



Planning Pembrokeshire's Future  
**Local Development Plan**  
**Cynllun Datblygu Lleol**  
Cynllunio Dyfodol Sir Benfro



**LDP 2 Deposit Plan Allocations and Agricultural Land  
Classification**

**May 2024**

## **1 Introduction**

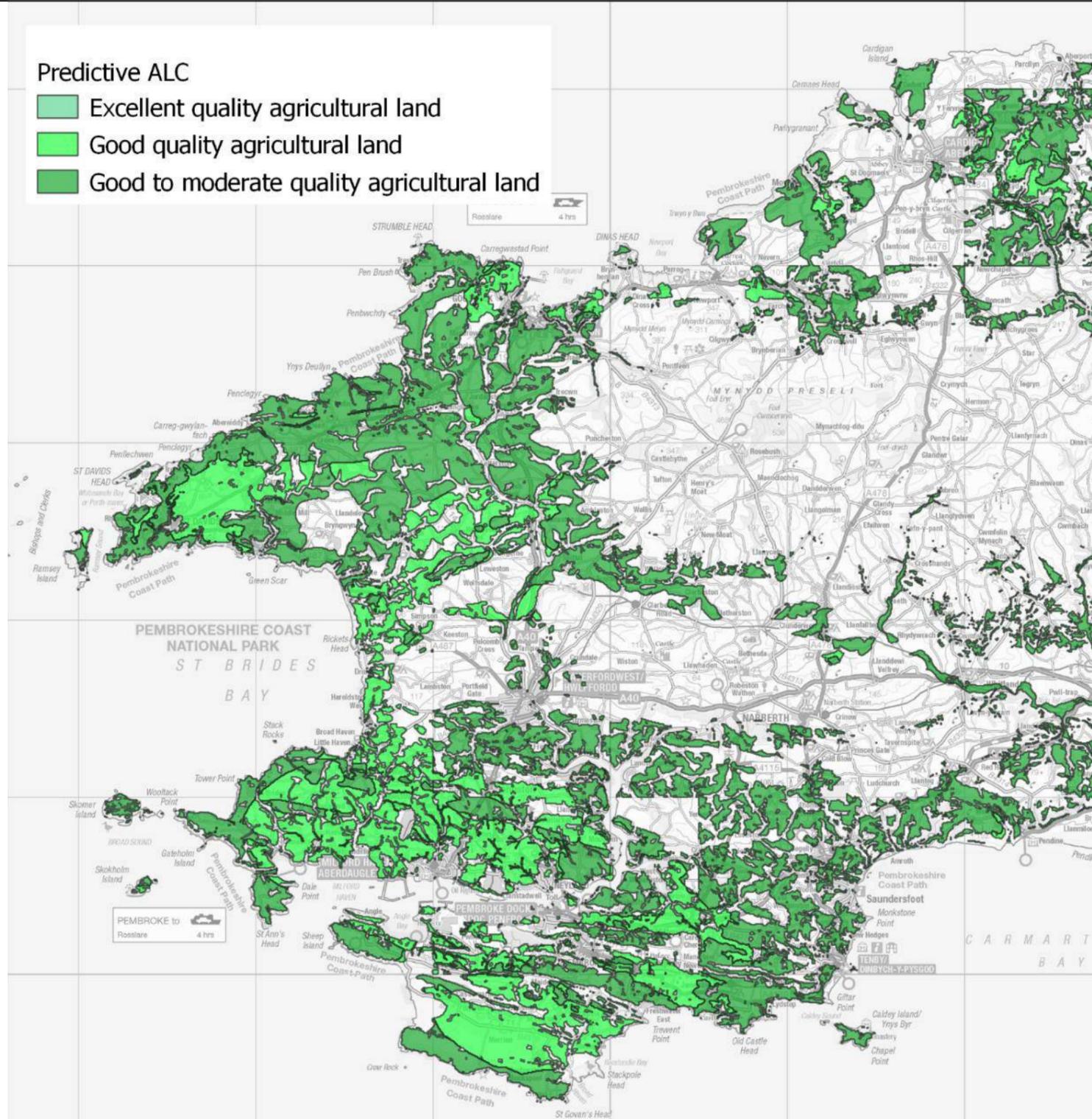
- 1.1 Planning Policy Wales, edition 12, says that agricultural land of grades 1, 2 and 3a of the Agricultural Land Classification system (ALC) is the best and most versatile (BMV) agricultural land and advises that it should be conserved as a resource for the future.
- 1.2 PPW edition 12 states that considerable weight should be given to protecting such land from development, because of its special importance. It advises that land in grades 1, 2 and 3a should only be developed if there is an overriding need for the development, and either previously developed land or land in lower agricultural grades is unavailable, or available lower grade land has an environmental value recognised by a landscape, wildlife, historic or archaeological designation which outweighs the agricultural considerations.
- 1.3 If land in grades 1, 2 or 3a does need to be developed, and there is a choice between sites of different grades, development should be directed to land of the lowest grade.
- 1.4 Pembrokeshire is a County characterised by its mild, maritime, climate and, away from the upland areas of the Preseli Hills, its rich agricultural land resource. That resource is predominantly in ALC grades 1 to 3 and a significant part of that resource is within grades 1, 2 and 3a and therefore considered to be within the best and most versatile category. In Wales as a whole, the best and most versatile land accounts for about 7% of the total, but the proportion is far higher in Pembrokeshire, calculated by PCC to be approximately 33%.

The map shows that there is a very small amount of grade 1 agricultural land in the Pembrokeshire County Council Planning Area. Grade 2 is predominately in the southwest of the County with grade 3 in a strong concentration in the north west and south east of the County.

Table showing the amount and proportion of ALC types in Pembrokeshire County Council Planning Area

Value	Description	Sum of Area
1	Excellent quality agricultural land	0.02%
2	Good quality agricultural land	8.91%
3a	Good to moderate quality agricultural land	23.76%
3b	Moderate quality agricultural land	42.35%
4	Poor quality agricultural land	7.12%
5	Very poor quality agricultural land	4.89%
NA	Non-agricultural	9.22%
U	Urban	3.74%

ALC2 data has been accessed from Data Map Wales:  
[https://datamap.gov.wales/layers/inspire-wg:wg\\_predictive\\_alc2](https://datamap.gov.wales/layers/inspire-wg:wg_predictive_alc2)



- 1.5 BMV is a benefit to Pembrokeshire and to Wales in terms of the opportunities the fertile land resource provides, particularly from an agricultural perspective. However, it is also a challenge as it is a constraint to finding new sites for other much needed land uses, including housing, employment and tourism. The process of balancing the two competing pressures while identifying suitable land for future development is discussed in this paper.
- 1.6 Version 2 of Welsh Government's Predictive Agricultural Land Classification (ALC) Map, 2021, is the most up to date available at the time of writing and represents an update of version 1 from 2017. The 2017 mapping replaced earlier 'provisional' work carried out at a scale of 1:250,000 between 1967 and 1974. Version 2 of the Predictive ALC map includes detailed soil series data and an updated ALC survey layer.
- 1.7 The map is a modelled prediction and is not definitive, but it is based on best available data. It takes account of climate, soil depth, slope, soil wetness, drought, stones, wind exposure and the experience of the surveyor. It does not take account of flooding, pattern limitation, micro-relief, frost or chemical limitations. Where it is felt that the predicted grade does not fairly reflect agricultural land quality, Welsh Government will only accept an Agricultural Land Classification Survey as evidence the Grade should be changed.
- 1.8 This paper seeks to provide a justification for LDP 2 Deposit Plan allocations that are partly or wholly classified as being within grades 1, 2 and 3a of the Agricultural Land Classification and that are thus considered to include best and most versatile agricultural land.

## **2 Overview of Future Wales with regard to key settlements in Pembrokeshire**

- 2.1 The supporting text to Future Wales policy 9 on Resilient Ecological Networks and Green Infrastructure identifies the best and most versatile agricultural land as a National Natural Resource (see map on page 79). The map on Agriculture on page 27 of Future Wales (which shows the best and most versatile agricultural land at an all-Wales level) says that:

*'Our productive land is a vital resource. Agriculture has shaped our landscapes and supported our rural and market towns for generations. We must continue to value and protect our agricultural land and ensure it can feed and support us.'*

- 2.2. Future Wales, policy 29 identifies the Regional Growth Areas in SW Wales as being Carmarthen and the Haven Towns (Haverfordwest, Milford Haven, Pembroke and Pembroke Dock). The policy reads:

*The Welsh Government supports sustainable growth and regeneration in Carmarthen and the Pembrokeshire Haven Towns (Haverfordwest, Milford Haven, Pembroke and Pembroke Dock). These areas will be a focus for managed growth, reflecting their important sub-regional functions and strong links to the National Growth Area of Swansea Bay and Llanelli. Strategic and local Development Plans should recognise the roles of these places as a focus for housing, employment, tourism, public transport and key services within their wider areas and support their continued function as focal points for sub-regional growth.*

- 2.3 The supporting text to Future Wales policy 29 explains that Carmarthen and the four Pembrokeshire Haven Towns have important sub-regional roles, providing jobs, leisure, retail and cultural opportunities, education and health services and connectivity infrastructure that supports the towns themselves and surrounding communities. Welsh Government policy requires these settlements to maintain their regional role. It states that SDPs and LDPs should adopt a managed growth approach that allows their roles to be enhanced, with development located in a sustainable, accessible way. Further policies within Future Wales support these growth aspirations.
- 2.4 It is PCC's view that nonetheless the approach taken by LDP 2 to both the scale of future development in the Plan period (to 2033) and the apportionment of that development across the Council's planning area is in conformity with Future Wales and PPW (edition 11). With regard to apportionment, this is based on a Settlement Hierarchy, conforms with the aforementioned Welsh Government documents and recognises the scale of existing development and the provision of services, facilities and key infrastructure.

### **3 Methodology**

3.1 The initial table in Part 1 identifies the following:

- a) The LDP 2 site reference and title.
- b) The LDP 2 site size in hectares.
- c) The LDP 2 Candidate Site reference number, where applicable.
- d) The Predictive ALC information for each LDP 2 allocation, The land classifications of grades 1, 2 and 3a which are classified as Best and Most Versatile (BMV) agricultural land.

3.2 Where the site contains BMV, the context and justification for the decision to allocate is discussed in relation to the following policy tests;

- a) Whether there is an overriding need for the development.
- b) If there is, whether there is land of lower agricultural grade available in this location.
- c) If yes, and there is lower grade agricultural land available, whether that lower grade land is of environmental value.
- d) Within the site, whether there is a variation in agricultural grade and if so, the lower graded land to which development should be directed.

### **4 Settlement-by-Settlement Overview**

Overview of what types of agricultural land surround all settlements in the LDP 2 Settlement Hierarchy at Service Village level and above.

## Urban Settlements

### - Regional Growth Areas:

Future Wales: The National Plan 2040 identifies the following four Pembrokeshire Haven Towns as regional growth areas (policy 29):

- Haverfordwest
- Milford Haven
- Pembroke
- Pembroke Dock

Future Wales, Policy 29 states that “Strategic and Local Development Plans should recognise the roles of these places as a focus for housing, employment, tourism, public transport and key services within their wider areas and support their continued function as focal points for sub-regional growth”. The supporting text to the policy reads: “Development in these towns will ensure they continue to provide jobs, leisure, retail and cultural opportunities, education and health services and connectivity infrastructure that is used and relied on by both their own populations and communities around them. It is important that these settlements maintain their regional role and Strategic and Local Development Plans adopt a managed growth approach that allows their roles to be enhanced.” There is an overriding need for development in these four identified regional growth areas, in order to conform with Future Wales.

An assessment of the opportunity for growth in these four regional growth areas is discussed below.

The LDP strategy is in general conformity with Future Wales and seeks to direct 60% of new development to urban areas. Within the urban areas, the four regional growth areas are within tier 1 of the settlement hierarchy and are the most sustainable places for growth.

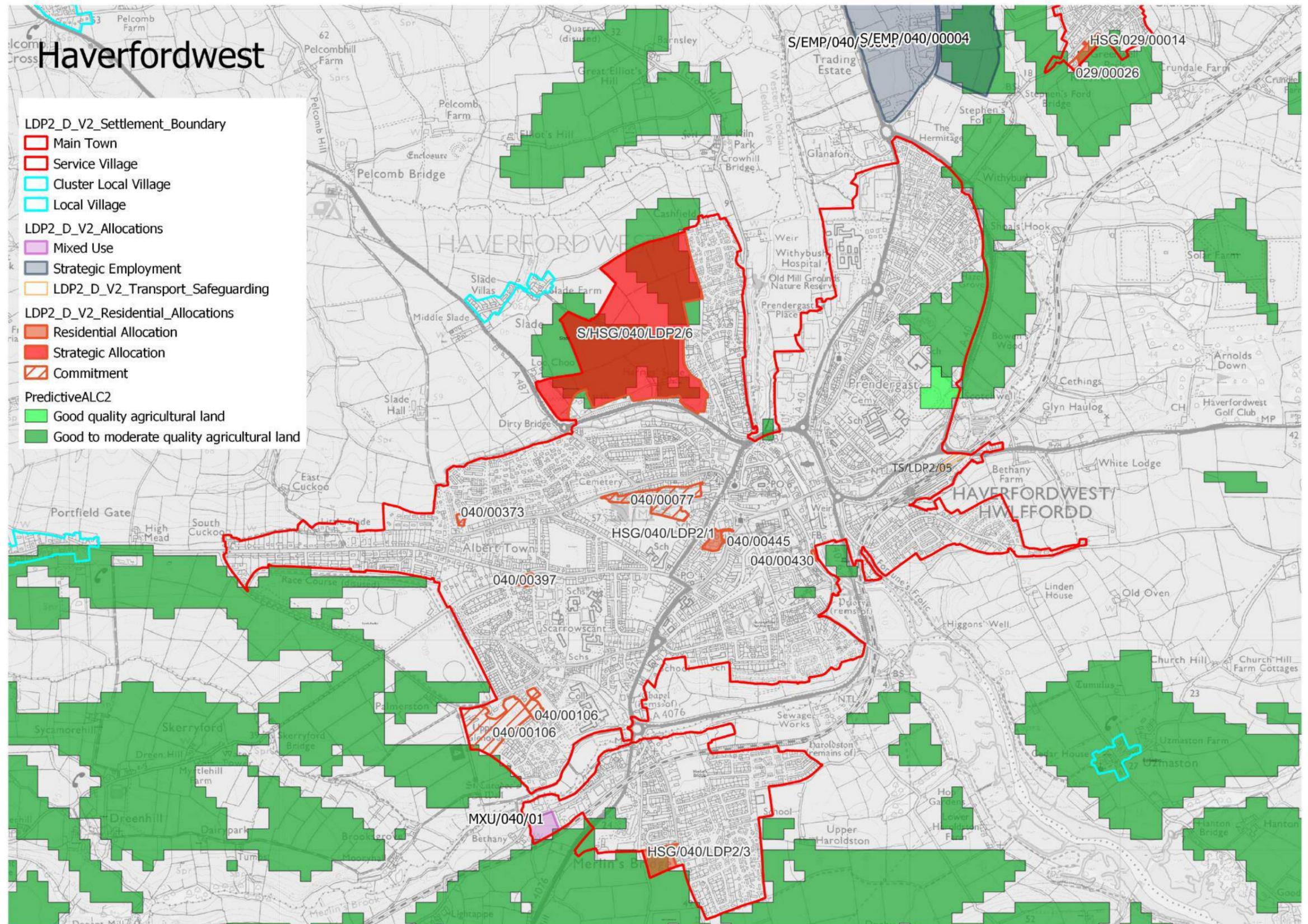
The maps below show grades 1, 2 and 3a of the Agricultural Land Classification System (ALC) which is the best and most versatile agricultural land (BMV).

**Haverfordwest  
(including Merlins  
Bridge)**

The map opposite shows BMV (in green) surrounding much of the regional growth area of Haverfordwest. The town is heavily constrained by BMV immediately adjoining the settlement boundary to the north, north east, south east and south west. Haverfordwest is bordered on the north-west by grade 3b agricultural land.

A number of candidate sites came forward on lower grade agricultural land. Candidate sites 113, 114, 383, 384, 009, 484 were all screen out due to highway safety concerns. Site 294 was screened out due to its impact on an ancient monument.

Other sites that came forward did not meet the scale required for the level of development in this regional growth area and the larger allocated sites already had partial consent.



## Housing Allocations in Haverfordwest

There are three housing allocations in Haverfordwest. One allocation is on Previously Developed Land (PDL), and two of the housing allocations contain BMV. The allocation at Slade Lane comprises a number of phases, with phase 1 having full planning consent and other phases having outline planning consent. This is a strategic site which is allocated in Pembrokeshire's Local Development Plan 1 (LDP 1) and is of key importance to delivering housing in the regional growth area of Haverfordwest. When taking into account all environmental considerations, infrastructure capacity and deliverability issues, together with the overriding need to develop housing in a sustainable, regional growth area as identified in Future Wales, the allocations are justified.

