

Site Details:
 ALLESTON FARM, LOWER
 LAMPHEY ROAD, PEMBROKE,
 SA71 5NJ

Client Ref: 333100437_Alleston
Report Ref: GS-73H-4JM-58L-SDD_LS_2_3
Grid Ref: 200375, 200589

Map Name: National Grid
Map date: 1967
Scale: 1:2,500
Printed at: 1:2,500



Surveyed 1967
 Revised 1967
 Edition N/A
 Copyright 1968
 Levelled 1954

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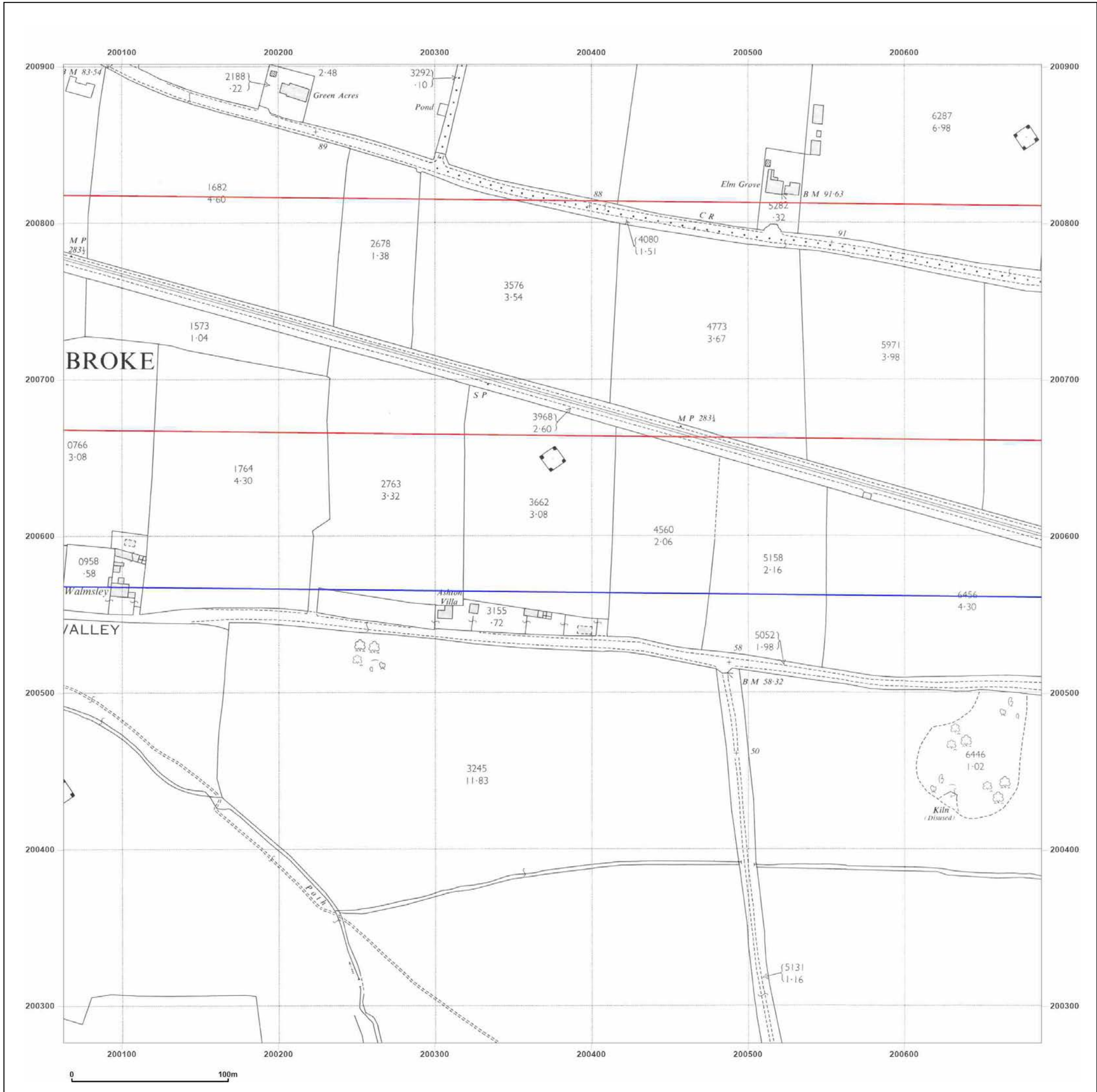


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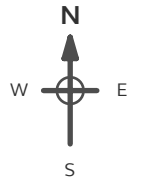
Map legend available at:
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Site Details:
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 LAMPHEY ROAD, PEMBROKE,
 SA71 5NJ

Client Ref: 333100437_Alleston
Report Ref: GS-73H-4JM-58L-SDD_LS_2_3
Grid Ref: 200375, 200589

Map Name: National Grid
Map date: 1968
Scale: 1:2,500
Printed at: 1:2,500



Surveyed N/A
 Revised 1967
 Edition 1968
 Copyright 1968
 Levelled 1954

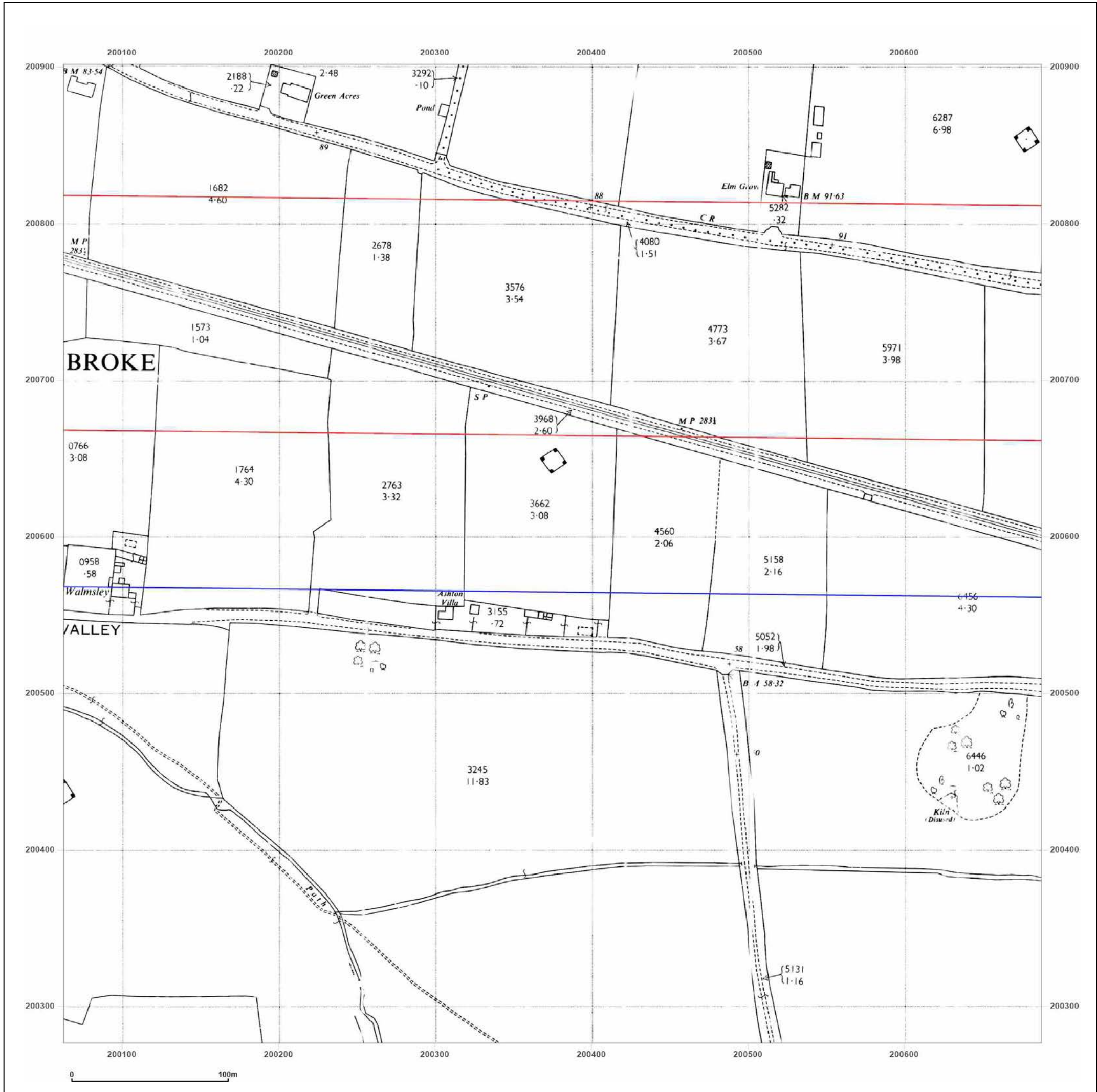
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Site Details:
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 SA71 5NJ

Client Ref: 333100437_Alleston
Report Ref: GS-73H-4JM-58L-SDD_LS_2_3
Grid Ref: 200375, 200589

Map Name: National Grid
Map date: 1982
Scale: 1:2,500
Printed at: 1:2,500



Surveyed 1971
 Revised 1982
 Edition N/A
 Copyright 1982
 Levelled 1971

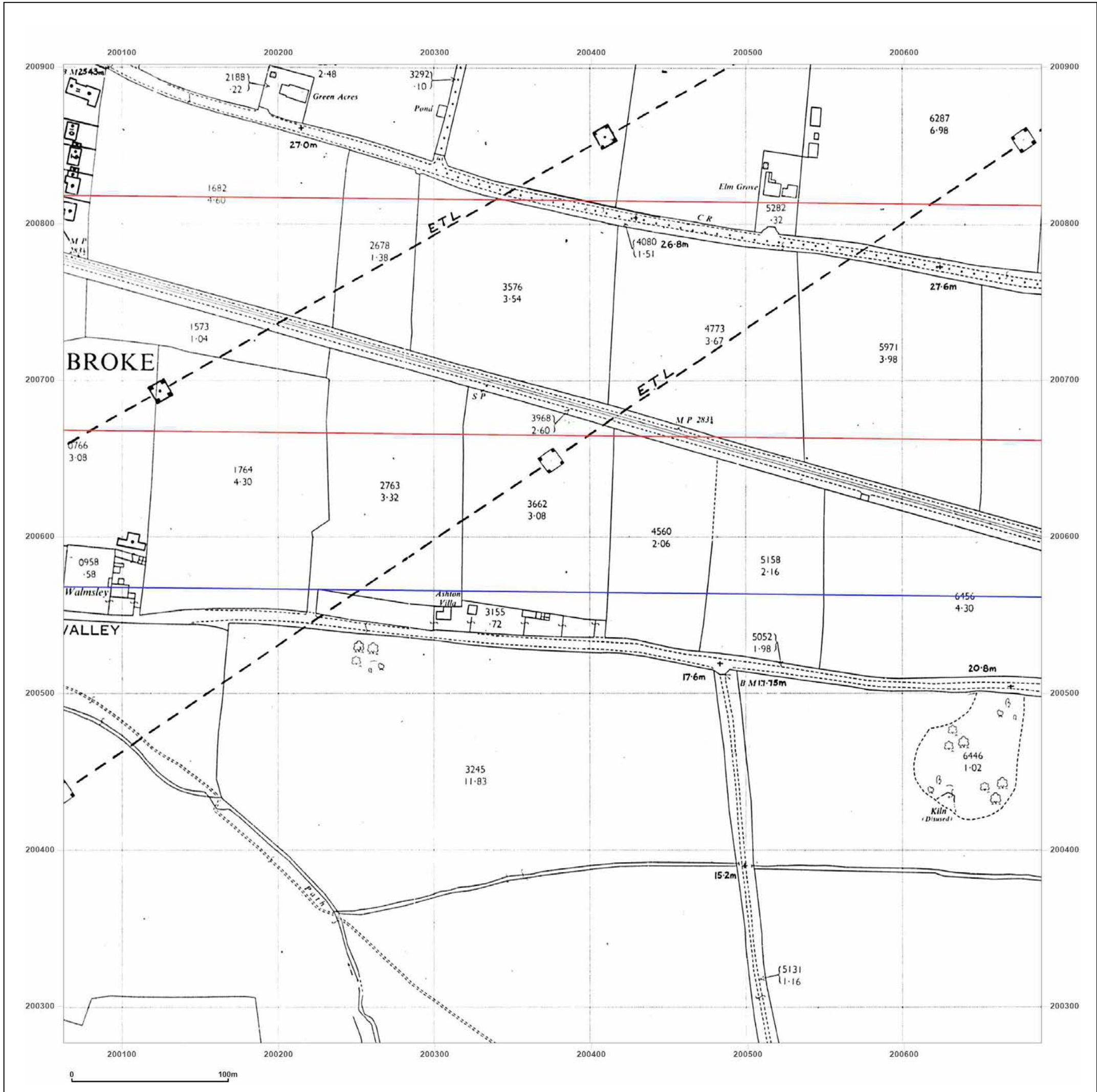
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Site Details:

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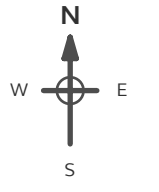
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Report Ref: GS-73H-4JM-58L-SDD_LS_3_1
Grid Ref: 201000, 199339

Map Name: County Series

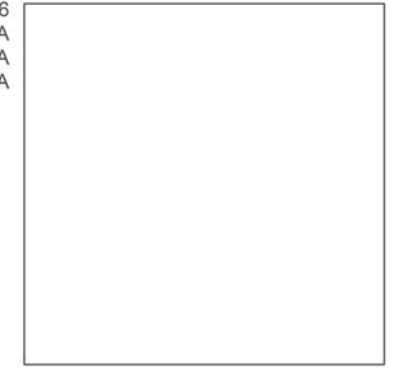
Map date: 1866

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1866
Revised 1866
Edition N/A
Copyright N/A
Levelled N/A

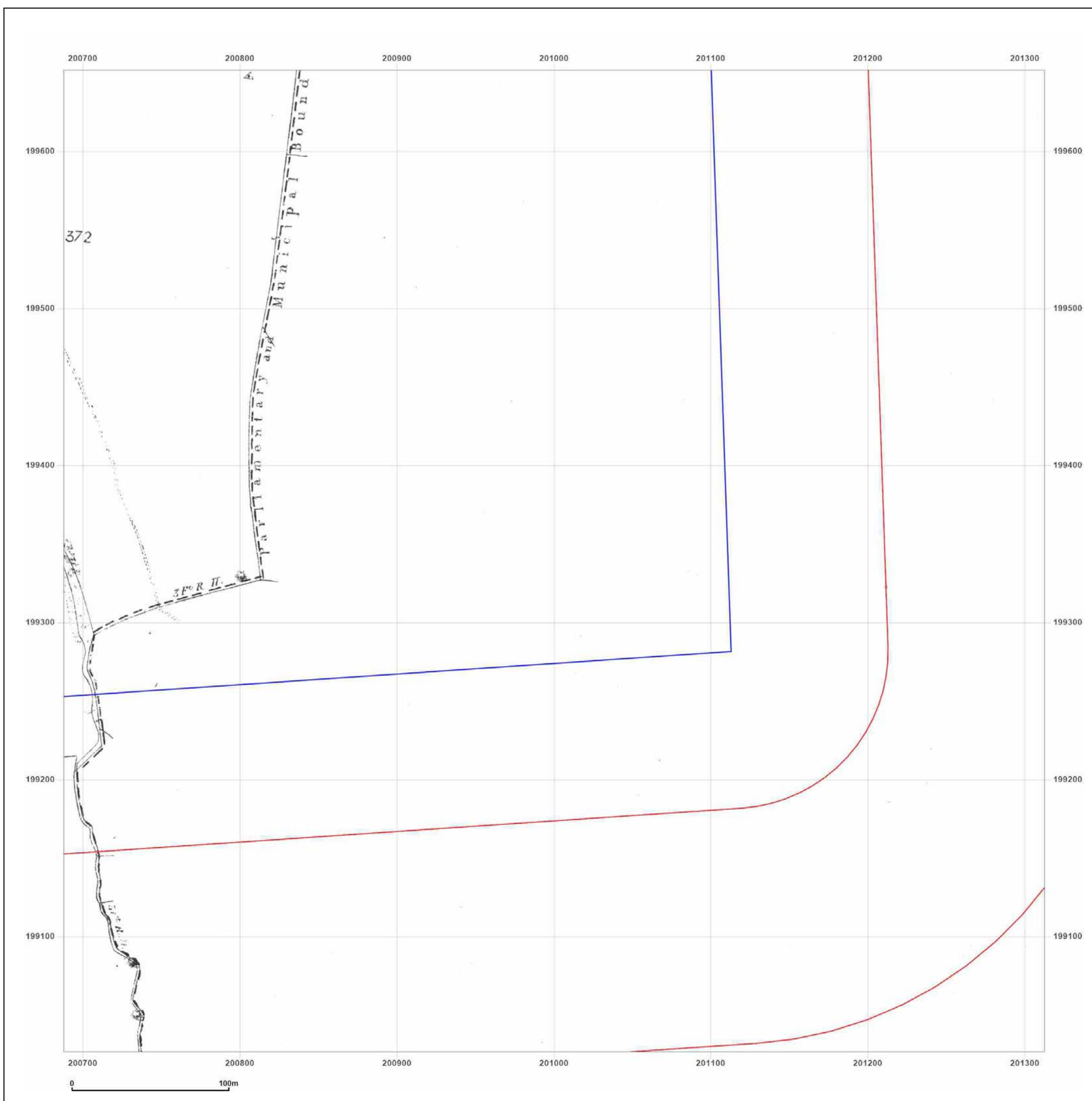


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Site Details:

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SA71 5NJ

Client Ref: 333100437_Alleston
Report Ref: GS-73H-4JM-58L-SDD_LS_3_1
Grid Ref: 201000, 199339

Map Name: County Series

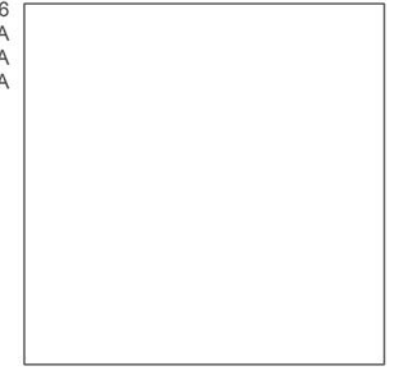
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Printed at: 1:2,500



Surveyed 1866
Revised 1866
Edition N/A
Copyright N/A
Levelled N/A

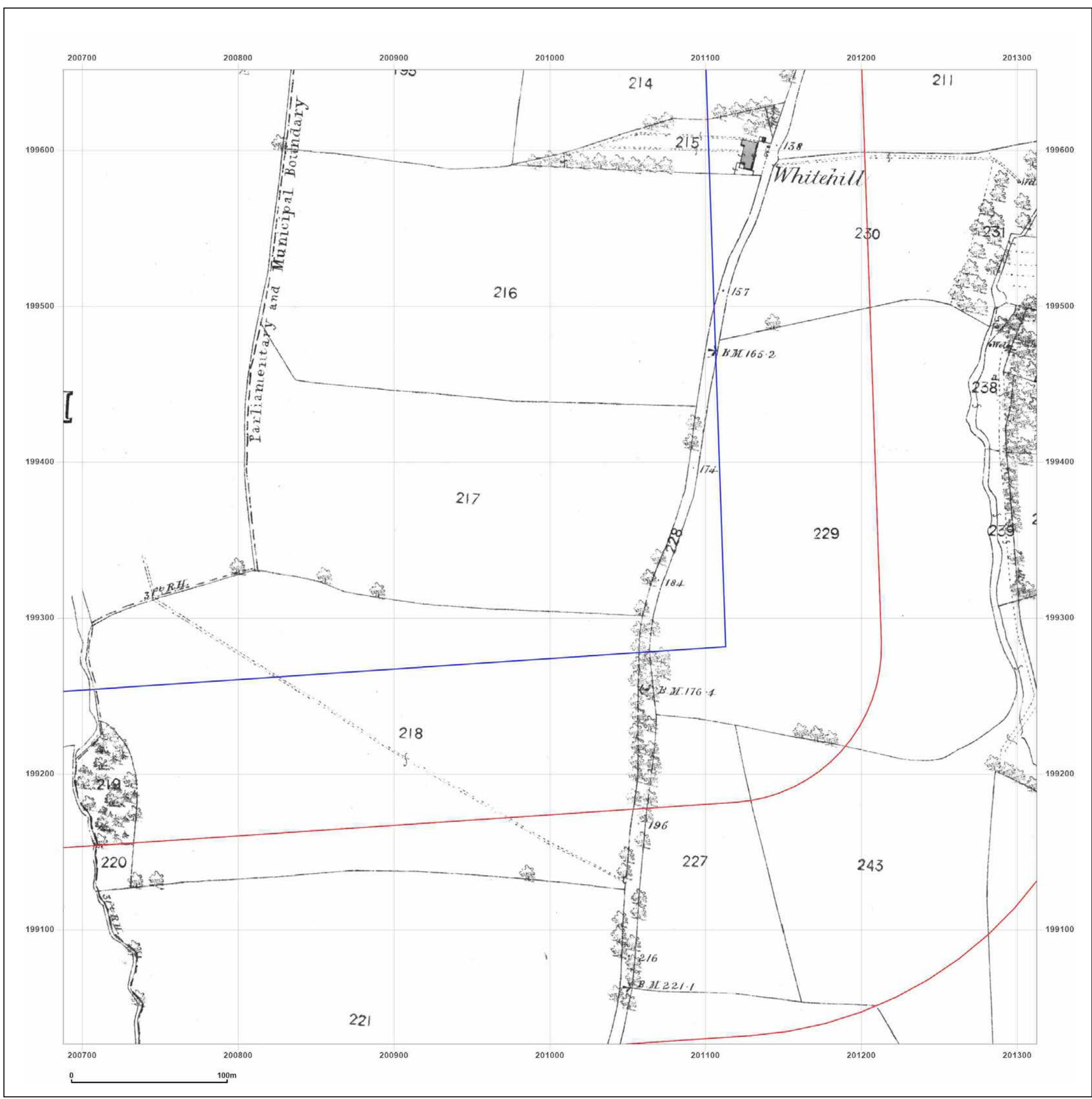


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SA71 5NJ

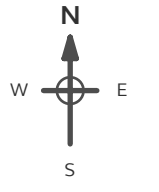
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Grid Ref: 201000, 199339

Map Name: County Series

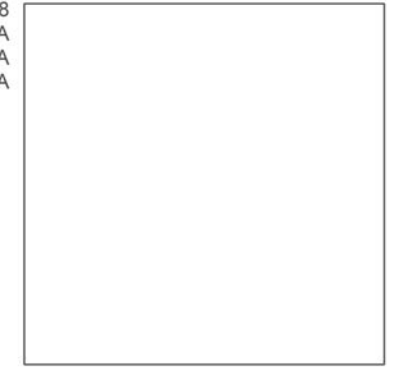
Map date: 1908

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1908
Revised 1908
Edition N/A
Copyright N/A
Levelled N/A

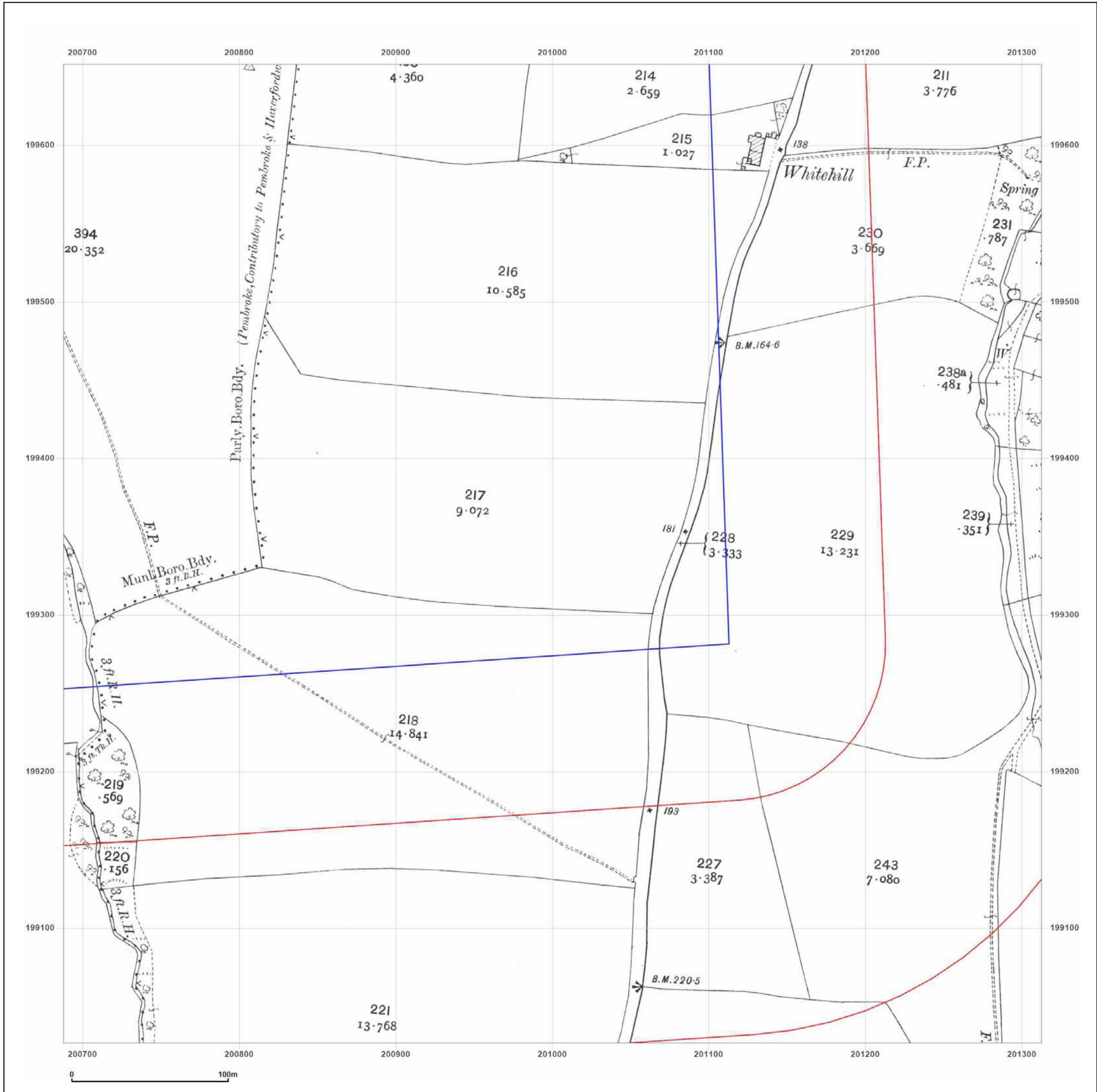


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Site Details:

