will be needed and previous proposals for such a route have not been progressed. Potential impacts on Waterston village will need to be assessed when new proposals come forward for the future use of the site.</p>	<p>Welsh Language</p>	<p>No requirement.</p>

with records of 11 species of bat (including Lesser Horseshoe, Greater Horseshoe and Barbastelle), otters, several bird species, and invertebrates; habitats may also support reptiles. This is a good example of an ecologically important brownfield site. However, Japanese knotweed is also known to be present on the site.

Future development proposals that might have impacts on protected sites (including habitats and species), particularly those associated with the Haven Waterway, will need to take environmental constraints into consideration and are likely to require mitigation. Project level HRA will probably be required. Consideration should also be given to the stream valleys of Venn / Copybush and Castle Pill and the Ancient Woodlands associated with these.

Landscape

This general area retains landscape interest. Visual and acoustic barriers may be required in conjunction with development of the Blackbridge site, to protect the amenities of those living close to the site.

There is potential to provide paths to link the historic gardens at Castle Hall to the eastern side of Castle Pill and thence the Haven Waterway. The possibility of a coastal path along the southern site boundary has also been suggested in the past, although whether this would be possible will be dependent on the nature of any future employment uses on the site.

Development will need to minimise any impact on the sensitive landscape of the Haven Waterway.

Welsh Language

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

Account should be taken of the Health and Safety consultation zones affecting land at this site, which are related to industrial activities on nearby land.

Account should also be taken of the Gas Pipeline that crosses this site.

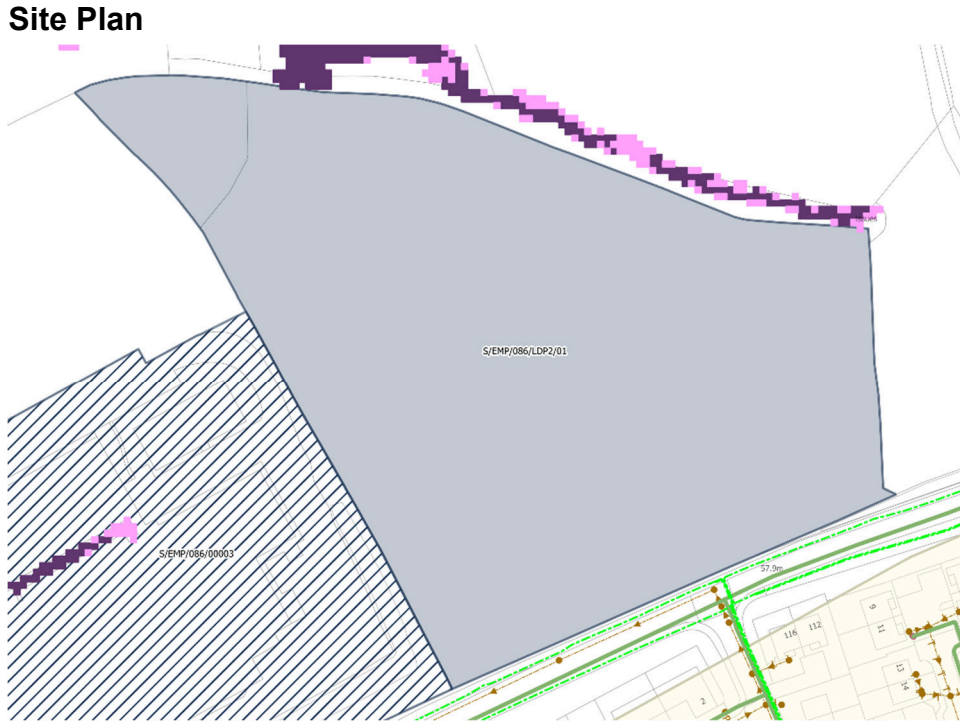

The sea wall on the southern site boundary will need reinstatement in conjunction with future development proposals.


Visual and acoustic barriers may be required, to protect the amenities of those living close to the site.