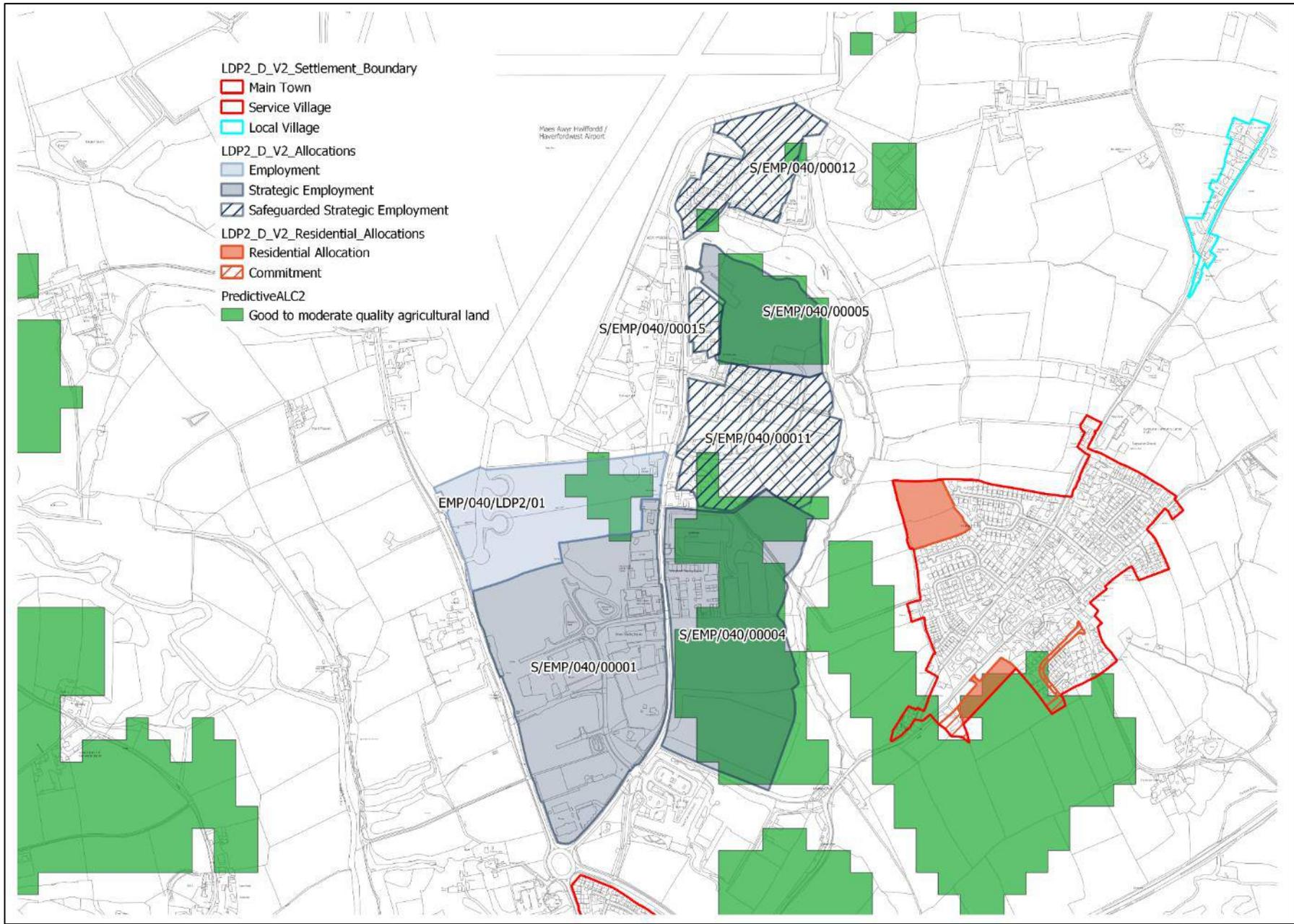
<i>LDP 2 site reference number and site title</i>	<i>Site size (ha)</i>	<i>Candidate site reference</i>	<i>Predictive ALC information for the LDP allocation – in % order, with highest % grade in bold</i>	<i>Is there an overriding need for the development?</i>	<i>If yes, is there land of lower agricultural grade available in this location?</i>	<i>If yes, and there is lower grade agricultural land available, is that lower grade land of environmental value?</i>	<i>Within the site, is there a variation in agricultural grade and if so, which lower graded land should development be directed to?</i>
HSG/040/LDP2/3  Rear of 76, Pembroke Road, Merlins Bridge	1.71	072	<b>Grade 3a (66.6%)</b> Urban (28.8%) Non-agricultural (4.6%)	Yes. This site is within a Regional Growth Centre and is the only housing site allocated at Merlins Bridge.	No, the land immediately adjoining the urban area of Merlins Bridge, is grade 3a.	There is very little lower grade land available in this area. There are some valuable tree belts in this area, but their location is predominantly on grade 3a land.	There is some urban land, a part of which provides the access route into the site. In a development context, it would be difficult to separate out the grade 3a and urban elements within the remainder of the site.

<i>LDP 2 site reference number and site title</i>	<i>Site size (ha)</i>	<i>Candidate site reference</i>	<i>Predictive ALC information for the LDP allocation – in % order, with highest % grade in bold</i>	<i>Is there an overriding need for the development?</i>	<i>If yes, is there land of lower agricultural grade available in this location?</i>	<i>If yes, and there is lower grade agricultural land available, is that lower grade land of environmental value?</i>	<i>Within the site, is there a variation in agricultural grade and if so, which lower graded land should development be directed to?</i>
S/HSG/040/LDP2 /6 Slade Lane, Haverfordwest	38.88	N/A	Grade 3a <b>(65.5%)</b> Grade 3b (25.8%) Urban (5.8%) Non-agricultural (2.9%)	The site forms a part of the allocated residential provision for the County Town, which is a Regional Growth Area. It is consented for residential development, with one section having an extant consent for a supermarket. The latter is not an LDP proposal. The site is of strategic importance as it will provide a significant proportion of the housing provision for the town.	The land in this general area of Haverfordwest is mostly urban or grade 3b. The grade 3b land is generally either in tree belts / stream valleys or is further out from the settlement and therefore sequentially less attractive.	Some of the lower graded land in the same general area does not have any special environmental value beyond that normally associated with rural agricultural land in Pembrokeshire. However, there is also some grade 3b land in the southern part of the site that includes tree belts and stream valleys that it is desirable to retain as they are of local environmental value.	Over half the site is within grade 3a. Part of the development will take place on lower graded 3b land, but it would be difficult to find further lower graded land of a significant size that might form an alternative to the 3a land.  Additionally part of Slade Lane is consented and under construction.

<i>LDP 2 site reference number and site title</i>	<i>Site size (ha)</i>	<i>Candidate site reference</i>	<i>Predictive ALC information for the LDP allocation – in % order, with highest % grade in bold</i>	<i>Is there an overriding need for the development?</i>	<i>If yes, is there land of lower agricultural grade available in this location?</i>	<i>If yes, and there is lower grade agricultural land available, is that lower grade land of environmental value?</i>	<i>Within the site, is there a variation in agricultural grade and if so, which lower graded land should development be directed to?</i>
HSG/040/LDP2/1 Former Education Centre, Dew Street, GTHaverfordwest	0.63	262, 263	<b>Urban (100%)</b>	There is no best and most versatile agricultural land within this site.			

### Employment Sites

A number of strategic employment sites of regional significance are located in the regional growth area of Haverfordwest. The sites at Withybush, Haverfordwest comprise of a number separate sites which are all partially developed. The majority of the land is classed as urban, however, there is the loss of some BMV agricultural land. The overriding need to protect and develop the strategic employment sites within the sustainable, regional growth area of Haverfordwest is an overriding justification.



<i>LDP 2 site reference number and site title</i>	<i>Site size (ha)</i>	<i>Candidate site reference (Where applicable)</i>	<i>Predictive ALC information for the LDP allocation – in % order, with highest % grade in bold</i>	<i>Is there an overriding need for the development?</i>	<i>If yes, is there land of lower agricultural grade available in this location?</i>	<i>If yes, and there is lower grade agricultural land available, is that lower grade land of environmental value?</i>	<i>Within the site, is there a variation in agricultural grade and if so, which lower graded land should development be directed to?</i>
S/EMP/040/00011  Withybush cluster (East Estate)	9.64	No Candidate Site	<b>Urban (89.8%)</b> Grade 3a (9.5%) Non-agricultural (0.8%)	This is one of a number of sites at Withybush that collectively provide the strategic employment provision serving Haverfordwest. This is an existing site, within which most land is already developed.	Most of the land in the immediate vicinity of this site is also Urban. There are some small pockets of grade 3a land to the south and south east. The Withybush Woods corridor is shown as non-agricultural.	This is a location where Urban uses predominate, on previously developed land. It would be environmentally undesirable to develop in the non-agricultural Withybush Woods area.	Most of this site is already in use and classified as Urban.
S/EMP/040/00012  Withybush cluster (North Estate)	5.19	No Candidate Site	<b>Urban (90.7%)</b> Grade 3a (6.3%) Grade 3b (2.4%) Non-agricultural (0.7%)	This is one of a number of sites at Withybush that collectively provide the strategic employment provision serving Haverfordwest. This	Most of the land in the immediate vicinity of this site is also Urban. There are some small pockets of grades 3a and 3b land also. The Withybush	This is a location where Urban uses predominate, on previously developed land. It would be environmentally undesirable to	Most of this site is already in use and classified as Urban. Some new development and re-development of

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				is an existing site, within which most land is already developed.	Woods corridor is shown as non-agricultural.	develop in the non-agricultural Withybush Woods area.	existing premises is taking place.
S/EMP/040/00004  Withybush cluster (Trading Estate)	17		<b>Grade 3a (80.4%)</b> Urban (12.8%) Grade 3b (6.2%) Non-agricultural (0.6%)	This is one of a number of sites at Withybush that collectively provide the strategic employment provision serving Haverfordwest. Part of the site is already developed, while other parts are allocated for employment but remain in agricultural use.	Most of the land in the immediate vicinity of this site is in either grades 3a or 3b, with some Urban uses also apparent. The bottom end of the Withybush Woods corridor is shown as non-agricultural.	This is a location where Urban uses predominate, on previously developed land. Nonetheless, this particular site still retains some significant agricultural use. However, consent has recently been granted for a food park on much of the agricultural land. It would be environmentally undesirable to develop in the non-	Some parts of this site are already in use and classified as Urban. The remaining parts retain agricultural use for the time being, but much is now consented for a food park development. There will be significant landscaping, planting and drainage works

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						agricultural Withybush Woods area.	associated with this, which will also provide a buffer to the Withybush Woods area.
S/EMP/040/00005  Withybush cluster (East of Lodge Estate)	5.37	No Candidate Site	<b>Grade 3a (85.7%)</b> Urban (12.5%) Grade 3b (1.4%) Non-agricultural (0.4%)	This is one of a number of sites at Withybush that collectively provide the strategic employment provision serving Haverfordwest. A small part of the site has been developed for storage and distribution purposes, but much remains unused.	Most of the land in the immediate vicinity of this site is Urban, with some grade 3b land also found. The Withybush Woods corridor is shown as non-agricultural.	This is a location where Urban uses predominate, on previously developed land. There are some important tree belts on the margins of this site. It would be environmentally undesirable to develop in the non-agricultural Withybush Woods area.	Some parts of this site are already in use for storage and distribution purposes. The remaining parts of the site are undeveloped and the site is surrounded by existing development and the amenity woodland at Withybush Woods. Future

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							development of the remainder of the site would be likely to require land from a range of grades, including some land classified as being best and most versatile for agricultural purposes. It is noted that this site is separated from other areas in agricultural use.
S/EMP/040/00001	20.75	No Candidate Site	<b>Urban (60.1%)</b> Grade 3b (39.5%)	This is one of a number of sites at Withybush that collectively provide	Most of the land in the immediate vicinity of this site is classified as grade	The main block of grade 3b land close to this site is on the western	Some parts of this site are already in use, mostly for

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Withybush cluster (West Estate)			Grade 3a (0.4%)	the strategic employment provision serving Haverfordwest. The land in question is partially developed, mostly for employment purposes, and road infrastructure has been put in place to facilitate future development of the remainder.	3b or Urban, with a little grade 3a land also found. Most of this site is not classified as best and most versatile agricultural land, with only 0.4% in grade 3a.	side of the A.40 road. This drains into the Western Cleddau flood plain. The Western Cleddau, north from Haverfordwest, is a Riverine SAC. The floodplain is subject to periodic floodwater inundation.	employment-related purposes, with road infrastructure in place to facilitate development of the remainder. There are also extant planning consents for industrial development. The proportion of the site classified as best and most versatile agricultural land is a small proportion of the total.

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S/EMP/040/00015 Withybush cluster (Lodge Estate)	0.96	No Candidate Site	<b>Urban (94.3%)</b> Grade 3a (5.7%)	This is one of a number of sites at Withybush that collectively provide the strategic employment provision serving Haverfordwest. This particular site contains a number of disused buildings in a derelict condition.	Most of the land in the immediate vicinity of this site is Urban, with grade 3a land to the east. The Withybush Woods corridor is shown as non-agricultural.	This is a location where Urban uses predominate, on previously developed land. There are some important tree belts on the margins of this site. It would be environmentally undesirable to develop in the non-agricultural Withybush Woods area.	This is a comparatively small site with nearly 95% of the land classified as Urban. The grade 3a element is very small and it would be difficult to separate this from the development of the remainder of the site.
EMP/040/L DP2/01  Withybush Cluster (PAS Land)	9.74	No Candidate Site	<b>Grade 3a 18.9%</b> Grade 3b 55.1% Urban 26%	This is one of a number of sites at Withybush that collectively provide the strategic employment	Most of the land in the immediate vicinity of this site is Urban, with some grade 3b land also found. The	This is a location where Urban uses predominate, on previously developed land. Nonetheless,	The nature of the required access to the site would make it retaining the small Grade 3a

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				provision serving Haverfordwest. A small proportion of the site appears to have been used previously for the adjacent airfield. The rest of the site is split between 3a and 3b land.	Withybush Woods corridor is shown as non-agricultural. A relatively small proportion of the site is Grade 3a. The only other potential sites in the area on lower grade land were screened out of consideration due to highway safety concerns and their proximity to listed buildings.	some parts of this particular site still appear to retain agricultural use. Consent has already been granted on much of the agricultural land. It would be environmentally undesirable to develop in the non-agricultural Withybush Woods area.	area very difficult.

**Other allocations in Haverfordwest**

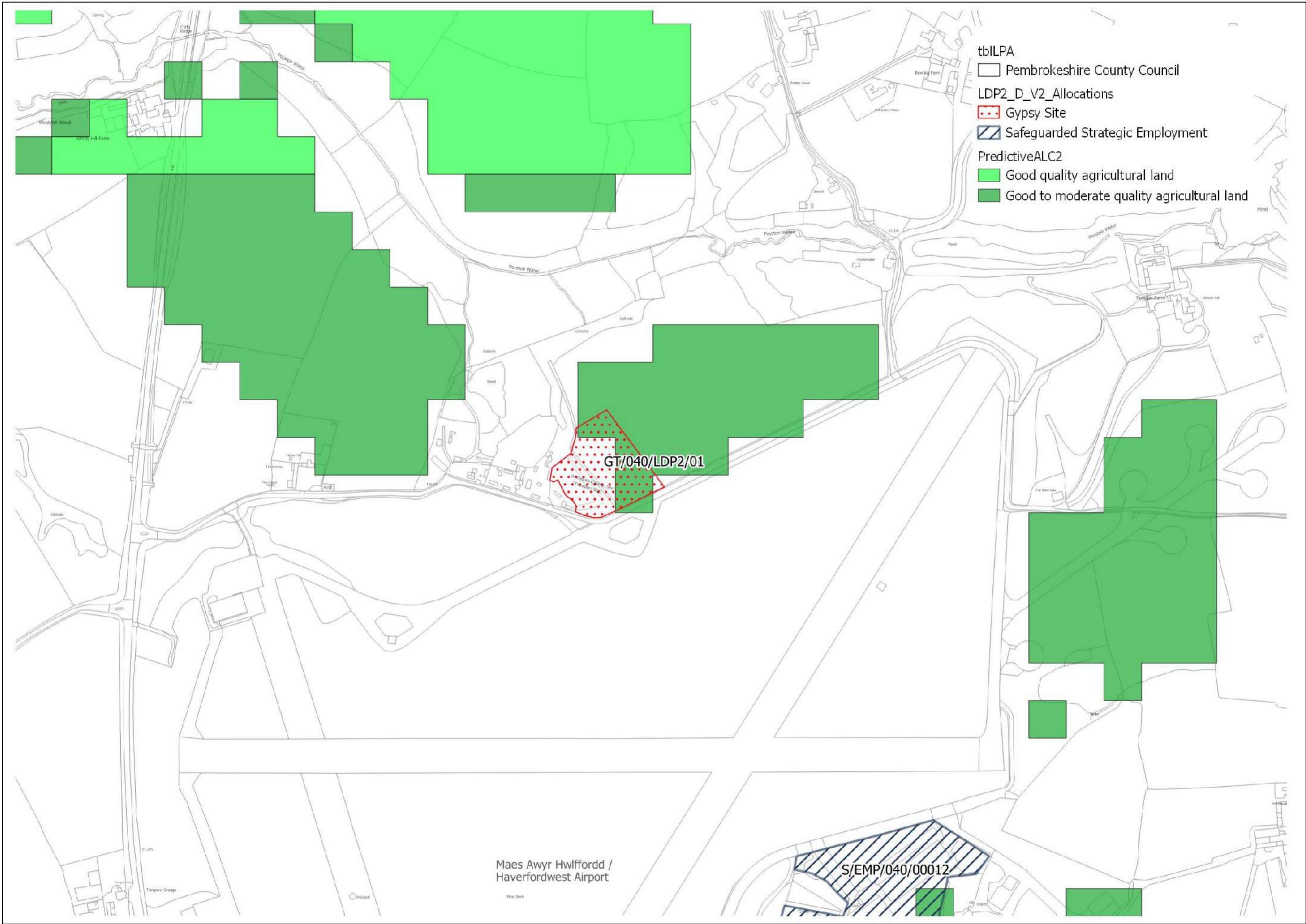
**Mixed use site** (MXU/040/01) – a mixed use housing development, incorporating an element of use class B1 and / or B8 employment use is allocated on a site where 77% of the site is grade 3b agricultural land. The site had extant planning permission.

**Transport Improvements** – land is allocated Haverfordwest bus and rail interchange (Site Refs: TS/LDP2/08 and TS/LDP2/05) which has gained planning permission and is under construction. The scheme did not result in the loss of any BMV agricultural land.

**Gypsy and Traveler Site** (GT/040/LDP2/01) Land is allocated to extend the existing site in Withybush. The site has 41% BMV.

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MXU/040/01 Old Hakin Road, Haverfordwest	1.32	501	<b>Grade 3b (76.9%)</b> Urban (15.5%) Grade 3a (7.6%)	This site is allocated for mixed employment and housing development and there is an extant planning permission for those uses. This is the only mixed use employment and housing allocation in Haverfordwest.	Away from the developed area of Merlins Bridge, the dominant grading is 3b, with some limited areas of 3a, including much of this site.	The grade 3b land in the same general area is in the Merlins Brook river corridor, which is liable to flood and may have some local environmental interest.	About 92% of the allocation is on grade 3b and urban land, with only a residual on grade 3a land.

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TS/LDP2/08	1.89	No Candidate Site	<b>Urban (100%)</b>	There is no best and most versatile agricultural land within this site.			
TS/LDP2/05	0.31	363	<b>Grade 3b (57.4%)</b> Urban (42.6%)	There is no best and most versatile agricultural land within this site.			
GT/040/LDP2/01  Land east of Withybush Gypsy and Traveller site	1.21	No Candidate Site	<b>Grade 3b (55.7%)</b> Grade 3a (41.1%) Urban (3.2%)	The 2019 Pembrokeshire Gypsy and Traveller Accommodation Assessment identifies an additional need for 39 pitches over the plan period to 2033. This site will contribute to meeting this need. The map below shows the site.	BMV lies to both west and east of the site. Haverfordwest airport lies to the south. Lower grade land lies to the north.	Trees and a pond with higher environmental value lie to the north of the site	As the most eastern part of the site is higher grade, initial development could be directed to the lower grade land. However, the need for pitches may require the Grade 3a land to be developed.



- tbILPA
- Pembrokeshire County Council
- LDP2\_D\_V2\_Allocations
- Gypsy Site
- Safeguarded Strategic Employment
- PredictiveALC2
- Good quality agricultural land
- Good to moderate quality agricultural land

Maes Awyr Hwlfordd /  
Haverfordwest Airport

S/EMP/040/00012

GT/040/LDP2/01



## **Housing Allocations in Milford Haven**

Three housing allocations are made on sites where a proportion of the site is BMV. BMV is a widespread constraint around Milford Haven and when taking into account all environmental issues, infrastructure capacity and deliverability issues, together with the overriding need to develop housing in a sustainable, regional growth area as identified in Future Wales, the allocations are justified. Opportunities to build on Previously Developed Land (PDL) have been maximised with three housing allocations within the town centre.