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SA71 5NJ

Client Ref: 333100437_Alleston
Report Ref: GS-73H-4JM-58L-SDD_LS_3_1
Grid Ref: 201000, 199339

Map Name: National Grid

Map date: 1967

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1967
Revised 1967
Edition N/A
Copyright 1969
Levelled 1953

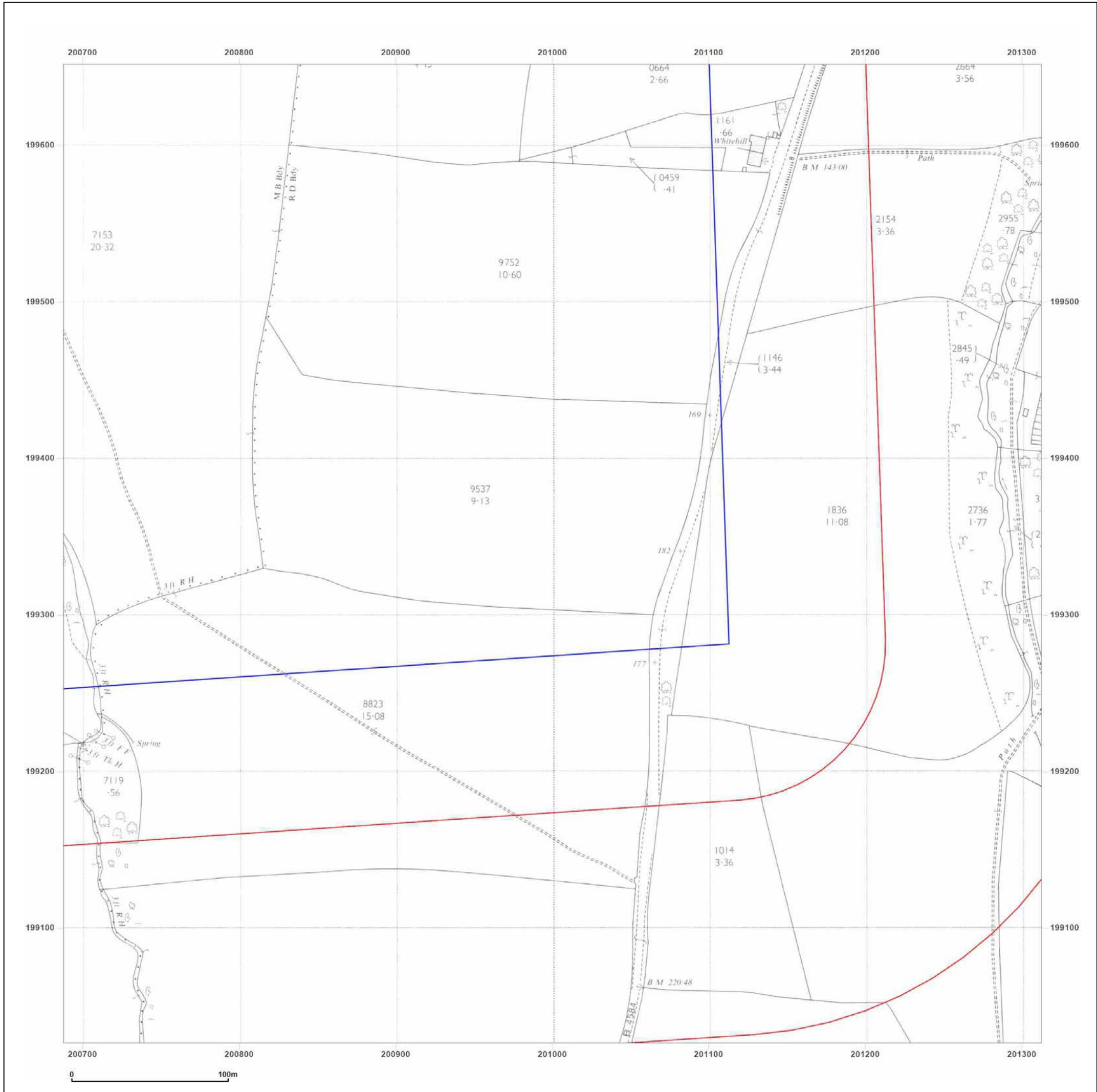


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SA71 5NJ

Client Ref: 333100437_Alleston
Report Ref: GS-73H-4JM-58L-SDD_LS_3_1
Grid Ref: 201000, 199339

Map Name: National Grid

Map date: 1969

Scale: 1:2,500

Printed at: 1:2,500



Surveyed N/A
Revised 1967
Edition 1969
Copyright 1969
Levelled 1953

Surveyed N/A
Revised 1967
Edition N/A
Copyright 1969
Levelled 1953

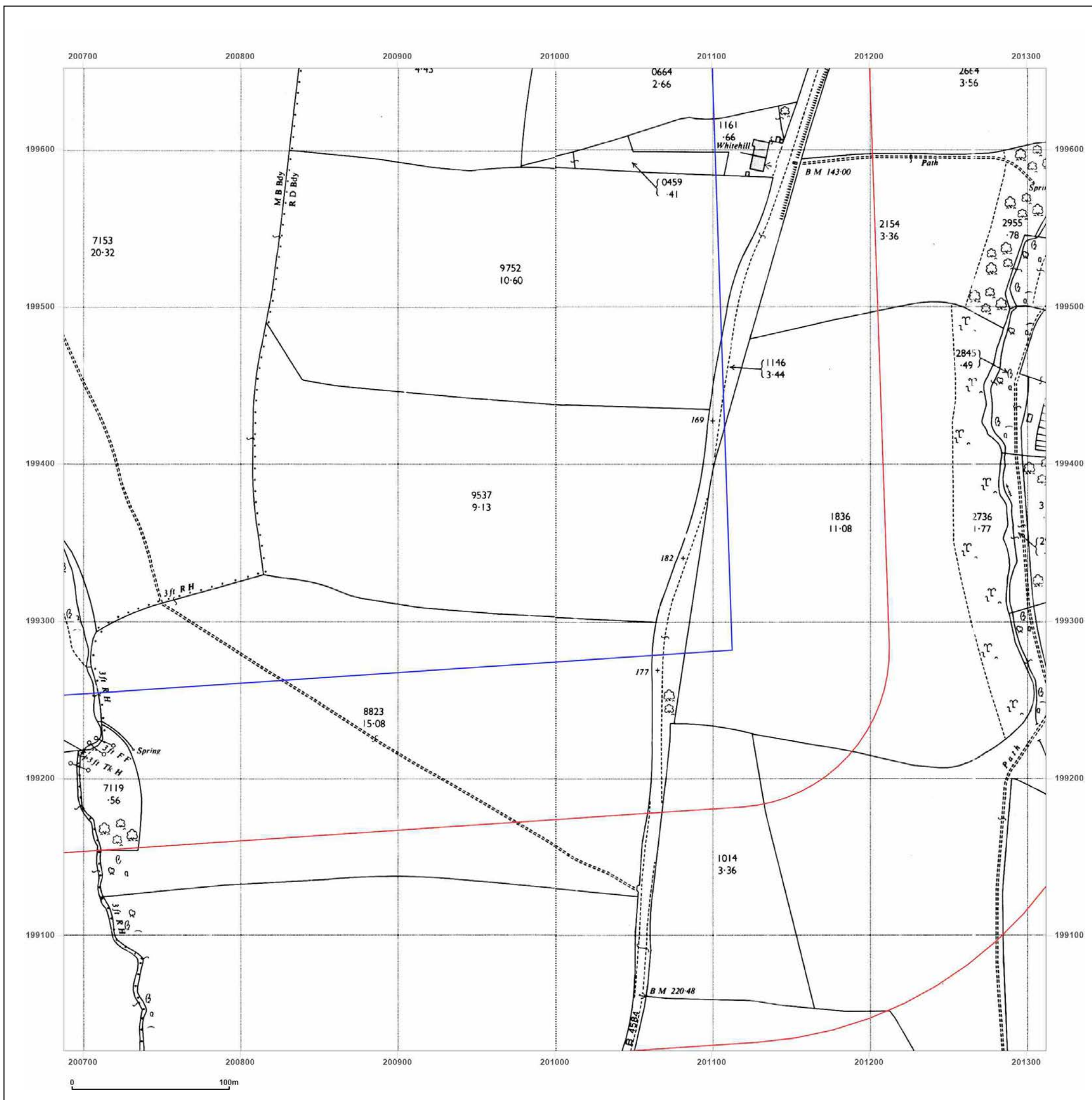


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Client Ref: 333100437_Alleston
Report Ref: GS-73H-4JM-58L-SDD_LS_3_1
Grid Ref: 201000, 199339

Map Name: National Grid

Map date: 1994

Scale: 1:2,500

Printed at: 1:2,500



Surveyed N/A Revised N/A Edition N/A Copyright 1994 Levelled N/A		Surveyed N/A Revised N/A Edition N/A Copyright 1994 Levelled N/A
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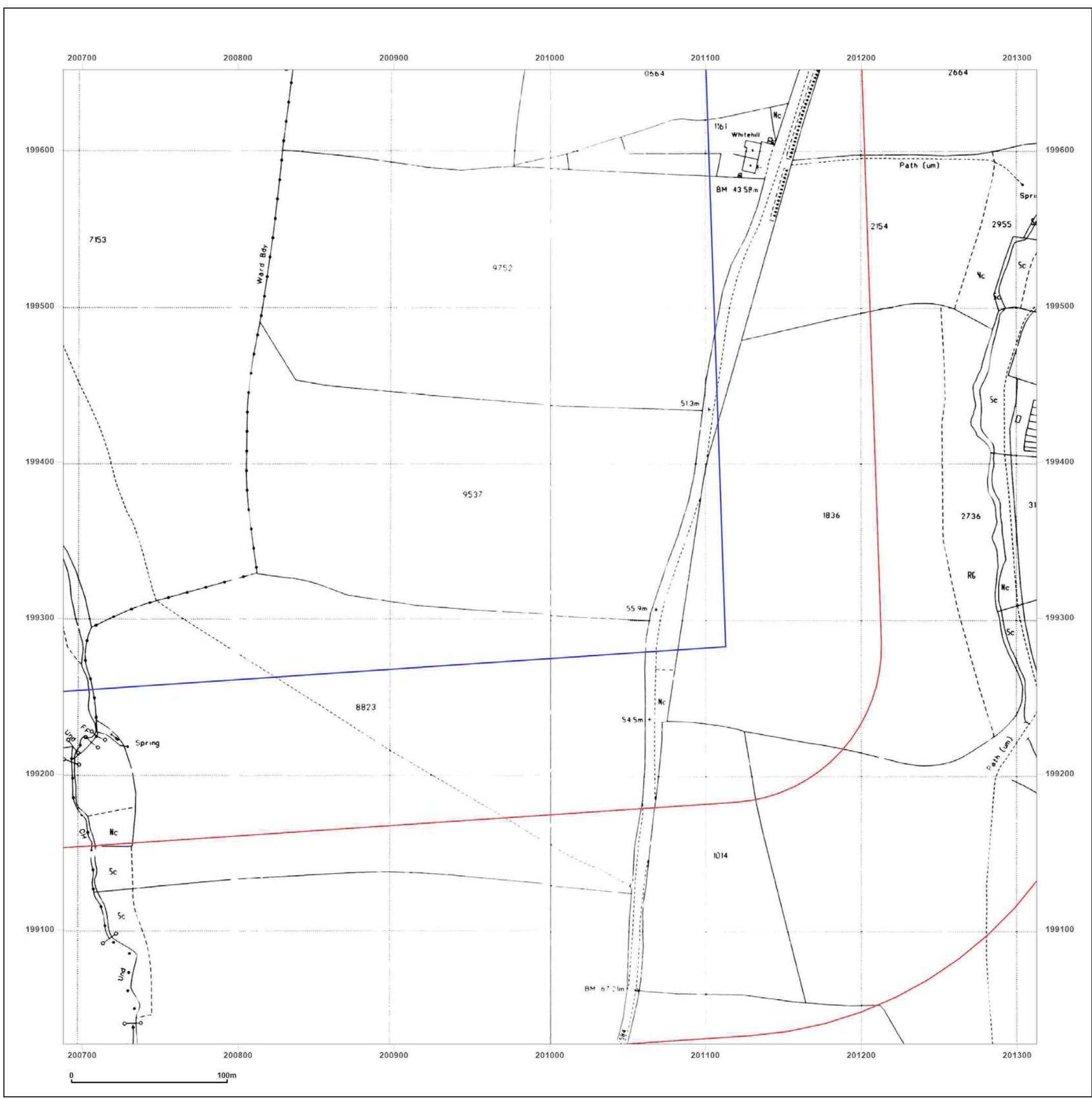


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Client Ref: 333100437_Alleston
Report Ref: GS-73H-4JM-58L-SDD_LS_3_2
Grid Ref: 201000, 199964

Map Name: County Series
Map date: 1866
Scale: 1:2,500
Printed at: 1:2,500



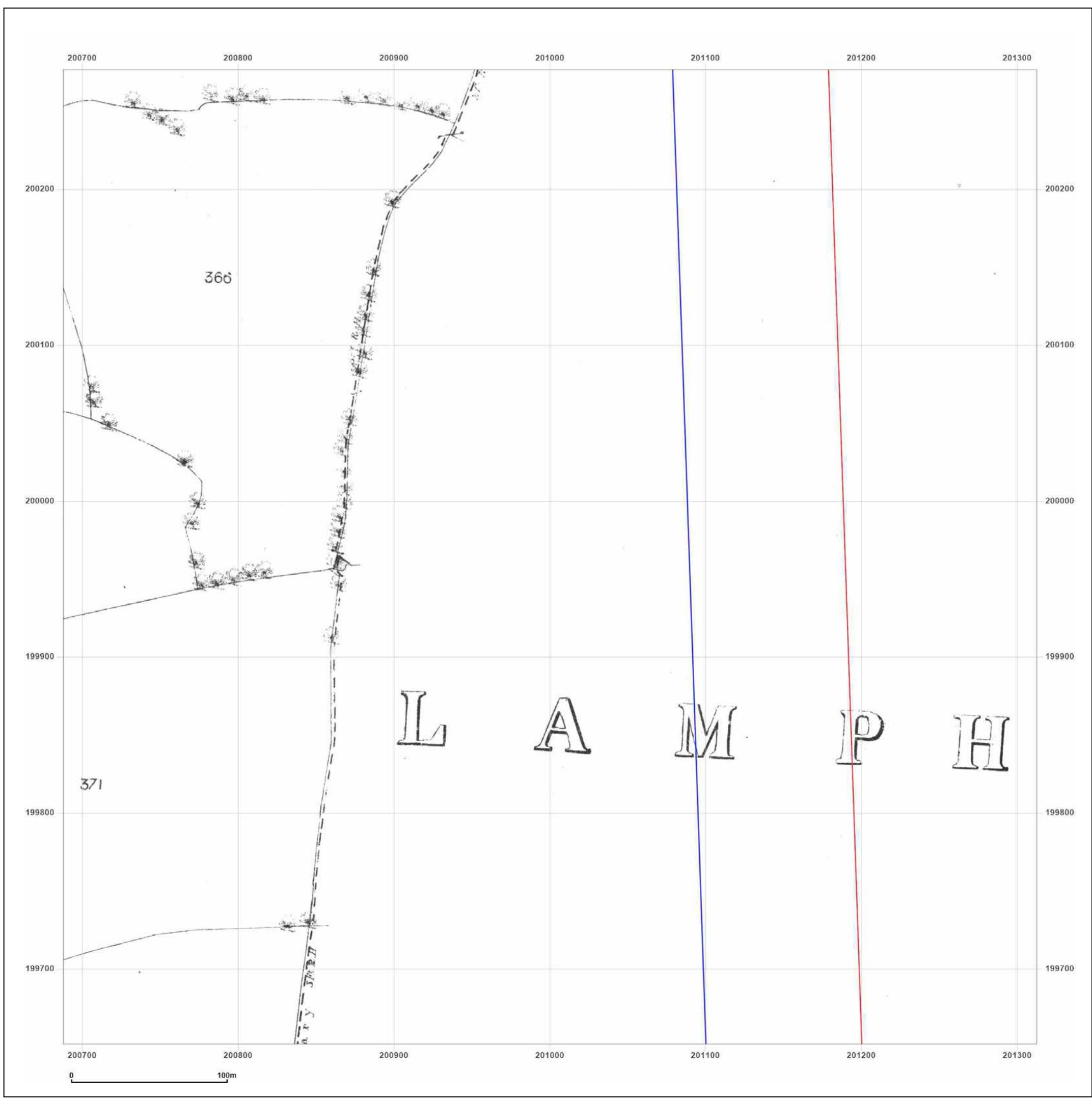
Surveyed 1866
 Revised 1866
 Edition N/A
 Copyright N/A
 Levelled N/A

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Site Details:
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Client Ref: 333100437_Alleston
Report Ref: GS-73H-4JM-58L-SDD_LS_3_2
Grid Ref: 201000, 199964

Map Name: County Series
Map date: 1866
Scale: 1:2,500
Printed at: 1:2,500



Surveyed 1866
 Revised 1866
 Edition N/A
 Copyright N/A
 Levelled N/A

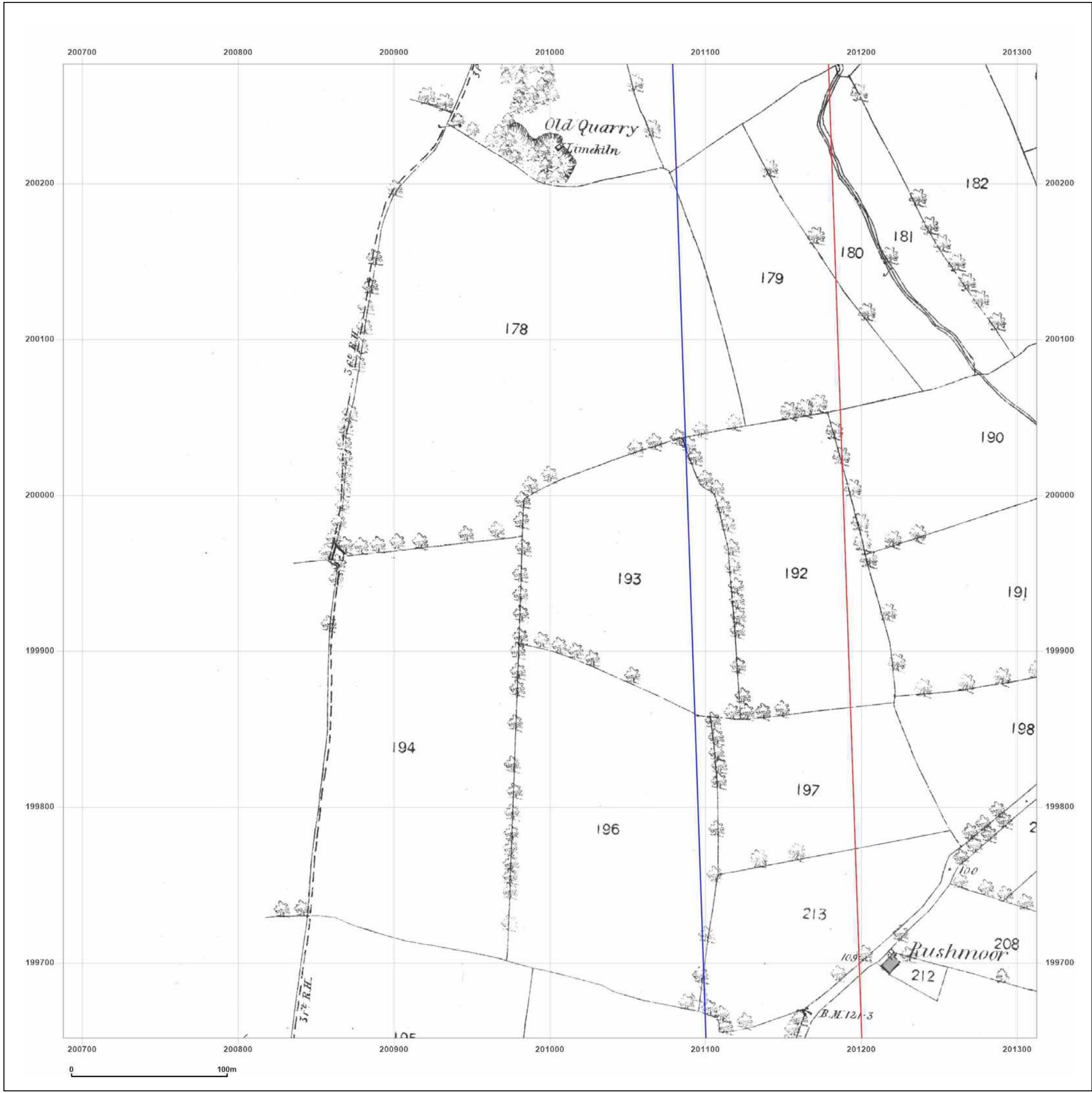
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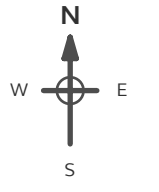
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Report Ref: GS-73H-4JM-58L-SDD_LS_3_2
Grid Ref: 201000, 199964

Map Name: County Series

Map date: 1908

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1908
Revised 1908
Edition N/A
Copyright N/A
Levelled N/A