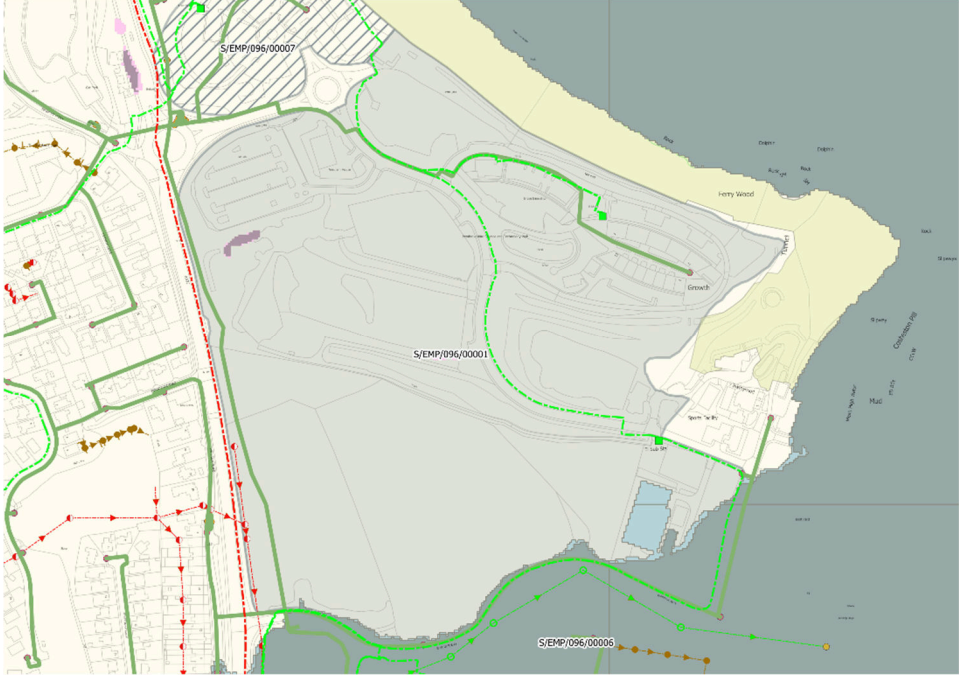

Efforts should be made to eradicate the Japanese Knotweed found on the site.

Street View Photo



Site Allocation Name / Ref S/EMP/086/L DP2/01 Thornton Industrial Estate Cluster (Hayguard Hay, Thornton)	Strategic Employment Cluster Reference S/EMP/086/C 1	Site Size 2.64 ha Use Classes B1; B8	Ownership The site is in private ownership.	Site Plan 	Map Key Constraints Electric Underground_Cable 11KV Water & Sewerage Pressurised_Main_Clean_Water Hydrant_Clean_Water Chamber FOUL MANHOLE Sewer FOUL CONNECTING SEWER FOUL GRAVITY FOUL LATERAL DRAIN Historic HistoricLandscapes Natural Flood Map for Planning nrw_floodzone_surface_water_small_watercourses_lpa Flood Zone 2 Flood Zone 3 LDP2 Deposit V2 Public Consultation LDP2_D_V2_Settlement_Boundary Main Town LDP2_D_V2_Residential_Allocations Commitment LDP2_D_V2_Allocations Strategic Employment Safeguarded Strategic Employment	Satellite Image 
Site Description This site is located on the northern edge of Milford Haven, adjoining Thornton Road. The site is currently undeveloped but adjoins industrial and residential areas.						
Highways Access will be from Thornton Road. Thornton Road in turn links to the A.4076 trunk road at Steynton crossroads. A Transport Assessment or Transport Statement will therefore be required, 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 Milford Haven WwTW.	Flood risk The site is not in a flood risk area. Surface water disposal via SuDS will be required.	Key Requirements and Contributions		
Active Travel A Travel Plan will be required and a contribution to active travel in the area.		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 A Transport Assessment or Transport Statement will be required.		
Phosphorous and Nitrogen This site is not located within the area within which nutrient neutrality for nitrogen is required.		Existing Services As this site is currently undeveloped, extension of services and infrastructure onto the site will be needed in conjunction with future development.	Contamination The site is currently undeveloped and is not known to be contaminated.	Active Travel A Travel Plan will be required and a contribution towards provision of active travel in the area.		
				Water & Drainage		
				Flood Consequences Assessment No requirement; however a SuDS scheme will be required in conjunction with development proposals.		
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 No information available, however an archaeological investigation of the site will be needed and mitigation might be required, dependent on the outcome.						
Environmental Assessment Yes, due to the likelihood of drainage pathways into the Pembrokeshire Marine SAC.						
Welsh Language No requirement.						