<i>LDP 2 site reference number and site title</i>	<i>Site size (ha)</i>	<i>Candidate site reference</i>	<i>Predictive ALC information for the LDP allocation – in % order, with highest % grade in bold</i>	<i>Is there an overriding need for the development?</i>	<i>If yes, is there land of lower agricultural grade available in this location?</i>	<i>If yes, and there is lower grade agricultural land available, is that lower grade land of environmental value?</i>	<i>Within the site, is there a variation in agricultural grade and if so, which lower graded land should development be directed to?</i>
HSG/086/LDP 2/1  Land at Myrtle Meadows, Steynton, Milford Haven	3.08	001	<b>Grade 2 (74.1%)</b> Grade 3b (11.6%) Non-agricultural (8.7%) Urban (5.7%)	Yes, this site forms a part of the allocated residential provision for the Regional Growth Area of Milford Haven.	There is some lower graded land in the heavily vegetated stream valley to the south east of the site.	The lower graded land is in a stream valley and is of local environmental value. It would also be impractical to develop in such a location.	Most of the land within this site is in grade 2, with a small amount classified as urban and some further parts in grades 3b and non-agricultural. The 3b elements are on the edge of the stream valley and the non-agricultural parts are the valley floor and stream, most elements of which would be impractical to develop. There is an overriding need to identify land for housing to support this Regional Growth Area and the LDP's strategy for 60% growth in urban areas.
HSG/086/LDP 2/2  East of Castle Pill Road, Steynton, Milford Haven	0.78	240	<b>Urban (58.4%)</b> Grade 2 (41.6%)	Yes, this site forms a part of the allocated residential provision for the Regional Growth Area of Milford Haven.	Most of the land in the vicinity of this site is either grade 2 or urban. The nearest lower graded land is in a heavily	The lower graded land is in a stream valley and is of local environmental value. It would also be impractical	The land within this site is either grade 2 or urban. In a development context, it would be difficult to separate out the grade 2 and urban elements within the site. There is an overriding need to identify

					vegetated stream valley some way to the south west.	to develop in such a location.	land for housing to support this Regional Growth Area and the LDP's strategy for 60% growth in urban areas.
S/HSG/086/LD P2/3  South of Conway Drive, Castle Pill Road, Steynton, Milford Haven	9.32	193	<b>Grade 2 (92.8%)</b> Urban (6.4%) Non-agricultural (0.5%) Grade 3a (0.2%)	Yes, this site forms a part of the allocated residential provision for the Regional Growth Area of Milford Haven.	Most of the land in the vicinity of this site is either grade 2 or urban. The nearest lower graded land is in a heavily vegetated stream valley to the south west.	The lower graded land is in a stream valley and is of local environmental value. It would also be impractical to develop in such a location.	The land within this site is either grade 2, non-agricultural or urban. The non-agricultural element is very small and in a development context, it would be difficult to separate out the grade 2 and urban elements. There is an overriding need to identify land for housing to support this Regional Growth Area and the LDP's strategy for 60% growth in urban areas.
HSG/086/LDP 2/7 North East of Beaconing, Steynton	0.49	474	<b>Grade 2 (100%)</b>	Yes, this site forms a part of the allocated residential provision for the Regional Growth Area of Milford Haven.	Most of the land in the vicinity of this site is either grade 2 or urban. The nearest lower graded land is in a heavily vegetated stream valley to the south west.	The lower graded land is in a stream valley and is of local environmental value. It would also be impractical to develop in such a location	All the land in this allocation is Grade 2.
HSG/086/0022 2	3.1		<b>Grade 2 (56.5%)</b> Urban (29%)	Yes, this site forms a part of the allocated	Most lower grade land in this vicinity is	The lower graded land is in a stream valley and is of	The higher graded land within the allocation takes up the central portion of

South West of The Meads			Grade 3b (10.6%) Non-agricultural (0.7%) Grade 4 (3.3%)	residential provision for the Regional Growth Area of Milford Haven.	associated with a stream valley to the west of the site	local environmental value. It would also be impractical to develop in such a location	the site and would be extremely difficult to split development around the site.
HSG/086/LDP 2/4  Former Hakin Infants' School, Hakin, Milford Haven	0.49	289	<b>Urban (100%)</b>	There is no best and most versatile agricultural land within this site.			
HSG/086/LDP 2/5  Former Hubberston VC School, Hakin, Milford Haven	0.90	292	<b>Urban (100%)</b>	There is no best and most versatile agricultural land within this site.			
HSG/086/LDP 2/6  Former Hakin Junior School, Milford Haven	1.46	456	<b>Urban (100%)</b>	There is no best and most versatile agricultural land within this site.			

## **Employment Sites**

There are a number of strategic employment sites in the area of Milford Haven

## **Employment allocations**

One employment allocation is made at Blackbridge (Ref: S/EMP/086/LDP/01). The site is a strategic site on the Haven Waterway which is adjacent to Milford Haven which is a regional growth area and is within the Celtic Freeport area covering Neath Port Talbot and Pembrokeshire. Whilst the site contains grade 2 BMV land, there is an overriding need to allocate the site for employment.

<i>LDP 2 site reference number and site title</i>	<i>Site size (ha)</i>	<i>Candidate site reference (Where applicable)</i>	<i>Predictive ALC information for the LDP allocation – in % order, with highest % grade in bold</i>	<i>Is there an overriding need for the development?</i>	<i>If yes, is there land of lower agricultural grade available in this location?</i>	<i>If yes, and there is lower grade agricultural land available, is that lower grade land of environmental value?</i>	<i>Within the site, is there a variation in agricultural grade and if so, which lower graded land should development be directed to?</i>
S/EMP/086/LDP/01  Blackbridge	32.93	No Candidate Site	<b>Grade 2 (65.7%)</b> Grade 3b (20.6%) Grade 4 (8.4%) Grade 5 (0.6%) Non-agricultural (4.6%)	This strategic industrial site is the last major vacant site on the Haven Waterway with direct access to deep water berthing. This is a key future industrial site for Pembrokeshire. The part of the site closest to the Haven Waterway is previously developed land.	Most of the surrounding land is of grade 2. Lower graded land is found in the stream valleys leading to the coast and adjacent to the Milford Haven Waterway.	The lower grade land is mostly in the stream valleys and adjacent to the Haven coastline and its development would risk harming local wildlife and also the SAC / SSSI.	65.7% of the site is classified as grade 2. There are smaller amounts of grades 3b, 4, 5 and non-agricultural land, but these generally relate to the aforementioned stream valleys. The anticipated strategic nature of future development is likely to require use to be made of the land in grade 2.

## **Safeguarded employment sites**

Strategic employment sites of regional significance are safeguarded in the regional growth area of Milford Haven. The sites at Puma Energy and South Hook LNG are key employment sites in Pembrokeshire and throughout the region. Thornton Industrial Estate forms part of the strategic employment provision serving the Milford Haven Waterway. The sites contain BMV agricultural land, however, the strategic employment sites within the sustainable, regional growth area of Milford Haven and the Celtic Freeport area is an overriding justification for their continued designation.

<i>LDP 2 site reference number and site title</i>	<i>Site size (ha)</i>	<i>Candidate site reference (Where applicable)</i>	<i>Predictive ALC information for the LDP allocation – in % order, with highest % grade in bold</i>	<i>Is there an overriding need for the development?</i>	<i>If yes, is there land of lower agricultural grade available in this location?</i>	<i>If yes, and there is lower grade agricultural land available, is that lower grade land of environmental value?</i>	<i>Within the site, is there a variation in agricultural grade and if so, which lower graded land should development be directed to?</i>
S/EMP/000/00003 Milford Haven petro-chemical storage facility (Puma Energy)	159.14	No Candidate Site	Urban (80.7%) Grade 2 (18.1%) Grade 3b (0.7%) Grade 3a (0.6%)	This is an existing strategic industrial site set back from the Haven Waterway but with direct infrastructure links to it. The site is safeguarded by LDP 2 to ensure future use for employment purposes.	Most of the land surrounding this site is in grade 2.	There is very little lower grade land available.	Most of the land is already in use and classified as Urban.

<p>S/EMP/000/00007</p> <p>South Hook LNG (Part)</p>	<p>45.2</p>	<p>No Candidate Site</p>	<p><b>Grade 2 (75.7%)</b>  Grade 3b (17.0%)  Grade 4 (5.9%)  Urban (0.9%)  Grade 5 (0.3%)  Non-agricultural (0.3%)</p>	<p>This is an existing strategic industrial site adjacent to the Milford Haven Waterway. The site is safeguarded by LDP 2 to ensure future use for employment purposes. This industrial site is partly in the Pembrokeshire Coast National Park. The predictive ALC map says that 75.6% is in grade 2. However, this mostly seems to be operational land.</p>	<p>Most of the land surrounding this site is also in grade 2. Lower graded land is mainly along the Haven coastline.</p>	<p>The lower grade land is mostly adjacent to the Haven coastline and its development would risk harming an SAC / SSSI.</p>	<p>Most of the land is already within the operational site area.</p>
<p>S/EMP/086/00003</p> <p>Thornton Industrial Estate cluster</p>	<p>20.7 2</p>	<p>No Candidate Site</p>	<p><b>Urban (50.3%)</b>  Grade 2 (35.8%)  Grade 3b (13.2%)  Grade 3a (0.6%)</p>	<p>The Thornton Industrial Estate site forms part of the strategic employment provision serving the Milford Haven Waterway. This site has been partially developed for employment purposes and has roads and services. There is some vacant land still available for employment uses.</p>	<p>Most of the land in the immediate vicinity of this site is within the same gradings – a mix of Urban, grade 2 and grade 3b land. There is lower graded land in linear belts in the river corridors beyond the settlement.</p>	<p>The lower graded land in the river corridors is of local environmental value and contributes to the landscape quality of the area.</p>	<p>Some parts of the site are already in use and it would be difficult to separate out the remaining parts of the site awaiting development into clear areas of higher and lower graded land. Existing development and key road corridors define the site boundaries.</p>

<p>S/EMP/086/ LDP2/01</p> <p>Thornton Industrial Estate cluster (Hayguard Hay, Thornton)</p>	<p>2.64</p>		<p><b>Grade 2 (85.1%)</b> Grade 3a (6.1%) Grade 3b (3.2%) Urban (5.6%)</p>	<p>The Thornton Industrial Estate site forms part of the strategic employment provision serving the Milford Haven Waterway.</p>	<p>Most of the land in the immediate vicinity of this site is within the same gradings – a mix of Urban, grade 2 and grade 3a land. There is lower graded land in linear belts in the river corridors beyond the settlement.</p>	<p>The lower graded land in the river corridors is of local environmental value and contributes to the landscape quality of the area.</p>	<p>The Grade 2 land forms the the majority of the site and would be difficult to separate out.</p>
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## **Other allocations**

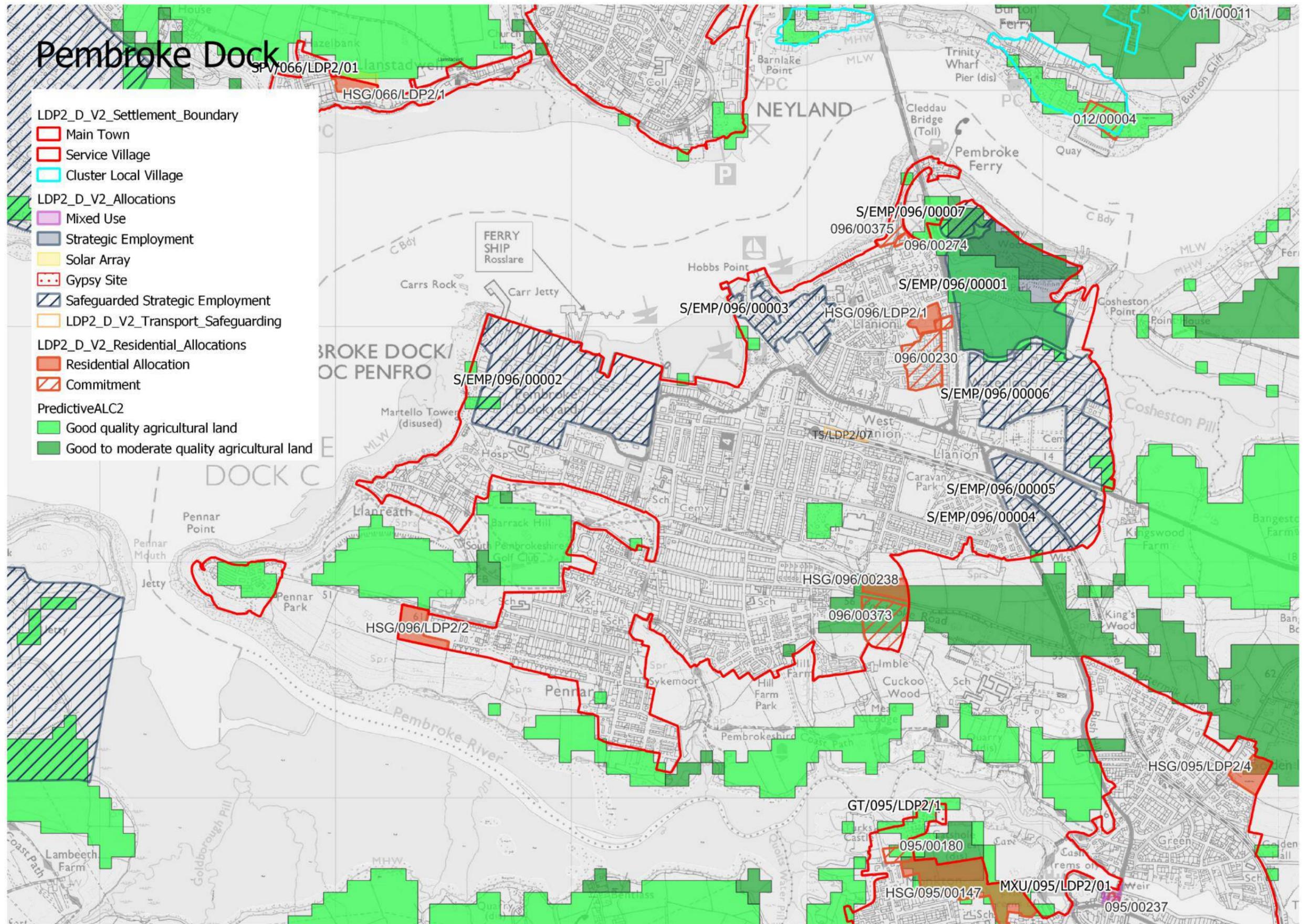
**Transport Improvements** –Land is allocated for the Milford Haven Public Transport Interchange (TS/LDP2/04) which is on urban land and would not result in the loss of any BMV agricultural land.

<i>LDP 2 site reference number and site title</i>	<i>Site size (ha)</i>	<i>Candidate site reference (Where applicable)</i>	<i>Predictive ALC information for the LDP allocation – in % order, with highest % grade in bold</i>	<i>Is there an overriding need for the development?</i>	<i>If yes, is there land of lower agricultural grade available in this location?</i>	<i>If yes, and there is lower grade agricultural land available, is that lower grade land of environmental value?</i>	<i>Within the site, is there a variation in agricultural grade and if so, which lower graded land should development be directed to?</i>
TS/LDP2/04 Milford Haven Public Transport Interchange	-----	361	<b>Urban (100%)</b>	There is no best and most versatile agricultural land within this site.			
CF/086/LDP 2/1 Community Facility Milford Haven Secondary School extension and re-configuration	3.7	No candidate site	<b>Grade 2 (91.3%)</b> Urban (8.7%)	This is an extension to the grounds of the adjacent Secondary school and is required for the redevelopment/ expansion of the school. It would be difficult to place this site in another location.	The land in this vicinity is either urban or BMV.	There is no lower grade land available in this area.	The vast majority of the site is grade 2 so there is minimal variation.

## Pembroke Dock

The map opposite shows BMV (in green) surrounding the regional growth area of Pembroke Dock.

Most candidate sites in the town were on BMV land. Sites with less BMV were screened out due to highway safety concerns (045, 321).



## Housing Allocations

Two housing allocations are made in Pembroke Dock which contain BMV agricultural land. The site West of Stranraer Road, Pennar is classed as 90% grade 2, however, Pembrokeshire County Council is of the view that 97.5% of the site is grade 3b. BMV is a widespread constraint around Pembroke Dock and when taking into account all environmental issues, infrastructure capacity and deliverability issues, together with the overriding need to develop housing in a sustainable, regional growth area as identified in Future Wales, the allocations are justified.

<i>LDP 2 site reference number and site title</i>	<i>Site size (ha)</i>	<i>Candidate site reference (Where applicable)</i>	<i>Predictive ALC information for the LDP allocation – in % order, with highest % grade in bold</i>	<i>Is there an overriding need for the development?</i>	<i>If yes, is there land of lower agricultural grade available in this location?</i>	<i>If yes, and there is lower grade agricultural land available, is that lower grade land of environmental value?</i>	<i>Within the site, is there a variation in agricultural grade and if so, which lower graded land should development be directed to?</i>
HSG/096/L DP2/2  West of Stranraer Road, Pennar, Pembroke Dock	1.99	150	Grade 3b (97.2%) Urban (2.6%) Grade 2 (0.3%)	Yes, this site forms a part of the allocated residential provision for the Regional Growth Area of Pembroke Dock.	Nearby land is urban and there is also a block of grade 2 land to the north of the site. South of the site there is more grade 3b land and, closer to the Pembroke River, grade 4 and grade 5 land.	The grade 4 and grade 5 land is closer to the Pembroke River, which is protected by SAC and SSSI designations. This land also relates less well to the Pembroke Dock suburb of Pennar.	PCC is of the view that the vast majority of this site is in grade 3b. There is an overriding need to identify land for housing to support this Regional Growth Area and the LDP's strategy for 60% growth in urban areas.

<i>LDP 2 site reference number and site title</i>	<i>Site size (ha)</i>	<i>Candidate site reference (Where applicable)</i>	<i>Predictive ALC information for the LDP allocation – in % order, with highest % grade in bold</i>	<i>Is there an overriding need for the development?</i>	<i>If yes, is there land of lower agricultural grade available in this location?</i>	<i>If yes, and there is lower grade agricultural land available, is that lower grade land of environmental value?</i>	<i>Within the site, is there a variation in agricultural grade and if so, which lower graded land should development be directed to?</i>
HSG/096/L DP2/1  Land at Hampshire Drive, Pembroke Dock	1.12	013	<b>Urban (100%)</b>	There is no best and most versatile agricultural land within this site.			
HSG/096/00 238  North of Pembroke Road, Pembroke Dock	1.52	N/A	<b>Grade 3a (74.2%)</b> Grade 3b (25.8%)	Yes, there is an overriding need to identify land for housing to support this Regional Growth Area and the LDP's strategy for 60% growth in urban areas.	There is grade 3b and grade 4 land to the north of the site, but this relates to very steeply sloping land (following the Ritec Fault) that would be very difficult to develop.	LDP 2 has identified the grade 3b and grade 4 land as amenity open space. It links to other designated amenity open space below Prospect Place in Pembroke Dock and has value as an ecological corridor.	The grade 3b element of the site can only be reached from the grade 3a land. It would be difficult to develop the lower grade land without also developing the higher graded land. Separating the two elements would be impractical.