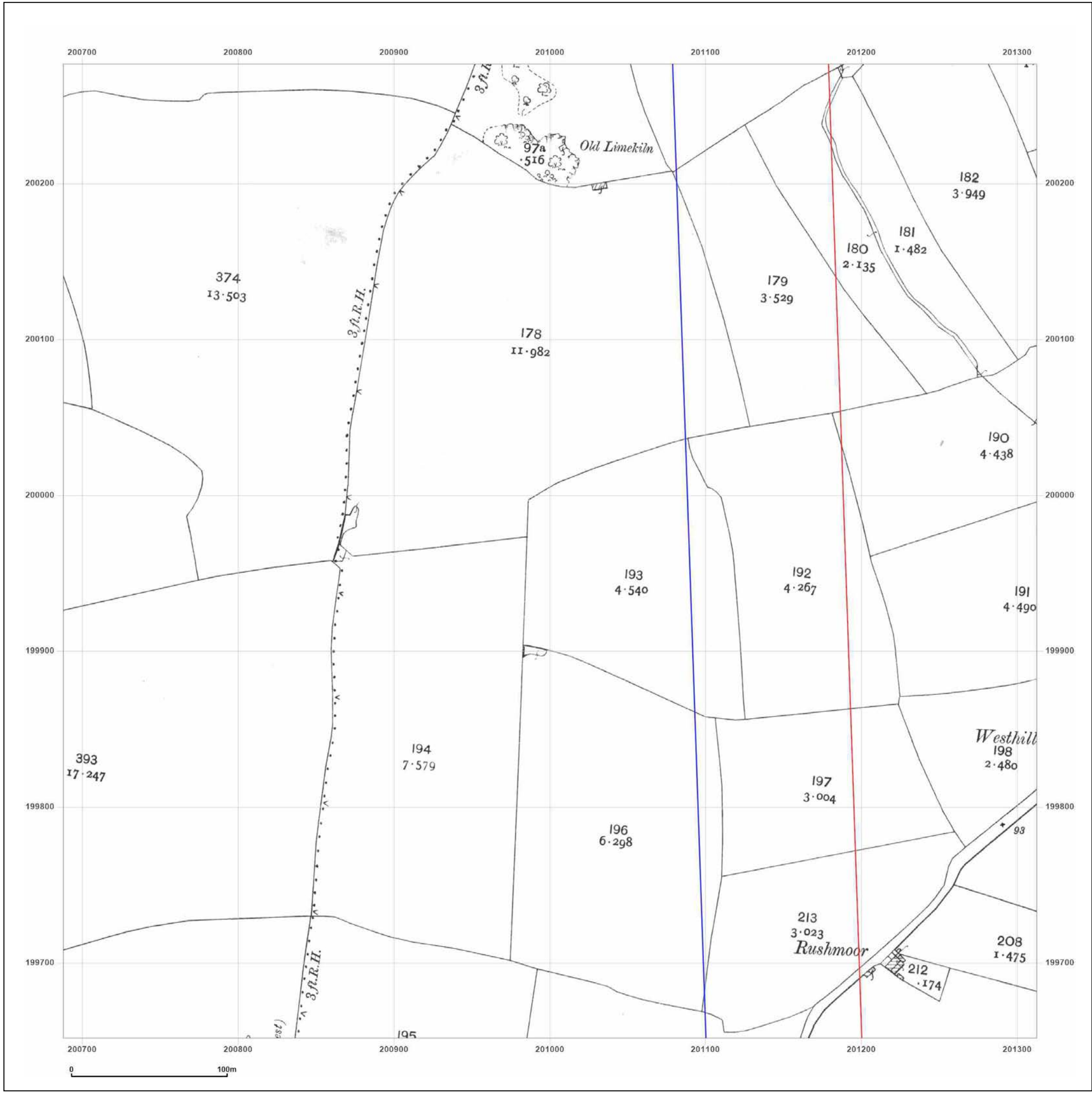


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SA71 5NJ

Client Ref: 333100437_Alleston
Report Ref: GS-73H-4JM-58L-SDD_LS_3_2
Grid Ref: 201000, 199964

Map Name: National Grid

Map date: 1967

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1967
Revised 1967
Edition N/A
Copyright 1968
Levelled 1954

Surveyed 1967
Revised 1967
Edition N/A
Copyright 1969
Levelled 1953

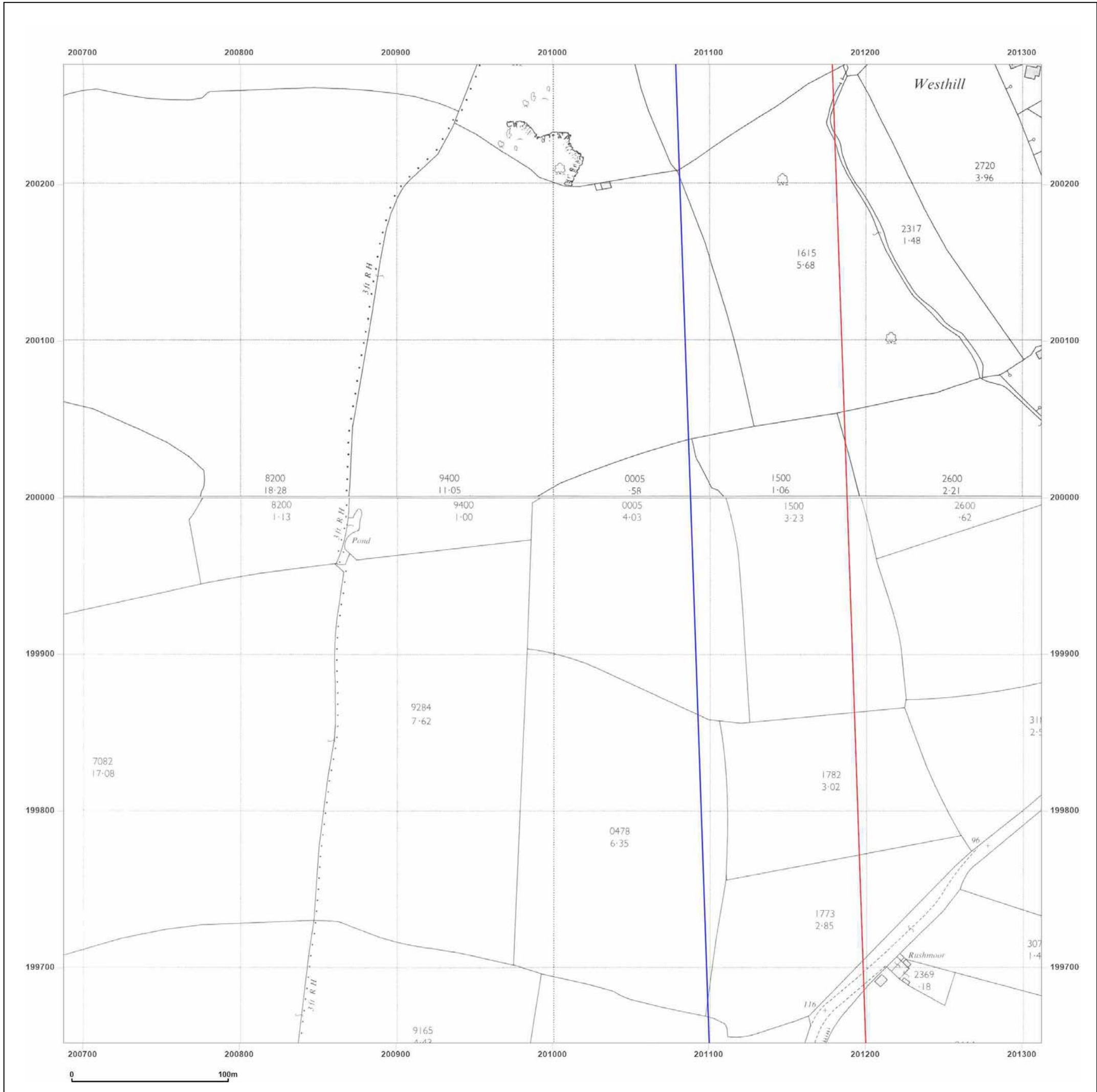


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SA71 5NJ

Client Ref: 333100437_Alleston
Report Ref: GS-73H-4JM-58L-SDD_LS_3_2
Grid Ref: 201000, 199964

Map Name: National Grid

Map date: 1968-1969

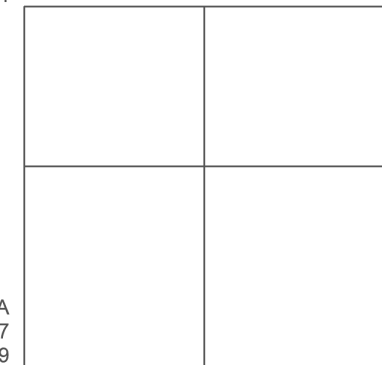
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Printed at: 1:2,500



Surveyed N/A
Revised 1967
Edition 1968
Copyright 1968
Levelled 1954

Surveyed N/A
Revised 1967
Edition N/A
Copyright 1968
Levelled 1962



Surveyed N/A
Revised 1967
Edition 1969
Copyright 1969
Levelled 1953

Surveyed N/A
Revised 1967
Edition N/A
Copyright 1969
Levelled 1953

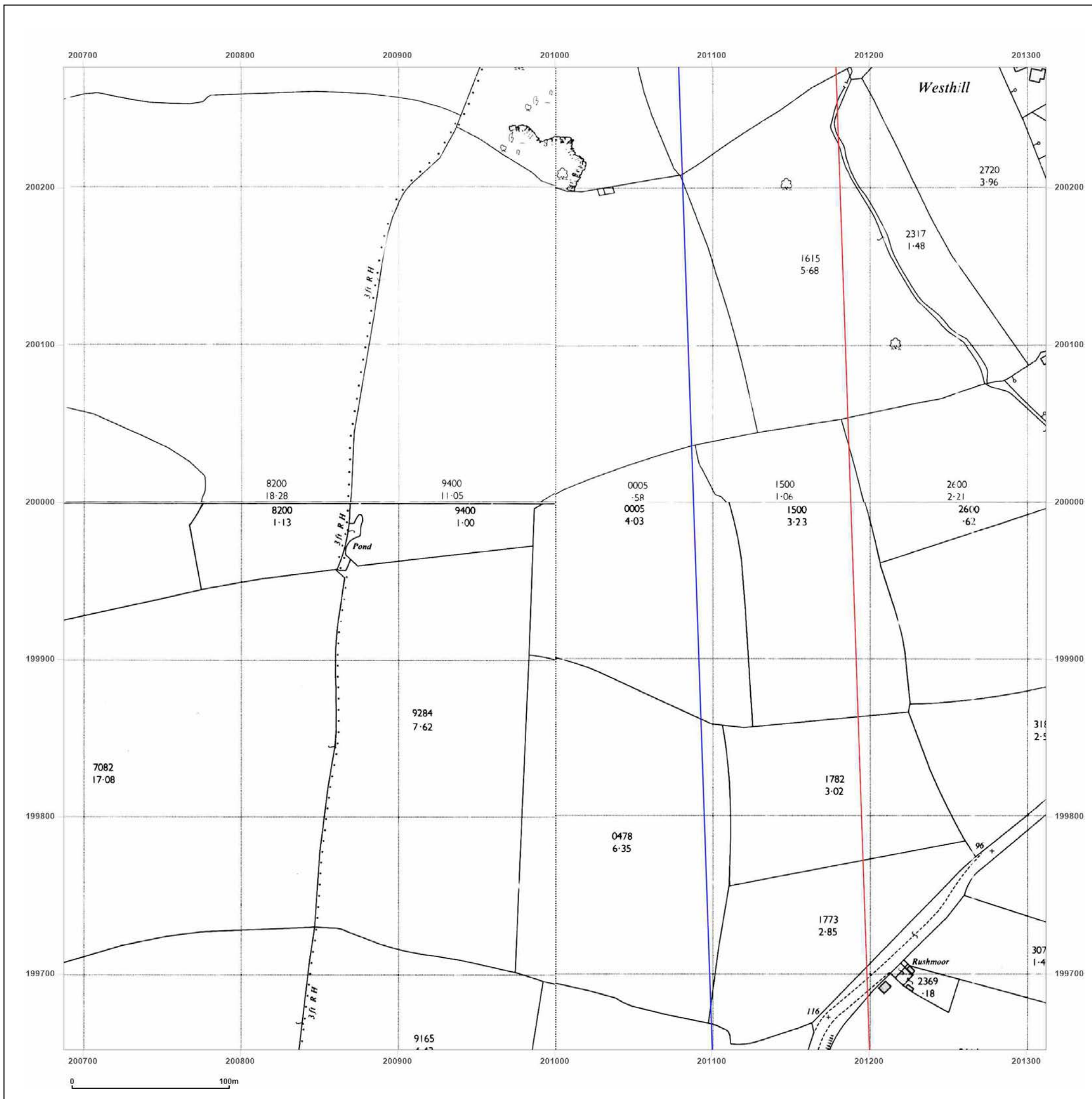


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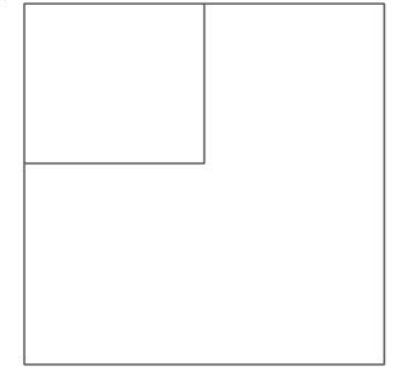
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Client Ref: 333100437_Alleston
Report Ref: GS-73H-4JM-58L-SDD_LS_3_2
Grid Ref: 201000, 199964

Map Name: National Grid
Map date: 1982
Scale: 1:2,500
Printed at: 1:2,500



Surveyed 1971
 Revised 1982
 Edition N/A
 Copyright 1982
 Levelled 1971

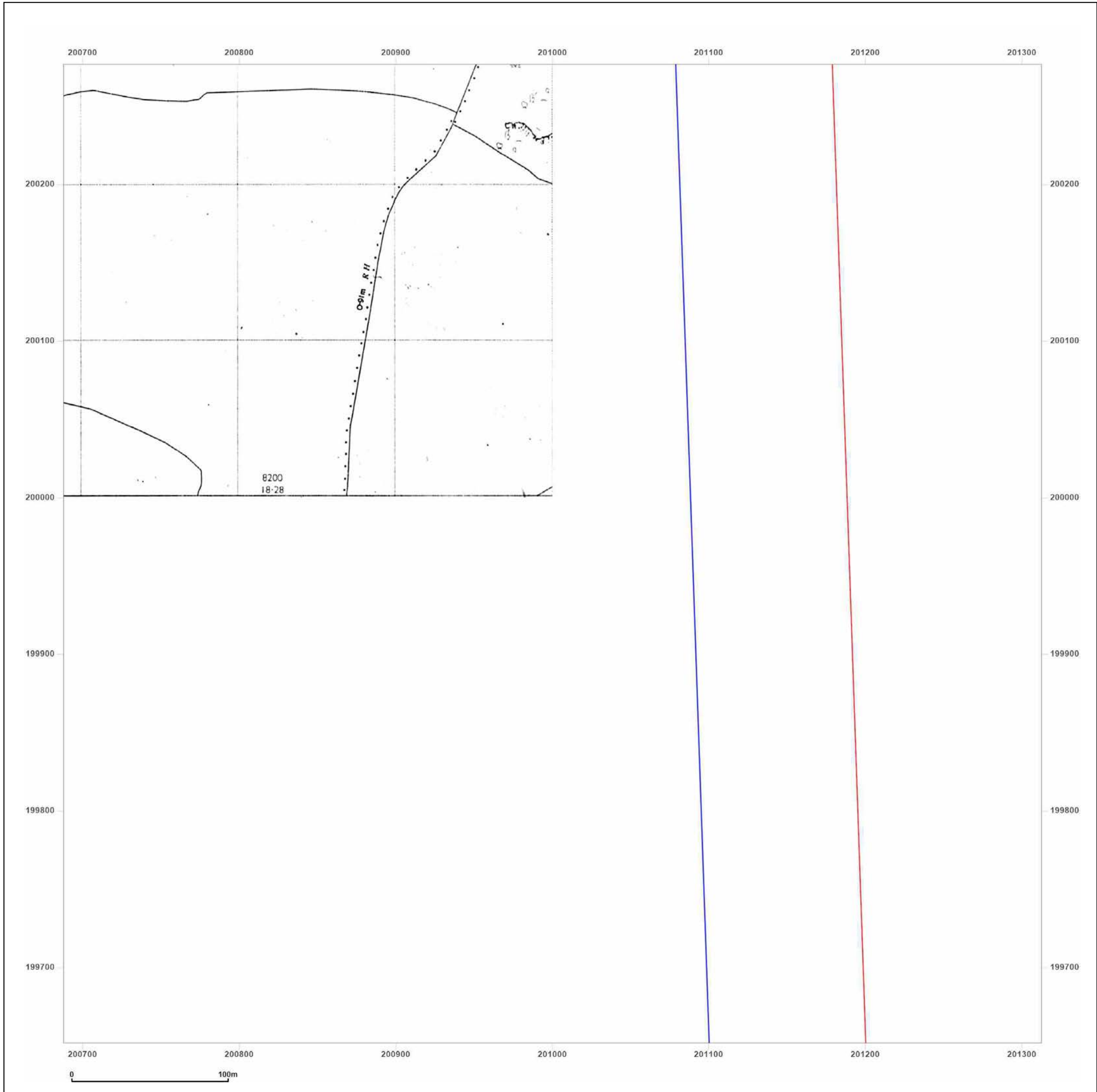


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SA71 5NJ

Client Ref: 333100437_Alleston
Report Ref: GS-73H-4JM-58L-SDD_LS_3_2
Grid Ref: 201000, 199964

Map Name: National Grid

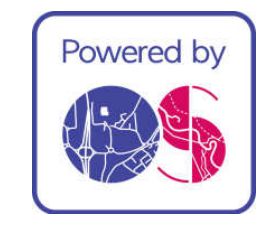
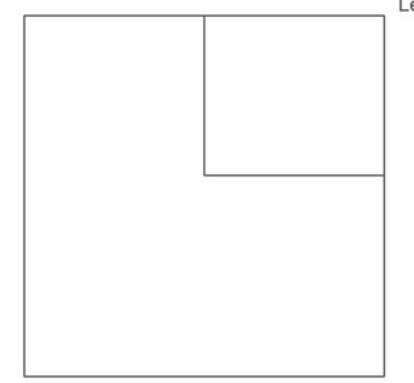
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Scale: 1:2,500

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Revised 1992
Edition N/A
Copyright 1992
Levelled 1971

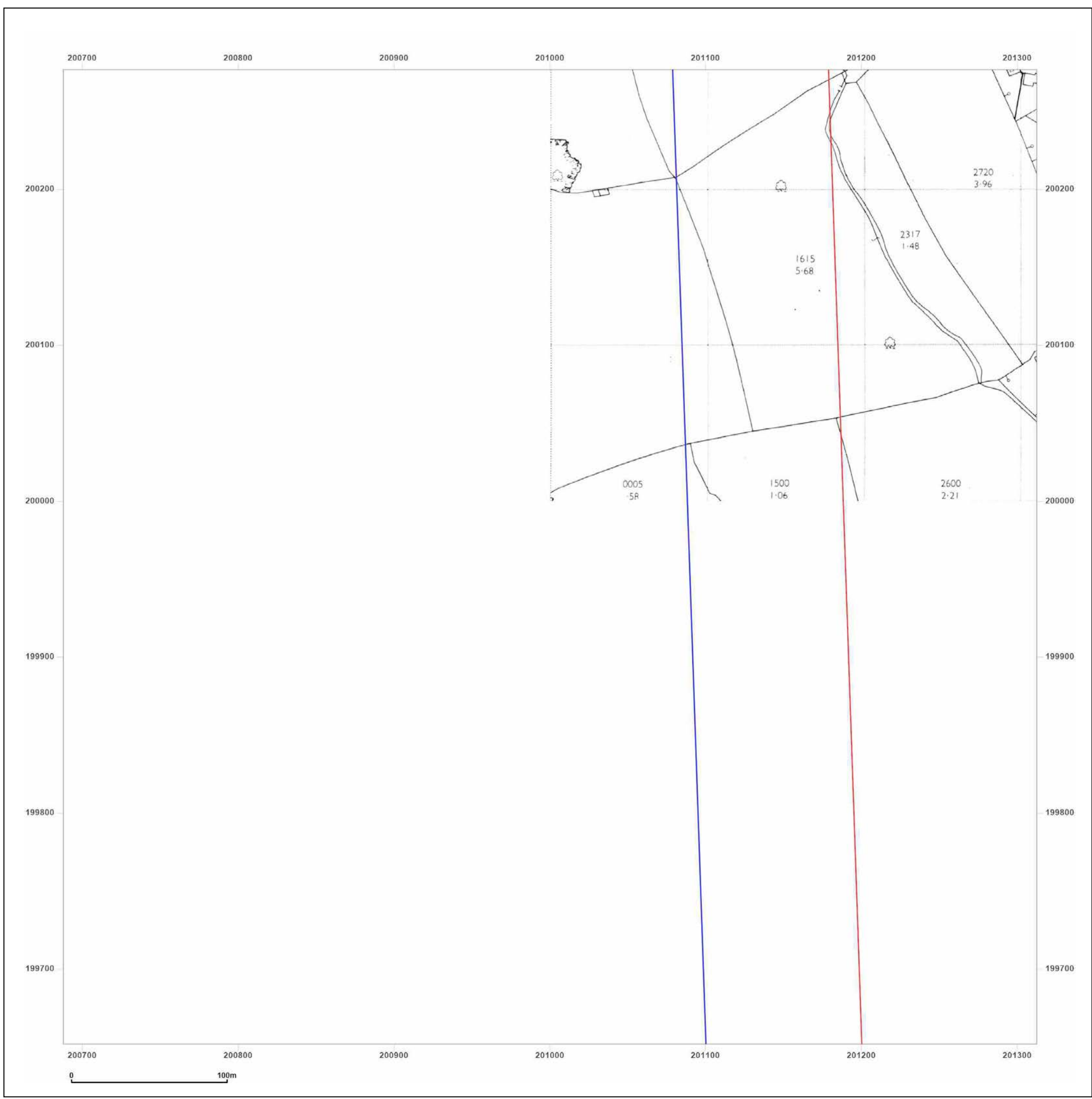


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SA71 5NJ

Client Ref: 333100437_Alleston
Report Ref: GS-73H-4JM-58L-SDD_LS_3_2
Grid Ref: 201000, 199964

Map Name: National Grid

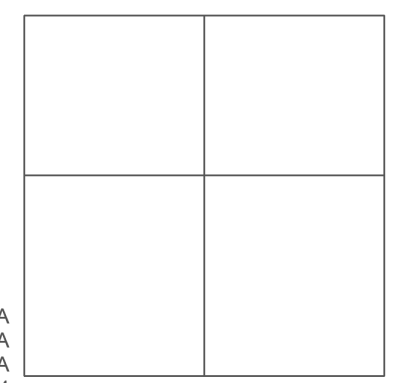
Map date: 1992-1994

Scale: 1:2,500

Printed at: 1:2,500



Surveyed N/A
Revised N/A
Edition N/A
Copyright 1992
Levelled 1971



Surveyed N/A
Revised N/A
Edition N/A
Copyright 1994
Levelled N/A

Surveyed N/A
Revised N/A
Edition N/A
Copyright 1994
Levelled N/A

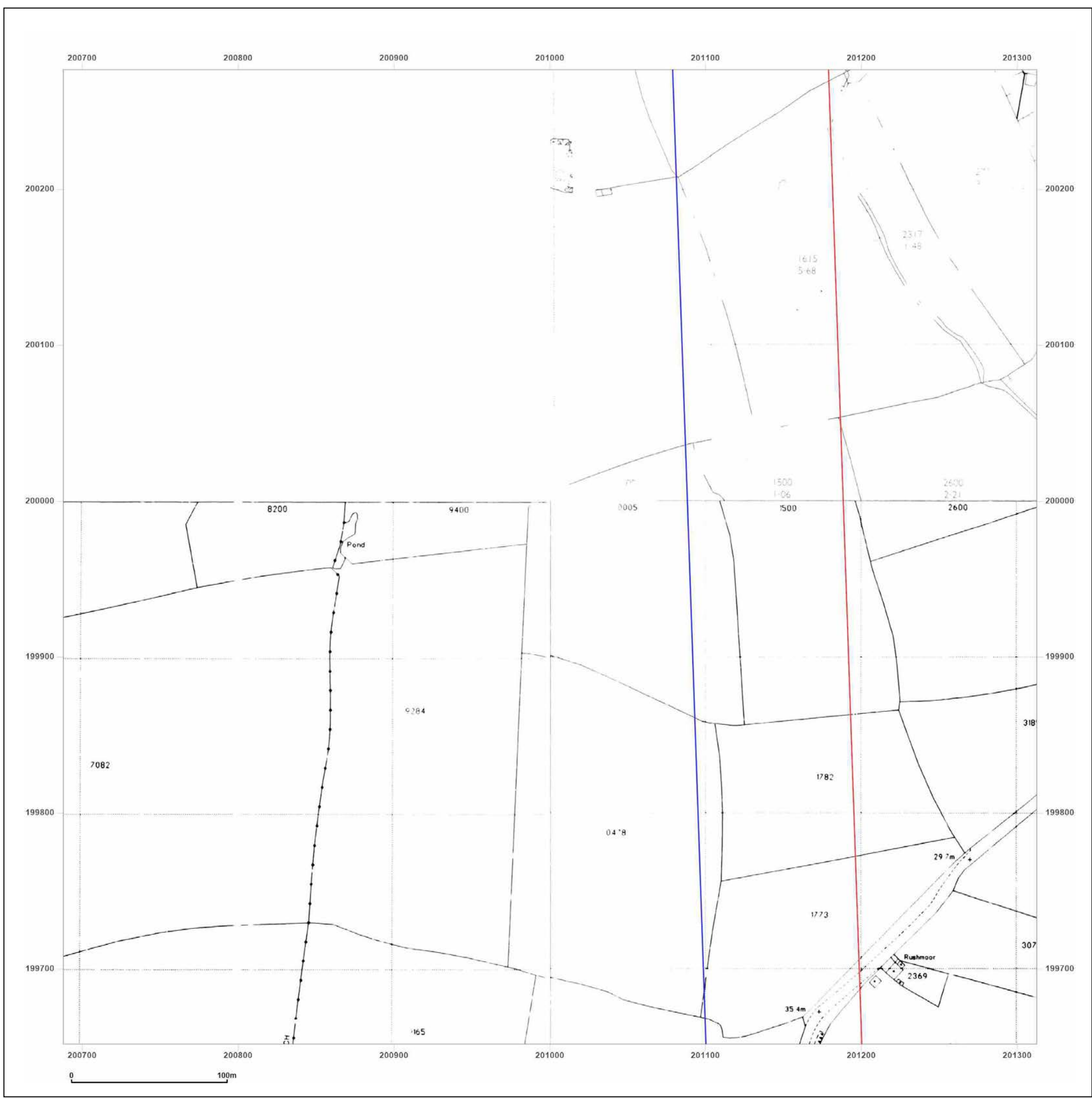


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SA71 5NJ

Client Ref: 333100437_Alleston
Report Ref: GS-73H-4JM-58L-SDD_LS_3_2
Grid Ref: 201000, 199964