<p>Historic Environment</p> <p>Dyfed Archaeological Trust advises there may be archaeological interest on the site, hence investigation will be required prior to the commencement of development and mitigation may be needed.</p>	<p>Natural Environment</p> <p>Trees and hedgerows along the site boundaries should be retained, wherever possible. There are likely to be hydrological links with the Pembrokeshire Marine SAC.</p>	<p>Key Supporting Information Requirements:</p> <p>This proposal will provide a small extension to the existing Thornton Industrial Estate and a detailed site / area-specific masterplan is not required.</p>
<p>Landscape</p> <p>No specific requirements, but noting that care is needed because of the elevated position of this site and the consequent potential for it to be clearly visible from elsewhere.</p>	<p>Welsh Language</p> <p>The site is not within the defined Welsh language-sensitive area. Policy SP19 encourages all proposals to retain and enhance the Welsh language.</p>	<p>Access to this site is available from Thornton Road but is likely to require upgrading in conjunction with future development. A Transport Assessment or Transport Statement will be required, to evaluate potential impacts at the nearby A4076 trunk road at Steynton cross-roads.</p> <p>Future development should be sensitive to and take into consideration the presence of nearby residential areas and also the visual prominence of the site.</p>
<p>Street View Photo</p> 		

Site Allocation Name / Ref S/EMP/096/0001 Pembrokeshire Science and Technology Park Cluster	Strategic Employment Cluster Reference S/EMP/096/C3	Site Size 21.69 ha Use Classes B1	Ownership The site is partly owned by Pembrokeshire County Council and partly by private landowners.	Site Plan 	Map Key <table border="0"> <tr> <td>Constraints</td> <td>Natural</td> </tr> <tr> <td>Electric</td> <td>Flood Map for Planning</td> </tr> <tr> <td>Ground Mounted Substation</td> <td>NRW_FLOODZONE_SEAS_Ipa</td> </tr> <tr> <td>11kV</td> <td>Flood Zone 2</td> </tr> <tr> <td>Underground_Cable</td> <td>Flood Zone 3</td> </tr> <tr> <td>11kV</td> <td>nrv_floodzone_rivers_Ipa</td> </tr> <tr> <td>132kV</td> <td>Flood Zone 2</td> </tr> <tr> <td>Water & Sewerage</td> <td>Flood Zone 3</td> </tr> <tr> <td>Pressurised_Main_Clean_Water</td> <td>nrv_floodzone_surface_water_small_watercourses_Ipa</td> </tr> <tr> <td>Hydrant_Clean_Water</td> <td>Flood Zone 2</td> </tr> <tr> <td>Control_Valve_Clean_Water</td> <td>Flood Zone 3</td> </tr> <tr> <td>Chamber</td> <td>Ancient Woodland Pembrokeshire</td> </tr> <tr> <td>COMBINED MANHOLE</td> <td>SSSI Pembrokeshire</td> </tr> <tr> <td>FOUL MANHOLE</td> <td>SAC Pembrokeshire</td> </tr> <tr> <td>SURFACE WATER MANHOLE</td> <td>LDP2 Deposit V2 Public Consultation</td> </tr> <tr> <td>Discharge Point</td> <td>LDP2 D_V2 Settlement Boundary</td> </tr> <tr> <td>Sewer</td> <td>Main Town</td> </tr> <tr> <td>COMBINED CONNECTING SEWER</td> <td>LDP2_D_V2_Residential_Allocations</td> </tr> <tr> <td>COMBINED GRAVITY</td> <td>Residential Allocation</td> </tr> <tr> <td>FOUL CONNECTING SEWER</td> <td>Commitment</td> </tr> <tr> <td>FOUL GRAVITY</td> <td>LDP2_D_V2_Allocations</td> </tr> <tr> <td>FOUL LATERAL DRAIN</td> <td>Strategic Employment</td> </tr> <tr> <td>SURFACE WATER GRAVITY</td> <td>Safeguarded Strategic Employment</td> </tr> <tr> <td>Historic</td> <td>HistoricLandscapes</td> </tr> </table>	Constraints	Natural	Electric	Flood Map for Planning	Ground Mounted Substation	NRW_FLOODZONE_SEAS_Ipa	11kV	Flood Zone 2	Underground_Cable	Flood Zone 3	11kV	nrv_floodzone_rivers_Ipa	132kV	Flood Zone 2	Water & Sewerage	Flood Zone 3	Pressurised_Main_Clean_Water	nrv_floodzone_surface_water_small_watercourses_Ipa	