## **Safeguarded employment sites**

Strategic employment sites of regional significance are safeguarded in the regional growth area of Pembroke Dock. The sites form part of the strategic employment provision at Pembroke Dock serving the Milford Haven Waterway which are key to Pembrokeshire and the region. Some of the sites contain BMV agricultural land, however, the strategic employment sites within the sustainable, regional growth area of Milford Haven and the Celtic Freeport area is an overriding justification for their continued designation.

<i>LDP 2 site reference number and site title</i>	<i>Site size (ha)</i>	<i>Candidate site reference (Where applicable )</i>	<i>Predictive ALC information for the LDP allocation – in % order, with highest % grade in bold</i>	<i>Is there an overriding need for the development?</i>	<i>If yes, is there land of lower agricultural grade available in this location?</i>	<i>If yes, and there is lower grade agricultural land available, is that lower grade land of environmental value?</i>	<i>Within the site, is there a variation in agricultural grade and if so, which lower graded land should development be directed to?</i>
S/EMP/096/00001  Pembrokes hire Science and Technology Park cluster	21.69	No Candidate Site	<b>Grade 2 (65.2%)</b> Grade 3a (24.6%) Grade 3b (6.3%) Non-agricultural (1.9%) Urban (2.0%)	This site forms the main part of the Pembrokeshire Science and Technology Park cluster. As such, it contributes to the strategic employment provision at Pembroke Dock serving the Milford Haven Waterway. As such, it contributes to the strategic employment provision at Pembroke Dock serving the Milford Haven Waterway. Much of the site constitutes a reclaimed oil tank farm and is brownfield land with potential associated contamination issues.	This site is partly re-developed. Much of the land to the west and south is developed and urban, while land to the north and east is a complex mix of grades from 2 to 5.	The Ferry Wood area to the North is Ancient Woodland and has strong amenity, ecological and landscape value. The adjacent Waterway is SSSI and SAC.	Much of the land is nominally grade 2, although as noted the site is primarily notable for being a reclaimed oil tank farm, with limited active agricultural use taking place. There is no obvious alternative location for this strategic employment site.

S/EMP/096/00002  Pembroke Dock cluster (Royal Dockyard)	28.95	No Candidate Site	<b>Urban (98.2%)</b> Grade 2 (1.8%)	The Royal Dockyard forms part of the Pembroke Dock cluster, hosts long-established port-related development and provides a ferry terminal. There is also a safeguarded sand and gravel wharf. The Royal Dockyard forms part of the strategic employment provision serving Milford Haven Waterway.	Two sides of this site abut the Milford Haven Waterway. Almost all the land in the vicinity of this site is urban.	There is very little non-urban land.	Most of the site is classified as urban, with only small pockets of grade 2 land. It is unlikely that there is any agricultural activity within or immediately beyond the site boundary.
S/EMP/096/00003  Pembroke Dock cluster (West Llanion)	6.78	No Candidate Site	<b>Urban (100%)</b>	There is no best and most versatile agricultural land within this site.			
S/EMP/096/00004  London Road and Ferry Lane Pembroke Dock cluster (Ferry Lane)	3.61	No Candidate Site	<b>Urban (96.2%)</b> Grade 3b (2.4%) Grade 2 (1.4%)	This site forms part of the Waterloo and London Road Industrial Estate cluster. As such, it contributes to the strategic employment provision at Pembroke Dock serving the Milford Haven Waterway.	Most of the land in the vicinity of this site is urban, although there is some grade 3a and 3b land in the countryside beyond this part of Pembroke Dock.	There are some woodland belts of environmental value in the agricultural area beyond the settlement.	Most of the site is already developed and classified as urban. The small amount of grade 2 land is on the edge of the site.

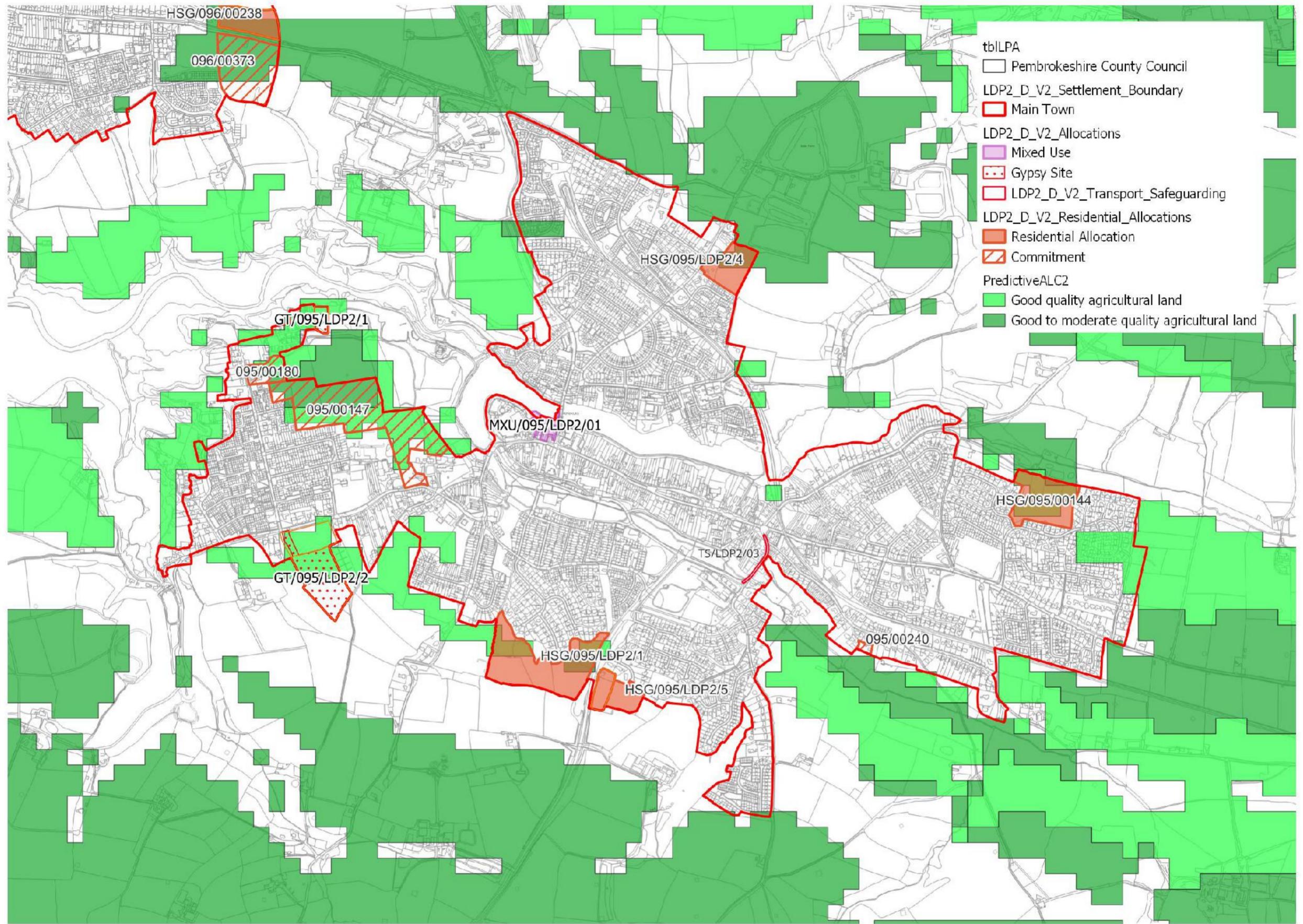
S/EMP/096/00005  London Road and Ferry Lane Pembroke Dock cluster (Kingswood)	8.31	No Candidate Site	<b>Urban (98%)</b> Grade 3b (1.6%) Non-agricultural (0.5%)	This site forms part of the Waterloo and London Road Industrial Estate cluster. As such, it contributes to the strategic employment provision at Pembroke Dock serving the Milford Haven Waterway. PCC is advised that 97.9% of the site is urban, with 1.6% being in grade 2 and 0.5% being non-agricultural.	Most of the land in the vicinity of this site is urban, although there is some grade 2, 3b and 4 land in the countryside beyond this part of Pembroke Dock.	The higher-grade land adjoins Cosheston Pill, which is a SSSI.	Most of the site is already developed and classified as urban. The nearby grade 2 land is beyond the settlement and adjoins a SSSI.
S/EMP/096/00006  London Road and Ferry Lane Pembroke Dock (Waterloo & London Road)	19.41	No Candidate Site	<b>Urban (92.0%)</b> Grade 2 (6.6%) Grade 5 (0.7%) Non-agricultural (0.7%)	This site forms part of the Waterloo and London Road Industrial Estate cluster. As such, it contributes to the strategic employment provision at Pembroke Dock serving the Milford Haven Waterway.	Most of the land in the vicinity of this site is urban, although there is some grade 2 land in the countryside beyond this part of Pembroke Dock.	Some of the grade 2 land adjoins Cosheston Pill, which is a SSSI.	Most of the site is already developed and classified as urban. Some of the nearby grade 2 land is beyond the settlement and adjoins a SSSI.

<p>S/EMP/096/00007</p> <p>Pembrokes hire Science and Technology Park cluster (Cleddau Bridge)</p>	<p>2.33</p>	<p>No Candidate Site</p>	<p><b>Grade 3a (76.8%)</b>  Grade 2 (8.8%)  Grade 3b (6.3%)  Non-agricultural (4.7%)  Grade 4 (3.5%)</p>	<p>This site forms part of the Pembrokeshire Science and Technology Park cluster. As such, it contributes to the strategic employment provision at Pembroke Dock serving the Milford Haven Waterway.</p>	<p>This site has been developed, but with significant areas around the buildings providing landscaping associated with the development. While the land may have had an agricultural use at the time of the ALC survey, little such activity remains today, in spite of the gradings.</p>	<p>The lower graded land only forms a modest proportion of the total. Much of this forms elements of the landscaping associated with the development.</p>	<p>Most of the site is already developed, with the residual land forming landscaping associated with the development. Surrounding land is within a wide range of gradings, including 2, 3a, 3b, 4 and 5.</p>
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**Pembroke**

The map opposite shows the constraint of BMV (in green) surrounding the regional growth area of Pembroke. The land surrounding Pembroke is constrained in many areas by BMV.

**Other candidate sites with no or lower BMV in the town were screened out of consideration due to highway safety concerns (167, 174, 087, 281), flood risk (035) or because of their ecological value (131).**



### **Housing Allocations in Pembroke**

A number of housing allocations are made in Pembroke which contain BMV agricultural land. BMV is a widespread constraint around Pembroke Dock and when taking into account all environmental issues, infrastructure capacity and deliverability issues, together with the overriding need BMV is a widespread constraint around Pembroke and when taking into account all environmental issues, infrastructure capacity and deliverability issues, together with the overriding need to develop housing in a sustainable, regional growth area as identified in Future Wales, the allocations are justified.

<i>LDP 2 site reference number and site title</i>	<i>Site size (ha)</i>	<i>Candidate site reference (Where applicable)</i>	<i>Predictive ALC information for the LDP allocation – in % order, with highest % grade in bold</i>	<i>Is there an overriding need for the development?</i>	<i>If yes, is there land of lower agricultural grade available in this location?</i>	<i>If yes, and there is lower grade agricultural land available, is that lower grade land of environmental value?</i>	<i>Within the site, is there a variation in agricultural grade and if so, which lower graded land should development be directed to?</i>
HSG/095/L DP2/1  Between St. Daniel's Hill and Norgans Hill, Pembroke	4.9	043	<b>Grade 3b (54.7%)</b> Grade 2 (21%) Urban (15%) Grade 3a (9.3%)	Yes, there is an overriding need to identify land for housing to support this Regional Growth Area and the LDP's strategy for 60% growth in urban areas.	The undeveloped land to the south of this site is mostly in grade 3b.	The grade 3b land to the south of this site does not have any special environmental value beyond that normally associated with rural agricultural land in Pembrokeshire. However, it rises steeply towards the south and so becomes increasingly prominent in views from the north.	The grade 2 and grade 3a land is that which relates most closely to the settlement of Pembroke. The distribution of the different grades within this site does not lend itself to easy sub-division. There is an overriding need to identify land for housing to support this Regional Growth Area and the LDP's strategy for 60% growth in urban areas.

<p>HSG/095/L DP2/2</p> <p>Southwest of Southlands , St. Daniel's Hill, Pembroke</p>	<p>0.64</p>	<p>302</p>	<p><b>Grade 3b (88.4%)</b> Urban (11.6%)</p>	<p>Yes, there is an overriding need to identify land for housing to support this Regional Growth Area and the LDP's strategy for 60% growth in urban areas.</p>	<p>The undeveloped land to the south of this site is mostly in grade 3b.</p>	<p>The grade 3b land to the south of this site does not have any special environmental value beyond that normally associated with rural agricultural land in Pembrokeshire. However, it rises steeply towards the south and so becomes increasingly prominent in views from the north.</p>	<p>The predictive ALC map indicates that most of this site is in grade 3b. There is an overriding need to identify land for housing to support this Regional Growth Area and the LDP's strategy for 60% growth in urban areas.</p>
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HSG/095/L DP2/5  Southeast of Southlands , St. Daniel's Hill, Pembroke	0.87	411	<b>Grade 3b (86%)</b> Urban (14%)	This site forms a part of the allocated residential provision for the Regional Growth Centre of Pembroke.	The undeveloped land to the south of this site is mostly in grade 3b.	The grade 3b land to the south of this site does not have any special environmental value beyond that normally associated with rural agricultural land in Pembrokeshire. However, it rises steeply towards the south and so becomes increasingly prominent in views from the north.	The predictive ALC map indicates that most of this site is in grade 3b. In a development context, it would be difficult to separate out the grade 3b and urban elements. There is an overriding need to identify land for housing to support this Regional Growth Area and the LDP's strategy for 60% growth in urban areas.
HSG/095/0 0144  North of Gibbas Way, Pembroke	2.86	014	<b>Grade 2 (64.9%)</b> Urban (31.1%) Grade 3a (4%)	This site forms a part of the allocated residential provision for the Regional Growth Centre of Pembroke.	There is grade 3a land immediately north of the site, in the Lord's Meadow stream valley.	The land in the stream valley is of local environmental value. Part of this is occupied by a waste water pumping station.	Grade 2 land predominates. In a development context, it would be difficult to separate out the grade 2 and urban elements. There is an overriding need to identify land for housing to support this Regional Growth Area and the LDP's strategy for 60% growth in urban areas.

<p>HSG/095/L DP2/4</p> <p>East of Golden Hill Road</p>	<p>1.68</p>	<p>167</p>	<p><b>Grade 3a (39.2%)</b> Urban (31.1%) Grade 3b (29.6%)</p>	<p>This site forms a part of the allocated residential provision for the Regional Growth Centre of Pembroke.</p>	<p>The land in the vicinity of this site is also a mix of grade 3a and grade 3b</p>	<p>The lower graded land in the Golden Brake stream valley is of local environmental value. The grade 3a and 3b land in the vicinity of the site is of similar environmental value to the allocated site.</p>	<p>In a development context, it would be difficult to separate out the grade 3a and 3b elements from those in the urban category. There is an overriding need to identify land for housing to support this Regional Growth Area and the LDP's strategy for 60% growth in urban areas.</p>
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## Safeguarded employment sites

Strategic employment sites of regional significance are safeguarded in the regional growth area of Pembroke. The sites form part of the strategic employment provision at Pembroke serving the Milford Haven Waterway which are key to Pembrokeshire and the region. The sites contain an element of BMV agricultural land, however, the strategic employment sites within the sustainable, regional growth area of Milford Haven and the Celtic Freeport area is an overriding justification for their continued designation.

<i>LDP 2 site reference number and site title</i>	<i>Site size (ha)</i>	<i>Candidate site reference (Where applicable)</i>	<i>Predictive ALC information for the LDP allocation – in % order, with highest % grade in bold</i>	<i>Is there an overriding need for the development?</i>	<i>If yes, is there land of lower agricultural grade available in this location?</i>	<i>If yes, and there is lower grade agricultural land available, is that lower grade land of environmental value?</i>	<i>Within the site, is there a variation in agricultural grade and if so, which lower graded land should development be directed to?</i>
S/EMP/000/00002 Pembroke Oil Refinery (Valero)	222.60	No Candidate Site	<b>Urban (98.5%)</b> Grade 3b (1.1%) Grade 2 (0.2%) Grade 4 (0.1%) Grade 5 (0.1%)	This is an existing strategic industrial site adjacent to the Milford Haven Waterway. The site is safeguarded by LDP 2 to ensure future use for employment purposes. The grade 2 element is 1.2% of the site total. More than 98% is classified as Urban.	The land surrounding this site is mostly of grades 2 and 3b. Lower graded land is mainly along the Haven coastline.	The lower grade land is mostly adjacent to the Haven coastline and its development would risk harming an SAC / SSSI.	Most of the land is already in use and classified as Urban.

S/EMP/095/00001  Pembroke Power Station	139.95	No Candidate Site	<b>Grade 2 (39%)</b> Urban (39.7%) Non-agricultural (11.5%) Grade 3b (9.5%) Grade 4 (0.2%) Grade 5 (0.2%)	This is an existing strategic industrial site adjacent to the Milford Haven Waterway. The site is safeguarded by LDP 2 to ensure future use for employment purposes. The Urban element seems to relate to built development, but much of the rest of the site is within the operational area of the Power Station.	Most of the surrounding land is in grades 2 and 3a. Lower graded land is found in the stream valleys leading to the coast and adjacent to the Milford Haven Waterway.	The lower grade land is mostly in the stream valleys and adjacent to the Haven coastline and its development would risk harming local wildlife and also the SAC / SSSI.	Most of the built development is within the part of the site classified as Urban. Most of the remaining land is within the operational site area.
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### Other allocations in Pembroke

**Mixed use site** (MXU/095/LDP2/01) – a mixed use housing development, incorporating an element of use class B1 and / or B8 employment use is allocated on a site where site is all urban land and there is no loss of BMV agricultural land.

**Transport Improvements** – land is allocated for Well Hill Improvement, Pembroke (road and footpath) (Site Ref: TS/LDP2/03). The scheme is on urban land and would not result in the loss of any BMV agricultural land.

**Gypsy and Traveler sites** (GT/095/LDP2/1 – Site extension to an existing traveller site at Castle Quarry. Thirty five percent of allocation is BMV land. GT/095/LDP2/2 – New site at South of Monkton Playing Fields. Fifty percent of the allocation is BMV land.