Map Name: National Grid

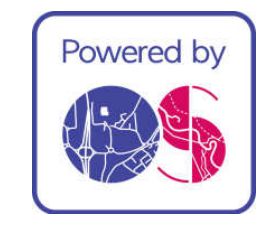
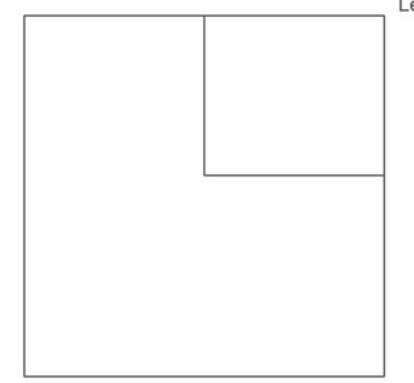
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Printed at: 1:2,500



Surveyed N/A
Revised N/A
Edition N/A
Copyright 1994
Levelled N/A

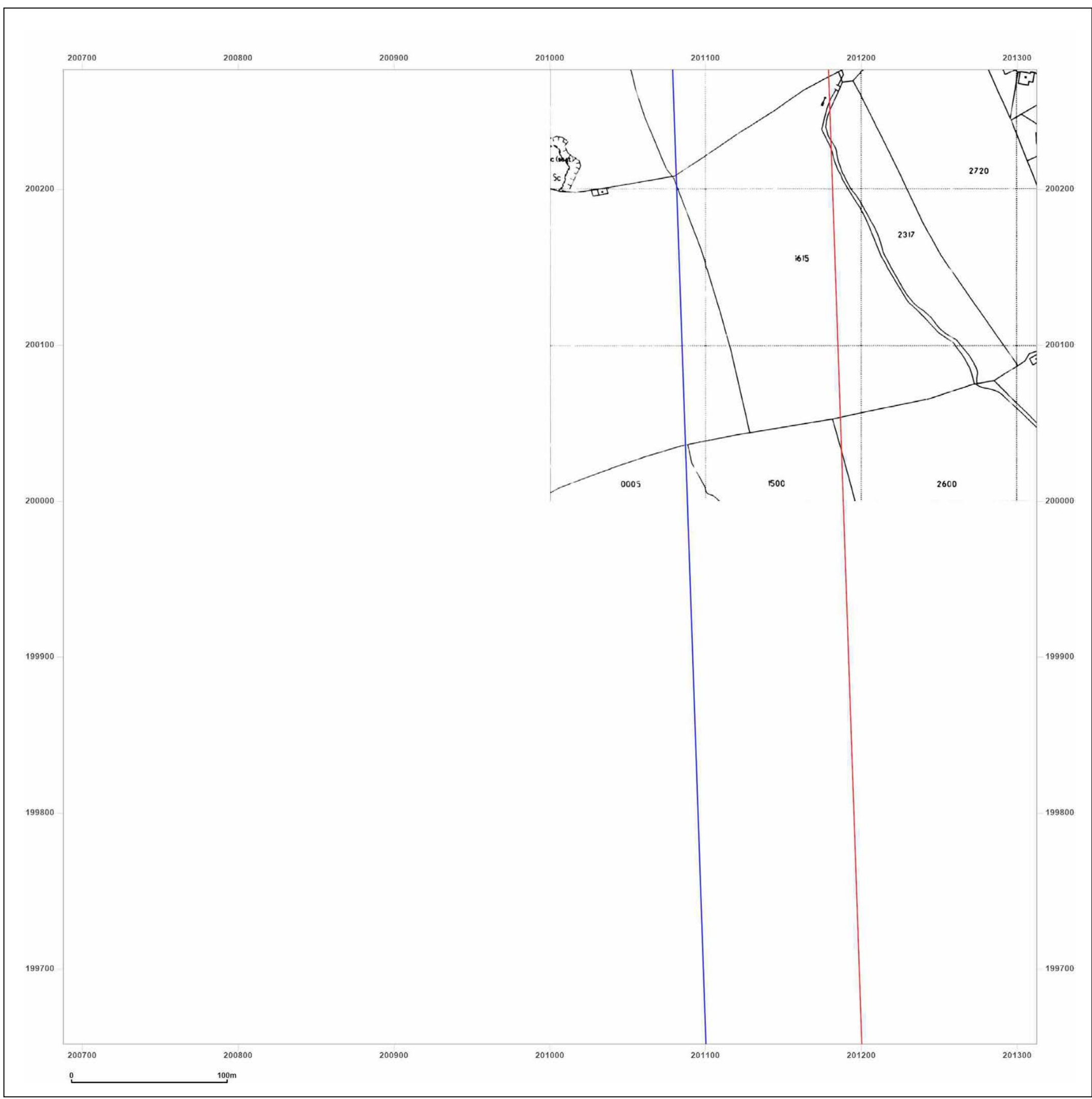


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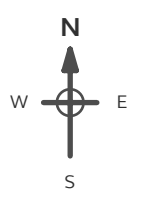


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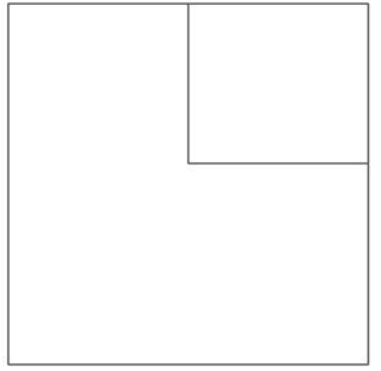
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LAMPHEY ROAD, PEMBROKE,
SA71 5NJ

Client Ref: 333100437_Alleston
Report Ref: GS-73H-4JM-58L-SDD_LS_3_2
Grid Ref: 201000, 199964

Map Name: National Grid
Map date: 1995
Scale: 1:2,500
Printed at: 1:2,500



Surveyed 1995
Revised N/A
Edition N/A
Copyright N/A
Levelled N/A



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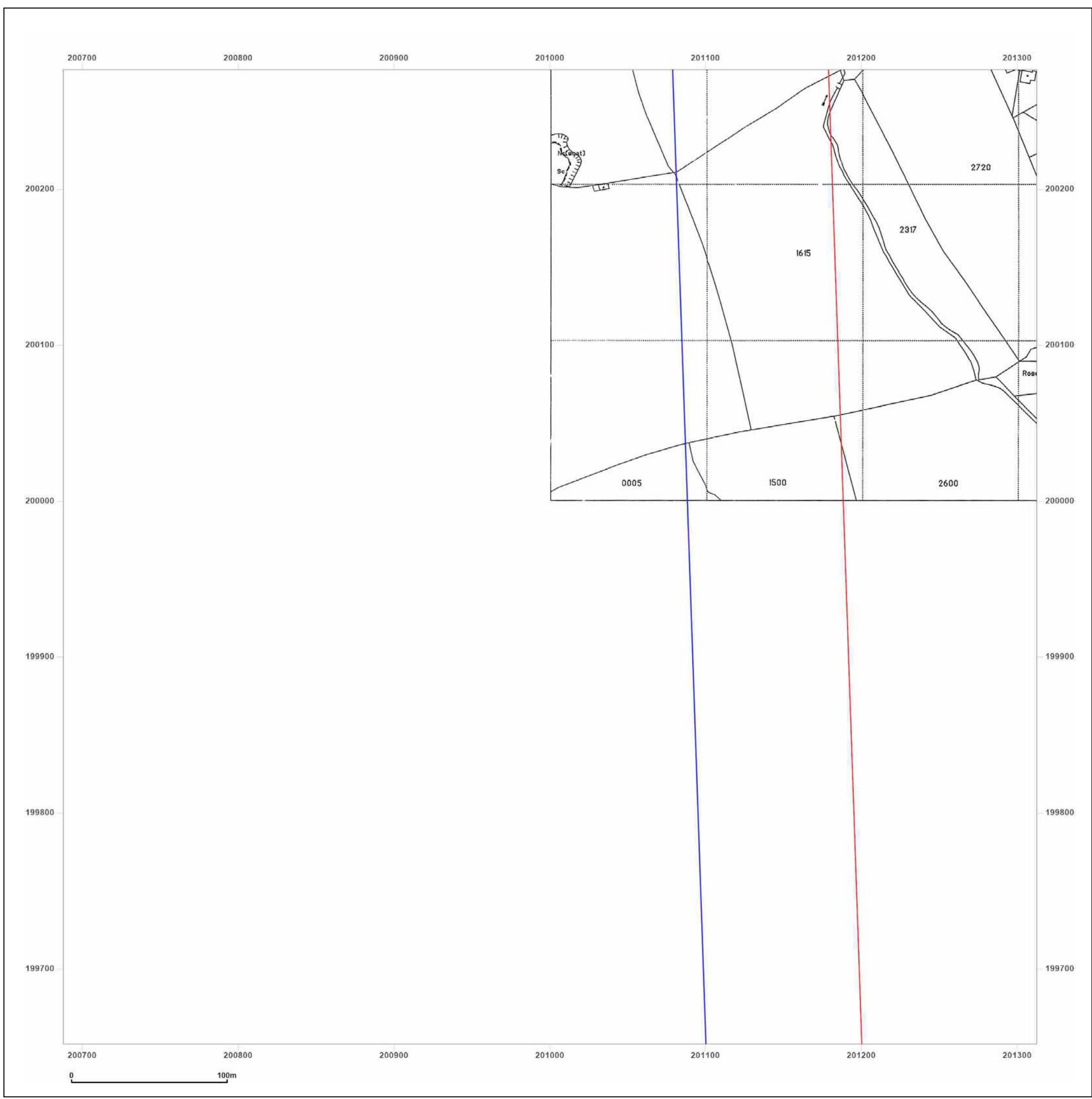


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SA71 5NJ

Client Ref: 333100437_Alleston
Report Ref: GS-73H-4JM-58L-SDD_1250_1_3
Grid Ref: 199625, 200215

Map Name: National Grid

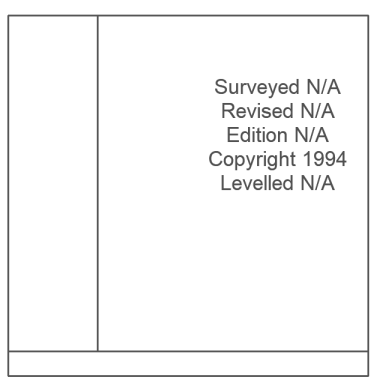
Map date: 1994

Scale: 1:1,250

Printed at: 1:2,000



Surveyed N/A
Revised N/A
Edition N/A
Copyright 1994
Levelled N/A



Surveyed N/A
Revised N/A
Edition N/A
Copyright 1994
Levelled N/A

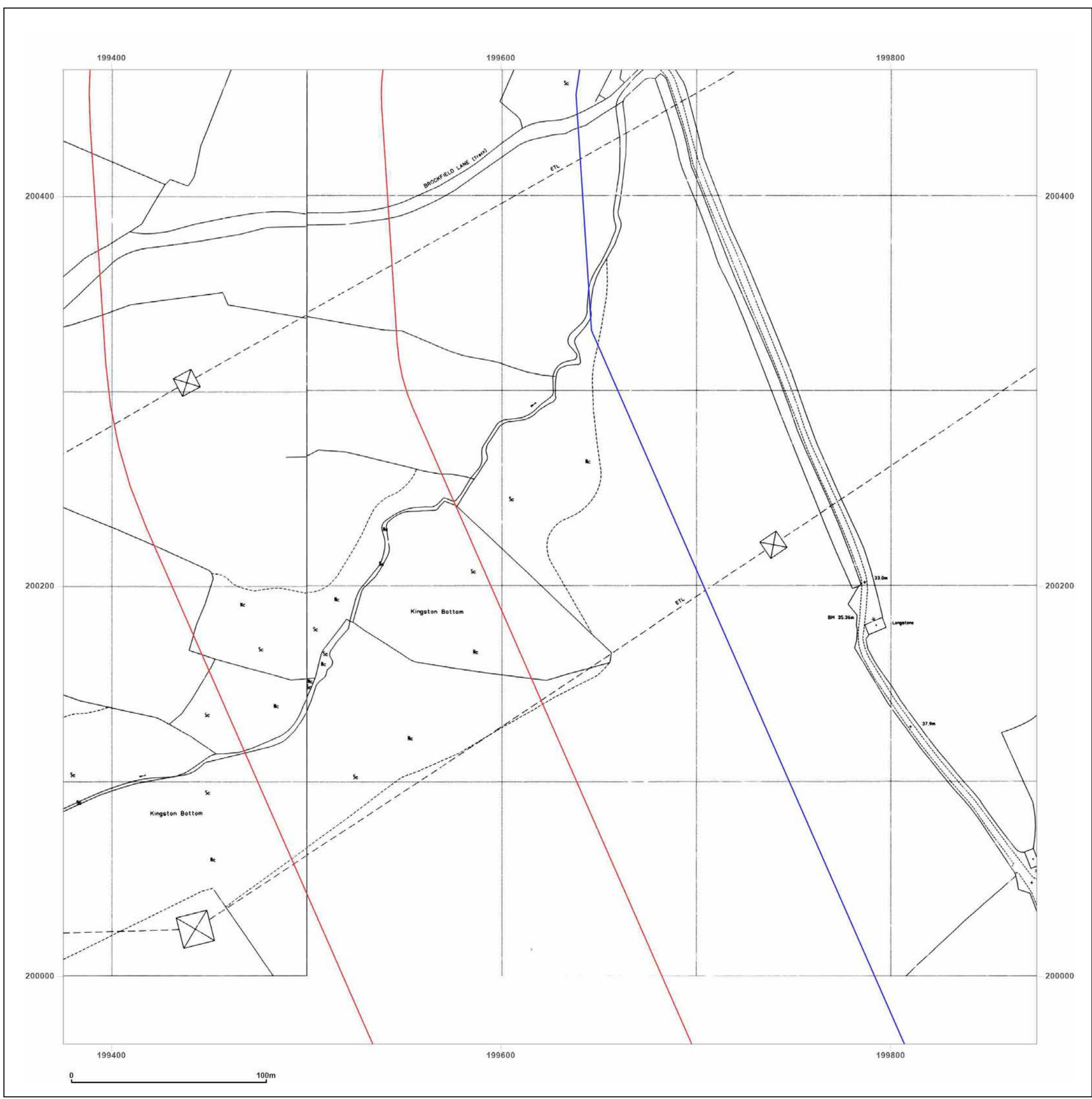


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SA71 5NJ

Client Ref: 333100437_Alleston
Report Ref: GS-73H-4JM-58L-SDD_1250_1_4
Grid Ref: 199625, 200715

Map Name: National Grid

Map date: 1988

Scale: 1:1,250

Printed at: 1:2,000



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Client Ref: 333100437_Alleston
Report Ref: GS-73H-4JM-58L-SDD_1250_2_3
Grid Ref: 200125, 200215

Map Name: National Grid
Map date: 1994
Scale: 1:1,250
Printed at: 1:2,000



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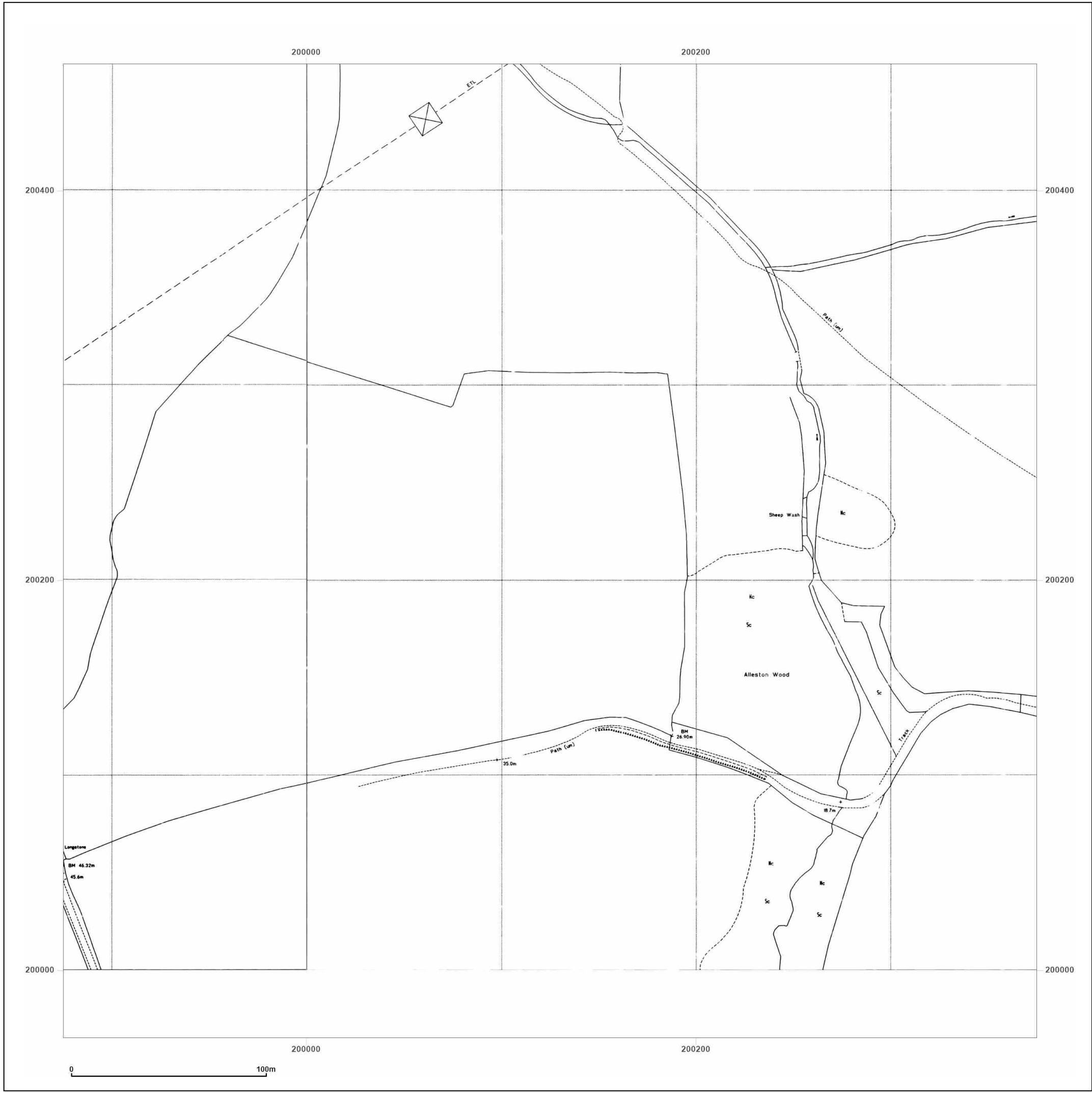
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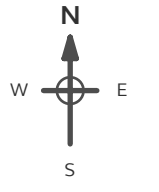
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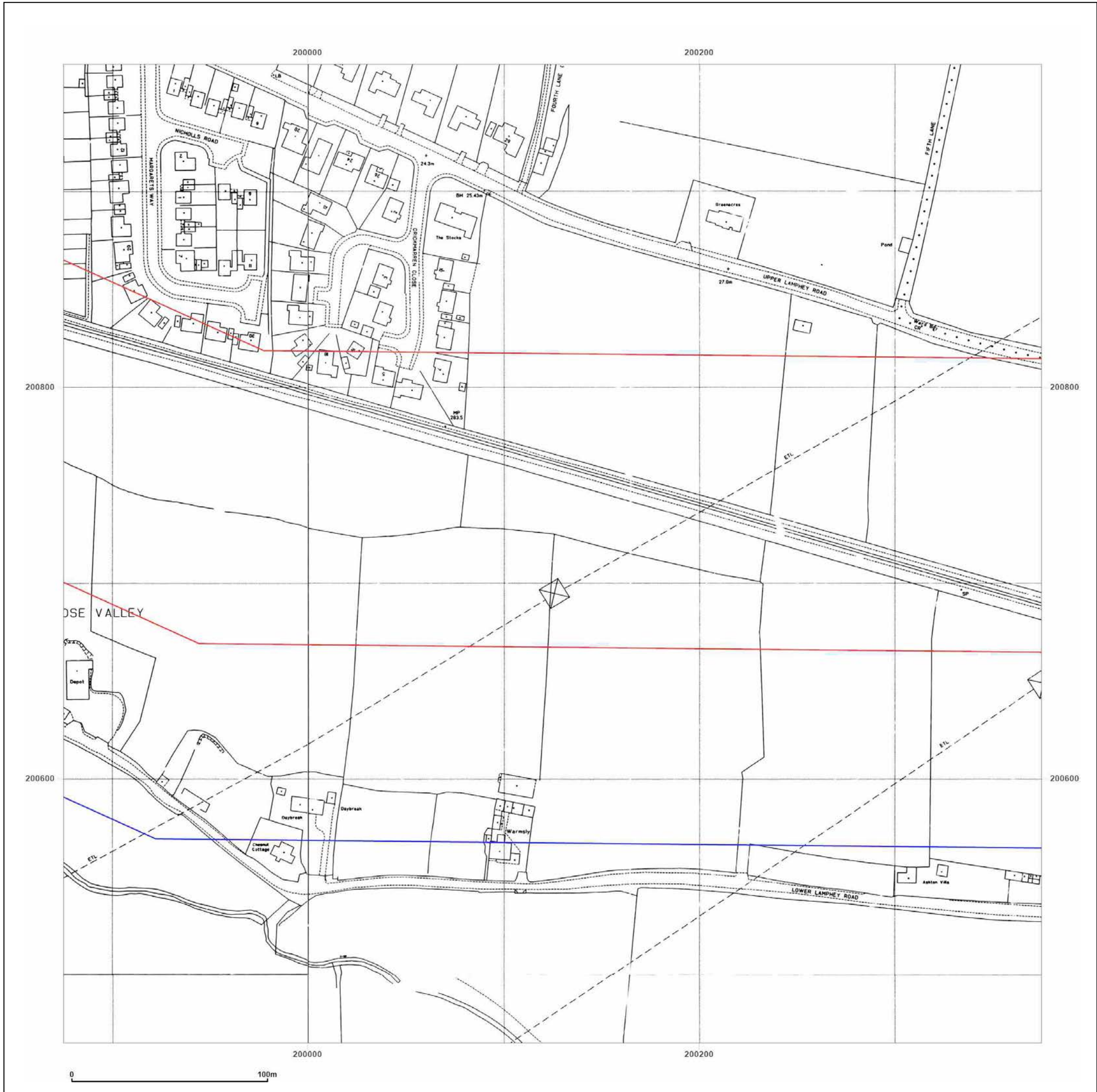