Hydrant_Clean_Water	Flood Zone 2	Control_Valve_Clean_Water	Flood Zone 3	Chamber	Ancient Woodland Pembrokeshire	COMBINED MANHOLE	SSSI Pembrokeshire	FOUL MANHOLE	SAC Pembrokeshire	SURFACE WATER MANHOLE	LDP2 Deposit V2 Public Consultation	Discharge Point	LDP2 D_V2 Settlement Boundary	Sewer	Main Town	COMBINED CONNECTING SEWER	LDP2_D_V2_Residential_Allocations	COMBINED GRAVITY	Residential Allocation	FOUL CONNECTING SEWER	Commitment	FOUL GRAVITY	LDP2_D_V2_Allocations	FOUL LATERAL DRAIN	Strategic Employment	SURFACE WATER GRAVITY	Safeguarded Strategic Employment	Historic	HistoricLandscapes	Satellite Image 
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Site Description This predominantly brownfield site is located on the eastern side of Pembroke Dock. It slopes downwards towards Cosheston Pill. Some parts of the site have already been developed. Many of the undeveloped areas give the appearance of being greenfield land but are in fact reclaimed land that was previously used as an oil tank farm. However, there are also some fields that were not a part of the former oil tank farm.																																																						
Highways Highway access is available from the A477 (Waterloo Road), both at the Cleddau Bridge and at the Warrior Way junction. An internal road network is in place within the site. Major future development proposals might need to be accompanied by a Transport Assessment to assess potential impacts on the trunk road roundabout and junctions at Waterloo. Contributions towards development highway infrastructure in the wider area, to support proposals coming forward in conjunction with the Celtic Freeport designation, may be required. Travel Plans will also be needed.		Water and Drainage The site is crossed by a 110mm, 160mm and 600mm diameter water mains. There are no sewers crossing the site. The site is in the catchment area of Pembroke Dock WwTW.	Flood risk A small area of the site, in the south-east corner, is within a Zone 3 flood risk area and land-raising or other mitigation may be required to reduce the risk. The remainder of the site is not at flood risk. SuDS will be required for surface water drainage within the site.	Key Requirements and Contributions																																																		
				Highways	Major future development proposals might need to be accompanied by a Transport Assessment. Contributions towards development of highway infrastructure in the wider area to support proposals coming forward in conjunction with the Celtic Freeport designation may be required.																																																	
				Active Travel	Yes, improvements needed.																																																	
				Water & Drainage	No information available.																																																	
				Flood Consequences Assessment	Yes, this is likely to be needed on the parts of the site within flood risk areas.																																																	
				Air Quality Assessment	In line with Policy 1 of LDP2																																																	
				Utilities	Extension of utilities and services into the undeveloped parts of this site is likely to be needed.																																																	
Active Travel Improved pedestrian and sustainable transport access to the site is required, including links to and from the neighbouring West Llanion area.			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 may need to be undertaken, dependent on the outcome.																																																
Phosphorous and Nitrogen			Existing Services	Contamination	Landscape Impact Appraisal	No information available.																																																