<i>LDP 2 site reference number and site title</i>	<i>Site size (ha)</i>	<i>Candidate site reference (Where applicable)</i>	<i>Predictive ALC information for the LDP allocation – in % order, with highest % grade in bold</i>	<i>Is there an overriding need for the development?</i>	<i>If yes, is there land of lower agricultural grade available in this location?</i>	<i>If yes, and there is lower grade agricultural land available, is that lower grade land of environmental value?</i>	<i>Within the site, is there a variation in agricultural grade and if so, which lower graded land should development be directed to?</i>
MXU/095/LD P2/01  South Quay, Pembroke	0.50	308	<b>Urban (100%)</b>	There is no best and most versatile agricultural land within this site.			
TS/LDP2/03  Well Hill Improvement, Pembroke (road and footpath)	---	356	<b>Urban (100%)</b>	There is no best and most versatile agricultural land within this site.			

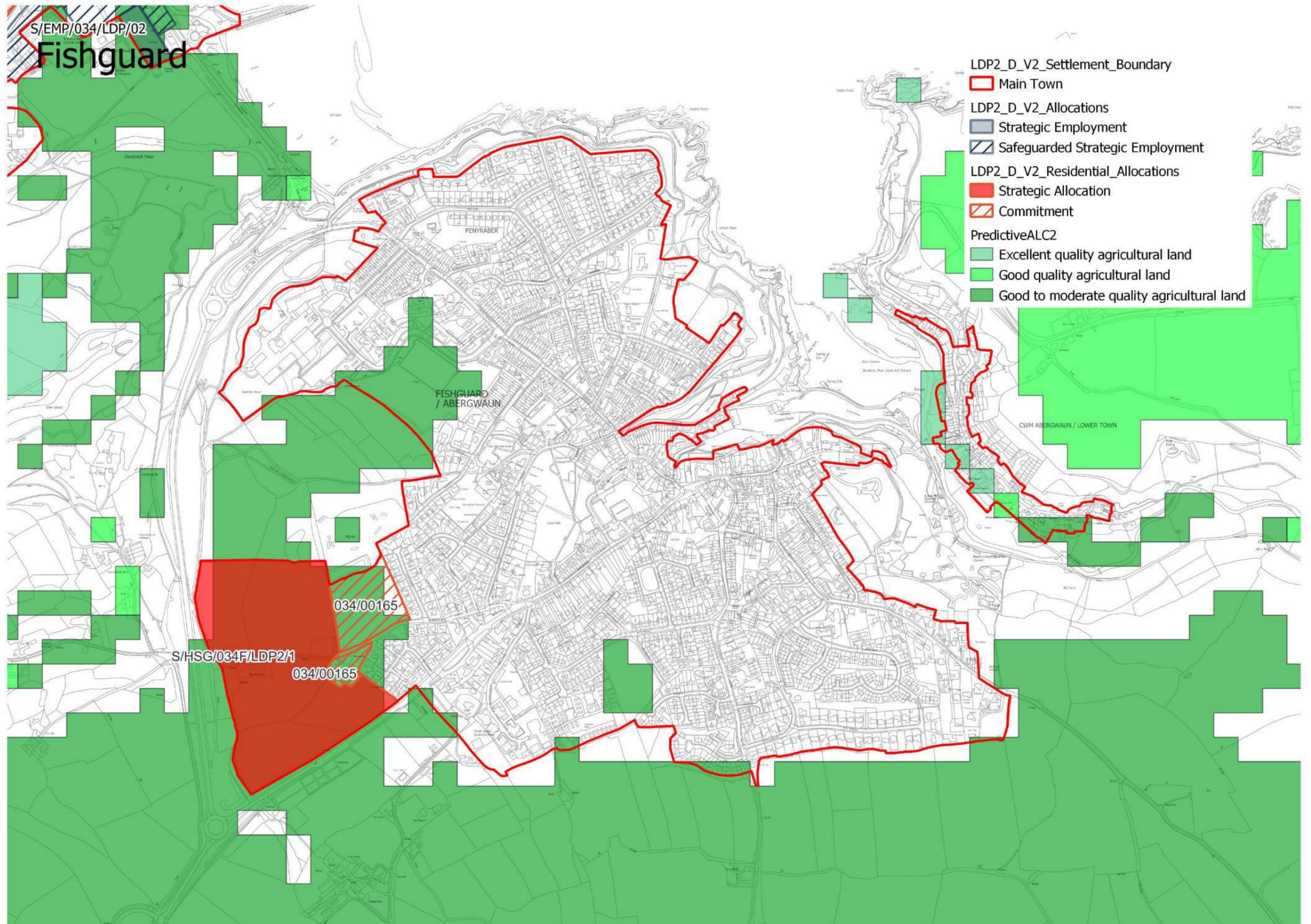
<i>LDP 2 site reference number and site title</i>	<i>Site size (ha)</i>	<i>Candidate site reference (Where applicable)</i>	<i>Predictive ALC information for the LDP allocation – in % order, with highest % grade in bold</i>	<i>Is there an overriding need for the development?</i>	<i>If yes, is there land of lower agricultural grade available in this location?</i>	<i>If yes, and there is lower grade agricultural land available, is that lower grade land of environmental value?</i>	<i>Within the site, is there a variation in agricultural grade and if so, which lower graded land should development be directed to?</i>
GT/095/LDP2 /01  Castle Quarry eastern extension	0.36	No candidate site	<b>Grade 3b (64.8%)</b> Grade 2 (35.2%)	The 2019 Pembrokeshire Gypsy and Traveller Accommodation Assessment identifies an additional need for 39 pitches over the plan period to 2033. This site will contribute to meeting this need.	The site is heavily constrained by the estuary to the North and woodland and BMV land to the south	Land approaching the estuary further north would have higher environmental value (part of the Pembrokeshire marine SAC) along with the heavily vegetated area directly to the south of the allocation. There is a flood risk zone to the east of the site.	The BMV land lies on the northern fringe of the site which could potentially be avoided in the extension to the site.
GT/095/LDP2 /2 South of Monkton Playing Fields	2.43	No candidate site	<b>Grade 2 (50.1%)</b> Grade 3b (49.2%) Grade U (0.7%)	The 2019 Pembrokeshire Gypsy and Traveller Accommodation Assessment identifies an additional need for 39 pitches over the plan period to 2033. This site will contribute to meeting this need.	There are very limited options for developing gypsy and traveller sites throughout the entire county. There is no lower grade land available in this location for an alternative site.	N/A	The BMV land lies on the northern half of the site adjacent to the site entrance. It would be difficult to avoid developing this area.



### Fishguard

The map opposite shows the constraint of BMV (in green) surrounding the urban settlement of Fishguard. The town of Fishguard is constrained to the north by the Irish Sea and to the east there is steep topography adjacent to the River Gwaun. Land to the south and west of the settlement boundary of Fishguard is constrained by BMV agricultural land.

Most candidate sites in this location contained BMV. Others were screened out due to highway concerns (155).



## Housing Allocations in Fishguard

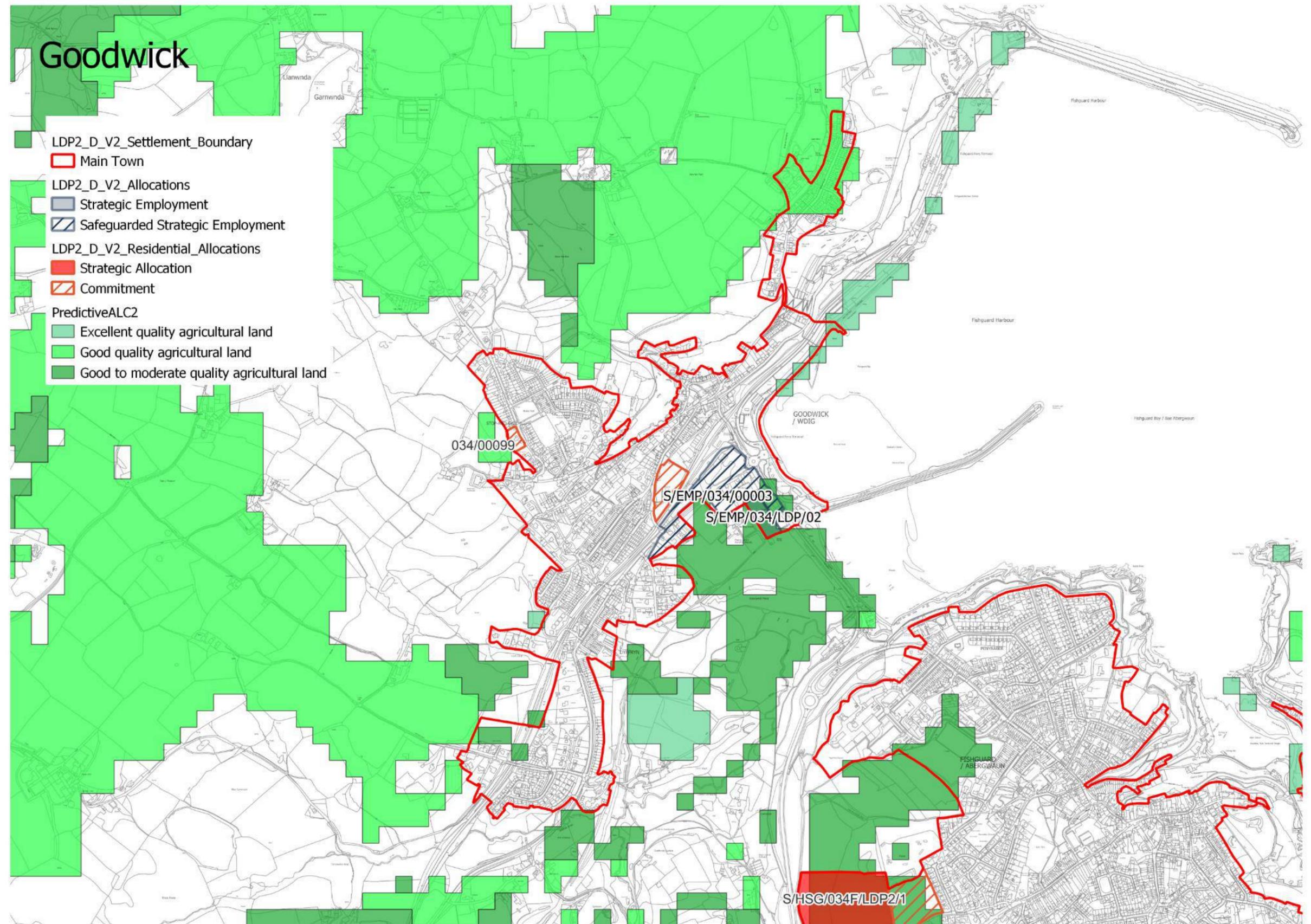
Three housing allocations are made in Fishguard, two of which are on land containing BMV agricultural land. The housing allocations are considered necessary in order to delivery additional housing in the urban settlement of Fishguard. Fishguard is recognised in Future Wales as a Strategic Gateway, facilitating international connectivity through Fishguard Port to Ireland. It is key that Fishguard and Goodwick are both supported with appropriate growth to continue their strategic gateway function.

<i>LDP 2 site reference number and site title</i>	<i>Site size (ha)</i>	<i>Candidate site reference (Where applicable)</i>	<i>Predictive ALC information for the LDP allocation – in % order, with highest % grade in bold</i>	<i>Is there an overriding need for the development?</i>	<i>If yes, is there land of lower agricultural grade available in this location?</i>	<i>If yes, and there is lower grade agricultural land available, is that lower grade land of environmental value?</i>	<i>Within the site, is there a variation in agricultural grade and if so, which lower graded land should development be directed to?</i>
S/HSG/03 4F/LDP2/1  Maesgwynne	11.39	335	<b>Grade 3a (94.9%)</b> Grade 3b (4.2%) Urban (0.6%) Grade 5 (0.3%)	Yes, this site forms the allocated housing provision for the urban town of Fishguard.	The majority of the land surrounding Fishguard is BMV. The lower grade land to the west is associated with lower lying flood plain and has a higher environmental value and is less well related	The lower grade land further to the east of Fishguard relates to the steeply sloped Gwaun valley. The land to the west is also steeply sloping. Both areas have a high environmental value.	There is only a very small area of lower grade land on site.

<i>LDP 2 site reference number and site title</i>	<i>Site size (ha)</i>	<i>Candidate site reference (Where applicable )</i>	<i>Predictive ALC information for the LDP allocation – in % order, with highest % grade in bold</i>	<i>Is there an overriding need for the development?</i>	<i>If yes, is there land of lower agricultural grade available in this location?</i>	<i>If yes, and there is lower grade agricultural land available, is that lower grade land of environmental value?</i>	<i>Within the site, is there a variation in agricultural grade and if so, which lower graded land should development be directed to?</i>
					to the settlement.		

## Goodwick

The map opposite shows the constraint of BMV (in green) surrounding the urban settlement of Goodwick. Goodwick is constrained by the Irish sea to the north east and land to the south of the settlement boundary is identified as a C2 flood zone which is unsuitable for residential development. The topography of Goodwick town is steeply sloping which presents a constraint to development. Fishguard Port which is within Goodwick is recognised in Future Wales as a Strategic Gateway, facilitating international connectivity to Ireland. There are no identified housing allocations within Goodwick that contain BMV agricultural land.



## **Employment allocations**

Land at Goodwick Industrial Estate is safeguarded as a strategic employment site within the urban area of Goodwick. The site does not contain and BMV agricultural land.

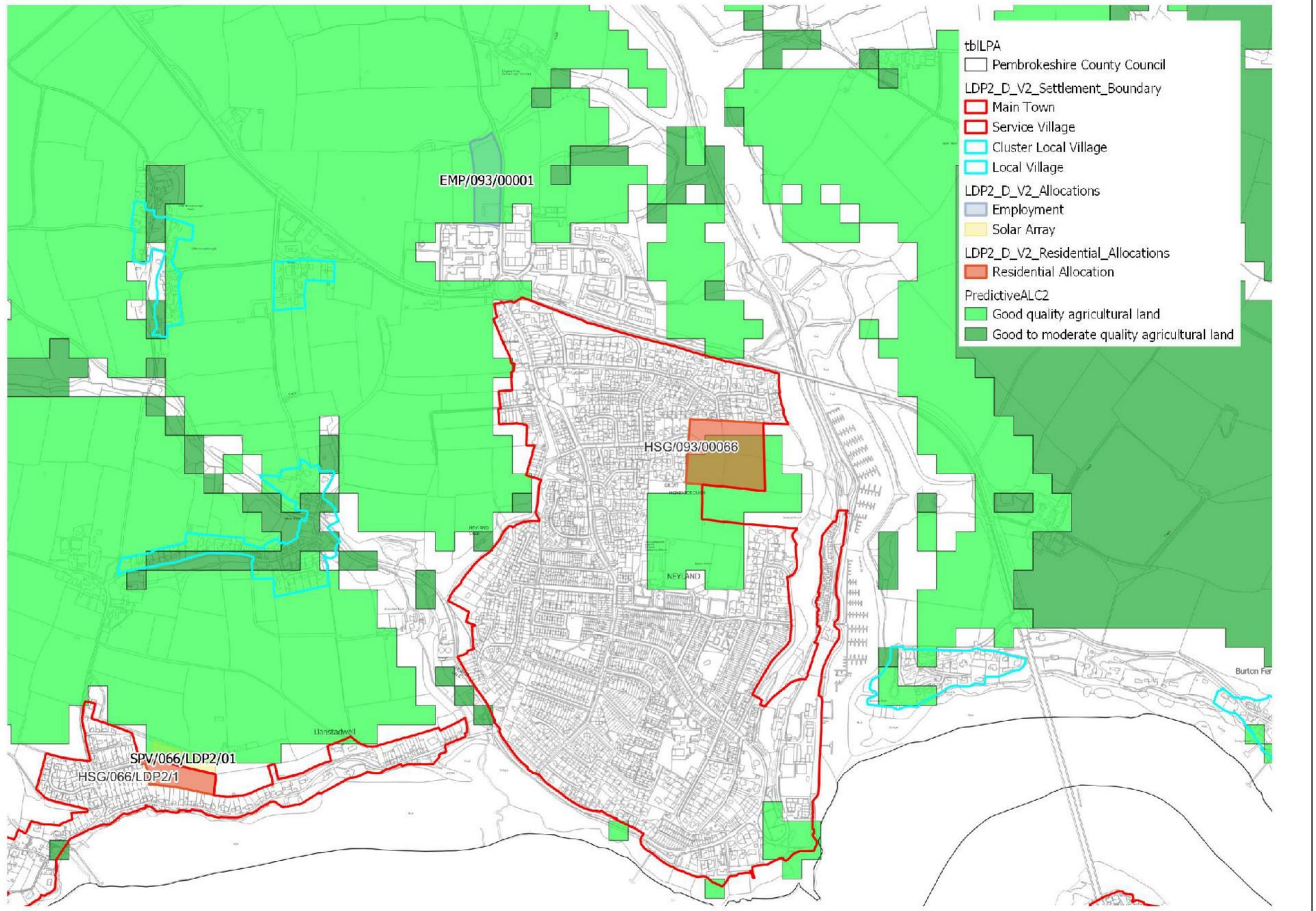
<i>LDP 2 site reference number and site title</i>	<i>Site size (ha)</i>	<i>Candidate site reference (Where applicable)</i>	<i>Predictive ALC information for the LDP allocation – in % order, with highest % grade in bold</i>	<i>Is there an overriding need for the development?</i>	<i>If yes, is there land of lower agricultural grade available in this location?</i>	<i>If yes, and there is lower grade agricultural land available, is that lower grade land of environmental value?</i>	<i>Within the site, is there a variation in agricultural grade and if so, which lower graded land should development be directed to?</i>
S/EMP/034/00003  Goodwick Industrial Estate	4.08	No Candidate Site	<b>Urban (87.8%)</b> Grade 3a (12.2%)	This site contributes to the local provision of employment land in this urban centre. Although 12% of the land is graded as 3a aerial photography suggests the entire site has already been developed	As described above Goodwick is constrained by steeply sloping topography and areas of floodzone. Aerial photography shows that the site is urban.	There are areas of ancient woodland around the settlement to the south and east which further constrain the area.	As already highlighted the site has already been developed.
S/EMP/034/LDP/02  Goodwick, Parrog	0.61	No Candidate Site	<b>Grade 3a (98.6%)</b> Urban (1.4%)	Although the ALC2 map marks this land as 3a Aerial photography shows the land has already been developed as a car park.	As described above Goodwick is constrained by steeply sloping topography and areas of floodzone. Aerial photography shows that the site is urban.	There are areas of ancient woodland around the settlement to the south and east which further constrain the area.	As already highlighted the site has already been developed.

### Neyland

The map opposite shows the constraint of BMV (in green) surrounding the urban settlement of Neyland. The urban settlement of Neyland is heavily constrained by BMV. The settlement is also constrained by the River Cleddau to the South and Westfield Pill Nature Reserve to the east.

One housing allocation is made in Neyland which is considered the most suitable location for development when considering all environmental issues, infrastructure capacity and deliverability issues, together with the overriding need to develop housing in a sustainable, urban location which has access to a range of services and facilities.

All candidate sites in this area contained a significant proportion of BMV land.