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Client Ref: 333100437_Alleston
Report Ref: GS-73H-4JM-58L-SDD_1250_3_3
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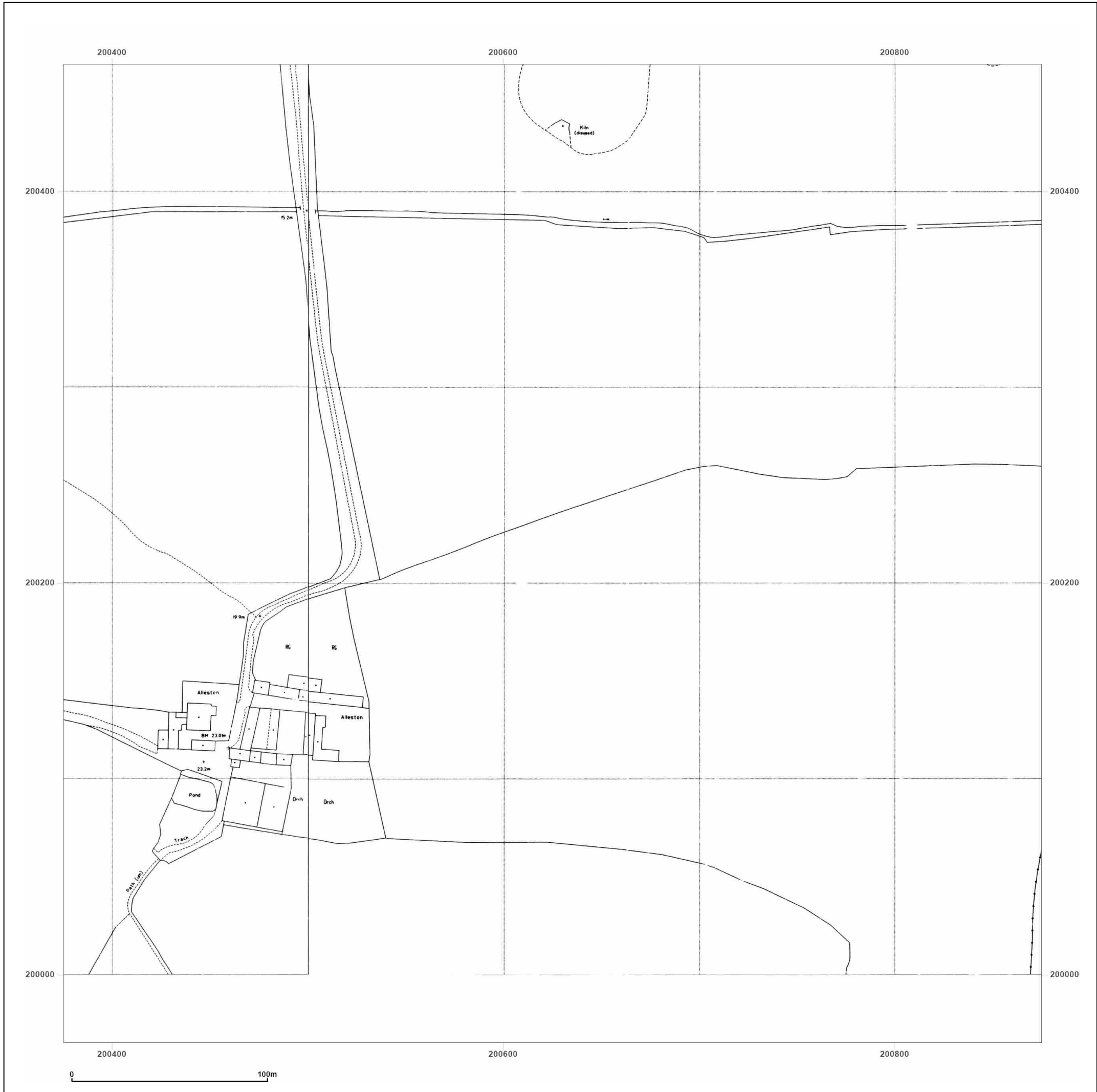


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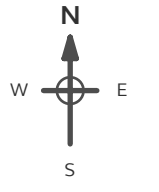
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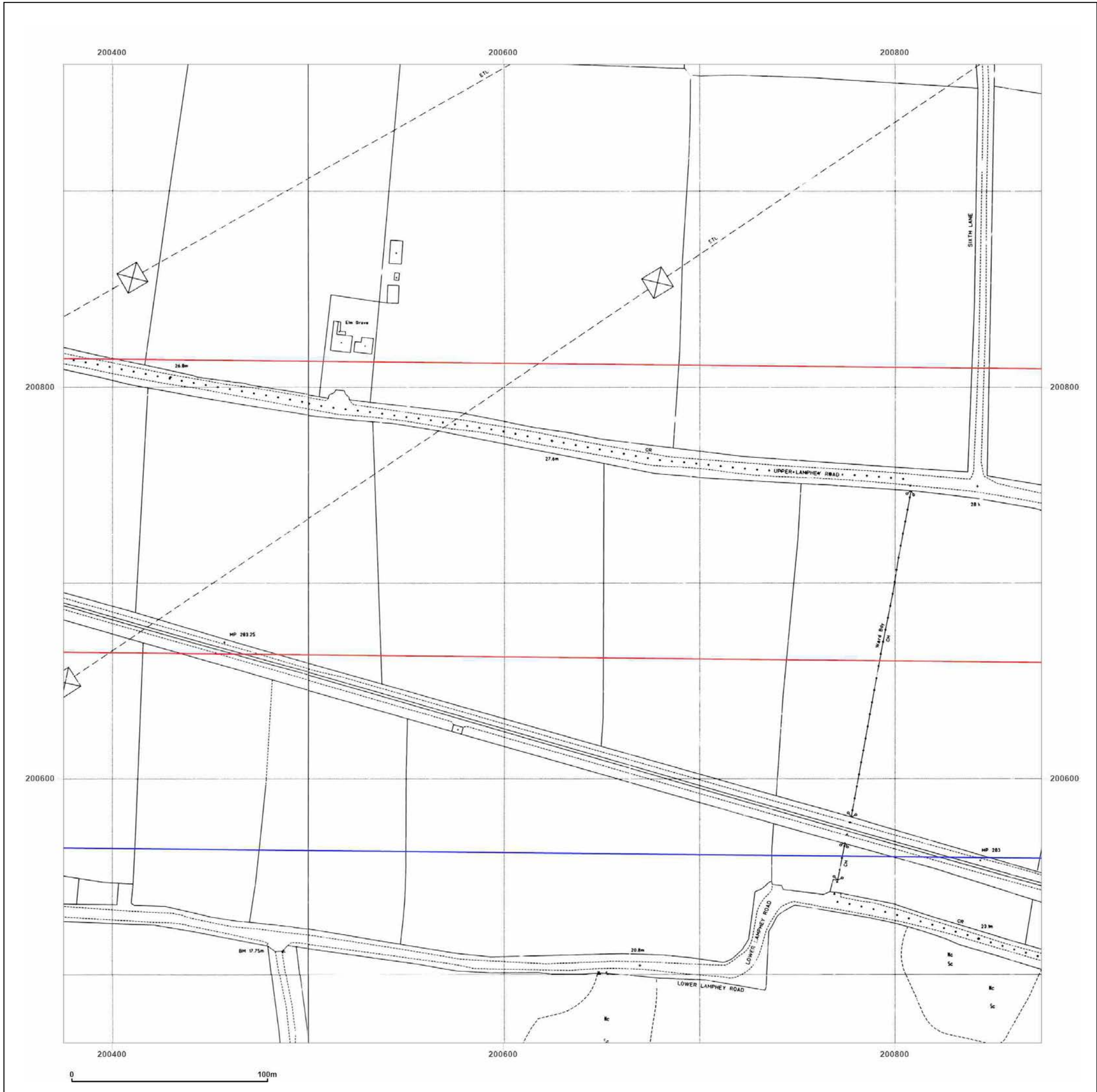


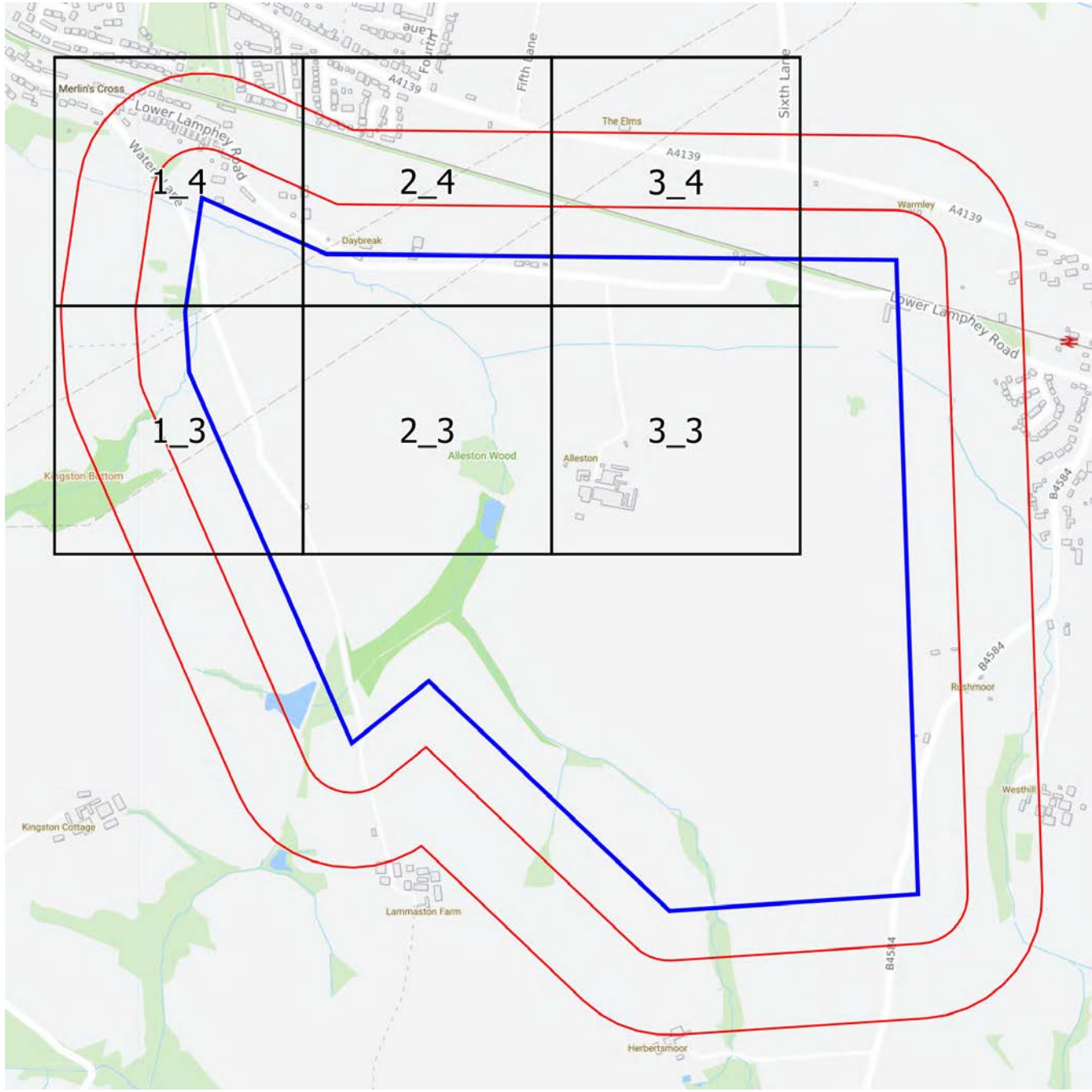
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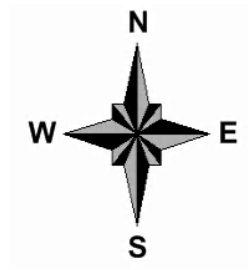
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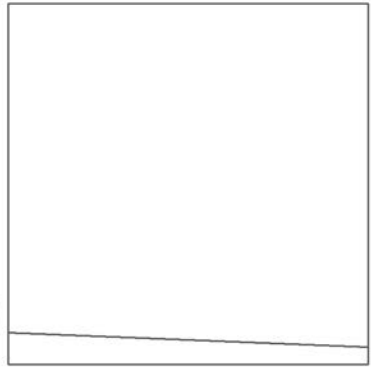
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Grid Ref: 201000, 200589

Map Name: County Series
Map date: 1866
Scale: 1:2,500
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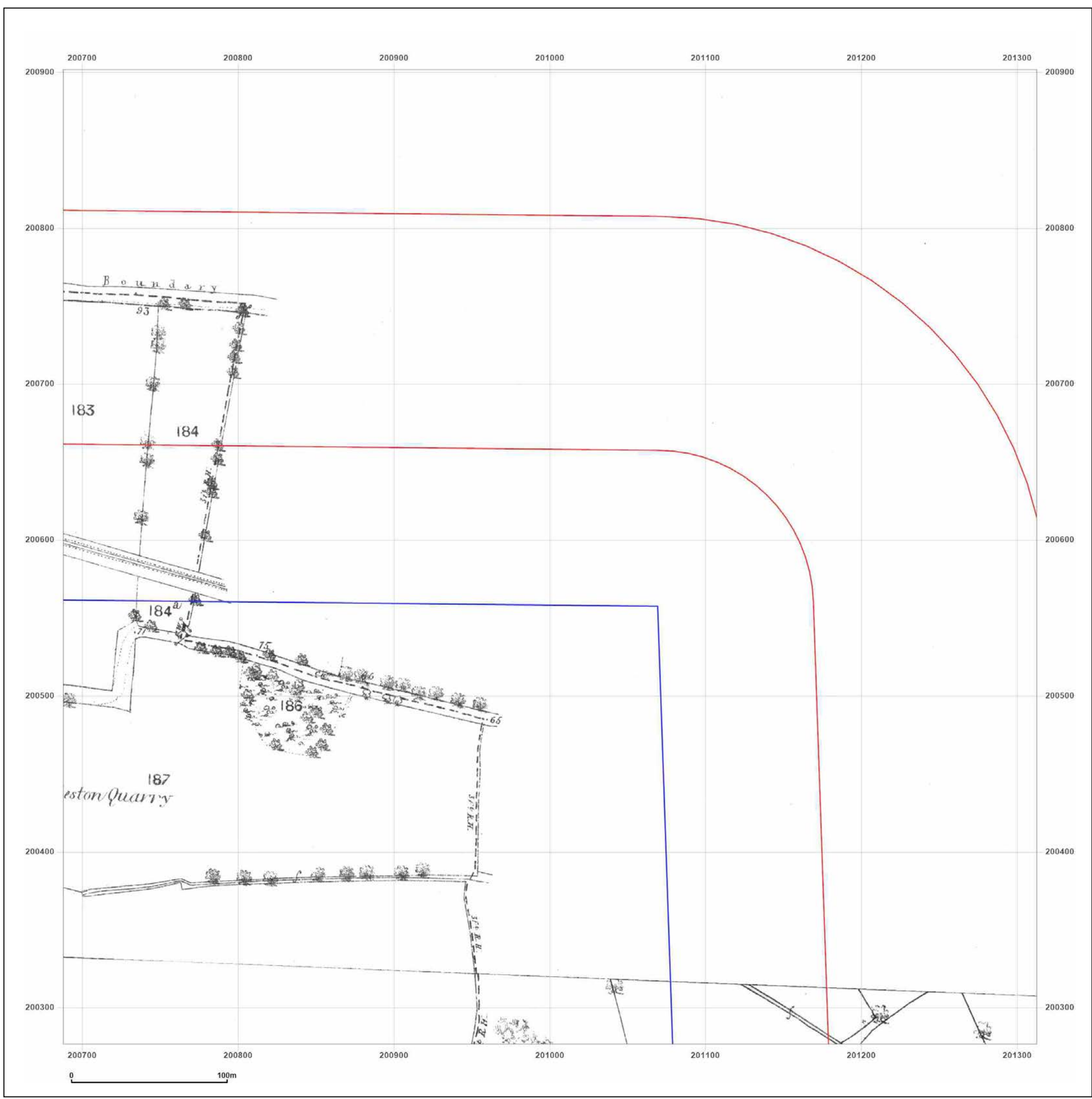


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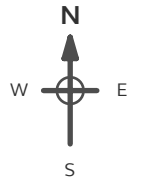
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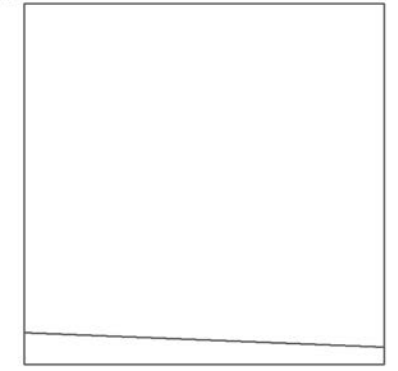
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Report Ref: GS-73H-4JM-58L-SDD_LS_3_3
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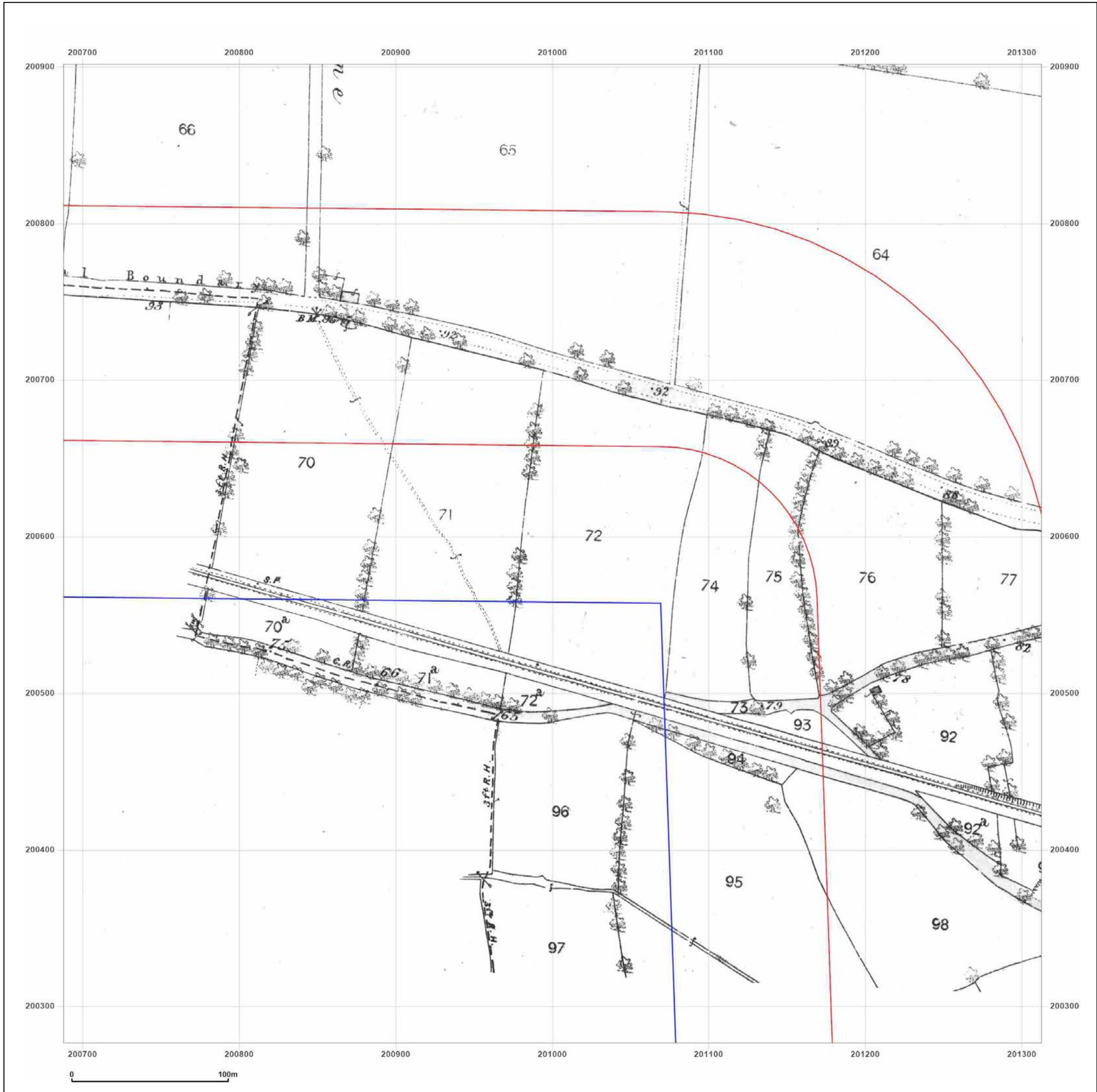


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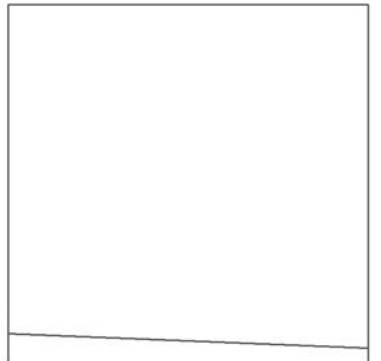
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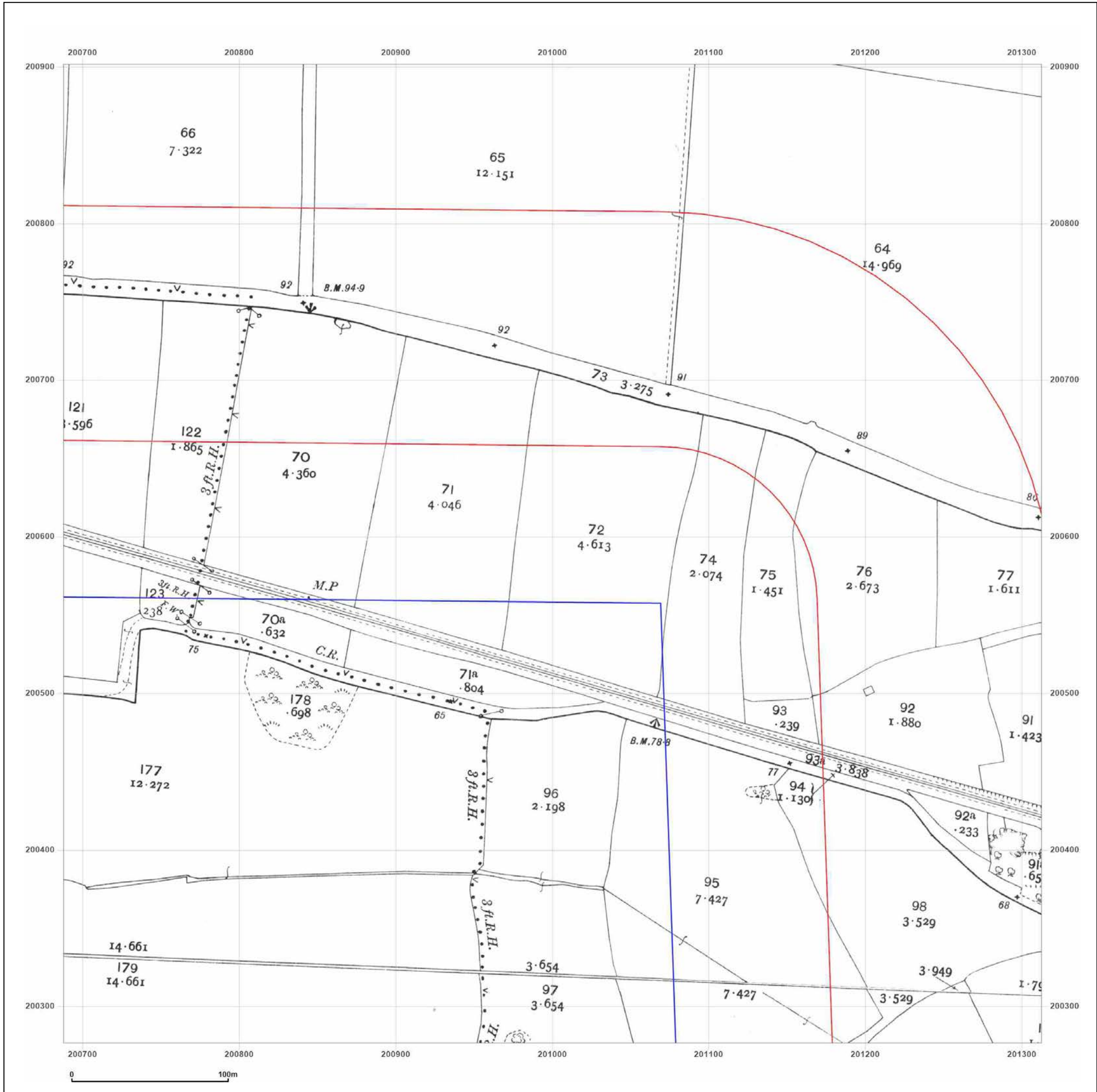


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 Edition N/A
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 Levelled 1954

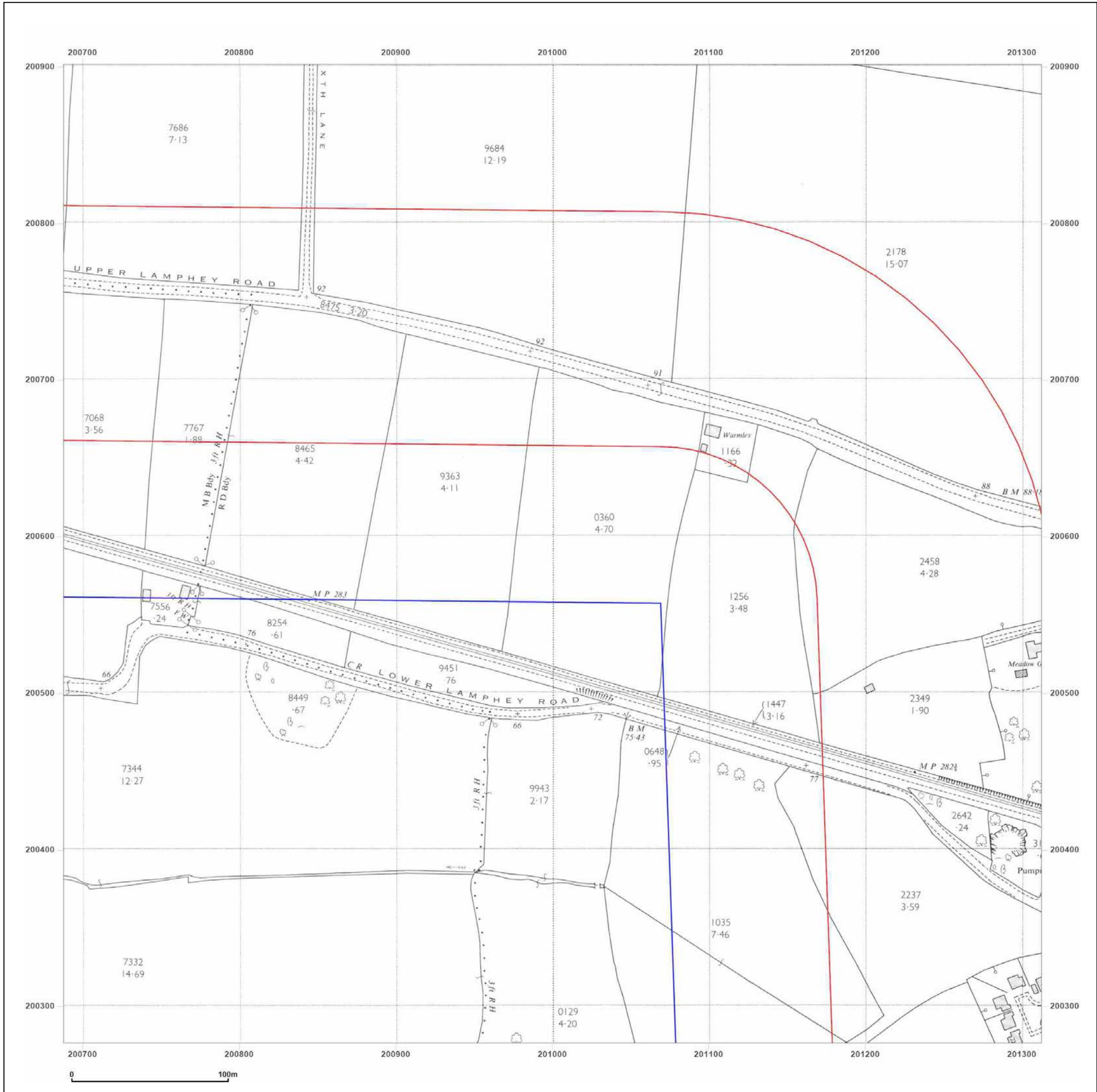
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Scale: 1:2,500