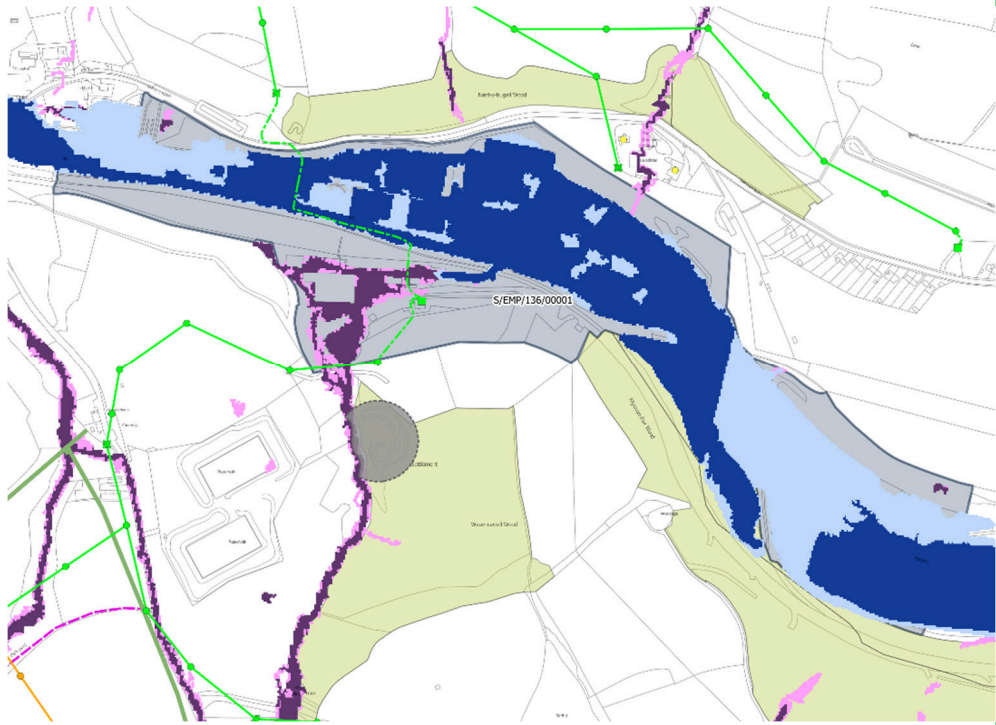

<p>Nutrient neutrality for nitrogen is required for this site.</p>	<p>Some parts of the site are already in use, primarily for employment purposes and these areas have services and infrastructure in place. Extension of services and infrastructure into the undeveloped areas is likely to be required.</p>	<p>Some parts of the site were used as an oil farm, and although any contamination was largely addressed through the reclamation process it is possible that some residual contamination still exists. A risk assessment will be required and, depending on the outcome, remediation may be needed.</p>	<p>Environmental Assessment</p>	<p>Yes, a project-level HRA is likely to be required, along with planting for pollinators. The site is likely to be of high ecological value and therefore a detailed ecological assessment will be required for all proposals.</p>
<p>Historic Environment</p> <p>The site is likely to have lost any archaeological or historic interest it might have held in the past.</p>	<p>Natural Environment</p> <p>Much of the site is previously developed and reclaimed land, but some areas retain an agricultural use and were not part of the former oil tank farm. The site is situated close to the Haven Waterway and Cosheston Pill which are protected by SSSI and SAC designations. There is an important belt of Ancient Woodland between the site and the Haven Waterway at Ferry Wood. Hedgebanks and trees within the site, particularly those along site boundaries, should be retained wherever possible. Future development proposals may require project-level HRA, depending on their nature and precise location within the site. The site sits on a B-Line, and so enhancements should include planting for pollinators. The site is likely to be of high ecological value and therefore a detailed ecological assessment will be required for all proposals.</p>		<p>Welsh Language</p>	<p>No requirement.</p>
<p>Landscape</p> <p>No specific requirements, but to note that the river cliff and tree belt at Ferry Wood, just beyond the site boundary, is a significant landscape feature as well as being of ecological interest.</p>	<p>Welsh Language</p> <p>The site is not within the defined Welsh language-sensitive area. Policy SP19 encourages all proposals to retain and enhance the Welsh language.</p>		<p>Key Supporting Information Requirements:</p> <p>This site is partly developed, and an internal road network is in place to serve the whole site. A detailed site / area-specific masterplan might be helpful to co-ordinate the development of the remaining unused parts of the site.</p> <p>Access to the highway network from the A.477 is already in place, together with an internal road system. A Transport Assessment might be needed, to accompany major future development proposals and focusing on possible trunk road impacts.</p> <p>A small part of the site is within a flood zone. Any future development proposals on this part of the site might require a Flood Consequences Assessment. It is also likely that the proposals on this part of the site would need to incorporate land raising or other mitigation, to overcome the flood risk constraint. Elsewhere on the site, FCA is unlikely to be needed.</p> <p>Future development proposals at this site might have impacts on protected sites, particularly the Haven Waterway, including Cosheston Pill, and also the Ancient Woodland at Ferry Wood. Trees and hedgebanks within the site and on its boundaries should also be protected wherever possible. Environmental constraints must be taken into consideration when developing future proposals at the site and there is likely to be a need for appropriate mitigation. It is possible that project-level HRA will be needed.</p>	