## Housing allocations in Neyland

<i>LDP 2 site reference number and 2 site title</i>	<i>Site size (ha)</i>	<i>Candidate site reference (Where applicable)</i>	<i>Predictive ALC information for the LDP allocation – in % order, with highest % grade in bold</i>	<i>Is there an overriding need for the development?</i>	<i>If yes, is there land of lower agricultural grade available in this location?</i>	<i>If yes, and there is lower grade agricultural land available, is that lower grade land of environmental value?</i>	<i>Within the site, is there a variation in agricultural grade and if so, which lower graded land should development be directed to?</i>
HSG/093/00066  East of Poppy Drive, Neyland	3.39	385	<b>Grade 2 (72.4%)</b> Urban (27.6%)	Yes, this site forms the allocated housing provision for the urban town of Neyland.	Most of the land in the vicinity of this site is also grade 2 or urban. There is some lower graded land in grades 3b, 4 and 5 to the east.	The lower graded land is in the woodland belt known as Neyland Woods. This is an environmentally important woodland adjoining Westfield Pill and is close to a SAC and SSSI. It is also steeply sloping and used for recreational and amenity purposes, as well as being visually prominent in the landscape. Development of the lower graded land is highly undesirable.	Grade 2 land predominates. In a development context, it would be difficult to separate out the grade 2 and urban elements.

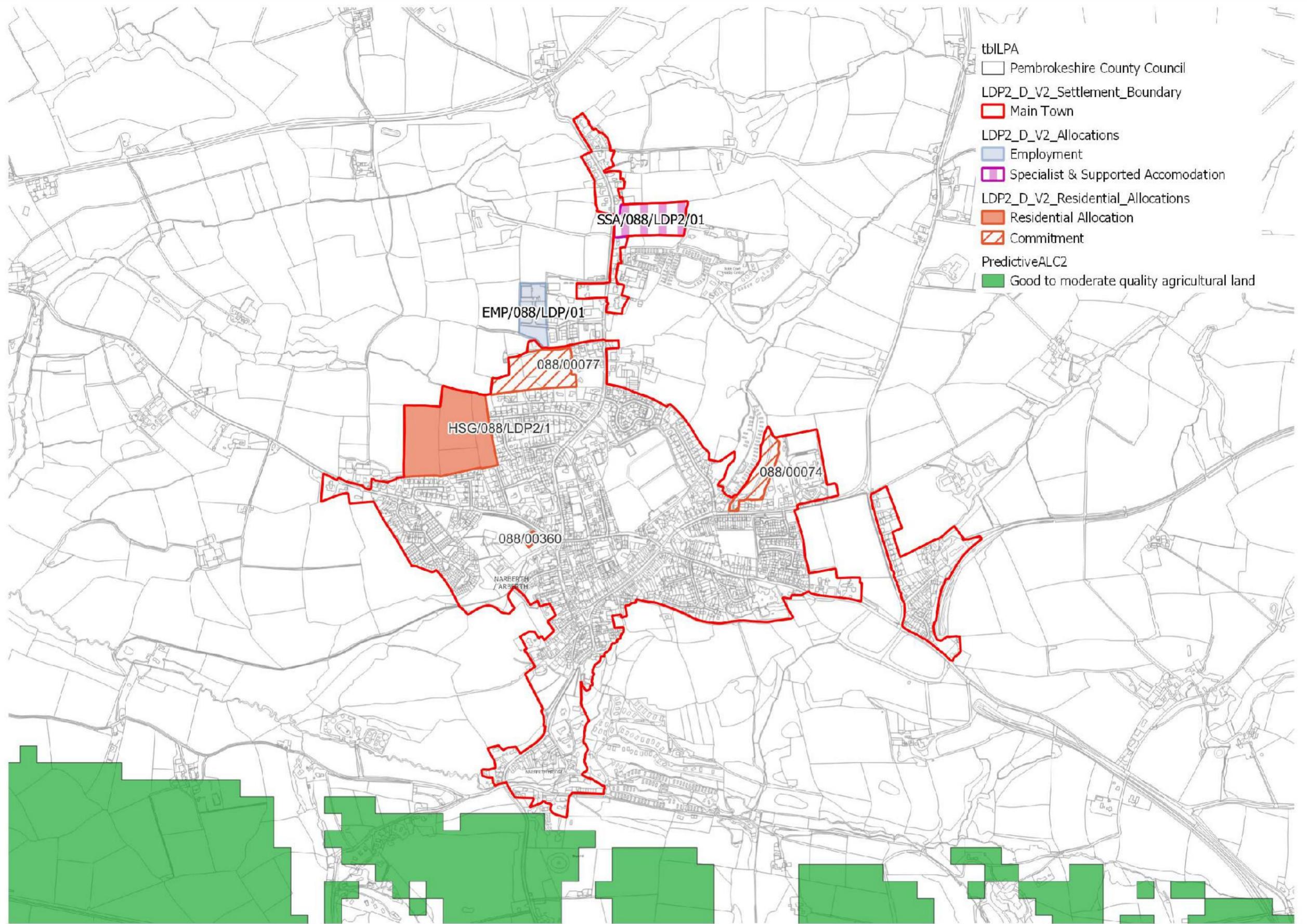
## **Employment allocations**

Land North of Honeyborough Industrial Estate, Neyland (ref: EMP/093/00001) has planning permission and provides an extension to the Honeyborough Industrial Estate, Neyland and contributes to the local provision of employment land at that location.

<i>LDP 2 site reference number and site title</i>	<i>Site size (ha)</i>	<i>Candidate site reference (Where applicable)</i>	<i>Predictive ALC information for the LDP allocation – in % order, with highest % grade in bold</i>	<i>Is there an overriding need for the development?</i>	<i>If yes, is there land of lower agricultural grade available in this location?</i>	<i>If yes, and there is lower grade agricultural land available, is that lower grade land of environmental value?</i>	<i>Within the site, is there a variation in agricultural grade and if so, which lower graded land should development be directed to?</i>
EMP/093/00001  North of Honeyborough Industrial Estate, Neyland	1.55	No Candidate Site	<b>Grade 2 (98.7%)</b> Urban (1.3%)	This site provides an extension to the Honeyborough Industrial Estate at Neyland and contributes to the local provision of employment land at that location. At the time of writing, the site has secured planning permission for industrial development and has been cleared pending development. PCC is advised that 98.7% of the site is grade 2 and 1.3% is urban. However, development is now underway.	The land surrounding this area of Neyland is predominantly in grade 2.	There is no lower grade land available in the immediate vicinity of the site. The nearest lower grade land (aside from urban Neyland) is adjoining Westfield Pill, where there are impacts on SSSIs / SACs to consider and a nature reserve.	There is only a small variation in grade on this site.

## Narberth

The map opposite shows the constraint of BMV (in green) surrounding the rural town of Narberth. The rural town of Narberth is not constrained by BMV.



## Housing Allocation

There is one housing commitment in Narberth which has full planning permission and does not contain any BMV agricultural land.

<i>LDP 2 site reference number</i>	<i>Site size (ha)</i>	<i>Candidate site reference (Where applicable)</i>	<i>Predictive ALC information for the LDP allocation – in % order, with highest % grade in bold</i>	<i>Is there an overriding need for the development?</i>	<i>If yes, is there land of lower agricultural grade available in this location?</i>	<i>If yes, and there is lower grade agricultural land available, is that lower grade land of environmental value?</i>	<i>Within the site, is there a variation in agricultural grade and if so, which lower graded land should development be directed to?</i>
HSG/088/L DP2/1  West of Bloomfield Gardens and North of Adams Drive & Highfield Park	5.75	033	<b>Grade 3b (84.8%)</b> <b>Urban (15.2%)</b>	There is no best and most versatile agricultural land within this site.			

## Specialist housing allocation

There is a specialist housing allocation in Narberth which does not contain any BMV agricultural land.

<i>LDP 2 site reference number and site title</i>	<i>Site size (ha)</i>	<i>Candidate site reference (Where applicable)</i>	<i>Predictive ALC information for the LDP allocation – in % order, with highest % grade in bold</i>	<i>Is there an overriding need for the development?</i>	<i>If yes, is there land of lower agricultural grade available in this location?</i>	<i>If yes, and there is lower grade agricultural land available, is that lower grade land of environmental value?</i>	<i>Within the site, is there a variation in agricultural grade and if so, which lower graded land should development be directed to?</i>
SSA/088/L DP2/01  Redstone, Narberth Older persons care facility	1.97	471, 518, 519, 520	<b>Grade 3b (89%)</b> Urban (11%)	There is no best and most versatile agricultural land within this site.			

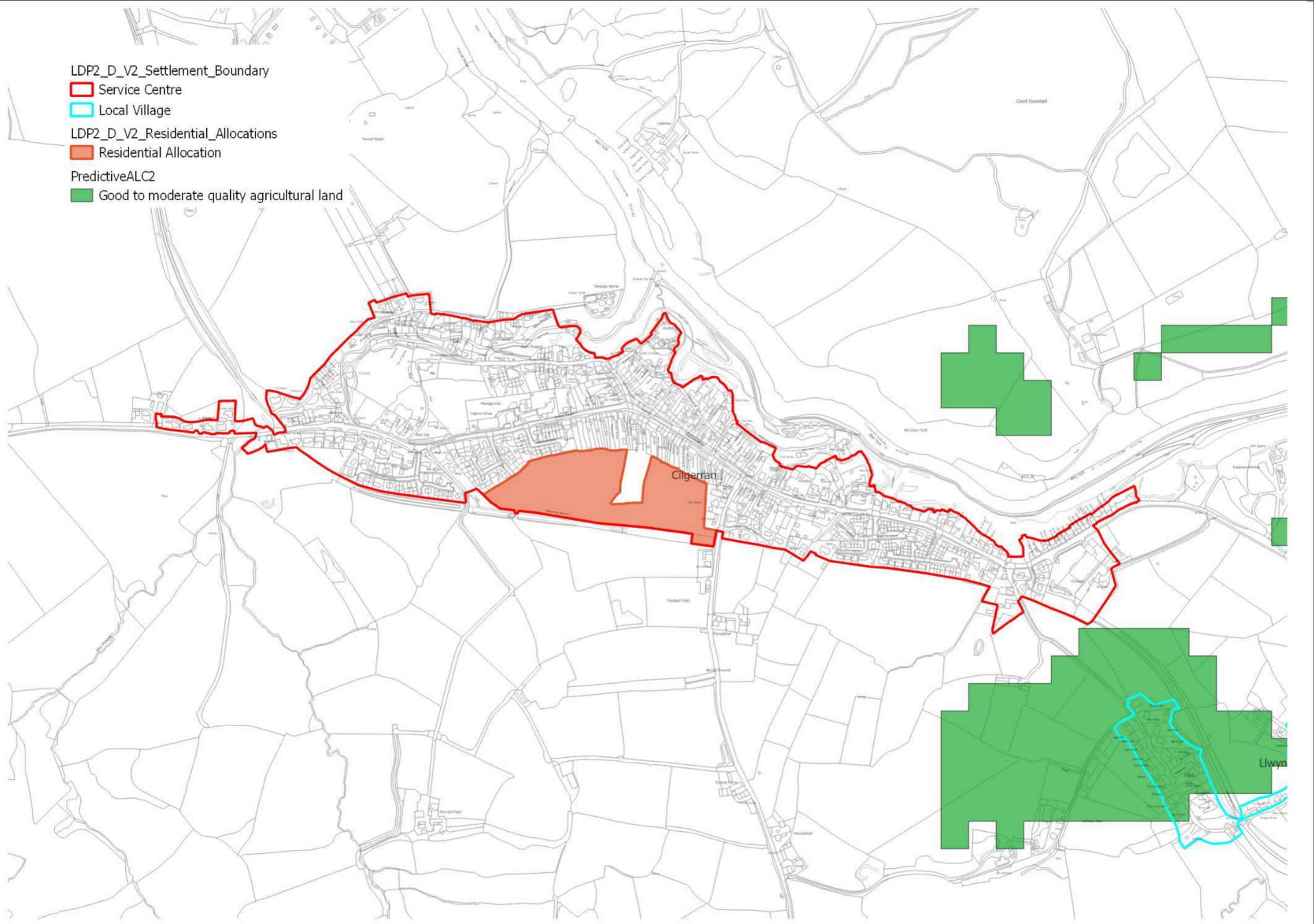
## Employment allocations

Two employment sites do not contain BMV agricultural land.

<i>LDP 2 site reference number and site title</i>	<i>Site size (ha)</i>	<i>Candidate site reference (Where applicable)</i>	<i>Predictive ALC information for the LDP allocation – in % order, with highest % grade in bold</i>	<i>Is there an overriding need for the development?</i>	<i>If yes, is there land of lower agricultural grade available in this location?</i>	<i>If yes, and there is lower grade agricultural land available, is that lower grade land of environmental value?</i>	<i>Within the site, is there a variation in agricultural grade and if so, which lower graded land should development be directed to?</i>
EMP/088/L DP/01  Rushacre Enterprise Park extension, Narberth	1.32	No Candidate Site	<b>Grade 3b (96.9%)</b> Urban (3.2%)	There is no best and most versatile agricultural land within this site.			
EMP/000/L DP2/01  Land at Princes Gate Spring Water	4.33	219	<b>Grade 3b (100%)</b>	There is no best and most versatile agricultural land within this site.			

# Cilgerran

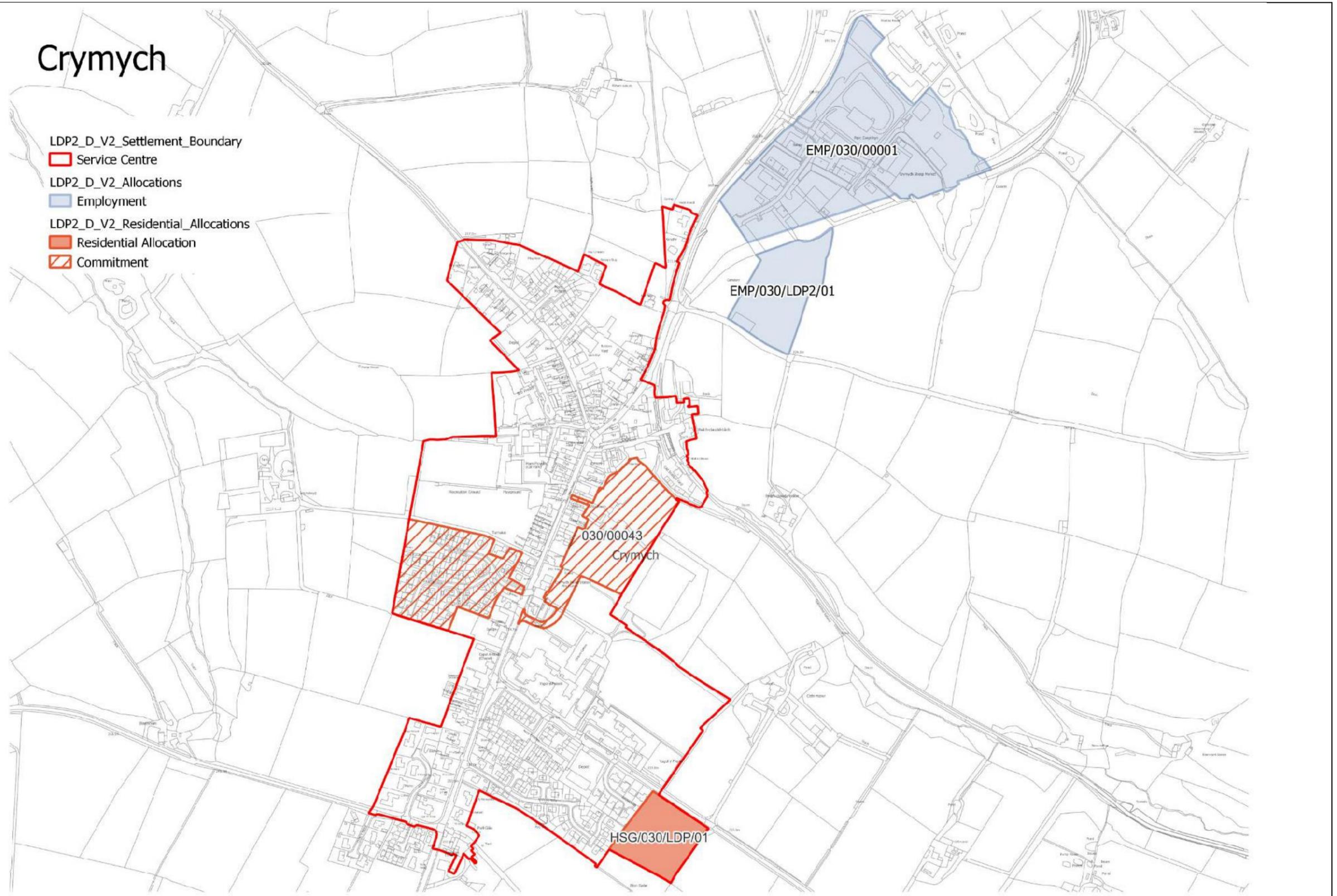
The map opposite shows there is very minor constraint of BMV (shown in green) surrounding the service centre of Cilgerran.



<i>LDP 2 site reference number and site title</i>	<i>Site size (ha)</i>	<i>Candidate site reference (Where applicable)</i>	<i>Predictive ALC information for the LDP allocation – in % order, with highest % grade in bold</i>	<i>Is there an overriding need for the development?</i>	<i>If yes, is there land of lower agricultural grade available in this location?</i>	<i>If yes, and there is lower grade agricultural land available, is that lower grade land of environmental value?</i>	<i>Within the site, is there a variation in agricultural grade and if so, which lower graded land should development be directed to?</i>
HSG/020/L DP2/1  Land at Tan Ffynnon Fields, Cilgerran	3.95	238, 239	<b>Grade 5 (74.8%)</b> Urban (25.2%)	There is no best and most versatile agricultural land within this site.			

## Crymych

The map opposite shows there is no constraint of BMV (which would be shown in green) surrounding the service centre of Crymych.



## Housing Allocations in Crymych

<i>LDP 2 site reference number and site title</i>	<i>Site size (ha)</i>	<i>Candidate site reference (Where applicable)</i>	<i>Predictive ALC information for the LDP allocation – in % order, with highest % grade in bold</i>	<i>Is there an overriding need for the development?</i>	<i>If yes, is there land of lower agricultural grade available in this location?</i>	<i>If yes, and there is lower grade agricultural land available, is that lower grade land of environmental value?</i>	<i>Within the site, is there a variation in agricultural grade and if so, which lower graded land should development be directed to?</i>
HSG/030/L DP/01 East of Waunaeron, Crymych	1.23	224	<b>Grade 5 (90%)</b> Grade 4 (8.5%) Urban (1.5%)	There is no best and most versatile agricultural land within this site.			