Printed at: 1:2,500



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Surveyed N/A
Revised 1967
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Copyright 1968
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Scale: 1:2,500

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Edition N/A
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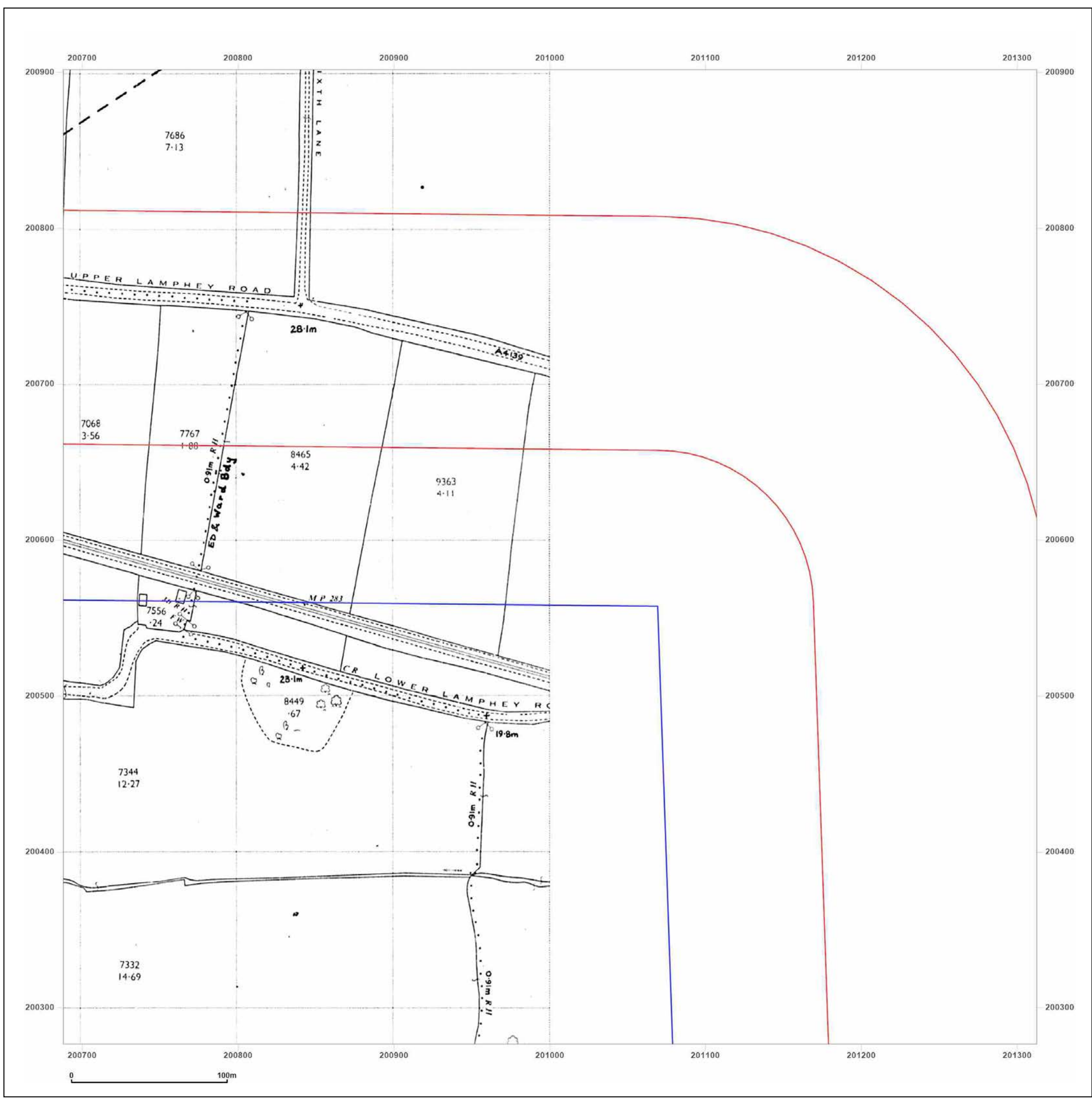


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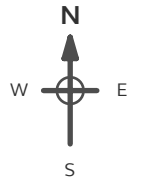
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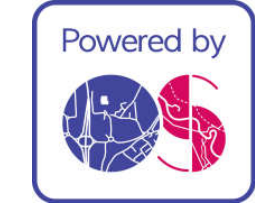
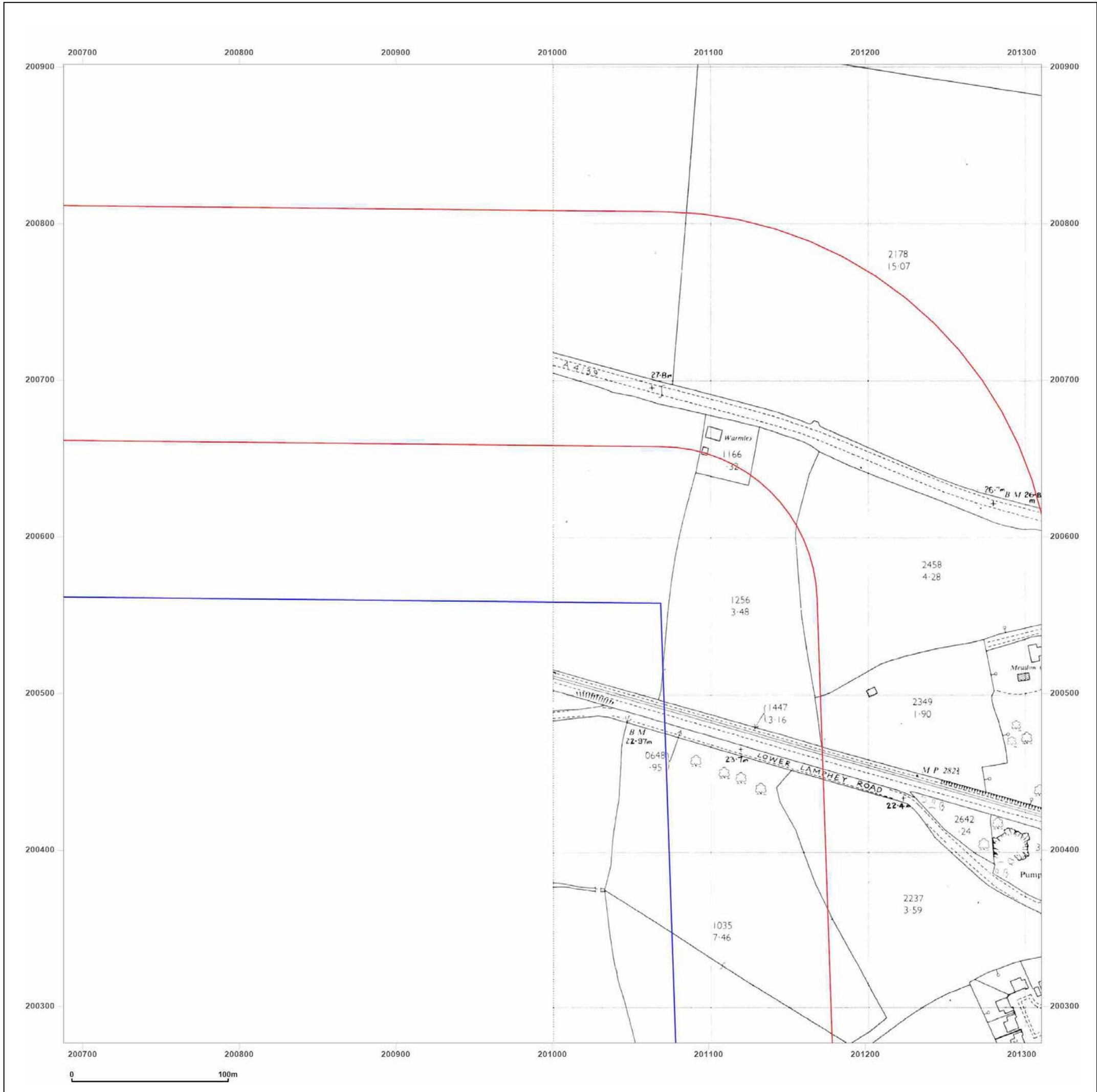
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Map Name: National Grid
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Scale: 1:2,500
Printed at: 1:2,500



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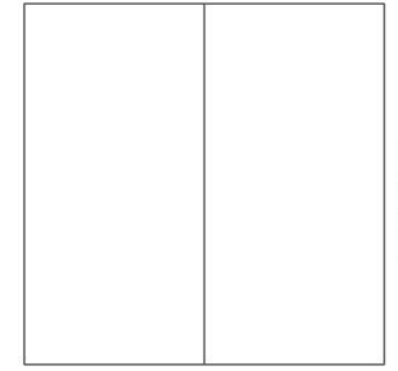
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 Edition N/A
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 Levelled N/A

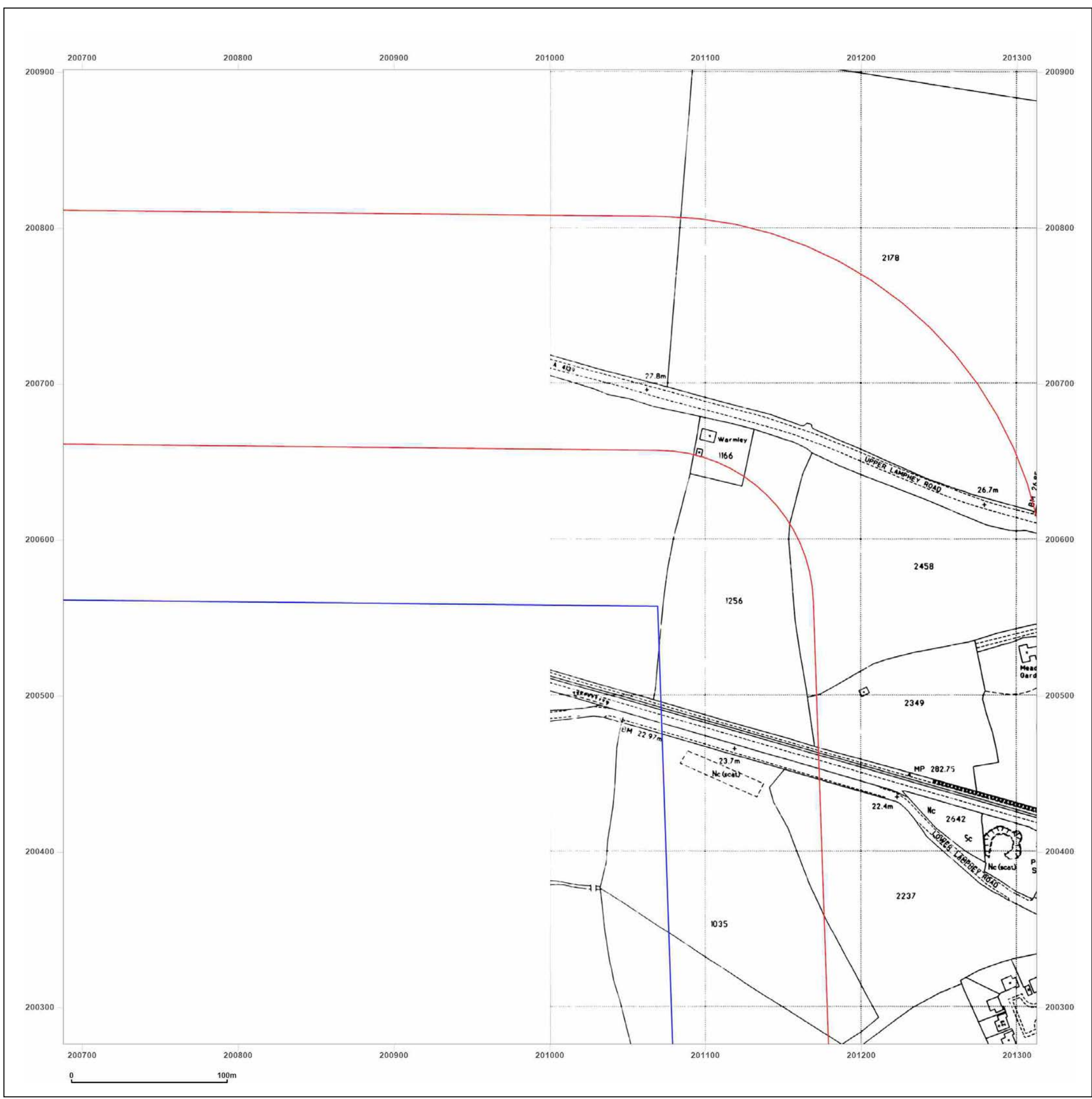


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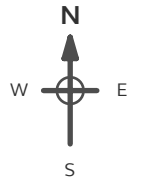
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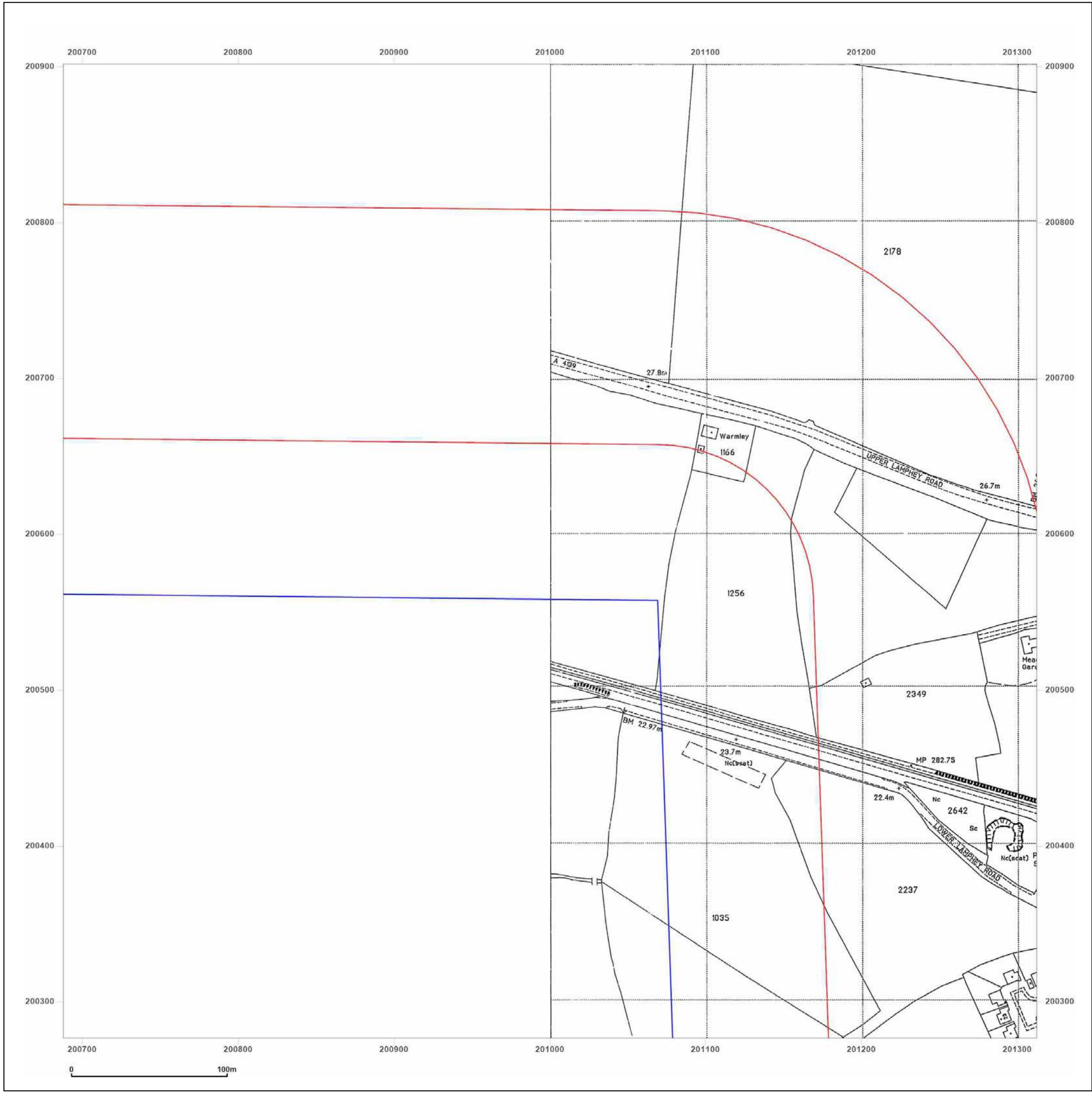
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Appendix E Heritage Consultation

Date · Dyddiad 11th January 2024
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Pembrokeshire County Council
Cyngor Sir Penfro

WILL BRAMBLE CBE.
Chief Executive / Prif Weithredwr

RICHARD BROWN
*Assistant Chief Executive
Cynorthwyol Brif Weithredwr*

Pembrokeshire County Council,
County Hall, HAVERFORDWEST,
Pembrokeshire, SA61 1TP

Cyngor Sir Penfro,
Neuadd y Sir, HWLFFORDD,
Sir Benfro, SA61 1TP

Telephone / Ffôn 01437 764551

Please ask for
Os gwelwch yn dda gofynnwch am

Sian Husband

PEDW.Infrastructure@gov.wales

By e-mail only

Dear Sir/Madam

Proposal: **Ground mounted photovoltaic solar farm with a capacity of up to 49MW together with associated equipment, infrastructure and ancillary works**

Location: **Alleston Farm, Pembrokeshire**

Planning and Environment Decisions Wales (PEDW) consulted Pembrokeshire County Council local planning authority (the LPA) on 16th November 2023 requesting the LPA's advice on the scope of the proposed EA in respect of the above proposed development. An extension of time for responding until 12th January 2024 was agreed by PEDW on 14th December 2023. The LPA have considered the 'Alleston Solar Farm, Pembrokeshire – Environmental Impact Scoping Report' dated November 2023, Project Ref: 32516, Rev: 02.

It is noted that the adjacent planning authority, Pembrokeshire Coast National Park Authority, were also consulted and due to respond under separate cover.

Chapter 2 – The site and Proposed Development

No comment

Chapter 3 – Scoping

It is noted that transport is proposed to be scoped out. Please refer to Appendix 1.

It is noted that flooding is proposed to be scoped out. Please refer to Appendix 2.

Chapter 4 – Historic Environment

It is understood that Dyfed Archaeological Trust (DAT) find the approach outlined in the Scoping Report to address potential impacts of the development on the historic environment, with a desk-based assessment to form part of the forthcoming ES to be acceptable. The scope of this assessment is the subject of ongoing discussions with Stantec UK Limited and initial comments have been made by DAT on a draft WSI.

The Heritage Note found in the appendix to the scoping report is considered to fail in its recognition of the Grade II curtilage listed status of the historic outbuildings. Therefore, the assessment of visual impact is skewed towards the house, only, rather than the surviving model farm buildings as a group. It is recommended that the heritage note and assessment is revisited. Further regard must be given to the significance of the historic outbuildings and their setting as a group.

It is noted that there is recognition of the significance of the house's setting when viewed over the fields from the entrance on Lower Lamphey Road to the North.

Chapter 5 – Landscape and Visual Effects

The Landscape and Visual Impact Assessment approach is considered to be adequately described and should cover the assessment approach adequately. It is noted that the issue of protected trees (those with TPOs) has not been addressed but it is understood that relevant information has since been obtained from The LPA Landscape Officer and will be included.

It is suggested that information is provided in as concise a manner as possible, with information presented in tabulated form as much as possible to reduce size and improve readability.

Chapter 6 – Agricultural Land and Soils

No comment. The LPA defers to the Agricultural Directorate at Welsh Government who have also been consulted.

Chapter 7 – Biodiversity

Please refer to Appendix 3.

Chapter 8 – Cumulative Effects and Consultation

No comment

I trust that this consultation response is beneficial, but please contact me should you have any queries.

Yours sincerely,

S Husband

DEVELOPMENT MANAGEMENT SECTION

We welcome correspondence in Welsh and English, and will respond within a maximum of 15 working days. We will respond in the language in which the correspondence is received (unless you ask us to do otherwise). / Rydym yn croesawu gohebiaeth yn Gymraeg a Saesneg a byddwn yn ymateb cyn pen 15 diwrnod gwaith fan bellaf. Byddwn yn ymateb yn yr un iaith â'r ohebiaeth a dderbyniwyd (oni bai eich bod yn gofyn i ni wneud yn wahanol).

For a copy in large print, easy-read, Braille, audio, or an alternative language, please contact Pembrokeshire County Council on the number above. / Os am gopi mewn print mawr, fformat hawdd ei ddarllen, Braille, sain neu mewn iaith arall, cysylltwch â Chyngor Sir Penfro ar y rhif uchod.

Appendix 1

Response received from Pembrokeshire County Council Head of Infrastructure, Highways;

Site Location

The proposed layout of the solar farm will be on land within the control of the applicant, located between Pembroke and Lamphey, with primary access obtained from the north via the C3164 known as Lower Lamphey Road, a well trafficked lane by vehicles, cycles and pedestrians, a secondary access to the site is located to the west via Watery Lane a narrow unclassified highway.

Access & Traffic

The site for the solar field is located within the boundary of the site with the precise locations yet to be decided. The proposed development should utilise the main access to the site as Watery Lane (the secondary access to the site) is not acceptable for multiple HGV movements due to the width, surface and topography of the Highway. Lower Lamphey Road at this location is a single track lane, which relatively well trafficked, with limited passing opportunities. The proposal will use around 1km of this lane from Lamphey, to access the existing farm access, assuming access is gained from the east.

The EIA Scoping report illustrates that the development is unlikely to exceed 32 HGV movements per day during construction/ decommissioning phase (approximately 8-9 months), with maintenance visits of around 26 per year (para; 3.2.3, pg. 7). With the delivery vehicles likely to arrive in within a short timeframe of each other, it would be necessary to provide additional passing bays along the county highway to improve passing opportunities and pedestrian refuge opportunities.

A Construction Environmental Management Plan (CEMP) and a Decommissioning Environmental Management Plan (DEMP) will be submitted with any forthcoming planning application, this will consider noise and air quality impacts, with mitigation measures to address the environmental impacts of the traffic associated with the construction/ decommissioning of the proposal.

To ensure the minimising potential traffic and infrastructure impacts the applicant/developer will be required to submit a Construction Traffic Management Plan (CTMP) to the Local Planning Authority within any future planning application, with details of the access arrangement to ensure it accommodates HGV traffic into/out of the site with good visibility. In addition, it should also include the following:

- a. Parking for vehicles, site personnel, operatives and visitors
- b. Expected levels of staff and any shift work, by phase
- c. Expected trip generation for the construction period
- d. Loading and unloading of plant and materials
- e. Storage of plant and materials
- f. Vehicle routing and turning, including swept paths
- g. Measures to prevent the deposit of materials on the highway
- h. Before and after construction conditions surveys of the highway and a commitment to fund the repair of any damage caused

i. On-site turning for construction vehicles

It is considered that the existing standard/capacity of the lane is not suitable or sufficient and as such the recommendation from the CHA is that lane is upgraded in both capacity and, if required following pre construction survey, structural terms.