Street View Photo



Street View Photo



Site Allocation Name / Ref S/EMP/136/0 0001 Trecwn	Strategic Employment Cluster Reference NA	Site Size 21.22 ha Use Classes B1;B2;B8	Ownership Private ownership	Site Plan 	Map Key <ul style="list-style-type: none"> Constraints Electric Ground_Mounted_Substation 11KV Pole_Mounted_Substation 11KV Pole 11KV 33KV Overhead_Cable 11KV 33KV Underground_Cable 11KV Water & Sewerage Pressurised_Main_Clean_Water tsPRoW Footpath Historic tsListedBuilding II tsSAM tsSAM_Pembs_500m_Buffer Natural Flood Map for Planning nrv_floodzone_rivers_lpa Flood Zone 2 Flood Zone 3 nrv_floodzone_rivers_and_seas_lpa Flood Zone 2 Flood Zone 3 nrv_floodzone_surface_water_small_watercourses_lpa Flood Zone 2 Flood Zone 3 Ancient Woodland Pembrokeshire LDP2 Deposit V2 Public Consultation LDP2_D_V2_Settlement_Boundary Local Village LDP2_D_V2_Allocations Strategic Employment 	Satellite Image 			
Site Description This brownfield site forms part of an extensive valley floor site that was formerly a Ministry of Defence armaments depot. The allocation site is the primary location of the extant site buildings, which have been maintained in a condition that will allow their re-use in the future. Although the site has been out of use for many years, consents have been granted in the recent past for a diesel peaking plant to supply power to the National Grid in times of high demand and for a biomass power station. Neither of the permissions has been implemented. There is road access to this site from the A.40 trunk road, and the former rail link is capable of reinstatement should the need arise. The site is approximately 9km from the port at Fishguard Harbour and could potentially support activities there. It forms an 'outlier' of the Haven Waterway Enterprise Zone.									
Highways Road access to the site is available from the A.40 trunk road. It is understood that the primary access is a private road. The junctions of each of the site approach roads from the A.40 trunk road are substandard and major future development proposals at this site will require significant junction upgrades and possibly also improvements to the private approach road. A Transport Assessment is likely to be needed, focusing on the potential impacts on the trunk road and the required junction improvements. A Travel Plan by future users will be required.	Water and Drainage There are no water mains or public sewers near the site.	Flood risk The stream valley and surrounding land are within a flood risk area. The area at risk extends across the valley floor and includes some of the existing buildings. Future development proposals are therefore likely to require a Flood Consequences Assessment. Furthermore, the sustainable disposal of surface water as part of a SuDS approach is required.	Key Requirements and Contributions						
Active Travel Sustainable transport initiatives for access to the site will be required.	Air Quality Development of the site will be required to meet the requirements of Policy 1 of LDP2.	Utilities Services and infrastructure will need to be extended onto this site. However, several extant buildings, while disused, are	Highways Transport Assessment and Travel Plan are likely to be needed.	Active Travel Sustainable transport initiatives for access to the site will be required.	Water & Drainage Private facilities will be required.	Flood Consequences Assessment Future development proposals are likely to require a Flood Consequences Assessment.	Air Quality Assessment In line with Policy 1 of LDP2.	Utilities Services and infrastructure may need to be extended onto this site.	Contaminated Land Risk Assessment A contamination risk assessment is required with possible follow-up remediation depending on the outcome.