## Employment Allocation in Crymych

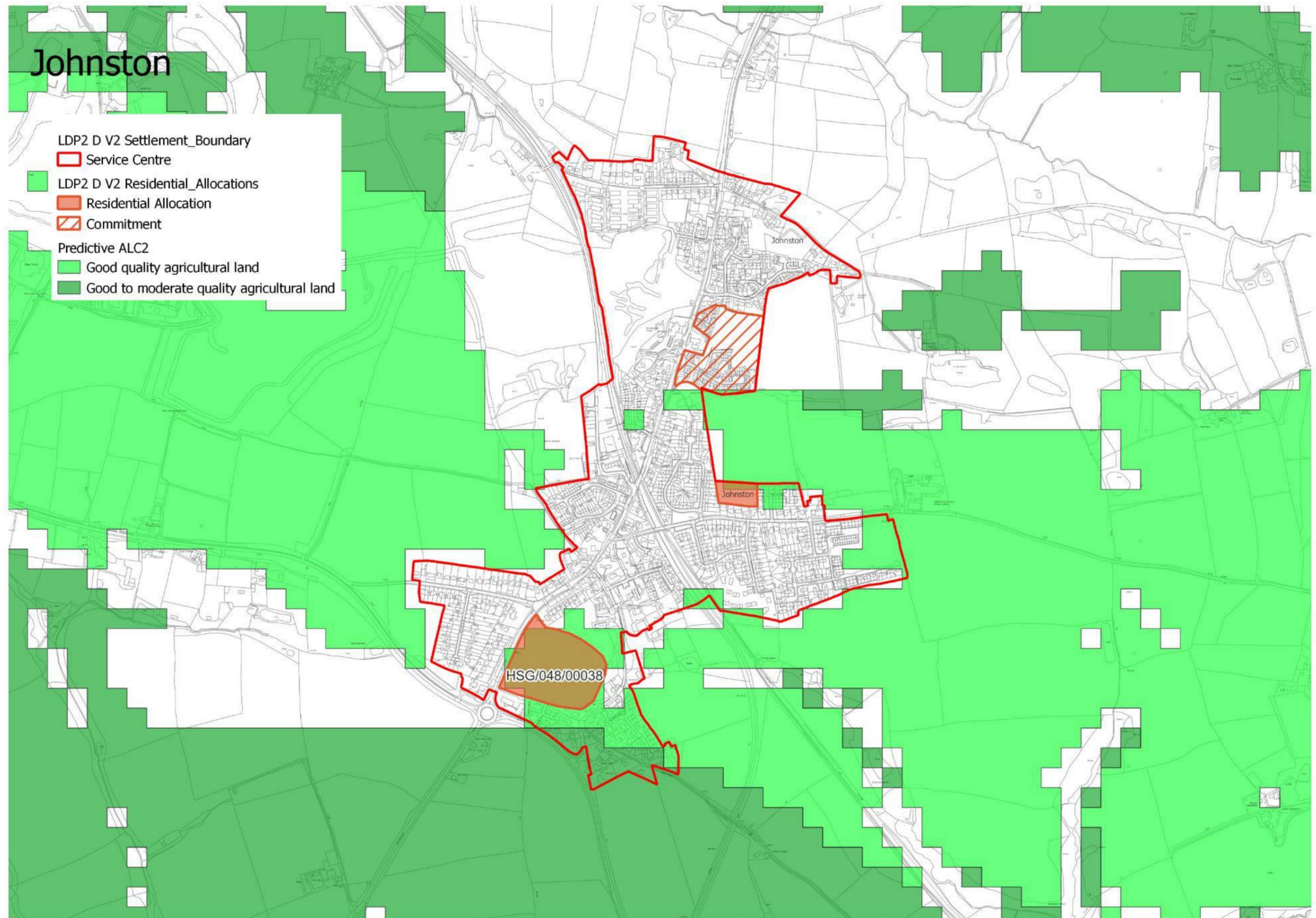
<i>LDP 2 site reference number and site title</i>	<i>Site size (ha)</i>	<i>Candidate site reference (Where applicable)</i>	<i>Predictive ALC information for the LDP allocation – in % order, with highest % grade in bold</i>	<i>Is there an overriding need for the development?</i>	<i>If yes, is there land of lower agricultural grade available in this location?</i>	<i>If yes, and there is lower grade agricultural land available, is that lower grade land of environmental value?</i>	<i>Within the site, is there a variation in agricultural grade and if so, which lower graded land should development be directed to?</i>
EMP/030/00001 Parc Gwynfryn, Crymych	6.92	No Candidate Site	<b>Grade 3b (97.5%)</b> Non-agricultural (2.5%)	There is no best and most versatile agricultural land within this site.			

<i>LDP 2 site reference number and site title</i>	<i>Site size (ha)</i>	<i>Candidate site reference (Where applicable)</i>	<i>Predictive ALC information for the LDP allocation – in % order, with highest % grade in bold</i>	<i>Is there an overriding need for the development?</i>	<i>If yes, is there land of lower agricultural grade available in this location?</i>	<i>If yes, and there is lower grade agricultural land available, is that lower grade land of environmental value?</i>	<i>Within the site, is there a variation in agricultural grade and if so, which lower graded land should development be directed to?</i>
EMP/030/L DP2/01 South of Parc Gwynfryn, Crymch	1.79	269, 270	<b>Grade 3b (100%)</b>	There is no best and most versatile agricultural land within this site.			

## Johnston

The map opposite shows the constraint of BMV (in green) surrounding the service centre of Johnston. The service centre is also constrained by a quarry buffer to the north west.

Most candidate sites in this location contained a significant amount of BMV. Two sites with lower areas were screened out due to highway concerns (023).



## **Housing allocations**

One housing allocation is made in Johnston which contains BMV, grade 2 agricultural land. The site is surrounded by urban development and is no longer considered suitable for intensive agricultural use. There is no suitable alternative sites of a lower grade agricultural land quality which provides the justification for development of the identified site in the service centre of Johnston.

<i>LDP 2 site reference number and site title</i>	<i>Site size (ha)</i>	<i>Candidate site reference (Where applicable)</i>	<i>Predictive ALC information for the LDP allocation – in % order, with highest % grade in bold</i>	<i>Is there an overriding need for the development?</i>	<i>If yes, is there land of lower agricultural grade available in this location?</i>	<i>If yes, and there is lower grade agricultural land available, is that lower grade land of environmental value?</i>	<i>Within the site, is there a variation in agricultural grade and if so, which lower graded land should development be directed to?</i>
HSG/048/00038  North of Hayston View, Johnston	4.01 (partly to be delivered outside plan period)	102	<b>Grade 2 (93.9%)</b> Urban (4.4%) Grade 3b (1.8%)	This site forms part of the allocated residential provision for the Service Centre of Johnston.	Most of the land in the immediate vicinity of this site is either grade 2 or urban. There is grade 3a land further south, but less well related to the settlement. There are also some small pockets of grade 3b land associated with the headwaters of a local stream. The site is surrounded by urban development and is no longer considered suitable for intensive agricultural use	The lower graded land in the same general area does not have any special environmental value beyond that normally associated with rural agricultural land in Pembrokeshire. However, it relates less well to Johnston. The land associated with the headwaters of the local stream is rather boggy and would be difficult to drain satisfactorily.	Grade 2 land predominates at this site.

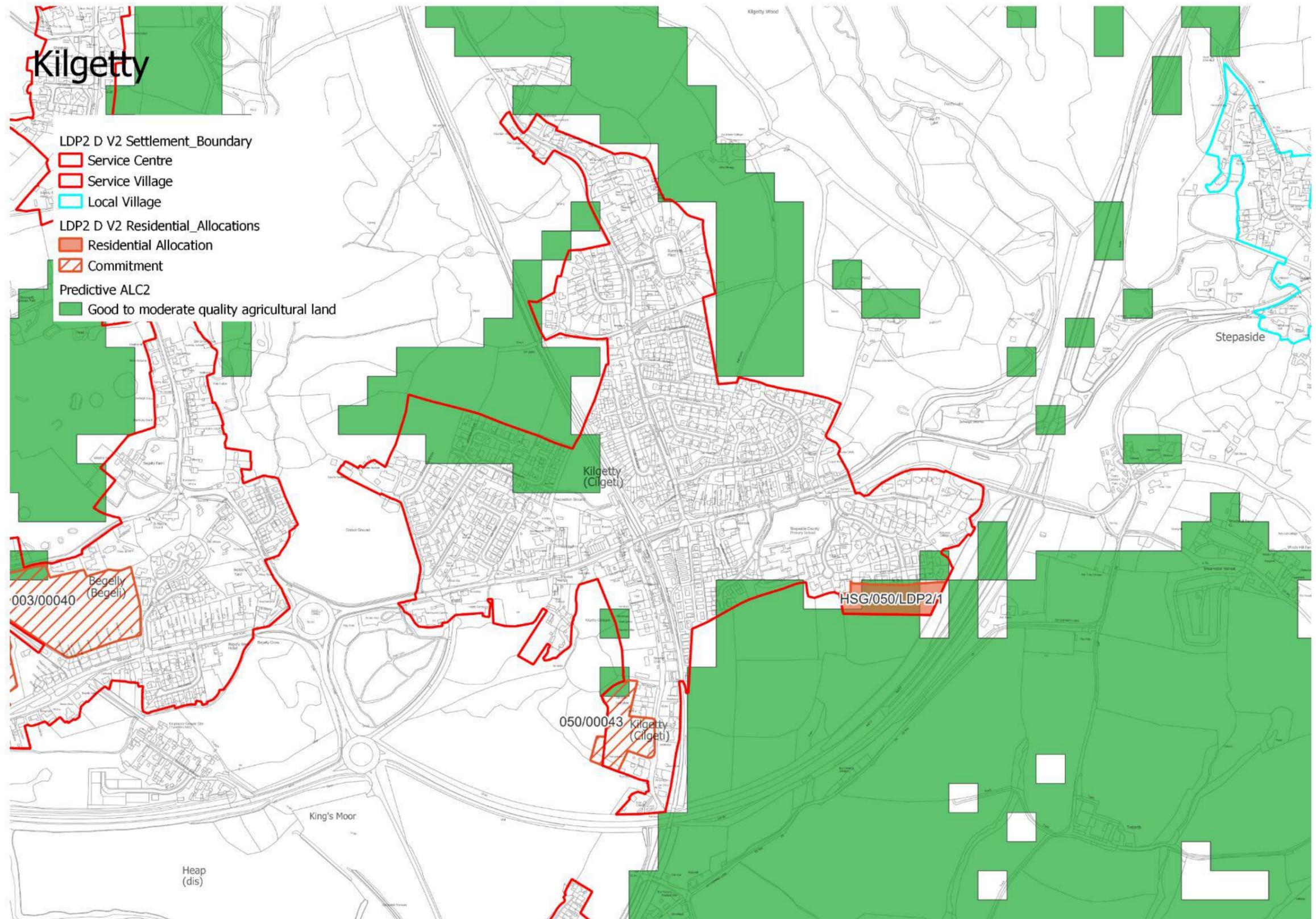
<i>LDP 2 site reference number and site title</i>	<i>Site size (ha)</i>	<i>Candidate site reference (Where applicable)</i>	<i>Predictive ALC information for the LDP allocation – in % order, with highest % grade in bold</i>	<i>Is there an overriding need for the development?</i>	<i>If yes, is there land of lower agricultural grade available in this location?</i>	<i>If yes, and there is lower grade agricultural land available, is that lower grade land of environmental value?</i>	<i>Within the site, is there a variation in agricultural grade and if so, which lower graded land should development be directed to?</i>
					which provides the justification for development of the identified site.		
HSG/048/ LDP2/1  Maes yr Ysgol	0.58	022	<b>Grade 2 (25.9%)</b> Urban (74.1%)	This site forms part of the allocated residential provision for the Service Centre of Johnston.	Most of the land in the immediate vicinity of this site is either grade 2 or urban.	The lower graded land in the same general area does not have any special environmental value beyond that normally associated with rural agricultural land in Pembrokeshire. However, it relates less well to Johnston. The land associated with the headwaters of the local stream is rather boggy and would be difficult to drain satisfactorily.	In a development context, it would be difficult to separate out the grade 2 and urban elements.

## Kilgetty

The map opposite shows the constraint of BMV (in green) surrounding the service centre of Kilgetty.

Areas to the north, north west and south east are heavily constrained by BMV. The north east slopes steeply to a stream valley with associated ancient woodland. The south west of the settlement is bounded by common land.

Once site with lower BMV was screened out due to being less well related to the settlement (149).



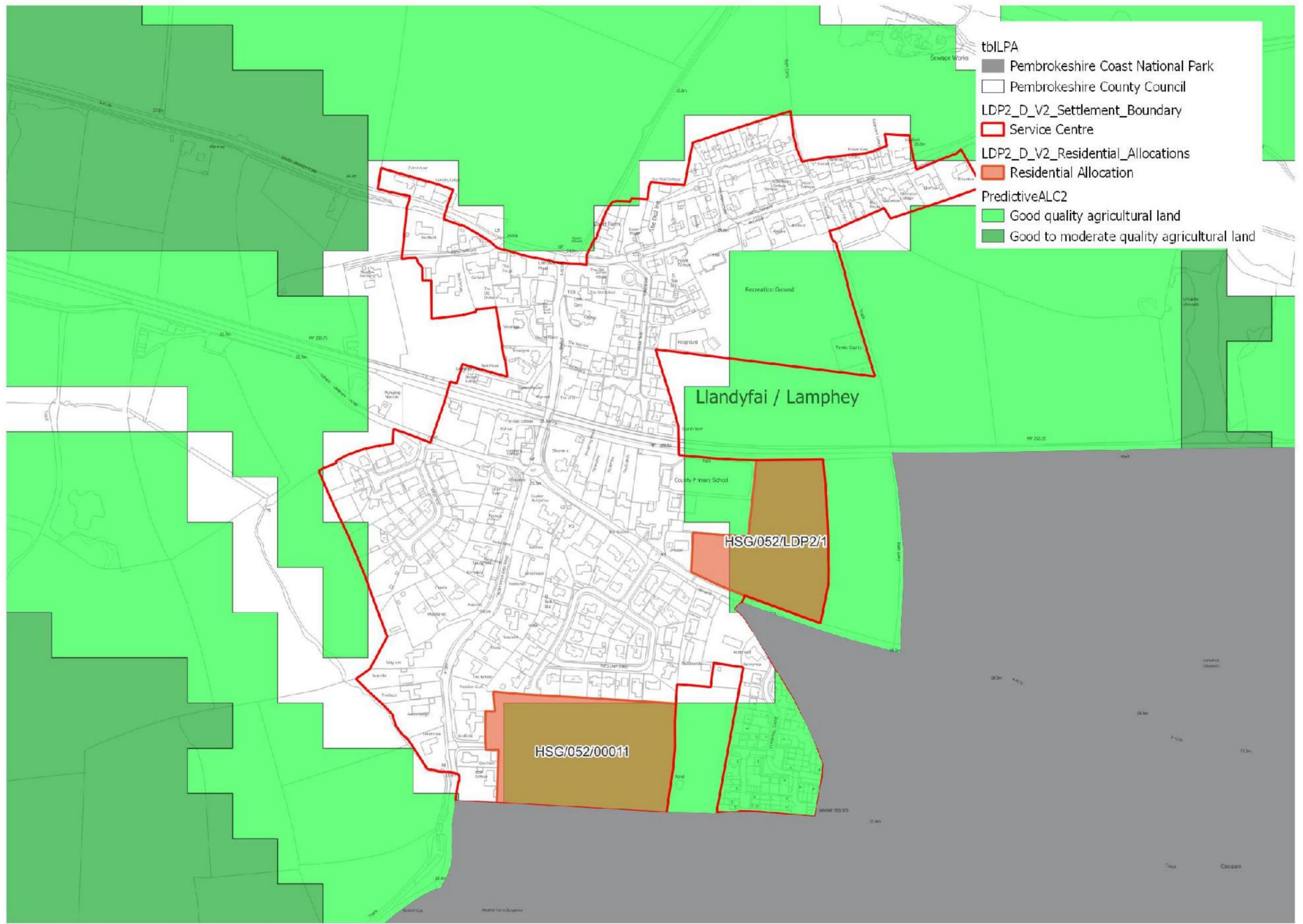
## Housing Allocation in Kilgetty

The following housing site in Kilgetty has been completed.

<i>LDP 2 site reference number and site title</i>	<i>Site size (ha)</i>	<i>Candidate site reference (Where applicable)</i>	<i>Predictive ALC information for the LDP allocation – in % order, with highest % grade in bold</i>	<i>Is there an overriding need for the development?</i>	<i>If yes, is there land of lower agricultural grade available in this location?</i>	<i>If yes, and there is lower grade agricultural land available, is that lower grade land of environmental value?</i>	<i>Within the site, is there a variation in agricultural grade and if so, which lower graded land should development be directed to?</i>
HSG/050/L DP2/1  South of Rock Park	0.85	313, 312	<b>Grade 3a (64%)</b> <b>Grade 3b (20.8%)</b> <b>Urban (15.3%)</b>	This site forms part of the allocated residential provision for the Service Centre of Kilgetty	The majority of land in this area is grade 3 a land with little variation. Lower grade land to the south west is common land.	Yes lower grade land is associated with a stream valley with environmental value. There is common land in the south west.	The central area of the allocation is grade 3a and would be very difficult to split in a development context.

### Lamphey

The map opposite shows the constraint of BMV (in green) surrounding the service centre of Lamphey. There are areas of BMV land surrounding Lamphey and lower grade agricultural land is outside of Pembrokeshire County Council's planning jurisdiction within the Pembrokeshire Coast National Park. Lamphey is classified as a service centre due to its range of services and facilities and there is an overriding need to allocate land for housing within the service centre of Lamphey. Three candidate sites were submitted for Lamphey, candidate site numbers 132, 197 and 200 which all contain BMV land. Taking into account all environmental issues, infrastructure capacity and deliverability issues, together with the overriding need to develop housing in a sustainable, service centre location, the allocation is justified.



## **Housing allocations in Lamphey**

Lamphey is classified as a service centre due to its range of services and facilities and there is an overriding need to allocate land for housing within the service centre of Lamphey. Three candidate sites were submitted for Lamphey, candidate site numbers 132, 197 and 200 which all contain BMV land. Taking into account all environmental issues, infrastructure capacity and deliverability issues, together with the overriding need to develop housing in a sustainable, service centre location, the allocation is justified.

<i>LDP 2 site reference number and site title</i>	<i>Site size (ha)</i>	<i>Candidate site reference (Where applicable)</i>	<i>Predictive ALC information for the LDP allocation – in % order, with highest % grade in bold</i>	<i>Is there an overriding need for the development?</i>	<i>If yes, is there land of lower agricultural grade available in this location?</i>	<i>If yes, and there is lower grade agricultural land available, is that lower grade land of environmental value?</i>	<i>Within the site, is there a variation in agricultural grade and if so, which lower graded land should development be directed to?</i>
HSG/052/L DP2/1  Adjacent to Lamphey School	1.75	132	<b>Grade 2 (87.6%)</b> <b>Urban (12.4%)</b>	Yes, this site forms an allocated residential provision for the Service Centre of Lamphey.	No, the land in the immediate vicinity of this site is grade 2 or is urban within the settlement boundary. There is some lower graded land to the east, but in the National Park. There are no alternative development sites in Lamphey that do not contain BMV land.	The lower graded land is in the National Park (and hence the responsibility of a different planning authority), is less well related to the settlement and may have some local biodiversity value.	There is a small proportion of Urban grade land on this site which would be hard to split out in a development context.