The EIA Scoping report indicates that a glint and glare assessment (Para 3.2.9, pg. 9) will be undertaken and submitted to support any forthcoming planning application.

Accidents

A review of CrashMap has indicated one slight accident in November 2022 within a 400m of the access located on the A4139 (Upper Lamphey Road). The Applicant is requested to provide a STATS19 accident review in any forthcoming planning application, and any proposed mitigation measures which may be required to prevent future accidents in this area due to the increase in HGV vehicles.

Sustainable Transport

Given the nature of the proposed development, there is no requirement to pursue any sustainable travel measures.

Other Matters

The Applicant is advised that within any future planning application the following information should also be included:

- Appropriate National, Regional and Local Policies
- Consultation with the PCC SAB team in order to assess flood risks
- Consultation with PCC Environment team for associated biodiversity risks
- Consultation with any Statutory Utilities will be required
- Consultation with PCC Ecology team for any associated wildlife surveys

This information in this assessment has been provided based upon the evidence available to support the consultation. Any future planning application used to support the proposed development at this location, of a similar size and scale, will be made without prejudice and based upon its own merit.

Appendix 2

Response received from Pembrokeshire County Council Head of Infrastructure, Civils;

Flood Risk

Whilst we are aware of incidents of historic flooding affecting Lower Lamphey Road, Watery Lane, and Alleston, we have no records of any flooding incidents to agricultural land within the site to which the coping request refers to. However, it cannot be assumed that this site has never suffered from flooding; only that the events have never been reported to the LLFA.

The EIA scoping reports states that a detailed flood consequence assessment will be submitted as part of the application process.

It is understood that reference has been made to Natural Resources Wales Flood Map for planning who should also be consulted in relation to flood risk for the proposals.

Ordinary Watercourses

Ordnance Survey mapping show ordinary watercourses to be present within or in close proximity of the proposed site.

Ordinary watercourses must not be filled in, culverted, or the flow impeded in any manner, or should any structure be built over ordinary watercourses or within 3 metres from the top of bank of any watercourse, or within 3 metres of a culverted watercourse, without the prior agreement of the local planning authority under Section 23 Land Drainage Act 1991 as amended by the Flood and Water Management Act 2010. Consent is also required to alter a culvert in a manner that would be likely to affect flow of an ordinary watercourse, and for temporary as well as permanent works.

Local or field boundary ditches, not shown on Ordnance Survey mapping, may exist around or across the site. If present, these should be maintained and highlighted on future plans.

Surface Water Drainage

The preferred method of surface water disposal from all additional impermeable areas created by the development would be to utilise some form of sustainable drainage system. These methods of surface water disposal would be in accordance with TAN 15. If, however, ground conditions are not suitable for the use of soakaways/infiltration type SuDS, an alternative method of disposal will be required.

A surface water drainage strategy should form part of any planning application.

Statutory SuDS Standards

Schedule 3 to the Flood and Water Management Act 2010 (the 2010 Act) establishes SABs in local authorities. The legislation gives those bodies statutory responsibility for approving and in specified circumstances, adopting the approved drainage systems.

From 7th January 2019, all new developments of more than 1 property or where the construction area is 100 square meters or more, will require sustainable drainage systems (SuDS) for surface water. The SuDS must be designed and built in accordance with Statutory SuDS Standards¹ published by the Welsh Ministers and SuDS Schemes must be approved by the local authority acting in its SuDS Approving Body (SAB) role, before construction work begins.

Appendix 3

Response received from Pembrokeshire County Council Planning Ecologist;

Any application/ES must provide sufficient information to identify any nature conservation features (habitats/species) that are likely to be affected by the proposals and identify potential options for mitigation and enhancement. The impacts of any species protected under legislation must be considered along with any species or habitats listed under the Pembrokeshire LBAP, UK BAP and the Section 7 list of the Environment (Wales) Act 2016. Surveys must be carried out by a qualified ecological surveyor and the ES must identify the potential of the habitats on site to be used by protected species

Any application/Environmental Statement (ES) must:

- Cover the construction, operation maintenance, closure and decommissioning stages of any project.
- Determine the importance of ecological features affected, through survey and/or research.
- Assess impacts potentially affecting important features.
- Characterise the impacts by describing their extent, magnitude, duration, reversibility, timing and frequency.
- Identify cumulative impacts; and identify significant effects of impacts in the absence of any mitigation.
- Consider alternative location(s) or layouts for the proposed development.
- Identify mitigation measures and explain their likely success.
- Identify opportunities for enhancement.
- Design and agree a monitoring strategy and monitoring of mitigation performance.
- Provide sufficient information for mitigation measures to be implemented effectively.
- Produce a clear summary of the residual impacts and the significance of their effects following incorporation of avoidance and mitigation measures, in accordance with planning policies and legislation.

In order to provide confidence in the information provided as part of the application/ES the following key points must be addressed:

- Ecological baseline and trends if the project were not to go ahead.
- Criteria used to evaluate ecological features.
- Criteria used to assess the significance of impacts of the project.
- Justification of methods used.
- The identification of likely impacts (positive and negative) on ecological features together with an explanation of the significance of their effects.
- Mitigation, compensation and enhancement measures.
- Legal and policy consequences.
- A note of any key data that were unavailable or missing and
- A presentation of any analytical techniques used and the analysis itself.

- Consideration for the zone of influence – if the site requires new infrastructure (roads, power supply etc.) there could be significant consequences for ecological features beyond the boundaries of the site

Any ES must also be mindful of the following:

- Preliminary activities prior to the main construction contract
 - Ground investigations.
 - Vegetation clearance.
- Construction phase
 - Access and travel on/off-site, including temporary access routes for vehicles.
 - Areas for plant maintenance and for storage of oils, fuels and chemicals.
 - Movement of materials to/from or within the site.
 - Acoustic disturbance and vibration from construction activities.
 - Dust generation.
 - Soil stripping.
 - Environmental incidents and accidents e.g. spillages, noise and emissions.
 - Lighting
 - Vegetation/habitat clearance including tree felling.
- Occupation/operational and decommissioning phase
 - Access to site (both route and means).
 - Drainage.
 - Implementation of habitat management.
 - Lighting.

Species and Habitats to be considered

A primary ecological assessment has not been submitted in support of the current consultation and scoping opinion but will be undertaken on the site to inform biodiversity assessment baseline conditions. It should include the following information.

- Any application/ES must identify any habitats and species that are likely to be affected by the proposal and identify potential options for mitigation and enhancement. There must also be justification for disregarding certain species from any assessments.
- A **Phase I habitat survey** must identify the quality and extent of the habitats present. The habitat survey must be carried out between the months of April and September only. It should also identify the presence of any invasive species.
- **Reptiles** – common species of reptiles may be present on a site of this nature. If suitable habitat is to be removed as a result of the proposal then survey may be required. A precautionary approach to any site clearance may also be necessary. It is likely that the development will result in opportunities for reptile enhancements, these should be clearly identified and described.

- **Badgers** – Sightings of badgers have been recorded on site as stated in the report, although no setts have been identified within the red lie boundary. Biodiversity records also show tracks and evidence of badgers within two locations of the site. It is important to be mindful that activity within 30 metres of a sett will require a license. Therefore surveys may need to be undertaken to ensure there will be no disturbance of setts outside the red line boundary. Badgers are protected under The Protection of Badgers Act 1992.
- **Birds** – The application must make an assessment of the bird populations currently using the application area in the form of a breeding bird survey and the impact of the development on these birds, in terms of loss of habitat and displacement. The report highlights that between two and four wintering bird surveys are proposed for winter 2023 – 23 and two breeding bird surveys will be undertaken in spring 2024.
- **Dormice** – The submitted report identifies that there are suitable hedgerows on site to support dormice, however does not consider dormice further as there are no records within close proximity and no anticipated impact to habitat. The closest known record is approximately 3.5 km away; however, it is still possible that dormice are present in the area. Provided the hedgerows are retained throughout and there are no hedgerows to be removed, dormouse surveys will not be necessary. However, in the event that hedgerows will be removed the exact amount of hedgerow to be removed and further justification for not undertaking dormice surveys will be required within any submitted application/ES. Dormice are protected under European and UK legislation, their presence is a material consideration in the planning process.
- **Bats** – There are several important sites for bats within relatively close proximity to the proposed development. Consideration will need to be made of any impacts for foraging and commuting bats. Bat activity surveys (static detectors only) have been undertaken and further activity surveys are ongoing. The field habits and woodland are likely to be used by foraging and community bats. Any security lighting may impact upon bat movements in the area, therefore if significant lighting is proposed, the activity surveys should be used to establish important areas for bats which must remain dark and inform any lighting plan to ensure there is no impact upon the bats and other nocturnal wildlife. Bats are protected under European and UK legislation, their presence is a material consideration in the planning process.
- **Otter** – As stated in the report the watercourse to the south of the site may support otter and water vole. If there is suitable otter habitat on the site then surveys may be required, if suitable otter habitat is found immediately adjacent, then measures for ensuring there is no disturbance must be included within any application/ES. Otters are protected under European and UK legislation, their presence is a material consideration in the planning process.

Biodiversity Enhancements:

Solar Parks offer numerous opportunities to provide enhancements for wildlife, particularly where they are developed on land which has previously held low ecological diversity, such as improved and arable land. An **ecological management plan** should be submitted, to include details of how the site will be managed for wildlife throughout the solar farms lifetime.

The plan should also include details of an **ecological monitoring programme**, to ensure the management plan is working and, where necessary, make changes to ensure appropriate and successful management for biodiversity.

Please also be mindful of the following points:

- The results of all required surveys and assessments of the effects the development may have on species and habitats and recommendations for mitigation and enhancement must be included within any application/ES.
- Ecological assessments may result in the requirement for further survey work.
- Surveys and assessments must be carried out in line with the British Standards for Biodiversity: Code of Practice for Planning and Development (BS42020:2013) and other relevant species and survey best practice guidelines. All surveys will be required to be carried out by a suitably qualified ecologist within the appropriate season and to appropriate survey standards and methodology.

Chris Pang
PEDW

Sent by email:
PEDW.Infrastructure@gov.wales

Eich cyfeirnod
Your reference

CAS-03072-D7X6N7

Ein cyfeirnod
Our reference

Dyddiad
Date

19 December 2023

Llinell uniongyrchol
Direct line

[REDACTED]

Ebost
Email:

Cadwplanning@gov.wales

Dear Chris Pang,

Alleston Solar Farm, Alleston Farm, Pembrokeshire

Thank you for your letter of 16 November asking for Cadw's advice on the scope of the Environmental Impact Assessment (EIA) and the proposed methodologies outlined in the Scoping Report.

Cadw, as the Welsh Government's historic environment service, has assessed the characteristics of this proposed development and its location within the historic environment. In particular, the likely impact on designated or registered historic assets of national importance. In assessing if the likely impact of the development is significant Cadw has considered the extent to which the proposals affect those nationally important historic assets that form the historic environment, including scheduled ancient monuments, listed buildings, registered historic parks, gardens and landscapes.

These views are provided without prejudice to the Welsh Government's consideration of the matter, should it come before it formally for determination.

Advice

This advice is given in response to scoping opinion as to the contents of an Environmental Impact Assessment (EIA) that will be submitted in support of an application for the Alleston Solar Farm.

The scoping request is accompanied by a scoping report produced by Stantec, with chapter 4 considering the Historic Environment. This identifies that grade II listed building 84963 Alleston, is located inside the proposed development and an accompanying heritage note produced by the Pegasus Group indicates that there the proposed solar farm could have a damaging effect on its' setting. As such, the EIA will need to fully consider this potential impact and identify measures that can be introduced into the design of the solar farm to mitigate this impact.

The chapter indicates that a Historic Environment Desk-based Assessment (HEDBA) will be produced meeting the standards and guidance of the Chartered Institute for Archaeologists. This work will need to include reviews of all relevant LIDAR information and should provide an appropriate initial assessment of the archaeological resource inside the proposed development area. However, the results of this work may indicate that buried archaeological features are located inside the area that will need further investigation by geophysical survey and/or archaeological evaluation to establish its nature, extent, and importance. If this additional work is required, it will need to be carried out before the EIA is completed.

The HEDBA will also need to assess the impact of the proposed development on the setting of the above designated historic assets, which are located inside 3km of the proposed development. This should be carried out in accordance with the Welsh Government guidance given in the document "The Setting of Historic Assets in Wales". We would expect a stage 1 assessment to be carried out for all of the designated historic assets listed in Annex A, which will determine the need, if necessary, for stages 2 to 4 to be carried out for specific historic assets. The results of the Stage 1 assessment should be included in the EIA as an appendix.

The list of historic assets in Annex A, includes two registered historic landscapes. The likely impact of the proposed development is not sufficient to require an ASIDOHL to be produced, but this impact should be considered in the stage 1 setting assessment.

The proposed development is located in the direction of an identified significant view from the registered grade II* Lamphey Bishop's Palace & Lamphey Court historic park and garden. It is therefore strongly recommended that the view from the forecourt of the Lamphey Court Hotel in the direction of the proposed development (the location of the identified significant view) should be added to the photographic viewpoints shown on Figure 7.11 of the scoping report, as should a view from the keep of Pembroke Castle, which is not only a scheduled monument but a grade I listed building.

Yours sincerely

Nichola Smith
Historic Environment Branch
Cadw

Annex A

Our records show that the following historic assets are potentially affected by the proposal.

Inside Development Area

Listed Buildings:

84963 Alleston II

Within a 3km developer ZTV:

Scheduled Monuments

PE003 Bishop's Palace, Lamphey
PE005 Pembroke Castle
PE015 Pembroke Town Wall
PE157 Kingston Burial Chamber
PE246 Hodgeston Moated Site
PE401 Medieval Building at Kingston Farm
PE415 Monkton Priory Dovecot
PE435 Priory Farm Cave

Registered Parks and Gardens:

PGW(Dy)34(PEM) Lamphey Bishop's Palace & Lamphey Court
PGW(Dy)34(PEM) 111 Main Street, Pembroke
PGW(Dy)40(PEM) Monkton Old Hall & Vicarage, Pembroke

Registered Historic Landscape:

HLW (D) 3 Milford Haven Waterway
HLW (D) 13 Manobier

Listed Buildings:

5959	Hodgeston Parish Church	II*
5960	Hodgeston Hall	II
5962	Church of St Tyfie and St Faith	II
5963	Baker's Cottage	II
	Upright Grave Slab in Old School House Wall (Formerly	
5964	included with Lamphey Church)	II
5965	Old School House	II
5966	Court House	II
5968	Lamphey Court	II*
5969	Old Chimney in garden of No. 25	II
5970	Portclew House	II
5989	Upper Nash Farmhouse	II
6310	SE lime kiln at Pill Farm	II
6313	NO.4 CASTLE TERRACE,,,,,DYFED,	II
6314	Pembroke Castle	I
6327	Dovecote in field to NW of Priory Farmhouse	II*
6328	Priory Farmhouse	II*
6329	Ruinous Outbuilding to E of Priory Farmhouse	II

6330	Priory Church of Saint Nicholas Churchyard walls and gateways to Priory Church of Saint	I
6331	Nicholas	II
6332	Monkton Old Hall	I
6333	Retaining wall and garden wall to Monkton Old Hall	II
6334	Prospect Cottage	II
6335	Forecourt retaining wall to Nos. 1 and 2 Church Terrace	II
6337	Front retaining wall to No.3 Church Terrace	II
6340	Garden walls to rear of Nos. 37-43 Main Street	II
6341	NO.5 COMMON ROAD,,,,,DYFED, Walls on line of medieval town walls, including two	II
6342	medieval towers, gazebo, and lime-kiln.	II*
6343	Elm Cottage	II
6344	Wesley Chapel	II
6345	Forecourt railings, gates & gate piers to Wesley Chapel	II
6353	Springfield	II
6354	Enclosing garden walls to E of Springfield	II
6355	Melbourne House	II
6357	Holyland Outbuilding range at Kingston Farm to SE of old	II
6363	farmhouse	II*
6373	The Lion Hotel	II
6374	NO.9 MAIN STREET,,,,,DYFED,	II
6375	Nos. 11 & 11a Main Street (Willing House)	II
6376	The Old King's Arms	II
6377	The Town Hall	II
6378	NO.29 MAIN STREET,,,,,DYFED,	II
6380	Picton House	II
6381	York Tavern	II
6382	The Old Chapel	II
6383	Pembroke Market Emporium (Former National School)	II
6384	Elm Tree House	II
6385	Nos 89/91 Main Street	II*
6386	Outbuilding adjoining SE end of No. 91 Main Street	II
6387	Tabernacle Congregational Church Forecourt wall, gates and gateposts to Tabernacle	II
6388	Congregational Church	II
6389	Swiss Cottage	II
6391	Wiln House	II
6392	NO.101 MAIN STREET,,,,,DYFED,	II
6393	St Oswalds	II
6394	NO.105 MAIN STREET,,,,,DYFED,	II
6395	Penfro Front garden wall, railings, gatepiers & gate to No 111,	II*
6396	with penny postage stamp machine to right	II
6397	NO.113 MAIN STREET,,,,,DYFED,	II
6398	Front garden wall & gates to No. 113 Main Street N, E and W walls to the churchyard of the Church of Saint	II
6399	Mary	II
6400	Parish Church of Saint Mary	I
6401	Brick House	II
6403	NO.36 MAIN STREET,,,,,DYFED,	II
6404	Chain Back with conduit and milestone	II
6405	Woodbine with front wall and railings Tenby House including forecourt and C19 walls and	II
6407	railings	II
6408	Church of Saint Michael	II

6409	Camrose House and forecourt railings	II
6411	Barnard House with forecourt railings and gate	II
6413	NO.17 MANSEL STREET,,,,,DYFED, Walls from N of churchyard of Church of Saint Mary to	II
6418	Barnard's Tower	II
6425	NO.7 NORTHGATE STREET,,,,,DYFED,	II
6426	The Royal George	II
6427	NOS.2 & 4 NORTHGATE STREET,,,,,DYFED, Garden walls to rear of car park behind Nos. 27-35 Main	II
6429	Street	II
6430	Garden walls to rear of Nos 6-11 Westgate Hill	II
6431	South retaining walls to The Parade NO.9 PAYNTER STREET,ORANGE	II
6433	GARDENS,,,,,DYFED,	II
6453	Church of Saint Daniel NO.23 THOMAS STREET,ORANGE	I
6459	GARDENS,,,,,DYFED,	II
6463	NO.31 WEST STREET,ORANGE GARDENS,,,,,DYFED,	II
6464	Former Cromwell Brewery	II
6466	Castle Chambers including area railings	II
6467	NO.8 WESTGATE HILL,,,,,DYFED,	II
6468	Flemish Cottage	II*
6469	NO.10 WESTGATE HILL,,,,,DYFED, No 11 Westgate Hill including attached portion of West	II
6470	Gate to right NO.11 WILLIAMSON STREET,ORANGE	II
6471	GARDENS,,,,,DYFED, NO.13 WILLIAMSON STREET,ORANGE	II
6472	GARDENS,,,,,DYFED, Telephone Call-box outside garden wall of Hamilton	II
6549	House (01646 682198)	II
6550	Telephone Call-box outside Town Hall	II
6552	Clock House	II
15663	Four Mediaeval House at Upper Lamphey Park Farm	II*
15664	Barn at Upper Lamphey Barn	II
17389	Converted out building to right of Baker's Cottage	II
17390	Farm Outbuildings to Rear Yard of Court House	II
17391	Lime kiln at Cleggars Farm	II
17393	Lamphey Bishop's Palace	I
17394	Former entrance gateway to Lamphey Court	II
17395	Old Coach House	II
19238	Retaining wall to S of Town Quay	II
22763	Mount Pleasant Baptist Chapel	II
22764	Westgate Presbyterian Church and railings	II
22765	Gates and railings at Mount Pleasant Baptist Chapel	II
84940	'The Old Conduit'	II
84941	Prospect House	II
84942	Eaton House and forecourt railings	II
84943	,126,Main Street,,,,	II
84944	No 16 East Back and adjoining shop	II
84945	,16,East Back,,,,	II
84946	,18,Main Street,,,,	II
84947	,2,Castle Terrace,,,,	II
84948	,28,Main Street,,,,	II
84949	Westgate House	II
84950	Pembroke Castle Shop	II
84951	Henry's Gift Shop with house over	II

84952	,5,Westgate Hill,,,,,	II
84953	,57,Main Street,Pembroke,Pembroke,,	II
84954	,63,Main Street,,,,,	II
84955	Clifton House	II
84956	,82,Main Street,,,,,	II
84957	No 93 and forecourt railings	II
84959	115 Main Street,,,Pembroke,,,SA71 4DB 64 & 66 & 68 Main Street including forecourt gatepiers and	II
84960	railings	II
84961	7 Mansel Street (Alpine House) including area railings	II
84962	83 + 85 Main Street,,,,,Pembroke,,SA71 4DB	II
84964	Barclays Bank	II
84965	Castle Inn	II
84966	Clare Cottage and front railings	II
84967	Cromwell House	II
84968	Elmside	II
84969	Former Drill Hall front buildings Gates at SW, and railings to S and W sides of churchyard	II
84970	of St Mary	II
84971	Gatepiers and gates to St Michael's Churchyard	II
84972	Guy Thomas Estate Agents	II
84973	Hamilton House	II
84974	Hay's House / Arthur's House	II
84975	No 62 and forecourt railings Shaftesbury House, forecourt wall and rails and house to	II
84976	left	II
84977	Lychgate to churchyard of Church of Saint Daniel	II
84978	Marven House and forecourt wall and railings	II
84979	Mendus Pharmacy	II
84980	Milepost on A4075 opposite Holyland	II
84981	Oakfield House including forecourt railings	II
84982	NW lime kiln at Pill Farm	II
84983	Old Cross Saws Inn	II
84984	Orielton House	II
84985	Pembroke House	II
84986	Post Office	II
84987	Railings to 93 Main Street,,,,,,	II
84988	Stable range at Holyland	II
84989	War memorial	II
87553	Lamphey House (also known as the Old Malthouse)	II



Ref: DNS CAS-03072-D7X6N7

Chris Pang
Planning Officer
Planning and Environment Decisions Wales
Crown Buildings
Cathays Park
Cardiff
CF10 3NQ

Via Email: PEDW.Infrastructure@gov.wales

21st December 2023.

Dear Chris Pang,

Re: Scoping Direction Consultation Response – DNS CAS-03072-D7X6N7 – Proposed Alleston Solar Farm, Lamphey, Pembrokeshire.

In reference to the recent e-mail from PEDW consulting the Department on the above Scoping Direction request, the Department offers the following response for your consideration regarding agricultural land quality, the use of soil and peat resources.

For the Department, the key issues likely to be significantly affected by the development are:

- Best and Most Versatile (BMV) agricultural land.
- Maintaining soil services and functions.

1. Agricultural Land Classification (ALC) Survey - Technical Assessment and Advice:

The majority of the proposed site within the redline boundary has been surveyed in full detail (excluding approx. 10ha in the north - see map at Annex 1). An ALC report of the site has been prepared by Amet Property (Ref: Agricultural Land Classification, Alleston Farm – 26th June 2023 – Issue 2) and a copy is attached for information.

The report found the survey area to be 4.3ha Grade 2, 32.3ha Subgrade 3a, 42.00ha Subgrade 3b and 5.8haha 'non-agricultural' land – a total of 84.40ha surveyed. The Department has previously undertaken a validation of the survey report and can confirm it

has been undertaken in accordance with the 'Revised Guidelines and Criteria for Grading the Quality of Agricultural Land' (MAFF 1988)¹.

The 10ha unsurveyed area in the north of the proposed site is noted as mainly Grade 2, with some Subgrade 3b on the Predictive ALC map (see Annex 1).

As per published Departmental Guidance², where the Predictive ALC Map identifies grades 1, 2 or 3a, a survey will be required to determine Grades present and in what proportion. Should any party refuse or neglect to commission a survey, or the survey is not accepted by the Welsh Government, the Predictive ALC Map Grade should be accepted as the best available information.

Therefore, the proposed application may contain in excess of 40ha of BMV agricultural land.

2. Best and Most Versatile (BMV) agricultural land policy.

As the proposed site contains a significant area of BMV agricultural land, the Department expects the applicant to provide clear evidence of how PPW paragraph 3.58 and 3.59 has been addressed in:

- i. how '*considerable weight*' is given to protecting BMV land from development.
- ii. demonstrating an '*overriding need*' if BMV land needs to be developed, and
- iii. clear application of the sequential test approach.

The Department would highlight the policy clarification in the DCPO letter of 1st March 2022 regarding '*BMV agricultural land and solar PV arrays*', and the recent DNS Decision on a solar PV application involving BMV agricultural land (DNS/3247619 - Elwy Solar Energy – Refused³).