		maintained to allow their re-use, albeit that some are in the flood zone.		
Phosphorous and Nitrogen Nutrient neutrality for nitrogen is required for this site.	Existing Services The existing buildings within the site are disused but being maintained to facilitate their re-use. As noted above, several of these are within the flood risk area, which is likely to affect their re-use potential. Future development proposals would require extension of many services, including sewerage. A private waste-water treatment works is likely to be needed, as the current works is scaled to deal with flows from nearby housing only.	Contamination The site was previously used as an armaments' depot, and it is possible that contamination remains from that earlier use. A contamination risk assessment is required with possible follow-up remediation depending on the outcome.	Landscape Impact Appraisal	A Landscape Study may be required in conjunction with future development proposals.
			Environmental Assessment	Future development proposals could affect a Natura 2000 site in the stream valley immediately below the site. Project level Habitats Regulations Assessment may therefore be required in conjunction with future development proposals. Ancient Woodland areas flank the valley sides at Trecwn, providing an attractive setting for the site as well as conferring ecological benefits. Future development proposals must not affect the integrity of these important woodland areas. There is high ecological interest on this site. Any ecological assessment for the site would need to make a detailed assessment of existing ecological interest and this should be retained.
			Welsh Language	The site is within the defined Welsh language-sensitive area. A Welsh Language Assessment may be required.
Historic Environment Previous use of the site as an armaments' depot is likely to have removed any archaeological or historic interest that may have previously existed.	Habitat Trecwn valley forms a significant and attractive landscape feature. The flat valley floor, road and rail access and previous military use lend themselves to future development, but this should not be at the expense of the landscape quality of the wider area, including the wooded valley sides that, while beyond the site boundary, also include some prominent rock outcrops. The valley sides beyond the site boundary are also the location of several hillside tunnels, previously used for military armaments storage purposes. Future development proposals could affect a Natura 2000 site in the stream valley immediately below the site. Project level Habitats Regulations Assessment may therefore be required in conjunction with future development proposals. Ancient Woodland areas flank the valley sides at Trecwn, providing an attractive setting for the site as well as conferring ecological benefits. Future development proposals must not affect the integrity of these important woodland areas. There are records for otters and peregrine falcons on site and existing buildings, and surrounding habitats, are likely to be used by bats. There is high ecological interest on this site. Any ecological	Key Supporting Information Requirements: This site has previously been used and some buildings relating to the earlier military use are retained. Nonetheless, future development proposals might benefit from a detailed site / area-specific masterplan. Highway access to the site is already available, but via a private road. Junction improvement at two locations on the A.40 trunk road might be needed in conjunction with future development proposals. Additionally, the private access road might need upgrading. Future development proposals are likely to require a Transport Assessment, setting out potential impacts on the trunk road network and what junction improvements will be needed. The rail access to the site is disused but capable of reinstatement. Significant parts of this site, including some of the retained buildings, are in a flood risk area. Hence, future development proposals are likely to be required to be accompanied by a Flood Consequences Assessment.		

	<p>assessment for the site would need to make a detailed assessment of existing ecological interest and this should be retained.</p>	<p>Future development proposals at this site might have impacts on the protected Natura 2000 site in the stream valley immediately below the site. Hence, project level Habitats Regulations Assessment may be required in conjunction with future development proposals at this site. The integrity of the Ancient Woodland areas on the valley sides beyond the site boundary should be taken into consideration when preparing future development proposals at this site.</p>
<p>Landscape</p> <p>The valley floor is surrounded by steeply sloping hillsides, much of it heavily wooded. Although for the most part outside the allocated area, tunnels have been created in the valley sides. Historically, these were used for the storage of armaments. Some of the valley sides beyond the allocated area also feature prominent rocky outcrops.</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>Trecwn valley forms an attractive landscape feature and hence a Landscape Study may be required to accompany future development proposals. Future development at this site should not be of a form that compromises the quality of the landscape in this area.</p> <p>There is unlikely to be much retained archaeological interest within the site.</p>
<p>Street View Photo</p> 