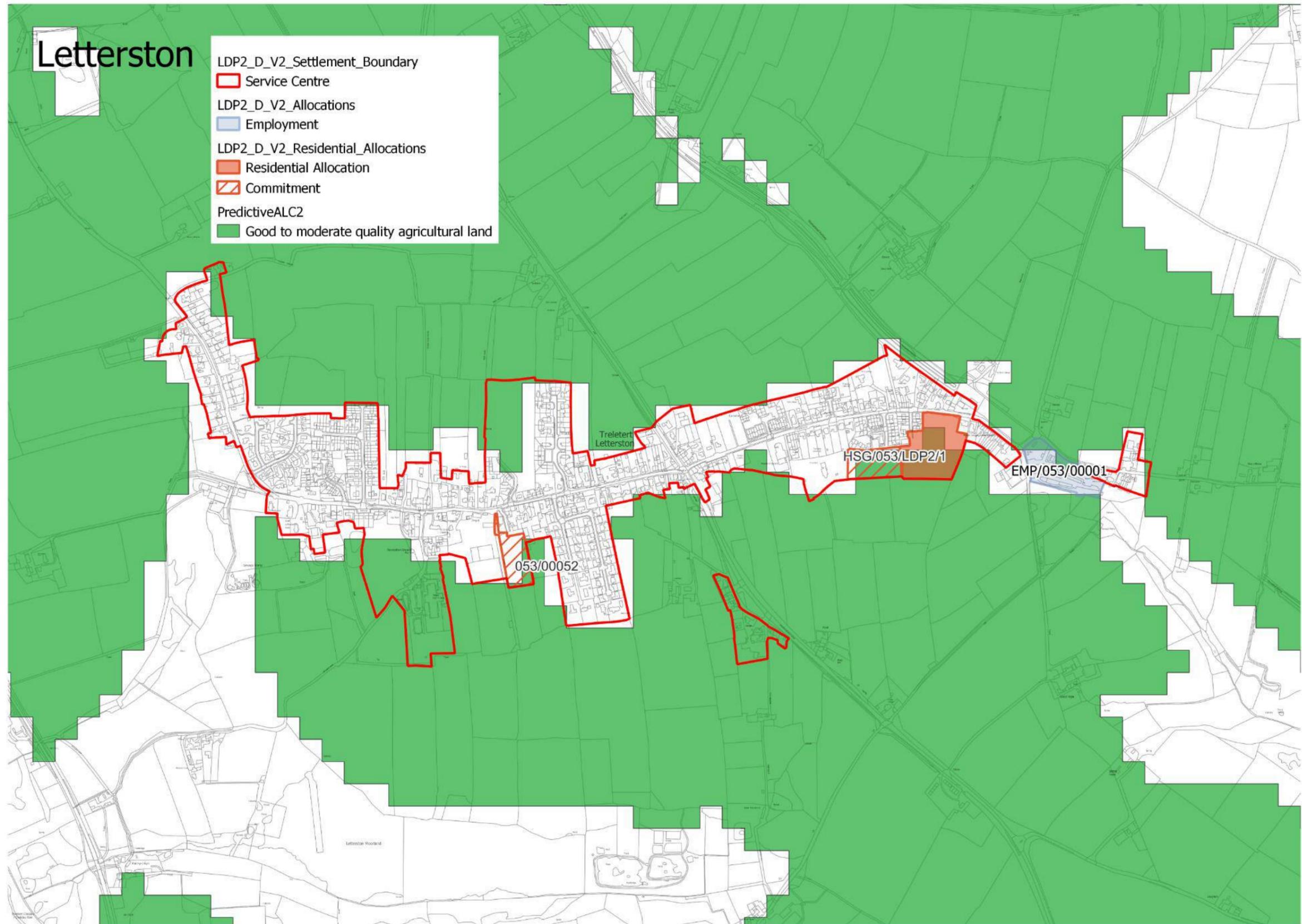
HSG/052/0011	2.43	200	<b>Grade 2 (89.7%) Urban (10.2%)</b>	Yes, this site forms an allocated residential provision for the Service Centre of Lamphey.	No, the land in the immediate vicinity of this site is grade 2 or is urban within the settlement boundary. There is some lower graded land to the east, but in the National Park. There are no alternative development sites in Lamphey that do not contain BMV land.	The lower graded land is in the National Park (and hence the responsibility of a different planning authority), is less well related to the settlement and may have some local biodiversity value.	There is a small proportion of Urban grade land on this site which would be hard to split out in a development context..
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## Letterston

The map opposite shows the constraint of BMV (in green) surrounding the service centre of Letterston.

One housing allocation is made for Letterston where nearly two thirds of the site is classified as BMV (grade 3a). There is no lower graded agricultural land in close proximity to this site and there is an overriding need to allocate land for housing in Letterston due to its sustainable service centre classification and overall need for housing.

One candidate site was submitted with lower BMV (297) however this was susceptible to flooding so was screened out.



## Housing allocation

<i>LDP 2 site reference number and site title</i>	<i>Site size (ha)</i>	<i>Candidate site reference (Where applicable)</i>	<i>Predictive ALC information for the LDP allocation – in % order, with highest % grade in bold</i>	<i>Is there an overriding need for the development?</i>	<i>If yes, is there land of lower agricultural grade available in this location?</i>	<i>If yes, and there is lower grade agricultural land available, is that lower grade land of environmental value?</i>	<i>Within the site, is there a variation in agricultural grade and if so, which lower graded land should development be directed to?</i>
HSG/053/L DP2/1  Between Longstone Court and 62, St. Davids Road	1.69	213	<b>Grade 3a (64%)</b> Urban (36%)	This site forms the allocated residential provision for the Service Centre of Letterston.	Most of the land in the vicinity of this site is either also in grade 3a or is urban within the settlement boundary. One candidate site to the west is on lower grade land but has a flood risk issues.	There is no lower graded land in close proximity to this site.	Grade 3a land predominates. In a development context, it would be difficult to separate out the grade 3a and urban elements.

## Employment land

The site below is a safeguarded employment site with planning permission and is partially re-developed. Only a small section of the site is within BMV agricultural land and there is an overriding need to safeguard the site.

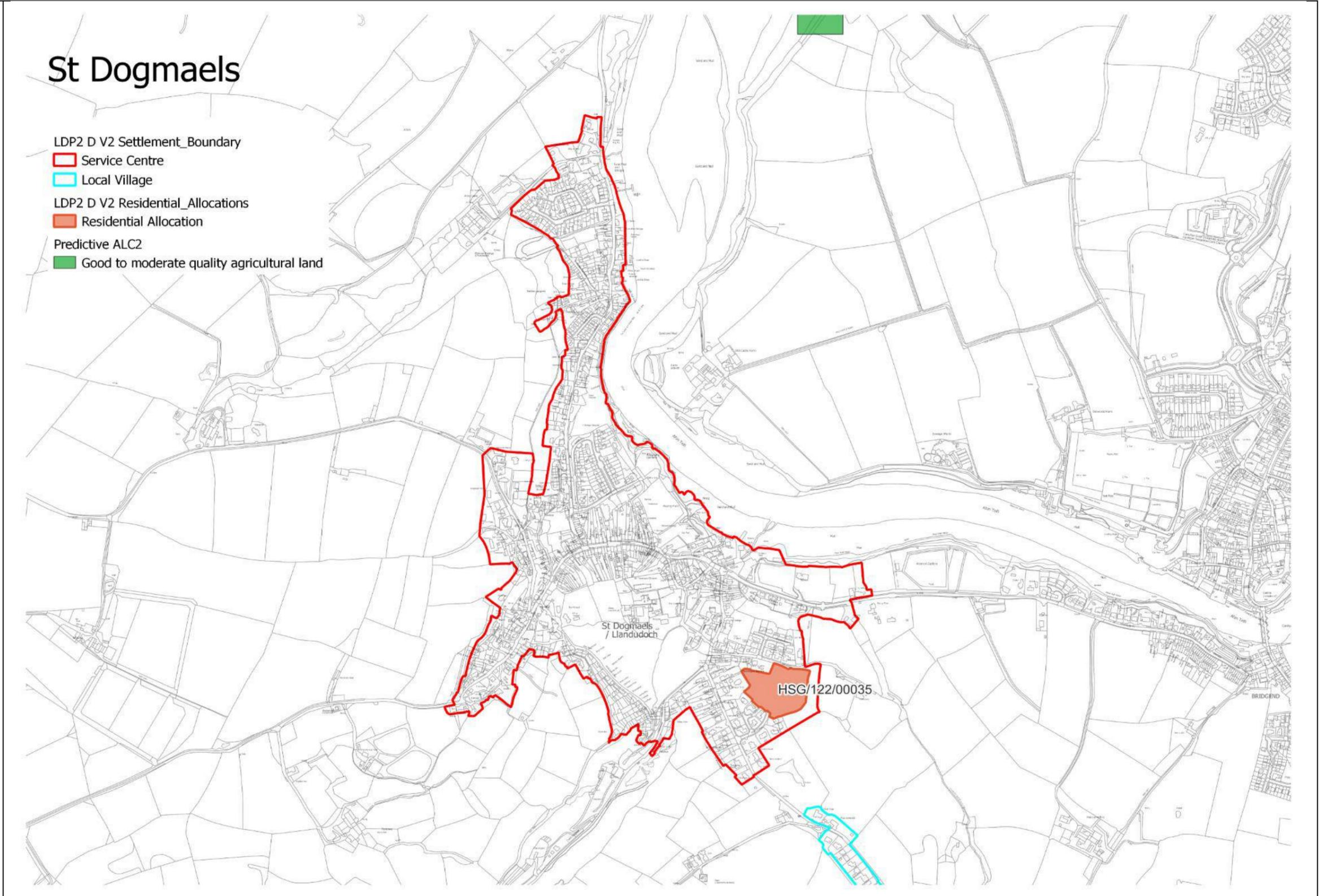
<i>LDP 2 site reference number and site title</i>	<i>Site size (ha)</i>	<i>Candidate site reference (Where applicable)</i>	<i>Predictive ALC information for the LDP allocation – in % order, with highest % grade in bold</i>	<i>Is there an overriding need for the development?</i>	<i>If yes, is there land of lower agricultural grade available in this location?</i>	<i>If yes, and there is lower grade agricultural land available, is that lower grade land of environmental value?</i>	<i>Within the site, is there a variation in agricultural grade and if so, which lower graded land should development be directed to?</i>
EMP/053/00001 Old Station Yard, Letterston	1.23	No Candidate Site	<b>Urban (77%)</b> Grade 3a (23%)	This is a brownfield site that has been partially re-developed for industrial purposes. It provides a local employment site to serve the Letterston, which is a Service Centre in the LDP Settlement Hierarchy.	Just over three-quarters of the site is in the urban category. Other land in this general area is mostly in grade 3a, with a thin linear corridor of grade 5 land following a stream valley running south east from the site.	The grade 5 land is in a stream valley and parts are vegetated. This would not be suitable land for development.	Most of the site is in the urban category. The remaining part is in grade 3a, which is the dominant grading in the area surrounding this part of the village.



<i>LDP 2 site reference number and site title</i>	<i>Site size (ha)</i>	<i>Candidate site reference (Where applicable)</i>	<i>Predictive ALC information for the LDP allocation – in % order, with highest % grade in bold</i>	<i>Is there an overriding need for the development?</i>	<i>If yes, is there land of lower agricultural grade available in this location?</i>	<i>If yes, and there is lower grade agricultural land available, is that lower grade land of environmental value?</i>	<i>Within the site, is there a variation in agricultural grade and if so, which lower graded land should development be directed to?</i>
HSG/063/0024  North of The Kilns, Llangwm	2.89	488	<b>Grade 3a (81.7%)</b> Urban (18.3%)	This site forms the allocated residential provision for the Service Centre of Llangwm.	Most of the land in the vicinity of this site is also in grade 3a or is urban. There is some lower graded land (mostly in grade 3b) some distance away to the north east and south west.	The lower graded land in the same general area does not have any special environmental value beyond that normally associated with rural agricultural land in Pembrokeshire. However, it relates much less well to the settlement.	Grade 3a land predominates. In a development context, it would be difficult to separate out the grade 3a and urban elements.

## St Dogmaels

The map opposite shows there is no constraint of BMV (which would be shown in green) surrounding the service centre of St Dogmaels.



<i>LDP 2 site reference number and site title</i>	<i>Site size (ha)</i>	<i>Candidate site reference (Where applicable)</i>	<i>Predictive ALC information for the LDP allocation – in % order, with highest % grade in bold</i>	<i>Is there an overriding need for the development?</i>	<i>If yes, is there land of lower agricultural grade available in this location?</i>	<i>If yes, and there is lower grade agricultural land available, is that lower grade land of environmental value?</i>	<i>Within the site, is there a variation in agricultural grade and if so, which lower graded land should development be directed to?</i>
HSG/122/0035  Awel-y-Mor extension, St. Dogmaels	0.55	No candidate site	<b>Urban (98.6%)</b> Grade 3b (1.4%)	There is no best and most versatile agricultural land within this site.			

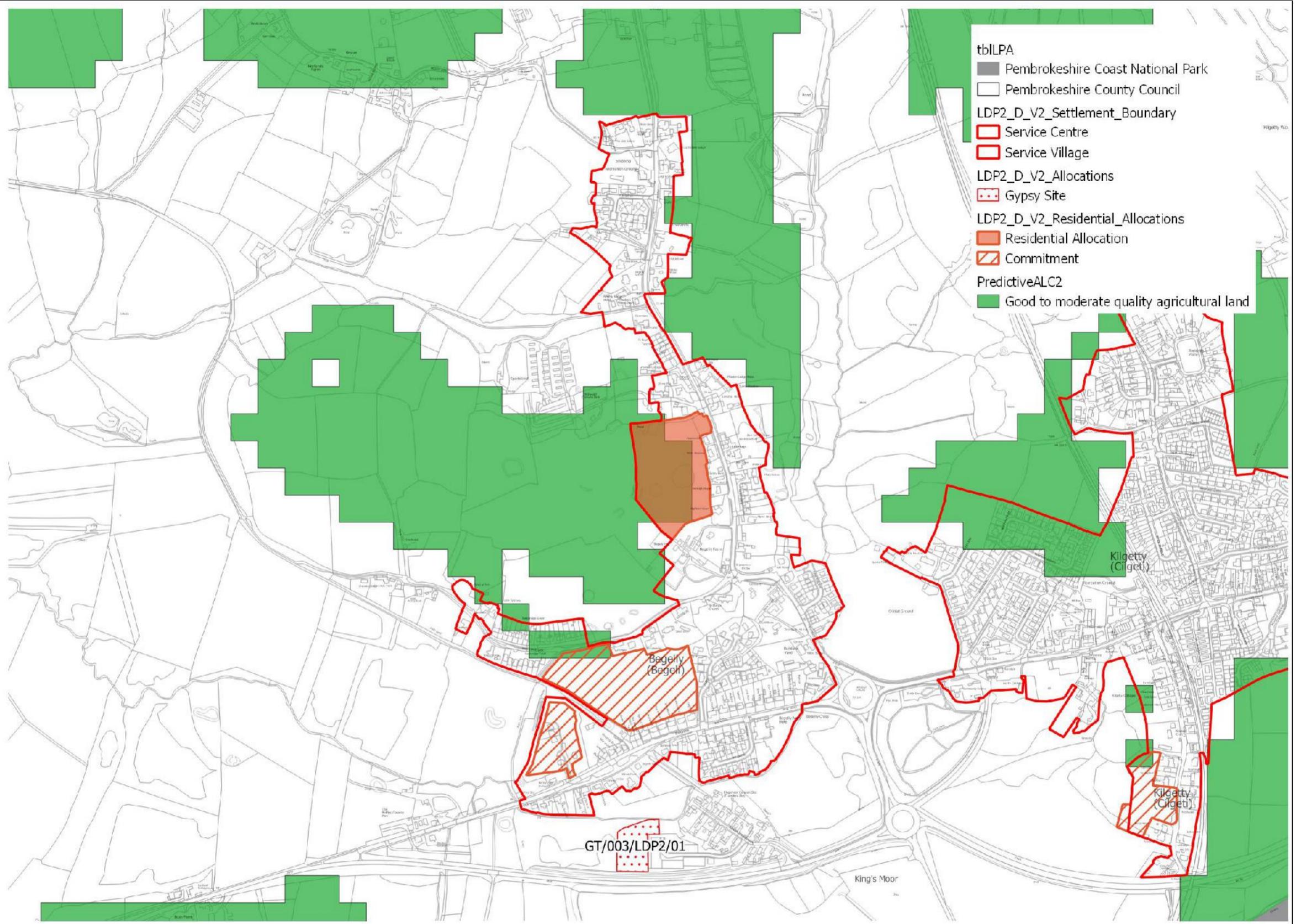


## Begelly

The map opposite shows the constraint of BMV (in green) bordering Begelly to the north east and west.

One housing allocation is made in the service village of which the majority of the site is grade 3a.

Two candidate sites were submitted with lower BMV, these were screened out of consideration due to highway safety concerns (056) or because the site had a greater ecological value (100).



## Housing allocations in Begelly

<i>LDP 2 site reference number and site title</i>	<i>Site size (ha)</i>	<i>Candidate site reference (Where applicable)</i>	<i>Predictive ALC information for the LDP allocation – in % order, with highest % grade in bold</i>	<i>Is there an overriding need for the development?</i>	<i>If yes, is there land of lower agricultural grade available in this location?</i>	<i>If yes, and there is lower grade agricultural land available, is that lower grade land of environmental value?</i>	<i>Within the site, is there a variation in agricultural grade and if so, which lower graded land should development be directed to?</i>
HSG/003/L DP2/01  North of Begelly Farm, Begelly	2.58	055	<b>Grade 3a (65.9%)</b> Urban (34.1%)	This site forms part of the allocated residential provision for the Service Village of Begelly.	There is grade 3b land located to the north of the site and also further to the south, with some pockets of lower graded land scattered around, some of which relate to poorly drained areas close to watercourses	The lower graded land in the same general area does not have any special environmental value beyond that normally associated with rural agricultural land in Pembrokeshire. There is evidence of former coal mining activity both within the allocation site and on surrounding land.	Grade 3a land dominates on this site. In a development context, it would be difficult to separate out the grade 3a and urban elements.

## Other Allocations

<i>LDP 2 site reference number and site title</i>	<i>Site size (ha)</i>	<i>Candidate site reference (Where applicable)</i>	<i>Predictive ALC information for the LDP allocation – in % order, with highest % grade in bold</i>	<i>Is there an overriding need for the development?</i>	<i>If yes, is there land of lower agricultural grade available in this location?</i>	<i>If yes, and there is lower grade agricultural land available, is that lower grade land of environmental value?</i>	<i>Within the site, is there a variation in agricultural grade and if so, which lower graded land should development be directed to?</i>
GT/003/LD P2/01  West of Kingsmoor Common Gypsy and Traveller site	0.54	No candidate site	<b>Grade 3b (98.6%)</b> Urban (1.4%)	There is no best and most versatile agricultural land within this site.			