3. Policy Context:

The Department has examined the EIA Screening Report and consider the policies and guidance below are also applicable to this development: -

- Technical Advice Note (TAN)⁶
- Paragraph 3.58 and 3.59 of Planning Policy Wales (PPW)⁵.
- Paragraph 6.4.3 (bullet 4) of PPW

¹<https://publications.naturalengland.org.uk/publication/6257050620264448?category=5954148537204736>

² <https://www.gov.wales/agricultural-land-classification-predictive-map-guidance>

³<https://planningcasework.service.gov.wales/api/documents/download/A46366124?hash=16931c2b386205840f256153b4c564c9d2e349cdb050c86a053138eb98d3f440>

⁴ <https://www.gov.wales/technical-advice-note-tan-6-planning-sustainable-rural-communities>

⁵ <https://www.gov.wales/planning-policy-wales>

- Policy 9 of the National Development Framework (NDF) – Future Wales⁶
- Policy 17 of NDF Future Wales - states '*all proposals should demonstrate that they will not have an unacceptable adverse impact on the environment*'.
- Policy 18(11) of NDF Future Wales – sets out the requirement for '*...acceptable provisions relating to the decommissioning of the development at the end of its lifetime, including the removal of infrastructure and effective restoration*'.
- DCPO letter – '*BMV agricultural land and solar PV arrays*' – 1st March 2022⁷

4. Baseline information:

The location and extent of soils on site and their physical characteristics would be beneficial to assess potential impacts and inform decisions on infrastructure siting and decommissioning, restoration and beneficial after use of the site. The volumes of soil units that will be excavated for any on site infrastructure should be clear and based on survey evidence (this may be derived from the ALC survey information in part).

5. Infrastructure and potential impacts on soil functions (installation and decommissioning).

The type, location and level of infrastructure proposed as part of the development will need to be fully detailed for the assessment. The scoping report only provides information on pile depth (Section 2.4.4). No information is provided on the total number and spacing of piles installed; the extent of cable trenching and if any imported fill materials used (e.g. cement bound sand), track extent type and location, inverter pads number and locations and areas for construction compounds, etc.

The assessment will need to provide detailed information on the methodology for the installation and decommissioning of the infrastructure and, considering the soils on site, how any likely impacts have been assessed and avoided.

6. Soil Management Scheme (SMS).

Mineral, organo-mineral and peat soils are finite and provide crucial ecosystem services to Wales. These services include food, fibre, water and important contributions to climate regulation, biodiversity and protection from natural disasters. A soil management scheme should be prepared by the applicant, informed by the baseline ALC report and soil resources and physical characteristics, and be considered as part of the ES process.

The SMS should be a clear scheme and programme setting out how all soils and their function will be conserved and reinstated and that can be confidently conditioned against.

The SMS should be presented in sufficient detail for the determining authority and statutory consultees to form a judgement as to its feasibility, and should include: -

⁶ <https://www.gov.wales/future-wales-national-plan-2040-0>

⁷ <https://www.gov.wales/best-and-most-versatile-agricultural-land-and-solar-pv-arrays>

- Soil stripping programme - volumes and types of soils affected.
- Soil handling techniques and procedure.
- Size, location, construction, management, and period of soil storage dumps.
- Proposed after use and restoration programme, including techniques and aftercare programme.

The advice expressed does not bind any other part of Welsh Government commenting on the proposal. I trust the above comments are clear and unambiguous.

Yours sincerely

Arwel Williams
Soil, Peatland & Agricultural Land Use Planning
Welsh Government
Department for Climate Change
Landscapes, Nature & Forestry Division
LQAS@gov.wales

Enc. Agricultural Land Classification Report, Alleston Farm – 26th June 2023 – Issue 2

Appendix F Setting Scoping Exercise

Asset Group	Asset Type	Name	Reference Number	Setting
Alleston	Grade II Listed Building	Alleston	84963	<p>This asset was scoped in at Stage 1 for a full detailed assessment.</p> <p>There will be a material impact upon the significance of this asset as a result of changes to its setting. There will be a negative, temporary and less than significant adverse impact as a result of the introduction of solar panels. The proposed development will have a positive, permanent impact on the significance of this asset as a result of the re-introduction of a area of orchard planting.</p>
Kingston Farm	Scheduled Monument	Medieval Building at Kingston Farm	PE401	This asset was scoped in at Stage 1 for a full detailed assessment.
	Grade II* Listed Building	Outbuilding range at Kingston Farm to SE of old farmhouse	6363	There will be no material impacts on the significance of this historic asset as a result of changes to its setting.
East Trewent	Grade II Listed Building	East Trewent Mediaeval House	18005	There is no perceivable historic association between the site and this asset. Given the intervening distance of c.1.9km, as well as the undulating topography and the screening effect of mature planting, there are no designed or fortuitous views between this asset and the site. The site makes no further non-visual contributions to this asset's significance. On this basis, this asset was scoped out of the setting assessment at Stage 1.

West Trewent	Grade II Listed Building	Mediaeval Building West Trewent	17977 6030	<p>These assets form part of a farmstead for which the key and immediate setting comprises the yards, gardens and ancillary buildings. This key and immediate setting contributes towards the significance of these assets by facilitating our ability to appreciate them as part of a former working farmstead. The wider setting includes the surrounding fields, with which they almost certainly share a historic association, and which contribute to their historic character as agricultural buildings. There are no designed views or fortuitous views of the site which make a material contribution to the significance of these assets, owing to the intervening distance of c.2.25km and the undulating valley topography as well as the screening effect of mature tree belts. The site does not make any non-visual contributions to the significance of this asset as part of its setting.</p>
Lamphey	Scheduled Monument	Bishop's Palace, Lamphey	PE003	<p>These assets were scoped in at Stage 1 for a full detailed assessment.</p> <p>There will be no material impacts on the significance of these historic assets as a result of changes to their setting.</p>

	Grade I Listed Building	Lamphey Bishop's Palace	17393	
	Grade II* Listed Building	Four Mediaeval House at Upper Lamphey Park Lamphey Court	15663 5968	
	Grade II Listed Building	Barn at Upper Lamphey Barn Lamphey House (also known as the Old Malthouse) Old Chimney in garden of No. 25 Farm Outbuildings to Rear Yard of Court House Court House Upright Grave Slab in Old School House Wall (Formerly included with Lamphey Church) Old School House Church of St Tyfie and St Faith Baker's Cottage Converted out building to right of Baker's Cottage Former entrance gateway to Lamphey Court	15664 87553 5969 17390 5966 5964 5965 5962 5963 17389 17394	
	Grade II* Registered Park and Garden	Lamphey Bishop's Palace & Lamphey Court	PGW(Dy)34(PEM)	

Old Coach House	Grade II Listed Building	Old Coach House	17395	A former coach house and stable, its setting is best defined by its relationship with the principal house with which it is associated comprising North Down immediately north-east of Old Coach House, which is not listed and potentially either a newer building or a heavily altered iteration of North Down. The adjacent 'Sixth Lane' also forms a key part of its setting, forming the access track from which carriages would have arrived. This asset shares intervisibility with the Site. The wider agricultural setting contributes to its character as part of a rural genteel estate, but views of the Site specifically do not make a material contribution to its significance in that views of the Site neither enhance nor detract from our appreciation of its heritage values.
Lime Kiln at Cleggars Farm	Grade II Listed Building	Lime kiln at Cleggars Farm	17391	The Site lies c.1.5km west of this asset. There are no discernible direct historic associations between the Site and the kiln. The setting of this asset is defined by the associated farm and the underlying geology with which it shares a functional relationship. Glimpsed views of the Site make no material contribution towards its significance.
Holyland	Grade II Listed Building	Stable Range at Holyland Milepost on A4075 opposite Holyland Holyland	84988 84980 6357	The Sites does not have the capacity to influence the setting of the Milepost. Its setting is defined by its roadside position. Owing to the intervening topography, green screening and suburbs of Pembrokeshire as well as the distance of c.1.2km, the Site does not form a material part of the setting of Holyland or its associated stable range which make a material contribution to their significance.

Upper Nash Farmhouse	Grade II Listed Building	Upper Nash Farmhouse	5989	<p>A farmhouse located c.2.3km north-east of the Site. The key and immediate setting of the asset is its yards, gardens and ancillary buildings as these aspects of its setting contribute most to its significance. The farmhouse will share historic association with the wider agricultural surrounds, and they contribute to its agricultural character and support our understanding of its function as a farm. Due to the intervening distance and lack of designed, fortuitous and clear intervisibility with the Site, it changes to its use and / or appearance do not have the capacity to dilute the contribution made by its surrounding agricultural fields and thus the Site does not form part of the setting from which it draws significance.</p>
Portclew House Portclew Conservation Area	Grade II Listed Building	Portclew House	5970	<p>The conservation area is c.795m south-east of the Site. The topography of the Site, which slopes down to the north, combined with the intervening distance, results in limited direct views of the Site despite the hilltop location of the conservation area. There are no discernible historic associations between the Site and these assets. The Portclew Conservation Area Proposals Supplementary Planning Guidance produced by Pembrokeshire National Park Authority and adopted in October 2011 notes that the area to the south-east of the conservation area is important to its setting and character. This document also identifies 'prominent views' towards the conservation area; three of four of these views are north of the Site, looking south. However, during the site visit and walkover survey it was established that the intervening distance of a minimum of 2.9km between the view points and the conservation area much reduces any 'prominence' to glimpsed views at most, thus the proposed development itself will have no material impact on such views, e.g. screening or detracting from good clear views of the conservation area.</p>

Kingston Burial Chamber	Scheduled Monument	Kingston Burial Chamber	PE157	This asset has been removed from its original position and relocated to a field boundary such that it's setting no longer makes a material contribution to its setting. On this basis, the Site and any changes to its use and / or appearance will not have the capacity to influence its significance.
Church of St Daniel	Grade II and Grade I Listed Buildings	Church of St Daniel and Lychgate to churchyard of Church of Saint Daniel	84977	The Site lies c.1.3km west of the church and its associated lychgate. There are no discernible direct historic associations between the Site and either asset. Whilst very glimpsed views of the Site are afforded from the outskirts of the churchyard, between the trees, there are no direct views, designed or fortuitous, which make a material contribution to the significance of either asset. As such, the Site does not form part of the setting of these assets which makes a material contribution to their significance.
Pill Farm	Grade II Listed Building	SE lime kiln at Pill Farm NW lime kiln at Pill Farm	6310 84982	The Site lies c.2.7km south-east of these assets. There are no discernible direct historic associations between the Site and these assets. The intervening built form, green screening, topography and distance prevent any clear views between the Site and these assets. The Site makes no non-visual contributions to the setting of these assets. In summary, the Site does not have the capacity to influence the significance of these assets as part of their setting.
Hodgeston	Scheduled Monument	Hodgeston Moated Site	PE246	There are no discernible direct historic associations between the Site and these assets. Neither the hall or church share any designed or fortuitous views towards or including the Site. Glimpsed views of the Site will neither enhance nor detract from our appreciation of the significance of these assets. In summary, the Site does not form part of the setting of these assets from which they draw significance.
	Grade II* Listed Building	Hodgeston Parish Church	5959	
	Grade II Listed Building	Hodgeston Hall	5960	

Pembroke	Scheduled Monument	Pembroke Castle Pembroke Town Wall Monkton Priory Dovecot Priory Farm Cave	PE005 PE015 PE415 PE435	<p>The setting of those assets situated within the urban extents of Pembroke, including the Conservation Area itself, are best defined by its urban character, experienced in views channelled by surrounding built form as would be expected in an urban setting, and with the associated sounds, smells and both pedestrian and vehicular movement one would associate with a town. The setting of the town is also defined by its topographic position on a naturally fortified ridge overlooking a tidal creek fed by Pembroke River, which once surrounded the town on three sides. This topographic location contributes to the significance of the town as this has resulted in its much less common linear Norman core.</p> <p>Whilst glimpsed views of the wider agricultural surrounds of Pembroke from within the town, where afforded, make a positive contribution to its significance, affording some appreciation of its topographic position, the agricultural fields themselves do not make a material contribution and, as such, the Site does not make a material contribution towards the significance of these assets.</p>
	Registered Park and Garden	111 Main Street, Pembroke Monkton Old Hall & Vicarage, Pembroke	PGW(Dy)34(PEM) PGW(Dy)40(PEM)	

	Grade I Listed Building	Pembroke Castle Priory Church of Saint Nicholas Monkton Old Hall Parish Church of Saint Mary	6314 6330 6332 6400	
	Grade II* Listed Building	Dovecote in field to NW of Priory Farmhouse Priory Farmhouse Walls on line of medieval town walls, including two medieval towers, gazebo, and lime-kiln Nos 89/91 Main Street Penfro Flemish Cottage	6327 6328 6342 6385 6395 6468	

Grade II Listed Building	No 4 Castle Terrace, Dyfed	6313	
	Ruinous Outbuilding to E of Priory Farmhouse	6329	
	Churchyard walls and gateways to Priory Church of Saint Nicholas	6331	
	Retaining wall and garden wall to Monkton Old Hall	6333	
	Prospect Cottage	6334	
	Forecourt retaining wall to Nos. 1 and 2 Church Terrace	6335	
	Front retaining wall to No.3 Church Terrace	6337	
	Garden walls to rear of Nos. 37-43 Main Street	6340	
	No 5 Common Road, Dyfedd	6341	
	Elm Cottage	6343	
	Wesley Chapel	6344	
	Forecourt railings, gates & gate piers to Wesley Chapel	6345	
	Springfield	6353	
	Enclosing garden walls to E of Springfield	6354	
	Melbourne House	6355	
	The Lion Hotel	6373	
	NO.9 MAIN STREET,,,,,DYFED	6374	
	Nos. 11 & 11a Main Street (Willing House)	6375	
	The Old King's Arms	6376	
	The Town Hall	6377	
	NO.29 MAIN STREET,,,,,DYFED	6378	
	Picton House		
	York Tavern	6380	
	The Old Chapel	6381	
	Pembroke Market Emporium (Former National School)	6382	
	Elm Tree House	6383	

		Outbuilding adjoining SE end of No. 91 Main Street	6384	
		Tabernacle Congregational Church	6386	
		Forecourt wall, gates and gateposts to Tabernacle	6387	
		Congregational Church		
		Swiss Cottage	6388	
		Wiln House		
		NO.101 MAIN STREET,,,,,DYFED, St Oswalds		
		NO.105 MAIN STREET,,,,,DYFED	6389	
		Front garden wall, railings, gatepiers & gate to No 111,	6391	
		with penny postage stamp machine to right	6392	
		NO.113 MAIN STREET,,,,,DYFED	6393	
		Front garden wall & gates to No. 113 Main Street	6394	
		N, E and W walls to the churchyard of the Church of Saint		
		Mary	6397	
		Brick House	6398	
		NO.36 MAIN STREET,,,,,DYFED,	6399	
		Chain Back with conduit and milestone	6401	
		Woodbine with front wall and railings	6403	
		Tenby House including forecourt and C19 walls and	6404	
		railings	6405	
		Church of Saint Michael	6407	
		Camrose House and forecourt railings	6408	
		Barnard House with forecourt railings and gate	6409	
		NO.17 MANSEL STREET,,,,,DYFED,	6411	
		Walls from N of churchyard of Church of Saint Mary to	6413	
		Barnard's Tower	6418	
		NO.7 NORTHGATE STREET,,,,,DYFED,	6425	
			6426	
			6427	
			6429	
			6430	

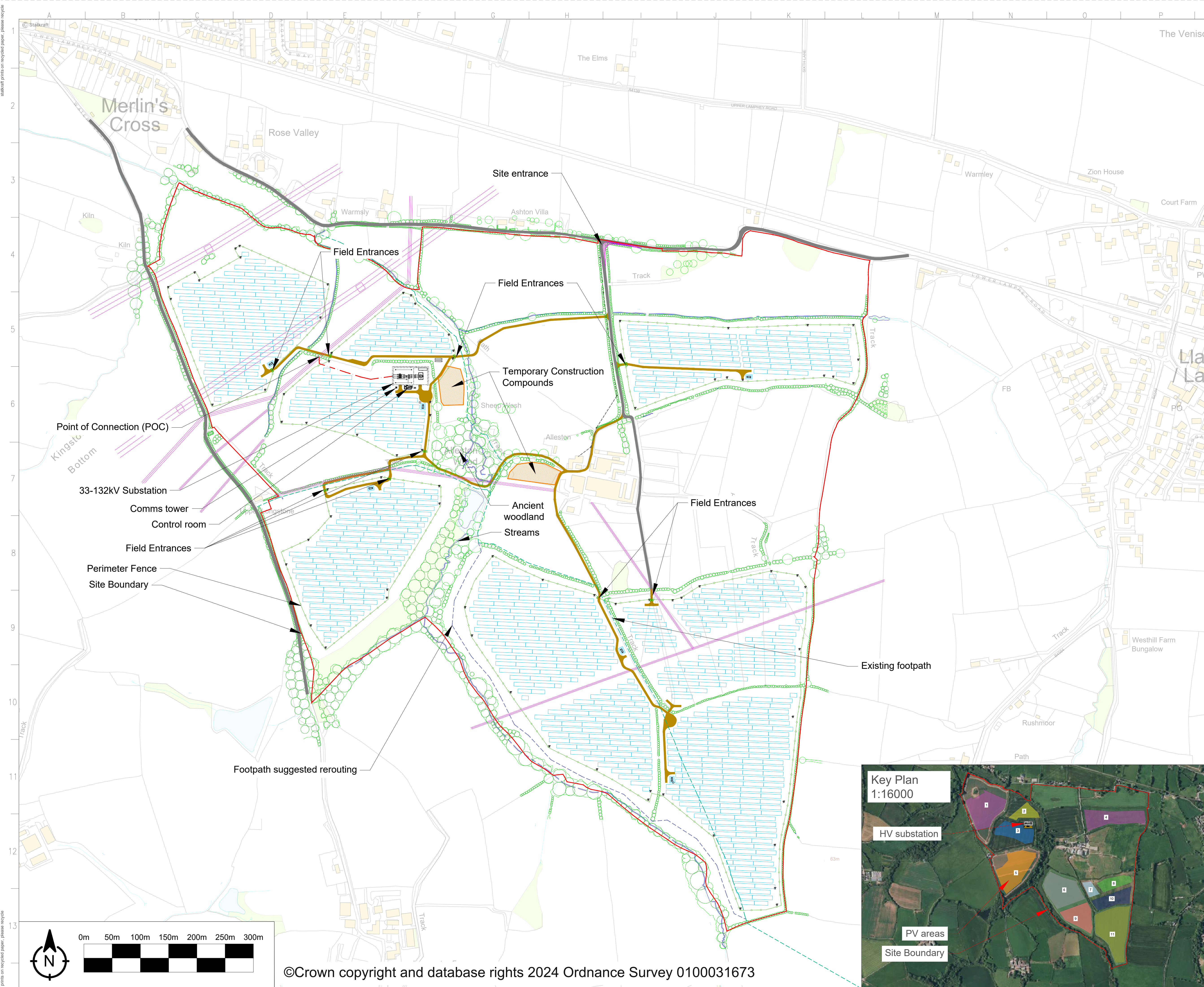
		The Royal George	6431	
		NOS.2 & 4 NORTHGATE	6433	
		STREET,,,,,DYFED	6459	
		Garden walls to rear of car park behind	6463	
		Nos. 27-35 Main	6464	
		Street	6466	
		Garden walls to rear of Nos 6-11	6467	
		Westgate Hill	6468	
		South retaining walls to The Parade	6469	
		NO.9 PAYNTER STREET,ORANGE	6470	
		GARDENS,,,,,DYFED,	6471	
			6472	
		NO.23 THOMAS STREET,ORANGE	6549	
		GARDENS,,,,,DYFED	6550	
		NO.31 WEST STREET,ORANGE	6552	
		GARDENS,,,,,DYFED	19238	
		Former Cromwell Brewery	22763	
		Castle Chambers including area railings	22764	
		NO.8 WESTGATE HILL,,,,,DYFED,	66765	
		Flemish Cottage II*	84980	
		NO.10 WESTGATE HILL,,,,,DYFED	84941	
		No 11 Westgate Hill including attached	84942	
		portion of West	84923	
		Gate to right	84944	
		NO.11 WILLIAMSON	84945	
		STREET,ORANGE	84946	
		GARDENS,,,,,DYFED	84947	
		NO.13 WILLIAMSON	84948	
		STREET,ORANGE	84949	
		GARDENS,,,,,DYFED	84950	
		Telephone Call-box outside garden wall	84951	
		of Hamilton	84952	
		House (01646 682198)	84953	
		Telephone Call-box outside Town Hall	84954	
		Clock House	84955	
		Retaining wall to S of Town Quay	84956	
		Mount Pleasant Baptist Chapel	84957	

		Westgate Presbyterian Church and railings	84959	
		Gates and railings at Mount Pleasant Baptist Chapel	84960	
		'The Old Conduit'	84961	
		Prospect House	84962	
		Eaton House and forecourt railings	84964	
		126,Main Street	84965	
		No 16 East Back and adjoining shop II	84966	
		16,East Back	84967	
		18,Main Street	84968	
		2,Castle Terrace	84969	
		28,Main Street	84970	
		Westgate House	84971	
		Pembroke Castle Shop	84972	
		Henry's Gift Shop with house over II	84973	
		5,Westgate Hill	84794	
		57,Main Street,Pembroke,Pembroke	84975	
		63,Main Stree	84976	
		Clifton House	84978	
		82,Main Street	84979	
		No 93 and forecourt railings	84981	
		115 Main Street,,Pembroke	84983	
		64 & 66 & 68 Main Street including forecourt gatepiers and railings	84984	
		7 Mansel Street (Alpine House) including area railings	84985	
		83 + 85 Main Street,,Pembroke,,SA71 4DB	84986	
		Barclays Bank	84987	
		Castle Inn	84989	
		Clare Cottage and front railings		
		Cromwell House		
		Elmside		
		Former Drill Hall front buildings		

		<p>Gates at SW, and railings to S and W sides of churchyard of St Mary</p> <p>Gatepiers and gates to St Michael's Churchyard</p> <p>Guy Thomas Estate Agents</p> <p>Hamilton House</p> <p>Hay's House / Arthur's House</p> <p>No 62 and forecourt railings</p> <p>Shaftesbury House, forecourt wall and rails and house to left</p> <p>Marven House and forecourt wall and railings</p> <p>Mendus Pharmacy</p> <p>Oakfield House including forecourt railings</p> <p>Old Cross Saws Inn</p> <p>Orielton House</p> <p>Pembroke House</p> <p>Post Office</p> <p>Railings to 93 Main Street</p> <p>War memorial</p>		
Milford Haven Waterway	Registered Landscape		HLW (D) 3	<p>Milford Haven is a multiperiod coastal landscape and thus its setting is best defined by the coast and the valley landscapes associated with the Eastern and Western Cleddau. The Site, with which the landscape shares no direct historic association, forms a small part of the vast agricultural surrounds of Milford Haven Waterway and temporary changes to its use and appearance as a result of the proposed development do not have the capacity to influence its significance.</p>

Manorbier	Registered Landscape		HLW (D) 13	<p>Manorbier encompasses evidence of pre-Normal land organisation including strip fields of medieval origin which are thought to incorporate the remains of a large pre-Normal co-axial field system as well as prehistoric remains focused upon The Ridgeway. The setting of this landscape is well appreciated from The Ridgeway which affords views south to the coast and extensive views across the agricultural valley landscape to the north. The Site, c.3km west of the registered landscape forms a very small part of the wider agricultural landscape viewed from the western extent of The Ridgeway, looking south-west. Lacking in recognisable medieval character comparative to that within the landscape, the Site does not make a material contribution to its significance such that the proposed temporary changes will not have the capacity to influence its significance.</p>
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Appendix G Development Plans



REFERENCES

SUMMARY NOTES

- All dimensions are in 'mm' unless otherwise indicated.
- Any deviations to be recorded and communicated to Statkraft.
- The following ecological buffers have been applied:
 - 10m from hedgerows and ditches (and other watercourses)
 - 20m from ponds and woodland
 - 15m from mature trees

SYSTEM SUMMARY

GEOGRAPHICAL COORDINATES	51.66454, -4.88828
LAND OWNERSHIP AREA (GROSS)	96.3 ha
FENCED PV AREA	39.9 ha
MAXIMUM GRID EXPORT CAPACITY	30 MW
PV MODULE TYPE	Crystalline
INVERTER TYPE	String
STRUCTURE TYPE	Fixed

LEGEND

- Overhead Line (OHL)
- Perimeter Fence
- Site Boundary
- Telecommunications Line
- Existing Footpath
- Proposed Footpath
- Maintenance Track
- Existing Roads
- Trees
- Hedgerows
- Transformer Station
- PV Structure
- Gates
- Water Bodies
- Connection route
- CCTV Camera
- Weather station
- Transformer station excavation zone

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REV	DATE	DESCRIPTION	DRAWN	APPRV
K	23/08/2024	New NGED substation	PPH	AEP
J	19/07/2024	Minor update	PPH	AEP
I	16/07/2024	Major layout update	PPH	AEP
H	28/06/2024	Revised for archaeological data	PPH	AEP
G	03/06/2024	3P10, revised roads + fences	PPH	CRO

General PV Layout SCALE 1:3000 A1
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